

BARREN COUNTY
D440 PG483

DOCUMENT NO: 496017
RECORDED: September 29, 2025 03:29:00 PM
TOTAL FEES: \$53.00 TRANSFER TAX: \$200.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: MELINDA STINSON
COUNTY: BARREN COUNTY
BOOK: D440 PAGES: 483 - 488

After recording, please return to:
Home Towne Settlement Services, LLC
108 Reynolds Road, Suite A
Glasgow, KY 42141

DEED

THIS DEED OF CONVEYANCE made and entered into on this 26 day of September 2025, by and between Meadows Holdings, LLC, a Kentucky Limited Liability Company, of 139 E Main Street, Horse Cave, KY 42749; hereinafter known and referred to as GRANTOR, and Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company, of PO BOX 2277, GLASGOW, KY, 42142, hereinafter known and referred to as GRANTEE;

WITNESSETH:

For and in consideration of the sum \$200,000.00 (two hundred thousand dollars and no cents), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents bargain, sell, alien, and convey, unto the Grantee, in fee simple, and unto the Grantee's heirs and assigns forever, a certain tract of real estate located in Barren County, Kentucky, more fully described as follows:

1002 Louisville Road-Map ID C2-1-4

Tract #2, containing 12,056 square feet, more or less, as shown and delineated upon Plat of Boundary Survey for Roscoe & Ruby Atwell, dated June, 1989, filed of record July 3, 1989, at 2:01 P.M., Plat Book 9, Page 258, Office of Clerk of Barren County Court, and being more particularly described as follows:

A tract of real property located in Cave City, Barren County, Kentucky, and being located on U.S. 31-W at the intersection of Kentucky 90 and U.S. 31-W and being more particularly described as follows:

BEGINNING at the western corner of the intersection of U.S. Highway 31-W and State Highway 70-90 in the southern section of Cave City, Barren County, Kentucky, said point of beginning being located 40 feet from the centerline of U.S. Highway 31-W and 65 feet from the centerline of State Highway 70-90 and about 0.67 feet southwesterly of a round metal post; running thence along the southwestern line of the right-of-way of said State Highway 70-90, N. 45 deg. 41 min. W 196.10 feet to an iron pin set in a fence, a corner to the Project Design & Construction tract of record in D.B. 214 at Page 690, D.B. 214 at Page 923 and P.B. 8 at Page 227; running thence along the said Project Design & Construction lines, S. 45 deg. 15 min. W. 44.70 feet to an existing iron pin; thence S. 35 deg. 48 min. E. 200.70 feet to an existing iron pin on the northwestern line of the right-of-way of U.S. Highway 31-W, a corner located 40 feet from the centerline of said highway and 20 feet northeasterly of a fire hydrant; running thence along the northwestern line of said highway right-of-way, which line is curved and concave to the northwest, N. 43 deg. 39 min. E. 77.77 feet to the point of beginning, containing 12,056 square feet, more or less, according to this survey made in June 1989 by Paul Luster, RLS 966 and Edward Albany, subject to existing rights-of-way and easements.

Being the same property conveyed by Daisy Mae Haydon and Carl Haydon, husband and wife, to Meadows Holdings, LLC by Deed dated December 30, 2024 and recorded in Deed Book 434, page 474 at the Barren County Court Clerk's Office.

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It is agreed and understood by and between the parties hereto that all ad valorem taxes due and payable upon the above described real estate for and during the current calendar year shall be prorated between the Grantor and Grantee as of the date of this Deed of Conveyance, and that all such taxes due and payable for and during all succeeding calendar years shall be paid by Grantee, and that possession of the subject real estate shall accompany delivery of this Deed of Conveyance.

By execution of this deed, Grantors acknowledge advice by the preparer of this instrument of Grantors' responsibility for filing form 1099-S with the Internal Revenue Service.

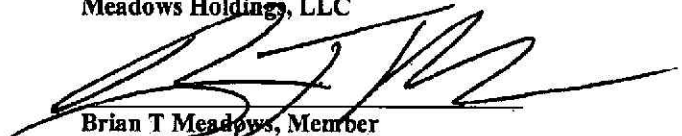
TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, and unto the Grantee's heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection.

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify, pursuant to KRS Section 382.135, that the above stated consideration in the sum of \$200,000.00 (two hundred thousand dollars and no cents) is the true, correct, and full consideration paid for the property herein conveyed. We further certify our 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.

The in- care-of address for any and all future property tax bills is as follows: PO BOX 2277, GLASGOW, KY, 42142.

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

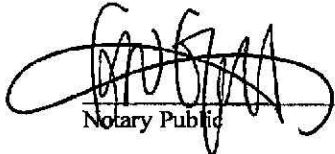
Meadows Holdings, LLC


Brian T Meadows, Member
Grantor

COMMONWEALTH OF KENTUCKY)
COUNTY OF Barren)

Barren The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Barren, does certify that on this 26 day of September 2025, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Meadows Holdings, LLC, a Kentucky Limited Liability Company, by Brian T Meadows, Member.

CAYLI GARRETT
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP46162
My Commission Expires 03-03-2026


Notary Public
My Commission Expires

BARREN COUNTY
D440 PG485

Kentucky Industrial Alliance, LLC

Michael D Jones
Michael D Jones, Member
Grantee

COMMONWEALTH OF KENTUCKY)
COUNTY OF Barren)

Barren The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Barren, does certify that on this 20 day of September 2025, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company, by Michael D Jones, Member.

CAYLI GARRETT
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP46162
My Commission Expires 03-03-2026

[Signature]
Notary Public
My Commission Expires

This instrument prepared by:

[Signature]

JASON TODD HARDIN
Attorney at Law
108 Reynolds Road, Suite A
Glasgow, KY 42141
(270)678-5090

KYIA LLC

Corporate Resolution

Meeting Date: _____
Meeting Time: _____
Meeting Location: _____
Members Present: _____
Members Absent: _____
Members Voting: _____
Members Not Voting: _____

KENTUCKY INDUSTRIAL ALLIANCE, LLC CORPORATE RESOLUTION

At a meeting of the Members of Kentucky Industrial Alliance, LLC, a Kentucky limited liability company, held on September ____, 2025, at the corporate offices located at Po box 2277 Glasgow, ky 42142, and all officers and members being present, the following proceedings were held:

BE IT RESOLVED that Michael D Jones is hereby appointed as Authorized Agent, and is hereby authorized to effect the purchase of property in the name of Kentucky Industrial Alliance, LLC, located in Cave City, KY, and to execute any and all documents, including but not limited to the signing of Deed, Settlement Statement and other documents or instruments necessary to perfect said sale by Meadows Holdings, LLC, for the sum of \$1,500,000.00.

There being no further business, meeting was duly adjourned.

KENTUCKY INDUSTRIAL ALLIANCE, LLC

Michael Jones
Michael Jones (Sep 12, 2025 12:19:01 CDT)

Michael D Jones, Member

Jared W Whitworth
Jared W Whitworth (Sep 12, 2025 12:19:01 CDT)

Jared W Whitworth, Manager

Joseph R Crist
Joseph R Crist (Sep 12, 2025 12:45:03 EDT)

Joseph R Crist, Manager












KYIA LLC

Final Audit Report

2025-09-12

Created:	2025-09-12
By:	Cayli Garrett (cayli@hometowne.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIbpIDVZQUbBIPsyPkoI6FtjEZEf6C

"KYIA LLC" History

-  Document created by Cayli Garrett (cayli@hometowne.net)
2025-09-12 - 6:41:44 PM GMT
-  Document emailed to mike.jones@wwt-bg.com for signature
2025-09-12 - 6:42:33 PM GMT
-  Email viewed by mike.jones@wwt-bg.com
2025-09-12 - 6:48:11 PM GMT
-  Signer mike.jones@wwt-bg.com entered name at signing as Michael Jones
2025-09-12 - 6:48:59 PM GMT
-  Document e-signed by Michael Jones (mike.jones@wwt-bg.com)
Signature Date: 2025-09-12 - 6:49:01 PM GMT - Time Source: server
-  Document emailed to Jared Whitworth (jarwhit34@gmail.com) for signature
2025-09-12 - 6:49:02 PM GMT
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2025-09-12 - 7:14:21 PM GMT
-  Document e-signed by Jared Whitworth (jarwhit34@gmail.com)
Signature Date: 2025-09-12 - 7:14:37 PM GMT - Time Source: server
-  Document emailed to joseph crist (joey.crist@crispropanellc.com) for signature
2025-09-12 - 7:14:39 PM GMT
-  Email viewed by joseph crist (joey.crist@crispropanellc.com)
2025-09-12 - 7:39:53 PM GMT
-  Document e-signed by joseph crist (joey.crist@crispropanellc.com)
Signature Date: 2025-09-12 - 7:45:03 PM GMT - Time Source: server



🕒 Agreement completed.
2025-09-12 - 7:45:03 PM GMT



Adobe Acrobat Sign