

DEED

THIS DEED OF CONVEYANCE, made and entered into on this the 1<sup>st</sup> day of June, 2010, by and between **Eta Rho Home Association, Inc., being one and the same as Eta Rho Home Association of Sigma Nu Fraternity, Inc., a Kentucky corporation**, whose address is 908 Broadway Avenue, Bowling Green, KY 42101, hereinafter referred to as Grantor; and **John Michael Armstrong and wife, Cuba J. Armstrong as to a 99% undivided interest, AND Phi Gamma Delta Housing Corporation at WKU, Inc., a Kentucky corporation, as to a 1% undivided interest**, hereinafter referred to as Grantees, whose address is 4235 Lake Forest Drive, Owensboro, KY 42303, and per KRS 382.135(c), the property tax bill shall be mailed to this address.

WITNESSETH: That for and in consideration of the sum of **\$195,000.00**, cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, alien, grant and convey unto the Grantees, **John Michael Armstrong and wife, Cuba J. Armstrong as to a 99% undivided interest**, for their joint lives and with the remainder unto the survivor thereof, his or her heirs or assigns, **AND Phi Gamma Delta Housing Corporation at WKU, Inc., a Kentucky corporation, as to a 1% undivided interest**, its successors and/or assigns, that certain real property located in Warren County, Kentucky, and being more particularly described as follows, to-wit:

TRACT NO.1: That certain house and lot located at 1311 College Street in the City of Bowling Green, Warren County, Kentucky, and which property is more particularly described as follows: Beginning at the southeast corner of the lot hereby conveyed to College, formerly Summer Street, Liveley's corner; thence southwestwardly about 101 feet to a point on College Street Robert Rodes corner; thence nearly at right angles N 40 W 212 feet more or less to a post or stone in said Rodes' line; thence nearly at right angles N 42 E about 112 feet following the dividing line between Rodes and Settle and Settle and Liveley to the third corner of said Settle, formerly J. S. Grider's corner; thence nearly at right angles S 40 E 210 feet or thereabout following the present line between Liveley and this lot to the beginning, being the same lot less five feet front extending back to the rear heretofore sold Liveley, conveyed Zerilda and Mary e. Wakefield by deed of dated April 26, 1884, and of record in Book 58, Page 387, Warren County Clerk's Office, and thereafter said Mary E. Wakefield

died leaving a last will of dated November 18, 1889, and of record in Book 5, page 435, Warren County Clerk's Office and devised all of her property to said Zerilda Wakefield absolutely.

THERE IS EXCEPTED from the above the following off-conveyance conveyed to Ella B. Campbell and her husband, J. W. Campbell, to Mrs. Mary C. Liveley by deed dated February 10, 1909, and recorded in Deed Book 105, Page 456, Warren County Court Clerk's Office:

Beginning on College Street at the corner of the lot of Mrs. Mary C. Liveley and running thence westwardly with College Street 10 feet, thence at right angles to the right 210 feet to the lot of James Callis; thence at right angles to the right 10 feet to Mrs. Mary C. Liveley's corner; thence at right angles to the right and with her line 210 feet to College Street, the beginning corner.

TRACT NO. 2:

A certain lot of land situated in Bowling Green, Kentucky, in an alley running parallel with College Street between Thirteenth and Fourteenth Streets and described as follows: Beginning at a point on the south side of an alley and the most northerly corner of the T. J. Townsend lot; thence toward College Street and with said Townsend line 38 feet more or less to the Campbell line; thence to the left and with the line of said Campbell 32 feet more or less to Callis' line; thence to the left and with the line of said Callis 38 feet more or less to said alley; 36 feet more or less to the point of beginning.

Being the same property conveyed to **ETA RHO HOME ASSOCIATION, INC., a Kentucky corporation** from **RHEA HUNT, widow**, in Deed dated November 12, 1966, and of record in Deed Book 367, Page 477, in the office of the Warren County Court Clerk.

TO HAVE AND TO HOLD the above property together with all of the improvements thereon and all of the appurtenances thereunto belonging unto the Grantees, **John Michael Armstrong and wife, Cuba J. Armstrong as to a 99% undivided interest**, for their joint lives and with the remainder to the survivor thereof, his or her heirs or assigns, forever with Covenants of General Warranty of Title subject however, to the terms and provisions hereof, it being the intention of the parties hereto that the herein described property be conveyed in such manner as to pass under this deed the interest of the one first dying unto the survivor thereof in its entirety in fee simple, absolute; **AND Phi Gamma Delta Housing Corporation at WKU, Inc., a Kentucky corporation, as to a 1% undivided interest**, its successors and/or assigns, forever with Covenants of General Warranty of Title, in its entirety in fee simple absolute.

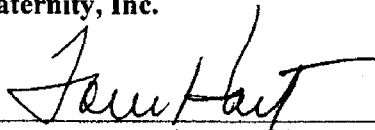
This conveyance and these Covenants of General Warranty of Title are made subject to all existing easements for public roads and public utilities; rules and regulations of the City-County Planning Commission of Warren County, Kentucky; and restrictions, protective covenants and utility easements applicable to this property, including those of record in CLU Book 4, Page 502, and Miscellaneous Book 15, Page 20, in the Warren County Clerk's Office.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantees join in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382. The parties further certify their understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN TESTIMONY WHEREOF, witness the hands of the Grantor and Grantees on this day and date first above written.

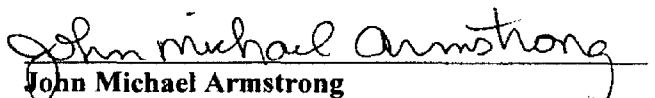
**GRANTOR:**

**Eta Rho Home Association, Inc. being one and the same as Eta Rho Home Association of Sigma Nu Fraternity, Inc.**

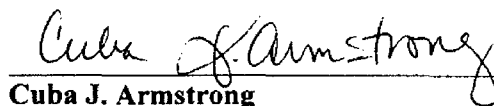


By: Tom Hart, Vice-President

**GRANTEES:**



John Michael Armstrong

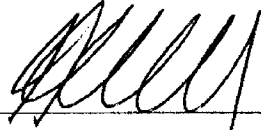


Cuba J. Armstrong



COMMONWEALTH OF KENTUCKY) )  
 ) SS  
COUNTY OF WARREN ) )

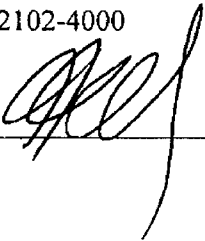
The foregoing consideration certificate was acknowledged, subscribed and sworn to before me this the 1<sup>st</sup> day of June, 2010, by Phi Gamma Delta Housing Corporation at WKU, Inc., a Kentucky corporation, by and through its Treasurer and authorized representative, Jeffrey T. Baynham, Grantee.



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NOTARY PUBLIC  
My Commission Expires: April 17, 2012

THIS INSTRUMENT PREPARED BY:

REYNOLDS, JOHNSTON, HINTON & PEPPER  
Attorneys at Law  
111 Callaway Court / P. O. Box 4000  
Bowling Green, Kentucky 42102-4000

By: \_\_\_\_\_  
H. Harris Pepper, Jr. 

DOCUMENT NO: 719785  
RECORDED ON: JUNE 03, 2010 02:03:18PM  
TOTAL FEES: 423.00  
TRANSFER TAX: 4195.00  
COUNTY CLERK: DOROTHY OWENS  
COUNTY: WARREN COUNTY  
DEPUTY CLERK: PERRY CLARK  
BOOK D1005 PAGES 291 - 295