

DOCUMENT NO: 486637
RECORDED: April 28, 2025 11:40:00 AM
TOTAL FEES: \$50.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: TERESA GRIMSLEY
COUNTY: BARREN COUNTY
BOOK: D437 PAGES: 11 - 14

Return to:
R. Harvey Johnston
Reynolds, Johnston, Hinton, LLP
111 Callaway Court - Suite 201
P.O. Box 4000
Bowling Green, KY 42102-4000

DEED

THIS DEED OF CONVEYANCE, made and entered into on this the 16 day of April, 2025, by and between The Cave City Land Company, Inc., a Kentucky corporation, whose address is 501 W Main St, Ste A, Glasgow, Kentucky 42141, hereinafter referred to as Grantor; and Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company, whose address is PO Box 2277, Glasgow, KY 42142, hereinafter referred to as Grantee, and per KRS 382.135(d), the property tax bill shall be mailed to this address.

WITNESSETH: That for and in consideration of an amount previously paid by the Grantee, and in order to convey this property to the Grantee and to clarify that this property being conveyed was a portion of the legal description in that previous deed of conveyance to the Grantee dated December 20, 2024, and of record in Deed Book 434, Page 424, in the Barren County Clerk's office, the Grantor does hereby alien, grant and convey unto the Grantee, its successors and/or assigns, that certain real property located in Barren County, Kentucky, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above property together with all of the improvements thereon and all of the appurtenances thereunto belonging unto the Grantee, its successors and/or assigns, forever with Covenants of General Warranty of Title subject however, to the terms and provisions hereof.

This conveyance and these Covenants of General Warranty of Title are made subject to all existing easements for public roads and public utilities; tenants in possession, if any; rules and regulations of the City-County Planning Commission of Barren County, Kentucky and restrictions, protective covenants, easements and plat notations applicable to this property.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property and the fair cash value per the Barren County Property Valuation Office is \$25,000.00. The Grantee joins 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.

NO
TAX

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

GRANTOR:

The Cave City Land Company, Inc., a
Kentucky corporation

By: Wesley D. Branstetter
Wesley D. Branstetter, Vice President

GRANTEE:

Kentucky Industrial Alliance, LLC, a
Kentucky Limited Liability Company

By: _____
Michael D. Jones, Member

COMMONWEALTH OF KENTUCKY)
COUNTY OF Fayette)SS

The foregoing deed and consideration certificate was acknowledged, subscribed and sworn to before me this the 16 day of April, 2025, by Wesley D. Branstetter as Vice President of The Cave City Land Company, Inc., a Kentucky corporation, Grantor.



Samantha Harp
NOTARY PUBLIC
My Commission Expires: 11-21-2026
Notary ID: HY4NPL2231

COMMONWEALTH OF KENTUCKY)
COUNTY OF WARREN)

The foregoing consideration certificate was acknowledged, subscribed and sworn to before me this the _____ day of _____, 2025, by Michael D. Jones, Member of Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company, Grantee.

NOTARY PUBLIC
My Commission Expires:
Notary ID:

EXHIBIT "A"

TRACT I:

The following described tract being a portion of Arthur and Mildred Doyle Deed Book 176 Page 345 and more fully described as: Beginning at a fence corner, common corner to Arthur Doyle Deed Book 125 Page 360 (to the northeast) and Arthur and Mildred Doyle tract No. 2 of Deed Book 173 Page 295; thence, from the beginning point with part of the north line of Doyle (Deed Book 173 Page 295) S. 74 deg. 17 min. 00 sec. W., 122.69 feet to a point; thence, leaving said north line with two new lines of Doyle (Deed Book 176 Page 345), N. 16 deg. 25 min. 37 sec. W., 235.58 feet to an iron pin with cap; thence, N. 73 deg. 34 min. 23 sec. E., 153.32 feet to a point in the west line of Arthur Doyle (Deed Book 125 Page 360); thence, with part of said west line S. 9 deg. 01 min. 57 sec. E., 238.08 feet to the point of beginning and containing 0.74 acres.

TRACT II:

The following described tract being a portion of Arthur and Mildred Doyle Deed Book 173 Page 295 and more fully described as: Beginning at a fence corner, common corner to Arthur Doyle Deed Book 176 Page 345 to the northwest and Arthur Doyle Deed Book 125 Page 360 to the northeast; thence, from the beginning point with part of the west line of Doyle (Deed Book 125 Page 360) S. 9 deg. 01 min. 57 sec. E., 112.12 feet to a point; thence, with two new lines to Doyle (Deed Book 173 Page 295) S. 73 deg. 34 min. 23 sec. W., 107.29 feet to an iron pin with cap; thence, N. 15 deg. 25 min. 37 sec. W., 112.42 feet to a point in the south line of Doyle (Deed Book 176 Page 345); thence, with part of said south line, N. 74 deg. 17 min. 00 sec. E., 122.69 feet to the point of beginning and containing .029 acres.

Being the same property conveyed to The Cave City Land Company, Inc., a Kentucky corporation from Judith D. Branstetter and husband, Donald R. Branstetter; Wesley D. Branstetter and wife, Cynthia Branstetter; and Gretchen D. Fleming and husband, Kyle Fleming, by Deed dated June 29, 1989, and of record in Deed Book 222, Page 647, in the Barren County Clerk's office.



THE CAVE CITY LAND COMPANY, INC.

- Business Entity Search
- File Annual Report
- File LLC
- Business Registration Portal
- Name Availability Search
- Business Forms Library
- Prepaid Account Status
- Current Representative Search
- Founding Representative Search
- Registered Agent Search
- Validate Certificate of Existence/Authorization

Reinstatement Application

- File Certificate of Assumed Name (DBA)
- File Registered Agent Resignation
- Subscribe to changes made to this entity

Print & Mail

General Information

Organization Number : 0255161
Name : THE CAVE CITY LAND COMPANY, INC.
Profit or Non-Profit : P - Profit
Company Type : KCO - Kentucky Corporation
Status : I - Inactive
Standing : B - Bad
State : KY
File Date : 2/24/1989
Organization Date : 2/24/1989
Last Annual Report : 8/2/2024
Principal Office : 501 W MAIN ST STE A
 GLASGOW, KY, 42141
Registered Agent : WES BRANSTETTER
 501 W MAIN ST STE A
 GLASGOW, KY, 42141
Authorized Shares : 1000

Show Images

Show Activities

Hide Current Officers

Current Officers

| Title | Officer |
|----------------|--------------------|
| President | Judith Branstetter |
| Secretary | Gretchen Fleming |
| Treasurer | Gretchen Fleming |
| Vice President | Wes Branstetter |

Hide Initial Officers

Individuals / Entities listed at time of formation

| Title | Officer |
|--------------|--------------------|
| Director | WES BRANSTETTER |
| Incorporator | DENNIS GAINES PENN |

Show Microfilm

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KENTUCKY SECRETARY OF STATE
P.O. BOX 718
FRANKFORT, KY 40602

0255161

PRESORTED
FIRST CLASS
US POSTAGE
PAID
LOUISVILLE, KY
PERMIT #879

Certificate of Administrative Dissolution

I, Michael G. Adams, Secretary of State of the Commonwealth of Kentucky, do hereby certify that according to the records in the Office of the Secretary of State,

IMPORTANT NOTICE

THE CAVE CITY LAND COMPANY, INC.

did not file its 2025 annual report within sixty days after it was due. Accordingly, the Secretary of State administratively dissolved the company on October 2, 2025.

THE CAVE CITY LAND COMPANY, INC.
501 W MAIN ST STE A
GLASGOW KY 42141



Michael G. Adams
Secretary of State

Commonwealth of Kentucky
Michael G. Adams, Secretary of State

8/15/2024

Michael G. Adams
Secretary of State
P. O. Box 718
Frankfort, KY 40602-0718
(502) 564-3490
<http://www.sos.ky.gov>

Notification of Dishonored Check
Annual report

MILART INC
KENTUCKY INN
501 W MAIN ST STE A
GLASGOW, KY 42141

FROM: Michael Wellman
Division of Business Filings

RE: Dishonored Check # 01067 - \$15.00
Corporate filing - 0255161 - Annual Report (THE CAVE CITY LAND COMPANY,
INC.)
Date of document - 8/2/2024
Reason for return - Account frozen

Enclosed is a dishonored check that was returned for the above-referenced filing. Pursuant to KRS 14A.2-010 and Kentucky Regulation 30 KAR 1:050, if payment of the filing fee in full is not received by close of business @ 4:30ET on Monday, September 2, 2024 the filing shall be voided and removed from the records of the Secretary of State. Payment must be made by cashier check or credit card.

Detach and return the form below with payment by Monday, September 2, 2024

If you wish to pay by credit card, enter a phone number below, so we can contact you for credit card information.

Name

Phone number

Payment ID: 7619321
Amount: \$15.00
Check number: 01067
Must be received by: 9/2/2024
Printed: 8/15/2024
Document - 0255161 - Annual
Report (THE CAVE CITY
LAND COMPANY, INC.)