

MASTER COMMISSIONER'S DEED

THIS DEED, made this 13 day of May, 2024, by and between Sunlight Associates, LLC (**Plaintiff**) and Diana Rogers aka Diana Lee Rogers, et al (**Defendants**) by PAUL BAKER, Master Commissioner of the Knox Circuit Court, whose address is 620 Old 25E, P.O. Drawer 940, Barbourville, Kentucky 40906. (Grantors) Sunlight Associates, LLC, Grantee, whose address is 43260 Garfield, Suite 280 Clinton Township, MI 48038. The 2024 tax bill is to be sent to Sunlight Associates, LLC, whose address is 43260 Garfield, Suite 280 Clinton Township, MI 48038, and

WHEREAS, in the action of Sunlight Associates, LLC (**Plaintiff**) and Diana Rogers aka Diana Lee Rogers, et al (**Defendants**) and, pending in the Knox Circuit Court, Civil Action No: 21-CI-198 an Order was entered on June 1, 2022 directing the Master Commissioner of said Court to expose for sale at public auction to the highest and best bidder the property hereinafter described, and,

WHEREAS, said property was sold in accordance with said Order on July 29, 2022, for the sum of Twenty-Seven Thousand Three Hundred Thirty-Five dollars (\$27,335.00) when Sunlight Associates, LLC, became the highest bidder thereof, and,

WHEREAS, the Report of Sale was confirmed by the Knox Circuit Court on May 13, 2024, and WHEREAS, on May 13, 2024, an Order was entered directing Paul Baker, Master Commissioner, to execute a deed of conveyance to Sunlight Associates, LLC, in fee simple but for greater certainty the record and proceedings of said case are referred to.

WITNESSETH: That for and in consideration of the purchase price aforesaid, the receipt of which is hereby acknowledged, the Grantors, by Paul Baker, Master Commissioner, have sold and by this writing do hereby convey to Sunlight

Associates, LLC, In fee simple its successors, forever, the following described property: 1581 Emanuel Hollow Road, Gray, KY 40734

APN: 056-00-00-061.00

Legal Description

SITUATED IN THE COUNTY OF KNOX STATE OF KENTUCKY, MORE FULLY DESCRIBED AS:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN KNOX COUNTY, KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT #1

BEGINNING AT AN IRON PIN, LOCATED IN RIGHT OF WAY OF EMANUEL COUNTY ROAD, BEARDS CORNER; THENCE RUNNING UP THE HILL WITH BEARDS LINE TO A BLACK GUM TREE STANDING ON TOP OF RIDGE, BEARDS CORNER; THENCE NORTH 46 1/2 TO A POPLAR AND BLACK OAK TREE; THENCE A SOUTHWESTWARDLY DIRECTION WITH PAUL ROGERS LINE TO WENDELL ROGERS LINE AND JAMES ROGERS LINE TO AN IRON PIN AT COUNTY ROAD THENCE RUNNING WITH COUNTY ROAD TO THE BEGINNING CORNER.

TRACT #2

BEGINNING AT A POPLAR AND A BLACK OAK AT THE CORNER OF THE FENCE A CORNER BETWEEN SAID PHOFF AND THE LAND J.R. JONES BROUGHT OF JESS CHILDERS, THENCE WITH THIS LINE S 56 E 98 POLES TO TWO BLACK OAKS ON TOP OF RIDGE A CORNER OF SAID PHOFF AND A CORNER TO THE LAND NOW OWNED S.B. REESE; THENCE WITH THE LINE OF SAME AND TO THE TOP OF RIDGE, N 33 E 14 POLES TO A BUNCH OF CHESTNUTS; THENCE N 12 W 14 POLES TO A STAKE; THENCE N 9 E 5 1/2 POLES TO A PINE; THENCE N 7 1/2 W 25 POLES TO A BLACK OAK AND DOGWOOD ON TOP OF RIDGE PHOFF AND JESS CHILDERS CORNER THENCE LEAVING THE TOP OF THE RIDGE AND DOWN THE SPUR OF THE RIDGE WITH WHAT WAS CHILDERS LINE N 65 W 12 POLES TO A SMALL HICKORY; THENCE N 46 W 16 POLES TO HICKORY; THENCE S 86 W 21 1/2 POLES TO A SPOTTED OAK; THENCE S 80 W 26 POLES TO THE BEGINNING.

TO HAVE AND TO HOLD THE SAME, together with all of the appurtenance hereunto belonging unto the Grantee, In fee simple Its successors, forever.

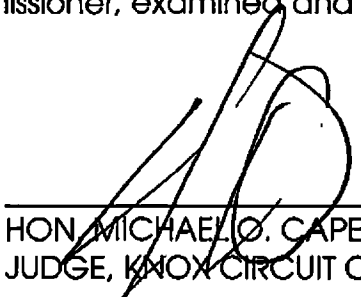
The said Master Commissioner conveys all of the right, title and interest, legal and equitable of the Grantors, in and to said property and warrants the title thereto as far as he is authorized by the judgment, orders, and proceedings in said case and no further, but he does not bind himself personally by anything contained herein in any event whatsoever.

IN TESTIMONY OF WHEREOF, said Paul Baker, Master Commissioner
aforesaid, has subscribed his name this the 13 day of May, 2024.



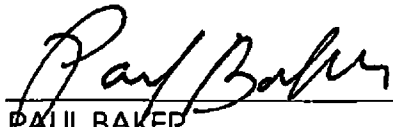
PAUL BAKER, Master Commissioner
KNOX CIRCUIT COURT

Acknowledged by the Master Commissioner, examined and approved by
the court this the 13 day of May, 2024.

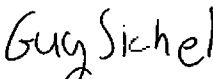


HON. MICHAEL O. CAPERTON
JUDGE, KNOX CIRCUIT COURT

CONSIDERATION CERTIFICATE: We, the Grantors, by Paul Baker, Master Commissioner, and the Grantees, do hereby certify, pursuant to KRS Chapter 382, that the above stated consideration in the amount of \$27,335.00 is the true, correct, and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

By: 

PAUL BAKER
MASTER COMMISSIONER, KNOX CIRCUIT COURT

By: 

Guy Sichel
Authorized Agent of Sunlight Associates, LLC /GRANTEE

COMMONWEALTH OF KENTUCKY
COUNTY OF KNOX

This Deed and Consideration Certificate was acknowledged and sworn to before me on behalf of the Grantors, by Paul Baker, Master Commissioner, in the state and county aforesaid, on this the 13 day of May, 2024.



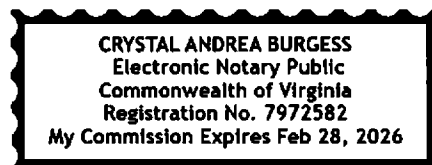
Notary Public

My commission expires: April 10, 2028

COMMONWEALTH OF VIRGINIA

COUNTY OF Chesterfield

This Consideration Certificate was acknowledged and sworn to before me by an authorized agent for and on behalf of Sunlight Associates, LLC, GUY SICHEL, in the state and county aforesaid, on this 11th day of July, 2024. This notarization was performed remotely.



Notary Public

My commission expires: 02/28/2026

PREPARED BY:



PAUL BAKER, MASTER COMMISSIONER
KNOX CIRCUIT COURT
620 Old 25E
P.O. DRAWER 940
BARBOURVILLE, KY 40906
(606) 546-2780

COMMONWEALTH OF KENTUCKY
COUNTY OF KNOX

I, GREG HELTON, Clerk of the Knox Circuit Court, do hereby certify that this deed from the Grantors, by Paul Baker, Master Commissioner of said Court, to Sunlight Associates, LLC on this the 17th day of May, 2024 presented to

the Court by Paul Baker, Master Commissioner, and was by him duly acknowledged to be his act and deed; and the said deed, having been examined by the Court, was approved to be transmitted and duly certified to the Clerk of the Knox County Court for record, which is now done accordingly.

Dated this the 17th day of May, 2024

ATTEST: Greg Helton CLERK

By: Stephanie Watson D.C.