

DOCUMENT NO: 496845  
RECORDED: October 08, 2025 01:52:00 PM  
TOTAL FEES: \$50.00 TRANSFER TAX: \$1,200.00  
COUNTY CLERK: HELENA C BIRDWELL  
DEPUTY CLERK: MELINDA STINSON  
COUNTY: BARREN COUNTY  
BOOK: D440 PAGES: 688 - 691

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 3<sup>rd</sup> day of October 2025, by and between **NATHAN DUVALL** and **JAIME DUVALL**, husband and wife, of 208 Reynolds Road, Oakland, KY 42159 and **JOSHUA LEE DUVALL**, unmarried, of 296 Sunnyside Gott Road, Bowling Green, KY 42101, hereinafter known and referred to as GRANTORS, and **KENTUCKY INDUSTRIAL ALLIANCE, INC.**, 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 of **\$1,200,000.00 (One Million Two Hundred Thousand Dollars and No Cents)**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do 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:

MAP ID 60-28B  
Tract #4

Being a certain tract of land lying on the East r/w of the Hughes Road. Located 2.5 miles Southwest of Cave City, Barren County, Ky. Being a portion of the property of Ella L. Hughes (Deed Book 225 Page 136 recorded in the office of the Barren County Clerk) now designated as Tract #4 and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inches in diameter, eighteen inches in length with plastic cap stamped A. McPherson PLS #3644. Bearing used to begin survey taken from G.P.S. observation dated 08-13-12.

Beginning at a set 1/2" rebar, 30 ft. from the center of the Hughes Road, a corner to Tract #3; thence with Tract #3, S 73 deg. 23 min. 06 sec. E 166.40 ft. to a set 1/2" rebar; thence N 45 deg. 59 min. 22 sec. E 733.94 ft. to a set 1/2" rebar a corner to Tract #3, in the line of the Doyle Trust (Deed Book 201 Page 179, Deed Book 244 Page 573); thence with the Doyle Trust, S 62 deg. 15 min. 18 sec. E 871.38 ft. to a corner post in concrete (Referenced: N 62 deg. 10 min. 52 sec. w 1.00 ft. from a set 1/2" rebar) a corner to the Doyle Trust (Deed Book 184 Page 571, Deed Book 244 Page 573); thence with the Doyle Trust, S 62 deg. 10 min. 52 sec. E 1430.04 ft. to a set 1/2" rebar at a corner post, a corner to the Doyle Trust, on the West r/w of the Land N Railroad (66 ft. r/w); thence with the r/w of the Land N Railroad, S 45 deg. 50 min. 32 sec. W 977.17 ft. to a set 1/2" rebar at a corner post, on the r/w of the Land N Railroad a corner to Rollen Hughes (Deed Book 212 Page 858); thence with Hughes, N 64 deg. 09 min. 02 sec. W 1217.11 ft. to a set 1/2" rebar at a fence corner, a corner to Hughes and Tract #5; thence with Tract #5, N 26 deg. 10 min. 49 sec. E 250.48 ft. to a set 1/2" rebar; thence N 47 deg. 49 min. 59 sec. W 120.98 ft. to a set 1/2" rebar; thence N 61 deg. 32 min. 59 sec. W 661.26 ft. to a set 1/2" rebar; thence S 21 deg. 22 min. 47 sec. W 38.06 ft. to a set 1/2" rebar; thence N 72 deg.

26 min. 47 sec. W 390.02 ft. to a set 1/2" rebar, a corner to Tract #5, 30 ft. from the center of the Hughes Road; thence with the r/w of the Hughes Road, N 18 deg. 37 min. 30 sec. E 60.72 ft. to the beginning containing 44.458 acres more or less as surveyed by Ashton McPherson, PLS #3644 with Leftwich Land Surveying Inc. on October 23rd, 2012. This property is subject to any existing r/w's or easements. See Plat Book 19, Page 875, in the Barren County Clerk's office.

**THERE IS EXCEPTED AND NOT CONVEYED THE FOLLOWING DESCRIBED OFF CONVEYANCE:**

1. .606 acres shown in Plat Book 20, page 471 at the Barren County Court Clerk's Office conveyed from Nathan Duvall and his wife, Jaime Duvall, Josh Duvall and his wife, Brandi Duvall to CSX Transportation by Deed dated February 17, 2016 and recorded in Deed Book 365, page 588 at the Barren County Court Clerk's Office.

AND

Tract #5

Being a certain tract of land lying on the East r/w of the Hughes Road. Located 2.5 miles Southwest of Cave City, Barren County, Ky. Being a portion of the property of Ella L. Hughes (Deed Book 225 Page 136 recorded in the office of the Barren County Clerk) now designated as Tract #5 and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inches in diameter, eighteen inches in length with plastic cap stamped A. McPherson PLS #3644. Bearing used to begin survey taken from G.P.S. observation dated 08-13-12.

Beginning at a set 1/2" rebar, 30 ft. from the center of the Hughes Road, a corner to Tract #4; thence with Tract #4, s 72 deg. 26 min. 47 sec. E 390.02 ft. to a set 1/2" rebar; thence N 21 deg. 22 min. 47 sec. E 38.06 ft. to a set 1/2" rebar; thence S 61 deg. 32 min. 59 sec. E 661.26 ft. to a set 1/2" rebar; thence S 47 deg. 49 min. 59 sec. E 120.98 ft. to a set 1/2" rebar; thence S 26 deg. 10 min. 49 sec. W 250.48 ft. to a set 1/2" rebar at a fence corner, a corner to Tract #4 and Rollen Hughes (Deed Book 212 Page 858); thence with Hughes, S 43 deg. 06 min. 31 sec. W 393.29 ft. to a corner post (Referenced: s 66 deg. 39 min. 14 sec. E 1.50 ft. from a set 1/2" rebar; thence N 66 deg. 39 min. 14 sec. W 601.05 ft. to a set 1/2" rebar, in the line of Hughes a corner to Tract #1; thence with Tract #1, N 21 deg. 28 min. 23 sec. E 142.86 ft. to a 1" iron pipe found; thence N 66 deg. 45 min. 22 sec. W 359.52 ft. to a set 1/2" rebar, a corner to Tract #1, 30 ft. from the center of the Hughes Road; thence with the r/w of the Hughes Road, N 18 deg. 02 min. 43 sec. E 186.54 ft.; thence N 17 deg. 29 min. 55 sec. E 314.58 ft. to the beginning containing 15.620 acres more or less as surveyed by Ashton McPherson, PLS #3644 with Leftwich Land Surveying Inc. on October 23rd, 2012. This property is subject to any existing r/w's or easements. See Plat Book 19, Page 875, in the Barren County Clerk's office.

Being the same property conveyed by Ella Louise Hughes, an unmarried widow, to Nathan Duvall and his wife, Jaime Duvall and Josh Duvall and his wife, Brandi Duvall by Deed dated January 8, 2013 and recorded in Deed Book 343, Page 540 at the Barren County Court Clerk's Office. See also Deed of Correction from Ella Louise Hughes, an unmarried widow, to Nathan Duvall and his wife, Jaime Duvall and Josh Duvall and his wife, Brandi Duvall dated February 15, 2013, and recorded in Deed Book 344, page 94 at the Barren County Court Clerk's Office. See also Quit Claim Deed from Brandi M. Duvall a/k/a Brandi Martin Duvall, a single person, to Joshua Lee Duvall a/k/a Josh L. Duvall, a single person dated November 19, 2024 and recorded in Deed Book 433, page 725 at the Barren County Court Clerk's Office.

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 Grantors 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 including those restrictions of record in Deed Book 344, Page 94 at the Barren County Court Clerk's Office.

**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 **\$1,200,000.00 (One Million 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 Grantors and the Grantee herein, all on this the day and year first above written.

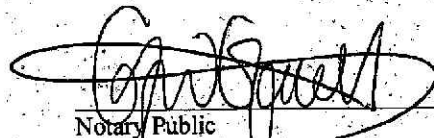
  
\_\_\_\_\_  
**NATHAN DUVALL**  
Grantor

  
\_\_\_\_\_  
**JAI ME DUVALL**  
Grantor


  
\_\_\_\_\_  
**JOSHUA LEE DUVALL**  
Grantor

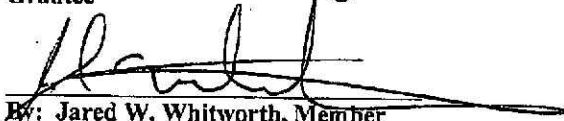
STATE OF KENTUCKY )  
COUNTY OF Barren )

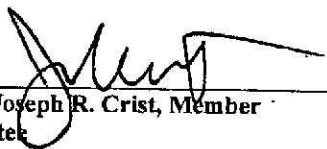
The undersigned, a Notary Public within and for the State of Kentucky, County of Barren does certify that on this 3 day of October 2025, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **NATHAN DUVALL** and **JAI ME DUVALL**, husband and wife and **JOSHUA LEE DUVALL**, unmarried.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

KENTUCKY INDUSTRIAL ALLIANCE, INC.

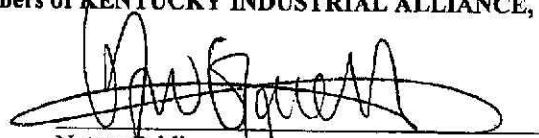
  
By: Michael D. Jones, Member  
Grantee

  
By: Jared W. Whitworth, Member  
Grantee

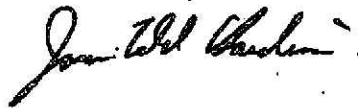
  
By: Joseph R. Crist, Member  
Grantee

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 3 day of October 2025, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Michael D. Jones, Jared W. Whitworth and Joseph R. Crist in their capacity as Members of KENTUCKY INDUSTRIAL ALLIANCE, INC., a Kentucky limited liability company.

  
Notary Public  
My Commission Expires

This instrument prepared by:



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