


Two Building Lots in Crawford's Landing Phase II Subdivision in Calloway County, KY (2)

Table of Contents



Auction Sales Map	1
Covenants and Restrictions	2
Crawford’s Landing Phase II Plat	3
Legal Description	4
Location Map	5
Paid Tax Bill	6
Portion of Plat	7
PVA Maps and Information	8
Tax Map	12
Title Commitment	13
Video 	17



Auction Sales Map

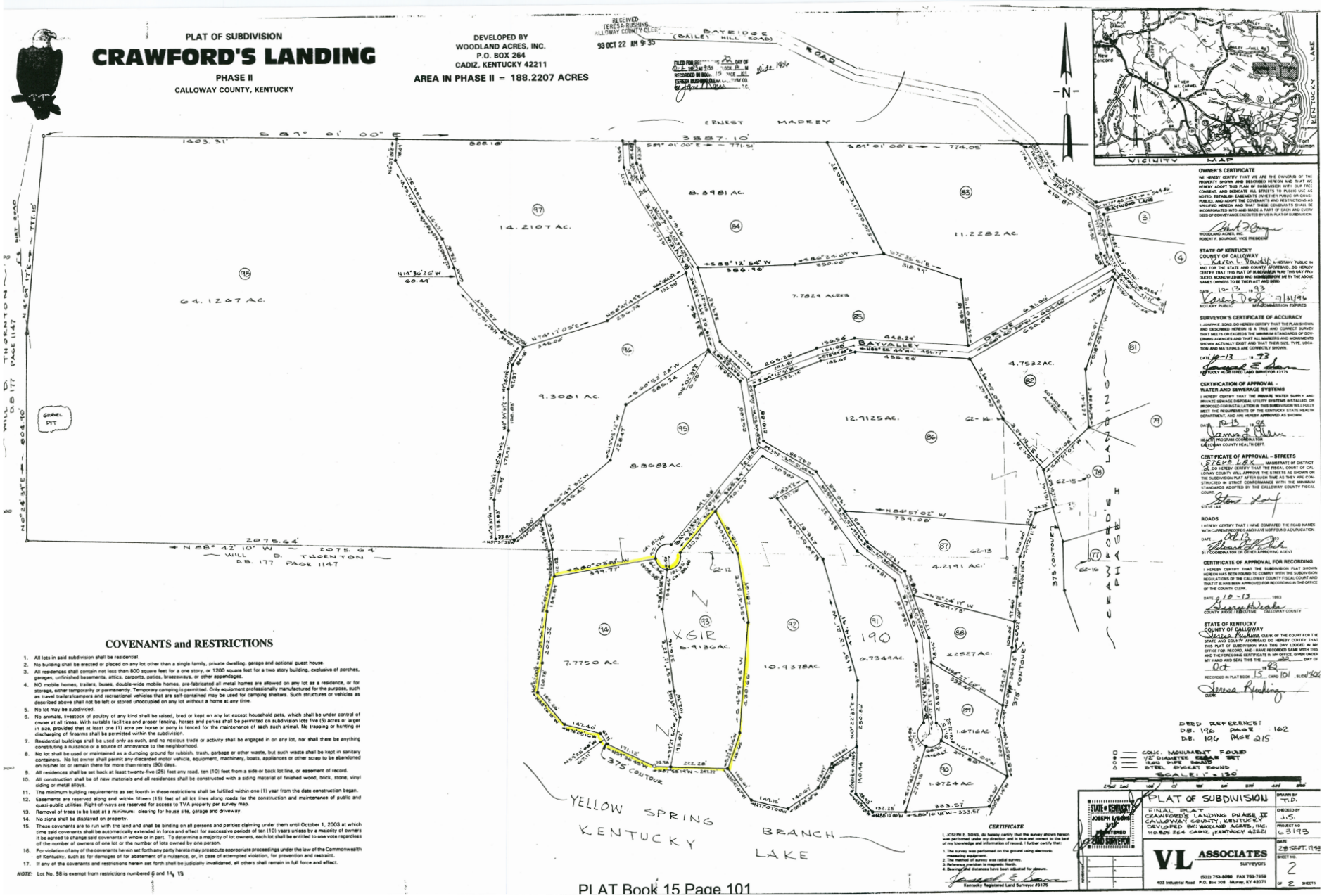


COVENANTS and RESTRICTIONS

1. All lots in said subdivision shall be residential.
2. No building shall be erected or placed on any lot other than a single family, private dwelling, garage and optional guest house.
3. All residences shall contain not less than 800 square feet for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, unfinished basements, attics, carports, patios, breezeways, or other appendages.
4. NO mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed on any lot as a residence, or for storage, either temporarily or permanently. Temporary camping is permitted. Only equipment professionally manufactured for the purpose, such as travel trailers/campers and recreational vehicles that are self-contained may be used for camping shelters. Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.
5. No lot may be subdivided.
6. No animals, livestock of poultry of any kind shall be raised, bred or kept on any lot except household pets, which shall be under control of owner at all times. With suitable facilities and proper fencing, horses and ponies shall be permitted on subdivision lots five (5) acres or larger in size, provided that at least one (1) acre per horse or pony is fenced for the maintenance of each such animal. No trapping or hunting or discharging of firearms shall be permitted within the subdivision.
7. Residential buildings shall be used only as such, and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit any discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remain there for more than ninety (90) days.
9. All residences shall be set back at least twenty-five (25) feet any road, ten (10) feet from a side or back lot line, or easement of record.
10. All construction shall be of new materials and all residences shall be constructed with a siding material of finished wood, brick, stone, vinyl siding or metal alloys.
11. The minimum building requirements as set fourth in these restrictions shall be fulfilled within one (1) year from the date construction began.
12. Easements are reserved along and within fifteen (15) feet of all lot lines along roads for the construction and maintenance of public and quasi-public utilities. Right-of-ways are reserved for access to TVA property per survey map.
13. Removal of trees to be kept at a minimum: clearing for house site, garage and driveway.
14. No signs shall be displayed on property.
15. These covenants are to run with the land and shall be binding on all persons and parties claiming under them until October 1, 2003 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of owners it be agreed to change said covenants in whole or in part. To determine a majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person.
16. For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or, in case of attempted violation, for prevention and restraint.
17. If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.

NOTE: Lot No. 98 is exempt from restrictions numbered 6 and 14, 13

Crawford's Landing Phase II Plat



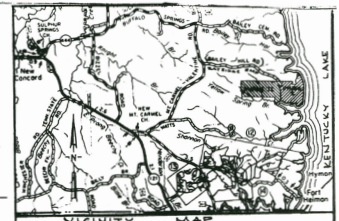
PLAT OF SUBDIVISION CRAWFORD'S LANDING

PHASE II
CALLOWAY COUNTY, KENTUCKY

DEVELOPED BY
WOODLAND ACRES, INC.
P.O. BOX 264
CADIZ, KENTUCKY 42211
AREA IN PHASE II = 188.2207 ACRES

RECEIVED
LEDES & HODGINS
ALLOWAY COUNTY CLERK
93 OCT 22 AM 9:35

FILED FOR RECORDED IN BOOK 15 PAGE 117
RECORDED IN BOOK 15 PAGE 117
THIS INSTRUMENT BEING A PART OF THE ABOVE
RECORDED INSTRUMENT



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HAVE ADOPTED THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND WITHOUT ANY RESERVE OR OBJECTION. I HAVE READ THE COVENANTS AND RESTRICTIONS AS SET FORTH HEREIN AND THEY HAVE BEEN FULLY EXPLAINED TO ME AND I HAVE UNDERSTOOD THEM AND I HAVE ACCEPTED THEM AS A PART OF EACH AND EVERY LOT OF THE ABOVE DESCRIBED PROPERTY BY THE SIGNATURE OF THE SUBDIVISION.

**STATE OF KENTUCKY
COUNTY OF CALLOWAY**
I, JAMES D. GIBSON, COUNTY CLERK OF CALLOWAY COUNTY, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE. I HAVE SEARCHED THE RECORDS OF THIS COUNTY AND HAVE FOUND NO OTHER INSTRUMENTS WHICH AFFECT THE ABOVE DESCRIBED PROPERTY.

SURVEYOR'S CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE AREA SHOWN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY AND I HAVE FOUND NO OTHER INSTRUMENTS WHICH AFFECT THE ABOVE DESCRIBED PROPERTY.

CERTIFICATION OF APPROVAL - WATER AND SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS TO BE SERVED BY WATER AND SEWERAGE SYSTEMS AND THAT THE SUBDIVISION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND ALL APPLICABLE LAWS.

CERTIFICATE OF APPROVAL - STREETS
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS TO BE SERVED BY STREETS AND THAT THE SUBDIVISION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY STATE HIGHWAY DEPARTMENT AND ALL APPLICABLE LAWS.

ROADS
I HEREBY CERTIFY THAT I HAVE CONSIDERED THE ROAD NAMES WHICH ARE PROPOSED AND HAVE FOUND THEM TO BE APPROPRIATE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY STATE HIGHWAY DEPARTMENT AND ALL APPLICABLE LAWS.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE. I HAVE SEARCHED THE RECORDS OF THIS COUNTY AND HAVE FOUND NO OTHER INSTRUMENTS WHICH AFFECT THE ABOVE DESCRIBED PROPERTY.

**STATE OF KENTUCKY
COUNTY OF CALLOWAY**
I, JAMES D. GIBSON, COUNTY CLERK OF CALLOWAY COUNTY, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE. I HAVE SEARCHED THE RECORDS OF THIS COUNTY AND HAVE FOUND NO OTHER INSTRUMENTS WHICH AFFECT THE ABOVE DESCRIBED PROPERTY.

DEED REFERENCE
D.B. 196 PAGE 102
D.B. 196 PAGE 215

COVENANTS AND RESTRICTIONS

- All lots in said subdivision shall be residential.
- No building shall be erected or placed on any lot other than a single family, private dwelling, garage and optional guest house.
- All residences shall contain not less than 800 square feet for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, unfinished basements, attics, cupolas, patios, breezeways, or other appendages.
- NO mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed on any lot as a residence, or for storage, either temporary or permanent. Temporary camping is permitted. Only equipment professionally manufactured for the purpose, such as travel trailers and recreational vehicles that are self-contained may be used for camping shelters. Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.
- No lot may be subdivided.
- No animals, livestock of poultry of any kind shall be raised, bred or kept on any lot except household pets, which shall be under control of owner at all times. With suitable facilities and proper fencing, horses and ponies shall be permitted on subdivision lots that 20 acres or larger in size, provided that at least one (1) acre per horse or pony is fenced for the maintenance of each such animal. No trapping or hunting or discharging of firearms shall be permitted within the subdivision.
- Residential buildings shall be used only as such, and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit any discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remain there for more than ninety (90) days.
- All residences shall be set back at least twenty-five (25) feet any road, ten (10) feet from a side or back lot line, or easement of record.
- All construction shall be of new masonry and all residences shall be constructed with a siding material of finished wood, brick, stone, vinyl siding or metal shingles.
- The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.
- Easements are reserved along and within fifteen (15) feet of all lot lines along roads for the construction and maintenance of public and quasi-public utilities. Right-of-ways are reserved for access to TVA property per survey map.
- Removal of trees to be kept at a minimum; clearing for house site, garage and driveway.
- No signs shall be displayed on property.
- These covenants are to run with the land and shall be binding on all persons and parties claiming under them until October 1, 2003 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of owners it is agreed to change said covenants in whole or in part. To determine a majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person.
- For violation of any of the covenants herein set forth any party herein may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or, in case of attempted violation, for prevention and restraint.
- If any of the covenants and restrictions herein set forth shall be judicially unenforced, all others shall remain in full force and effect.

NOTE: Lot No. 98 is exempt from restrictions numbered 9 and 14, 15.

PI AT Book 15 Page 101

CERTIFICATE
I, JOSEPH E. GIBSON, do hereby certify that the survey shown herein was conducted under the direction and in the name of the State of Kentucky and that the same is a true and correct copy of the original as filed in my office. I have searched the records of this county and have found no other instruments which affect the above described property.

The survey was performed on the ground using electronic measuring equipment.
I am a duly licensed and qualified land surveyor.
I am not a party to this instrument.
I have read the instrument and it is a true and correct copy of the original as filed in my office.

JOSEPH E. GIBSON
COUNTY CLERK OF CALLOWAY COUNTY

PLAT OF SUBDIVISION
FINAL PLAT
CRAWFORD'S LANDING PHASE II
CALLOWAY COUNTY, KENTUCKY
DEVELOPED BY WOODLAND ACRES, INC.
P.O. BOX 264, CADIZ, KENTUCKY 42211

PREPARED BY
DATE
28 SEPT 1993

VL ASSOCIATES
SURVEYORS

5023 753-8986 FAX 753-7658
403 Industrial Road P.O. Box 208 Middlesboro, KY 42211

Legal Description



PARCEL EIGHTEEN- PVA PARCEL 109-A-0093 & 109-A-0094

Lots 93 and 94 in Crawford's Landing, located in Calloway County, Kentucky, as shown by plat of record in Plat Book 15, Page 101, Slide 1406 (the plat reference in the prior deed to Lot 93 was incorrectly stated as Plat Book 15, Page 100, at Slide 1405), Calloway County Clerk's office.

This property is subject and conveyed to Grantees with all restrictions, covenants, and conditions as recorded on the aforesaid plat.

This conveyance is subject to all easements restrictions, rights-of-way and prior mineral reservations and mineral conveyances of record.

Being the same property conveyed by deed from Van A. McKinney, III, a single person to Shea Sykes and wife, Brenda Sykes, dated July 21, 2006 and filed of record in Deed Book 653, Page 42 in the Calloway County Court Clerk's Office.



Location Map



Rita Burton
P.O. Box 547
Murray, KY 42071
270-753-3482



Nick McMullen-Crouch
Calloway County
Property Valuation Administration

Print Date: October,03,2023
Aerial Date: Summer 2018

**Maps to be used
for identification only
NOT for conveyance**

1 inch = 1,092 feet

Paid Tax Bill



2023 Calloway County Property Tax Statement

Nicky Knight

Calloway County Sheriff
701 OLIVE STREET
MURRAY KY 42071

Bill Number: 158984
District: 10 Location: BAYVIEW COURT
Map Number: 104-A-0093 Deed: 653-42
Farm Acres: 0.00 Exemption: \$0.00
Description: 104-A-93,94 BAYVIEW COURT



SYKES SHEA & BRENDA
103 MEYERS ROAD
HAZEL KY 42049

Amount due if :	
2% Discount if Paid By Nov 15, 2023	\$140.65
Face Amount if Paid By Dec 31, 2023	\$143.52
5% Penalty if Paid By Jan 31, 2024	\$150.70
21% Penalty if Paid After Jan 31, 2024	\$173.66

Date Paid	Paid By	Tender Type(s)	Amount Paid
13 Nov 2023	KINGDOM TRUST COMPANY	Check	\$140.65

Detach and return with check payable to Sheriff Nicky Knight: When paying by mail, include a self-addressed stamped envelope for receipt.

2023 Calloway County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Nicky Knight

Calloway County Sheriff
701 OLIVE STREET
MURRAY KY 42071

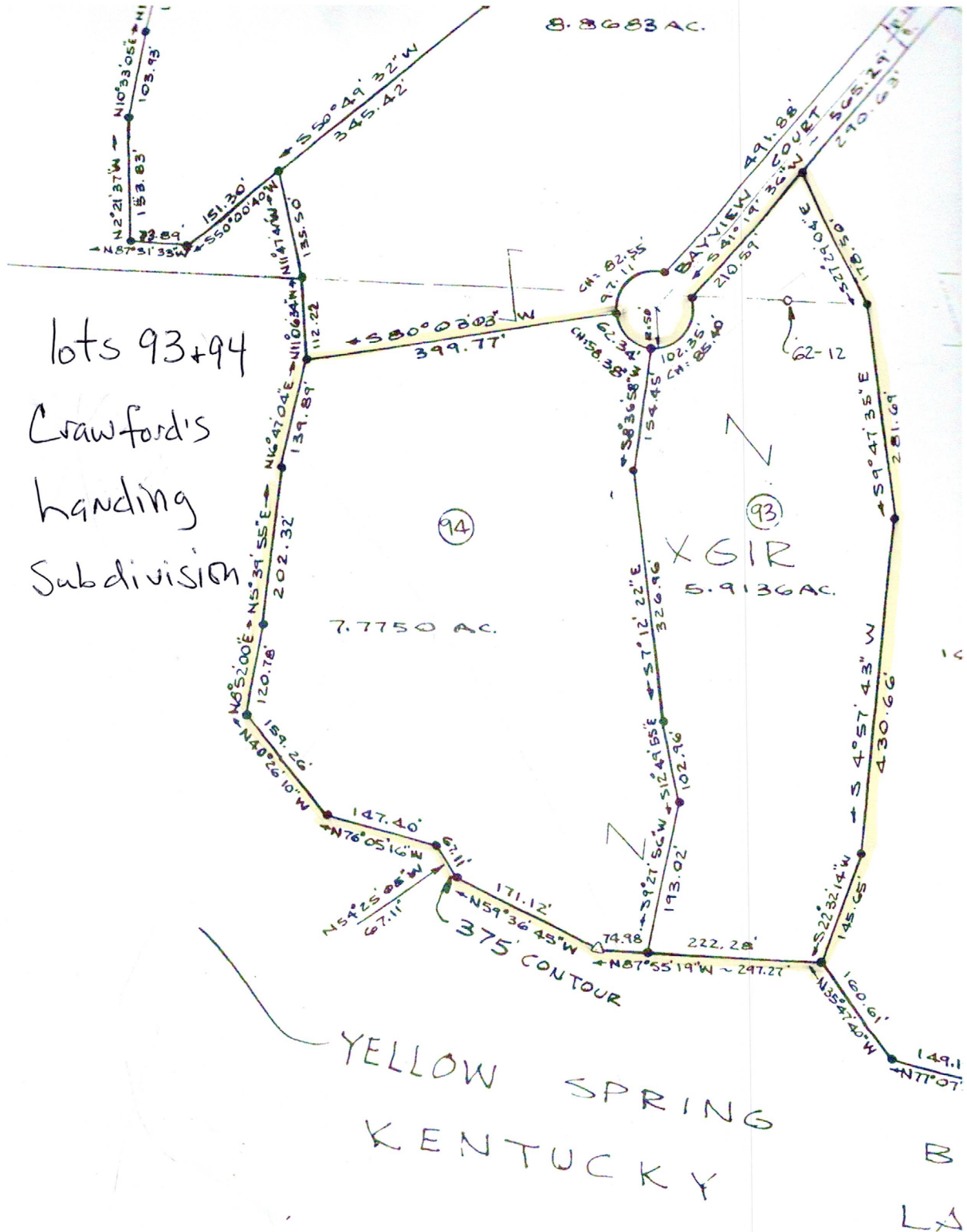
Bill Number: 158984
District: 10 Location: BAYVIEW COURT
Map Number: 104-A-0093 Deed: 653-42
Farm Acres: 0.00 Exemption: \$0.00
Description: 104-A-93,94 BAYVIEW COURT

Description	Rate Per \$100	Taxable Value	Tax
Ag Extension Real Estate	0.016000	16,000	\$2.56
Common School Real Estate	0.452000	16,000	\$72.32
County Real Estate	0.140000	16,000	\$22.40
Fire Real Estate	0.090000	16,000	\$14.40
Health Real Estate	0.028000	16,000	\$4.48
Library Real Estate	0.052000	16,000	\$8.32
Soil Conservation Real Estate	0.005000	16,000	\$0.80
State Real Estate	0.114000	16,000	\$18.24
SYKES SHEA & BRENDA			
103 MEYERS ROAD			
HAZEL KY 42049			
		Total Tax	\$143.52

SYKES SHEA & BRENDA
103 MEYERS ROAD
HAZEL KY 42049

Amount due if :	
2% Discount if Paid By Nov 15, 2023	\$140.65
Face Amount if Paid By Dec 31, 2023	\$143.52
5% Penalty if Paid By Jan 31, 2024	\$150.70
21% Penalty if Paid After Jan 31, 2024	\$173.66

Portion of Plat



PVA Maps and Information



Map **104-A-0093**

Printed On Tuesday, October 03, 2023

Page 1 of 2

Description 104-A-93,94 BAYVIEW COURT

Location BAYVIEW COURT

District 10-County

Class RESIDENTIAL (10)

Deed -

Total Taxable 16,000

Building 0

Building Value 0

Year Const

Effective Age

Owner SYKES SHEA & BRENDA
103 MEYERS ROAD
HAZEL, KY 42049

Subdivision CRAWFORDS LANDING

Block Lot

Date Checked	01/01/2023
Lot Size	0x0
Frontage	0
Acreage	5.913600
Neighborhood	
Road	
Topography	Not Used
Flood Hazard	

Checked By	NC
Lot Size Sq Ft	257596
Depth	0
Acres Est Ac	
Site Condition	
Driveway	
Shape	

Date Assessed	01/01/2023
Lot Est Actual	
Plat Book	
Source	
Zoning	
Sidewalks	
Drainage	
Land Value	0

Tenant Houses	0	Barns	0	Silos	0	Grain Bins	0	Fencing	0
---------------	---	-------	---	-------	---	------------	---	---------	---

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer
--------------------------------------	------------------------------	--------------------------------	--------------------------------

Stalls	0
Bents	0

No Stories	0.00
ResidenceType	
MobHomeType	
Garage/Carport	
Width	0
Story Desc.	
Framing Type	
Roof Type	
Basement Type	
Heat Type	

Avg Height	0
Commercial	
Manufacturer	
Type	
Length	0
Bldg Cond	
Constr. Quality	
Roof Cover	
Basement Size	
Heat Source	

Com2	
Model	
Size	
Area	0
Exterior	
Foundation	
Roof Pitch	
BasementFinish	
Supplemental	

Farm	
Skirting	
Exterior	
Driveway	
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	

Living	0	SqFeet	
Dining	0	Living	0
Family	0	Basemt	0
Kitchen	0	Garage	0
BedRm	0	Porch	0
FullBaths	0	Deck	0
HalfBaths	0	Office	0
OtherRm	0	Manufacturing	0
Total	0	Asphalt	0
Fireplaces	0	Concrete	0

<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Special Imprvmt
-------------------------------	----------------------------------	--------------------------------------	------------------------------	--------------------------------	--------------------------------	-------------------------------------	-------------------------------------	--

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2023	16000	0	16000	16000	0	0	16000	0	0	16000
2022	16000	0	16000	16000	0	0	16000	0	0	16000
2021	16000	0	16000	16000	0	0	16000	0	0	16000

Map **104-A-0093**

Printed On Tuesday, October 03, 2023

Page 2 of 2

Soil Capability Classification And Valuation					
<i>Class</i>	<i>Acreage</i>	<i>Per Acre</i>	<i>Value/Class</i>	<i>Adjustment</i>	<i>Adj Value</i>
Totals					

CHAIN OF OWNERSHIP			
<i>Name</i>	<i>Deed</i>	<i>Sale Date</i>	<i>Sale Price</i>
MCKINNEY VAN A III	-	07/24/2006	16,000.00
SYKES SHEA & BRENDA	653-42	07/24/2006	16,000.00
MCKINNEY VAN A III	-	02/01/1994	8,900.00
WOODLAND ACRES	-	01/01/1900	0.00

Property Sketch

Notes



Theresa Lassiter
P.O. Box 547
Murray, KY 42071
270-753-3482



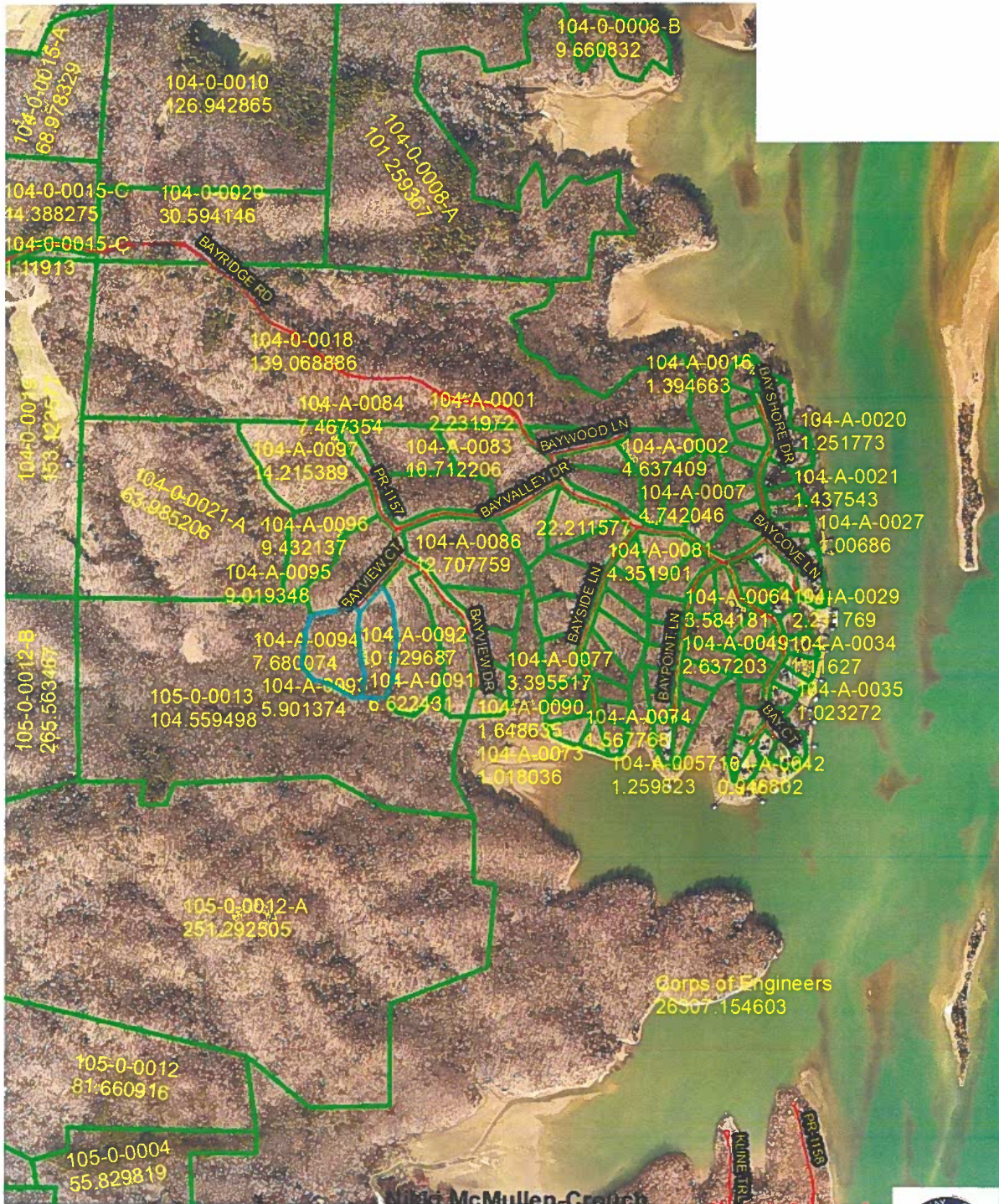
Nikki McMillen-Crouch
Calloway County
Property Valuation Administration

Print Date: October, 03, 2023
Aerial Date: 2021

**Maps to be used
for Identification only
NOT for conveyance**



1 inch = 200 feet



Rita Burton
P.O. Box 547
Murray, KY 42071
270-753-3482



Wanda McMullen-Crouch
Calloway County
Property Valuation Administration

Print Date: October,03,2023
Aerial Date: Summer 2018

**Maps to be used
for Identification only
NOT for conveyance**

1 inch = 1,092 feet

Tax Map



Theresa Lassiter
P.O. Box 547
Murray, KY 42071
270-753-3482



Nikki McMillen-Crouch
Calloway County
Property Valuation Administration

Print Date: October, 03, 2023
Aerial Date: 2021

**Maps to be used
for Identification only
NOT for conveyance**



1 inch = 200 feet

Title Commitment



American Land Title Association

Owner's Policy of Title Insurance
2021 v. 01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: Home Team Title, LLC
Issuing Office: 705-A South 4th Street
Murray, KY 42071
Issuing Office's ALTA® Registry ID: 1193315
Issuing Office File Number: 2024-1510
Property Address: Lots 93 and 94 Crawford's Landing, Murray, KY 42071

SCHEDULE A

Name and Address of Title Insurance Company:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023

Policy Number: Pro Forma Policy
Amount of Insurance: \$1,000.00
Date of Policy: Pro forma, effective at time of issuance

Premium: \$Pro Forma Policy

1. The Insured is:
McLemore Auction
2. The estate or interest in the Land insured by this policy is:
fee simple
3. The Title is vested in:
Sykes Family Trust by deed from Carl Shea Sykes and wife, Brenda Overcast Sykes, dated April 13, 2022 and filed of record on April 20, 2022 in Deed Book 1367, Page 177 in the Calloway County Court Clerk's Office.
4. The Land is described as follows:
See "Exhibit A" attached hereto and made a part hereof.

HOME TEAM TITLE, LLC
705-A South 4th Street, Murray, KY 42071
Telephone: (270) 761-4558

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY**
P.O. Box 45023, Jacksonville, FL 32232-
5023

Countersigned by:

PRO FORMA

Gregory T. Taylor, License #89981
Home Team Title, LLC, License #89981

This pro forma policy, and any endorsements attached hereto, is furnished to or on behalf of the party to be insured. It does not reflect the present status of title and is not a commitment to insure the estate or interest as shown herein, nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking issued on the appropriate forms of the Company.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



American Land Title Association

Owner's Policy of Title Insurance
2021 v. 01.00 (07-01-2021)

SCHEDULE B

Policy Number: Pro Forma Policy

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
3. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown in the public records.
4. Rights of parties in actual possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
5. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Any facts, rights, interests, or claims which are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
8. Any law, ordinance or governmental regulation, (including, but not limited to, building and zoning ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions, or location of any improvement now or hereafter erected on said land, or prohibiting a separation in ownership or a reduction in the dimensions or areas of any lot or parcel of land.
9. Rights of the public or the Commonwealth of Kentucky in and to that part of the premises in question taken or used for road purposes.
10. Any and all homeowners association or property association assessments or dues which may be due and payable in relation to said property.

This pro forma policy, and any endorsements attached hereto, is furnished to or on behalf of the party to be insured. It does not reflect the present status of title and is not a commitment to insure the estate or interest as shown herein, nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking issued on the appropriate forms of the Company.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



American Land Title Association

Owner's Policy of Title Insurance
2021 v. 01.00 (07-01-2021)

11. Any inaccuracy in the area, square footage or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage or acreage of land.
12. There is expressly excluded from coverage hereunder and the company does not insure title to oil, gas, and other minerals of every kind and character, in , on, and under the property herein described.
13. This Policy takes exception to and will not insure against description errors, acreage shortages, boundary disputes, lost references/calls, or any other claims or failures of title based on references to rocks, fence lines, trees, waterways, or any other such markers referenced in the legal description.
14. If a probate estate is opened for any deceased title holder in the chain of title, this Policy will not insure against creditors' rights against the estate or the Property for six months following the date of appointment of the Executor/Administrator.
15. Subject to the covenants and restrictions of Crawford's Landing Subdivision, Plat of same of record in Plat Book 15, Page 101, Slide 1406, Calloway County Court Clerk's Office.

This pro forma policy, and any endorsements attached hereto, is furnished to or on behalf of the party to be insured. It does not reflect the present status of title and is not a commitment to insure the estate or interest as shown herein, nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking issued on the appropriate forms of the Company.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



American Land Title Association

Owner's Policy of Title Insurance
2021 v. 01.00 (07-01-2021)

EXHIBIT A
LEGAL DESCRIPTION

Lots 93 and 94 in Crawford's Landing, located in Calloway County, Kentucky, as shown by plat of record in Plat Book 15, Page 101, Slide 1406 (the plat reference in the prior deed to Lot 93 was incorrectly stated as Plat Book 15, Page 100, at Slide 1405), Calloway County Clerk's office.

This property is subject and conveyed to Grantees with all restrictions, covenants, and conditions as recorded on the aforesaid plat.

This conveyance is subject to all easements restrictions, rights-of-way and prior mineral reservations and mineral conveyances of record.

Being a portion of the property conveyed to the Sykes Family Trust by deed from Carl Shea Sykes and wife, Brenda Overcast Sykes, dated April 13, 2022 and filed of record on April 20, 2022 in Deed Book 1367, Page 177 in the Calloway County Court Clerk's Office.

This pro forma policy, and any endorsements attached hereto, is furnished to or on behalf of the party to be insured. It does not reflect the present status of title and is not a commitment to insure the estate or interest as shown herein, nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking issued on the appropriate forms of the Company.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.





McLemore Auction Company, LLC is pleased to offer these two building lots in Crawford's Landing Phase II Subdivision on Kentucky Lake, near Murray, KY. This property offers an ideal location for your custom home. Don't miss out on this opportunity to build your dream home and live the lake life! In conjunction with Brian Brockman KY RE Broker License 204982. 10% Buyer's Premium Applies.