

October 19th, 1927

Dr. F. C. Button, Pres't.,
Morehead State Normal,
Morehead, Kentucky

Dear Sir:

I transmit herewith an abstract of the title of the Frances L. Vansant home place, in the City of Morehead, Kentucky. In this connection, at your request, I drew proper deeds of release from the parties who held the three mortgage liens against this property. I also caused the judgments of record with executions levied on the property to be also released on the margin of the record book showing the judgments as fully satisfied and paid.

I also examined the title and found that there was a strip of land approximately five feet by 150 feet embraced in the home place, but for which a deed had never been executed or recorded. As soon as I discovered this fact from a collateral deed I immediately caused the grantor, Mrs. Vansant, to execute a deed of quit-claim for all her interests in said strip, and found that the title of record to this strip was still in D. M. Holbrook and S. Hogge, of Morehead. I, thereupon, caused the said Holbrook and Hogge to execute direct to the Commonwealth of Kentucky by deed of general warranty the fee in the above strip of land.

This, in my opinion, clears up the title and the abstract shows fully that the title is now beyond question vested in the Commonwealth of Kentucky. All deeds, as well as deeds of release have been properly executed and recorded in the Rowan County Clerk's Office, and I transmit them along with the letter for your files.

Kindly acknowledge receipt of same, and oblige

Yours very truly,

(Signed) James Clay

JC:MLM
Enc.

ABSTRACT OF TITLE TO THE LAND OWNED
BY MRS. FRANCES L. VANSANT, IN THE
CITY OF MOREHEAD, KENTUCKY.

DESCRIPTION

A certain lot or parcel of land situated in the City of Morehead, Rowan County, Kentucky, including all buildings thereon, located on Fourth Street, and bounded and described as follows, to-wit:

"Beginning at the S. W. Corner of the lot hereby conveyed at a fence post on the N. W. side of Fourth Street in line of the lot of D. L. Holbrook (now Dudley Caudill); **Thence** a northwesterly course toward the hill with fence between the lot herein described and said Holbrook's lot about 475 ft. to a stake or a stone at fence post on the hillside; thence along the hillside with a fence, a northeasterly course 110 feet to a stake or a stone in the line of the land of Christian Women's Board of Missions; thence down the hill with fence and on line of C. W. B. M., a southeasterly direction 475 feet to the alley-way; thence along the N. W. side of said alley-way 125 feet to the beginning, containing one and three-tenth (1-3/10) acres, more or less, and being all the land under fence as claimed by said first party."

DERIVATION OF TITLE

Frances L. Vansant, (widow)

TO (Deed

Commonwealth of Kentucky, et.c

Deed of general warranty conveying fee, dated October 10th, 1927, recorded in Deed Book 41, page 9, Rowan County Records, conveying the above described house and lot, consideration paid. Acknowledgment regular.

B. F. Vansant,

To

F. L. Vansant

The last Will and testament of B. F. Vansant, (husband of F. L. Vansant), conveying all his estate

with right in her to make sale of any Real Estate owned by him. Will dated March 20th, 1916, probated July 3rd, 1916, in Rowan County Court, and duly recorded in the office of said Clerk on July 13th, 1916, in Will Book "A" at page 134 of said book.

Herbert M. Bishop, and Beulah, his wife

To (Deed

B. F. and Frances L. Vansant

Deed of general warranty, conveying the fee in two parcels of land, which comprise the above tract of one and three-tenth acres, more or less. Said deed dated September 2, 1912, consideration paid. Acknowledgments regular, and recorded in Deed Book 19, page 122, Rowan County Records.

NOTE. There are in fact three parcels of land taken from three separate tracts which are included within the fence or boundary of the above Vansant home place. The derivation of these titles from here back will be subdivided under the head, "A", "B", and "C".

TRACT "A"

F. C. Button, and Hattie, his wife

To (Deed

Herbert M. Bishop

Conveys by general warranty the fee in a certain lot by deed dated August 15th, 1904, consideration paid, and recorded in Book 11, page 368, Rowan County Records. Said lot being 300 ft. by 128 ft., and 300 ft., by 106 ft., and being a portion of the Vansant lands. Acknowledgments regular.

James W. Johnson, and Anna, his wife

To (Deed

F. C. Button

A deed of general warranty conveying the fee in said lot, dated October 4th, 1887. Consideration paid, and recorded in Printed Book 1, page 15, Rowan County Records.

John Hargis

to (Deed
Anne Johnson (wife of James Johnson)

A deed of general warranty conveying the fee. Consideration paid. Deed dated October 2nd, 1874, conveying $2\frac{1}{2}$ acres in the City of Morehead, and including the above parcel of land. Acknowledgment regular. Recorded October 2nd, 1874, and re-recorded September 28, 1887, in the Rowan County Clerk's office.

TRACT "B"

S. Bishop, and Emma, his wife

To (Deed

H. M. Bishop

Deed of general warranty, dated May 22, 1908, conveying the fee in a certain lot of land in the City of Morehead, Kentucky, being 115 feet by 128 feet, and 110 feet by 128 feet, and being embraced in the Vansant Home Place. Consideration paid. Deed recorded in Book 14, page 338, Rowan County Records. Acknowledgments regular.

W. H. B. Evans, and Martha J., his wife

To (Deed

Stephen Bishop

Deed of general warranty, conveying the fee in said lot. Consideration paid. Acknowledgments regular. Deed dated April 30th, 1888, recorded in Printed Book No. 1, Page 25, Rowan County Records.

Thomas J. Oxley, and Cassie, his wife

To (Deed

W. H. B. Evans.

Conveys by general warranty the fee in a large tract of land, which includes said lot. Consideration \$150.00, \$75.00 cash in hand, and \$75.00 due October 1st, 1885, with lien retained. Note executed for same - not released of record, but barred by lapse of time. Deed dated February 25, 1885. Acknowledgments regular, and recorded in Deed Book "C", page 478, Rowan County Records.

NOTE. Above deed is imperfect, in that name of grantee does not appear in body of same. However, the acknowledging certificate shows the deed was executed to W. H. B. Evans. Evidently omission of Clerk in recording same.

TRACT "C"

This is a strip of land approximately five feet in width, and 150 feet in length, and is referred to in the deed from D. M. Holbrooks and wife, and S. Hogge and wife, to Langley Adkins, as being a strip which they had theretofore conveyed to B. F. Vansant. There is also referred to in said deed an alley-way, 14 feet wide and which seems to have been excepted out of said Adkins deed. The alley referred to is first reserved out by S. Bishop in his deed to L. P. Morgan and thereafter reserved in all subsequent conveyances. The 14 foot alley runs next to the Vansant dwelling house and on the Western side of same, and the five foot strip referred to lies abutting said alley-way, and is next to the property now owned by Dudley Caudill, which he purchased from the said Langley Adkins.

Note: There was no deed found of record covering said five foot strip of land, from Holbrooks and others to B. F. Vansant, so the undersigned has caused to be executed the following deed.

- Frances L. Vansant, (widow)
to (Deed
Commonwealth of Kentucky, etc.

A deed by way of quit-claim to the above described parcel of land approximately five feet in width by 150 feet in length, as described in the Holbrook deed. Deed dated October 8th, 1927, consideration paid, recorded in Deed Book 41, page 11, Rowan County Records. Acknowledgment regular.

D. M. Holbrook, and Lula, his wife
S. Hogge, and Marian, his wife

To (Deed

Commonwealth of Kentucky, etc.

A deed of general warranty, conveying the fee in the said above strip of five feet in width by approximately 150 feet in length, and covering the same land as referred to and reserved in a former deed from these parties to Langley Adkins. Said deed dated October 8th, 1927, and recorded in Book 41, page 13, Rowan County Records. Consideration fully paid. Acknowledgments regular.

NOTE: For the description of the above strip of land together with a fourteen foot alley-way, which are both reserved, see deed of D. M. Holbrook, and others to Langley Adkins, dated January 21, 1920, recorded in Deed Book 29, page 255, Rowan County Records.

L. P. Morgan, and Mary E., his wife

To (Deed

D. M. Holbrook, and
S. Hogge

A deed of general warranty conveying the fee in one and three-eighth acres of land, in Morehead, Kentucky. Consideration paid, deed dated November 18, 1905, and recorded in Book 12, page 380, Rowan County Records. Acknowledgments regular.

S. Bishop, and Emma, his wife

To (Deed

L. P. Morgan

Deed of general warranty, conveying in fee the above described land of one and three-eighth acres, (reserving a 14 foot alley-way). Deed dated June 22nd, 1905, and recorded in Deed Book 12, page 154, Rowan County Records. Consideration fully paid, and acknowledgments regular.

C. H. McAllister, and Florence B., his wife

To (Deed

Stephen Bishop

Deed of general warranty, conveying the fee in a certain lot of one acre, more or less, and being the same lot upon which William N. Nickell built a house. Deed dated February 25, 1887. Consideration fully paid, acknowledgments regular. Recorded in Deed Book "C", page 231, Rowan County Records.

George W. Davis, and Lucy W., his wife

To (Deed

Charles H. McAllister

Deed of general warranty, conveying the fee in one acre more or less, and being the lot where William Nickell built a house. Consideration \$50.00 cash in hand; \$23.00 to be paid September 26, 1886; \$23.00 to be paid October 26, 1886; \$20.00 November 26, 1886; \$20.00 December 26, 1886; \$20.00 January 26, 1887; \$20.00 February 26, 1887; \$20.00 March 26, 1887; and \$10.00 April 26, 1887. Notes executed for deferred payment - lien retained, but long since barred by limitation. Deed dated August 26, 1886. Acknowledgments regular, and recorded in Deed Book "C", page 78, Rowan County Records.

ENCUMBRANCES.

Frances Vansant, (widow)

To (Mortgage

Drew Evans

A mortgage in the sum of \$5000.00 dated June 20th, 1922, covering the above home place of the said Frances L. Vansant, in the City of Morehead, Kentucky, and recorded in Mortgage Book "J", page 71 of the Rowan County Records.

Frances Vansant, (widow)

To (Mortgage

Morehead State Bank

Mortgage for \$4,000.00 dated February 13th, 1923, covering the above described home place and being a second mortgage on said property. Recorded in Mortgage Book "K", at page 7, Rowan County Records.

Frances L. Vansant, (widow)

To (Mortgage

Mitchell, Baker and Smith,
Lexington, Kentucky.

Mortgage for \$2,000.00 dated July 21, 1926, and covering the above property of said Mrs. Vansant, together with other properties in Elliott and Rowan Counties, Kentucky. Said mortgage being a third lien upon said property, and recorded in Mortgage Book "M", page 440, Rowan County Records.

Drew Evans,

To (Deed of Release

Frances L. Vansant

A deed executed by the said Evans releasing his above set our mortgage in full; same is duly acknowledged and recorded in the Rowan County Clerk's office in Deed Book 41, page 19.

Morehead State Bank, a Corporation

To (Deed of Release

Frances L. Vansant

A deed executed by the above mentioned bank releasing its above set out mortgage in full, dated October 7th, 1927, acknowledged regularly and found of record in Deed Book 41, page 15, Rowan County Records.

Mitchell, Baker and Smith, a Corporation

To (Deed of Release

Frances L. Vansant

A deed executed by the above mentioned corporation, its above set out mortgage in full, dated 1927, acknowledged regularly and found of Deed Book 41, page 17, Rowan County Records.

Deed fully releases the Vansant property, but lien on other lands in Rowan and Elliott Counties,

JUDGMENTS.

J. W. Hogge, Pl'ff.

To (Judgment

Frances L. Vansant, (Mrs. B. F. Vansant)

Judgment for \$620.00 credited with \$25.00 and 1 interest from October 30th, 1923, with execution thereon and levied on said property with notice of d in the Rowan County Clerk's office. Said judgment entered at the October term, 1926, to-wit, October , in the Rowan Circuit Court. Same together with e of execution have been duly released as paid in he margin of said record on October 7th, 1927, by J. W. Hogge. See Order Book 16, page 186, Rowan court Records.

J. L. Howell Company, Plaintiff

To (Judgment

Mrs. B. F. Vansant

A judgment for \$211.87 with interest thereon ary 1, 1924, to date; said judgment recorded Book 16, page 186, Rowan Circuit Court Records. ce of execution duly filed in the Rowan County ffice, which was levied on the above described said judgment was obtained at the same term of the J. W. Hogge judgment above referred to, and by the said J. L. Howell Company, may be found rgin of said judgment in Order Book 16, page n Circuit Court Records. Said release being ober 7th, 1927.

T A X E S.

An examination of the records of the County Court Clerk's office, as well as the office of the Sheriff of Rowan County, Kentucky, disclose that there are now no taxes due upon said property, either to the State, County or the City of Morehead, Kentucky, except for the year 1926-'27, and these have been paid under the terms and agreement of the purchase price herein by the Commonwealth of Kentucky.

These are all the subsisting liens, which can be found of record against said property, and they each and all have been now fully paid and satisfied, and properly released of record as against said property, and same is now certified to as being free and unencumbered as of this date.

The title of record notably in the Hargis deed, and W. H. B. Evans deed show some defect, but after the uninterrupted continuous ownership of said property by the various persons set out above accompanied with actual possession for fifty years and more, make the titles beyond question good, and same are now hereby approved.

This October 17th, 1927.

(Signed) James Clay
Attorney

COPY