



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00469	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	ERIC SCOTT MARK AND PAMELA KAY MARK		
PROPERTY ADDRESS:	471 LEANATUS CT, BOWLING GREEN, KY 42104		
CITY, STATE AND COUNTY:	BOWLING GREEN, KENTUCKY(KY), WARREN		

### SEARCH INFORMATION

SEARCH DATE:	07/10/2024	EFFECTIVE DATE:	07/09/2024
NAME(S) SEARCHED:	ERIC SCOTT MARK, PAMELA KAY MARK AND MICHAEL A. MELTON		
ADDRESS/PARCEL SEARCHED:	471 LEANATUS CT, BOWLING GREEN, KY 42104/042A-59-151		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

MICHAEL A. MELTON, MARRIED	
COMMENTS:	

### VESTING DEED

DEED TYPE:	DEED	GRANTOR:	ERIC S. MARK AND PAMELA K. MARK, HUSBAND AND WIFE
DATED DATE:	11/10/2023	GRANTEE:	MICHAEL A. MELTON, MARRIED
BOOK/PAGE:	D1291/PG232	RECORDED DATE:	11/17/2023
INSTRUMENT NO:	2026166		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BOWLING GREEN
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### ADDITIONAL NOTES

DEED RECORDED ON 06/14/2017 IN BOOK D1141 PAGES 364-367.
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### LEGAL DESCRIPTION

A CERTAIN TRACT OF REAL ESTATE LOCATED IN WARREN COUNTY, KENTUCKY, MORE FULLY DESCRIBED AS FOLLOWS:  
BEING LOT 151 OF THE MCCOY PLACE SUBDIVISION PLAT OF RECORD IN PLAT BOOK 41, PAGES 156-158, IN THE WARREN COUNTY CLERK'S OFFICE.  
SUBJECT TO THE RESTRICTIONS, EASEMENTS, HOA, WATER, LIGHTING AGREEMENT AND BINDING ELEMENTS OF RECORD IN DB 922 PAGE 735, RW7 PAGE 438, BOOK A50 PAGE 280, MC BOOK 15 PAGE 9, DB 1099 PAGE 849 AND DB 896 PAGE 513 IN THE OFFICE OF THE WARREN COUNTY COURT CLERK.  
BEING THE SAME PROPERTY CONVEYED TO ERIC S. MARK AND PAMELA K. MARK, HUSBAND AND WIFE, FROM JAGOE HOMES, INC., A KENTUCKY CORPORATION, BY DEED DATED JUNE 13, 2017, RECORDED IN DEED BOOK 1141, PAGE 364, IN THE OFFICE OF THE WARREN COUNTY CLERK.

**Summary**

Parcel Number 042A-59-151  
 Account Number 277153  
 Location Address 471 LEONATUS CT  
 Subdivision MCCOY PLACE  
 Description (Note: Not to be used on legal documents)  
 Class Residential  
 Tax District 00 County  
 Deed Book/Page 1291-232  
 Acres 0.36



[View Map](#)

**Owners**

MELTON MICHAEL A  
 471 LEONATUS CT  
 BOWLING GREEN KY 42104-4029

**Valuation**

	2024 Working Value	2023 Certified Value	2022	2021	2020
Residential Land Value	\$42,500	\$42,500	\$42,500	\$42,500	\$285,000
+ Residential Improvement Value	\$307,500	\$242,500	\$242,500	\$242,500	\$0
<b>= Residential Total Value</b>	<b>\$350,000</b>	<b>\$285,000</b>	<b>\$285,000</b>	<b>\$285,000</b>	<b>\$285,000</b>
- Homestead Exemption	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
<b>= Taxable Assessment Total</b>	<b>\$350,000</b>	<b>\$285,000</b>	<b>\$285,000</b>	<b>\$285,000</b>	<b>\$285,000</b>

**Improvement Information**

Building Number:	1	Carport Type:	
Description:		Carport Sq Ft:	0
Residence Type:	SINGLE FAMILY	Pool:	N
Year Built:	2016	Tennis Court:	N
Structure:	1 1/2 STORY	Dining Rooms:	0
Exterior:	BRICK VENEER	Family/Den/Rec:	1
Foundation:	CONCRETE BLOCK	Bedrooms:	4
Construction Quality:	GOOD/AVERAGE	Full Baths:	2
Roof Type:	RY-GABLE	Half Baths:	1
Roof Cover:	RF-ASPHALT SHINGLES	Total Rooms:	10
Roof Pitch:	RP-NONE	Living Sq Ft:	2601
Basement Type:	NONE	Basement Sq Ft:	0
Basement Finish:	0	Fireplaces:	1
Basement Size:	0	Mobile Home Make:	
Garage Type:	ATTACHED GARAGE	Mobile Home Size:	
Garage Exterior:	BRICK/STONE	Central Heating:	FORCED AIR
Width:	0	Central Air:	CENTRAL
Length:	0	Porch Sq Ft:	0
Garage Sq Ft:	431	Value:	\$242,500.00

**Land**

Plat Book	M41-156	Depth	0
Lot Size		Zoning	
Frontage	0	Flood Plane	No

**Sales**

Sale Date	Sale Price	Deed Book/Page	Grantor	Grantee
11/10/2023	\$350,000	1291-232	MARK ERIC S & PAMELA K	MELTON MICHAEL A
6/13/2017	\$285,000	1141-364	JAGOE HOMES INC	MARK ERIC S & PAMELA K
3/9/2016	\$42,500	1113-506	H & D DEVELOPMENT OF BOWLING GREEN	JAGOE HOMES INC

### Recent Sales in Area

Sale date range:

From:

07 / 10 / 2021



To:

07 / 10 / 2024



Sales by Subdivision

Sales by Parcel Group

1500

Feet

Sales by Distance

### Photos



No data available for the following modules: Archive Cards.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 7/10/2024, 8:44:18 AM

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Developed by  
 **Schneider**  
GEO SPATIAL

*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 10 day of November 2023, by and between **Eric S. Mark and Pamela K. Mark, husband and wife**, of 1028 Solomon Lane, Spring Hill, TN 37174, hereinafter known and referred to as **GRANTORS**, and **Michael A. Melton, married of 471 Leonatus Court, Bowling Green, KY 42101**, hereinafter known and referred to as **GRANTEE**;

**WITNESSETH:**

For and in consideration of the sum of **\$350,000.00 (Three Hundred Fifty 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 Warren County, Kentucky, more fully described as follows:

**Being Lot 151 of the McCoy Place Subdivision plat of record in Plat Book 41, Pages 156-158, in the Warren County Clerk's Office.**

**Subject to the Restrictions, Easements, HOA, Water, Lighting Agreement and Binding Elements of record in DB 922 Page 735, RW7 Page 438, Book A50 Page 280, MC Book 15 Page 9, DB 1099 Page 849 and DB 896 Page 513 in the office of the Warren County Court Clerk.**

**Being the same property conveyed to Eric S. Mark and Pamela K. Mark, husband and wife, from Jagoe Homes, Inc., a Kentucky corporation, by Deed dated June 13, 2017, recorded in Deed Book 1141, Page 364, in the office of the Warren County Clerk.**

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 Grantees, for and during their joint lives, remainder in fee simple to the survivor of them, and unto his or her 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 \$350,000.00 (Three Hundred Fifty 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.

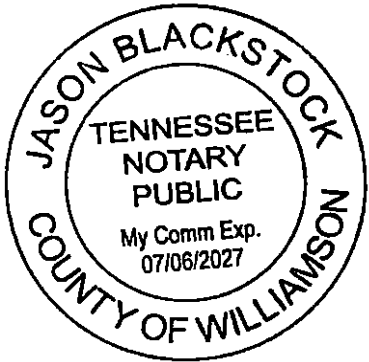
The in- care-of address for any and all future property tax bills is as follows: 471 Leonatus Court, Bowling Green, KY 42101.

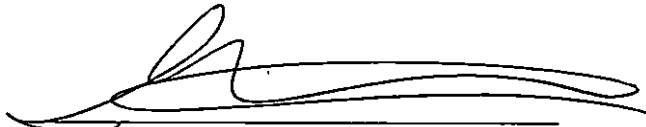
**IN TESTIMONY WHEREOF**, witness the hands of the Grantors and the Grantees herein, all on this the day and year first above written.

  
Eric S. Mark  
Grantor  
  
Pamela K. Mark  
Grantor

STATE OF TENNESSEE )  
 )  
COUNTY OF WILLIAMSON )

The undersigned, a Notary Public within and for the State of Tennessee, County of WILLIAMSON, does certify that on this 9 day of November 2023, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **Eric S. Mark and Pamela K. Mark, husband and wife.**



  
Notary Public

My Commission Expires 7-6-27

Michael A. Melton  
Michael A. Melton  
Grantee

COMMONWEALTH OF KENTUCKY )  
COUNTY OF Warren )

Warren, The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Warren, does certify that on this 10 day of November 2023, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Michael A. Melton, married.

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

Cayli Garrett  
Notary Public  
My Commission Expires

This instrument prepared by:

Jason Todd Hardin

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

DOCUMENT NO: 2026166  
RECORDED: November 17, 2023 09:33:00 AM  
TOTAL FEES: \$50.00 TRANSFER TAX: \$350.00  
COUNTY CLERK: LYNETTE YATES  
DEPUTY CLERK: AMANDA LATHAM  
COUNTY: WARREN COUNTY  
BOOK: D1291 PAGES: 232 - 234

THIS DEED made and entered into on this the 13<sup>th</sup> day of JUNE, 2017, by and between **Jagoe Homes, Inc.**, a Kentucky corporation, of 3624 Wathens Crossing, Owensboro, Kentucky 42301, hereinafter called FIRST PARTY, and **Eric S. Mark and Pamela K. Mark, husband and wife**, and the survivor of them, whose mailing and grantee in-care-of tax mailing address is: 471 Lonatus Ct., Bowling Green, Ky 42104, hereinafter called SECOND PARTIES.

WITNESSETH: That for and in consideration of the sum of **Two Hundred Eighty Five Thousand and No/100 Dollars, (\$285,000.00)**, cash in hand paid by Second Parties to First Party, the receipt of which is hereby acknowledged, the First Party has bargained and sold and does hereby GRANT AND CONVEY unto the Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described property located in **Warren County, Kentucky**, and more particularly described as follows, to-wit:

Being Lot 151 of the McCoy Place subdivision plat of record in Plat Book 41, Pages 156-158, in the Warren County Clerk's Office.

AND BEING a part of the same property conveyed to Jagoe Homes, Inc. a Kentucky corporation, by Deed from H & D Development of Bowling Green, LLC, a Kentucky limited liability company, dated March 9, 2016, of record in Deed Book 1113, Page 506 in the Office of the Warren County Clerk.

TO HAVE AND TO HOLD, the above-described real property, together with all the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the

Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with covenant of GENERAL WARRANTY.

This conveyance is made subject to all legal and existing restrictions, covenants, easements and rights-of-way which might in any manner affect the title of the property herein being conveyed, including all zoning regulations and ordinances.

Consideration Certificate: The parties hereto state and affirm the consideration reflected in this Deed is the full consideration paid for the real property conveyed herein. The Second Parties join this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382. The parties further certify their 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 undersigned person executing this instrument on behalf of First Party corporation represents and certifies that this individual(s) is the duly elected officer of First Party corporation and has been fully empowered by proper by-laws of the Board of Directors of First Party corporation to execute and deliver this instrument; that First Party corporation has full corporate capacity to convey the real estate hereby conveyed, and that all necessary corporate requirements and resolutions for the making of this conveyance have been completed.

IN TESTIMONY WHEREOF, witness the signatures of the First Party and Second Parties herein, this the day and year first hereinabove written.



FIRST PARTY:

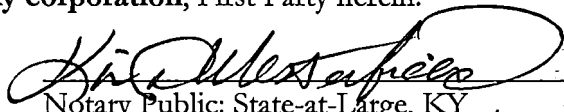
Jagoe Homes, Inc., a Kentucky corporation

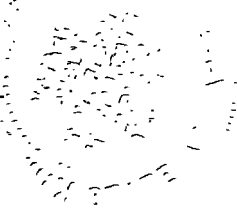
By:   
\_\_\_\_\_  
J. Scott Jagoe, President

STATE OF KENTUCKY

COUNTY OF DAVIESS

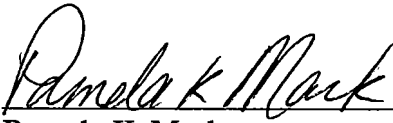
The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me this the 10<sup>th</sup> day of JUNE, 2017, by J. Scott Jagoe as President, of **Jagoe Homes, Inc., a Kentucky corporation**, First Party herein.

  
Notary Public: State-at-Large, KY  
My commission expires: 1/25/2018  
Notary ID (if any): 502962



SECOND PARTIES:

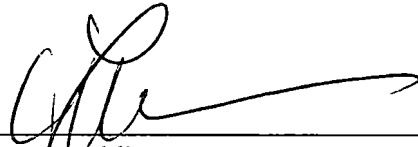
  
Eric S. Mark

  
Pamela K. Mark

STATE OF KENTUCKY

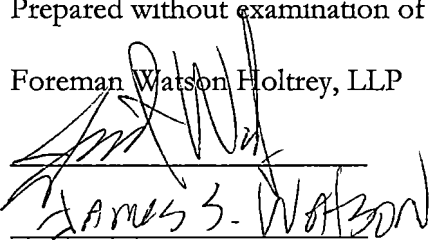
COUNTY OF WARREN

The foregoing Consideration Certificate was subscribed, sworn to and acknowledged before me this the 13 day of JUNE, 2017, by Eric S. Mark and Pamela K. Mark, husband and wife, Second Parties herein.

  
Notary Public: State-at-Large, KY  
My commission expires: 6-7-21  
Notary ID (if any): \_\_\_\_\_

Prepared without examination of title by:

Foreman Watson Holtrey, LLP

  
James S. Watson

(Printed Name)  
530 Frederica Street  
Owensboro, Kentucky 42301  
270-689-2412

DOCUMENT NO: 940166  
RECORDED: June 14, 2017 08:12:00 AM  
TOTAL FEES: \$20.00 TRANSFER TAX: \$285.00  
COUNTY CLERK: LYNETTE YATES  
DEPUTY CLERK: CARLA HILL  
COUNTY: WARREN COUNTY  
BOOK: D1141 PAGES: 364 - 367

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Search Key = [PartyOne: Mark, Pamela]

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INS# / DATE	PARTY1 / PARTY2	TYPE	BK / PG	DESCRIPTION
<input type="text" value="1097735-1"/>	MARK, PAMELA K	MTG	M2903 621	LT 151 MCCOY PLACE SUB
8/15/2019	HANCOCK BANK & TRUST CO		11 PAGES	
<input type="text" value="941406-1"/>	MARK, PAMELA K	MTG	M2719 389	LT 151 MCCOY PLACE SUB
6/29/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<input type="text" value="940167-1"/>	MARK, PAMELA K	MTG	M2715 72	LT 151 MCCOY PLACE SUB
6/14/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<input type="text" value="2026166-1"/>	MARK, PAMELA K	DEED	D1291 232	LT 151 MCCOY PLACE SUB
11/17/2023	MELTON, MICHAEL A		3 PAGES	

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1918438-1	MARK, PAMELA KAY	RENT	M3199 609	LOT 151 MCCOY PLACE SUB
9/27/2021	HANCOCK BANK & TRUST CO		10 PAGES	
1918437-1	MARK, PAMELA KAY	MTG	M3199 593	LOT 151 MCCOY PLACE SUB
9/27/2021	HANCOCK BANK & TRUST CO		16 PAGES	

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<input type="text" value="2027313-1"/>	FIRST FINANCIAL BANK NA	REL	M3422 730	FULL REL MB 2715 PG 72
11/28/2023	MARK, PAMELA K		1 PAGES	
<input type="text" value="1920869-1"/>	HANCOCK BANK & TRUST CO	REL	M3206 259	FULL REL MB 2903 PG 621
10/11/2021	MARK, PAMELA K		1 PAGES	
<input type="text" value="940166-1"/>	JAGOE HOMES INC	DEED	D1141 364	LT 151 MCCOY PLACE SUB
6/14/2017	MARK, PAMELA K		4 PAGES	

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<input type="text" value="2022672-1"/>	FIRST FINANCIAL BANK NA	REL	M3414 747	FULL REL MB 3199 PG 593
10/23/2023	MARK, PAMELA KAY		1 PAGES	

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<input type="text" value="1097735-0"/>	MARK, ERIC S	MTG	M2903 621	LT 151 MCCOY PLACE SUB
8/15/2019	HANCOCK BANK & TRUST CO		11 PAGES	
<input type="text" value="941406-0"/>	MARK, ERIC S	MTG	M2719 389	LT 151 MCCOY PLACE SUB
6/29/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<input type="text" value="940167-0"/>	MARK, ERIC S	MTG	M2715 72	LT 151 MCCOY PLACE SUB
6/14/2017	HANCOCK BANK & TRUST CO		11 PAGES	
<input type="text" value="2026166-0"/>	MARK, ERIC S	DEED	D1291 232	LT 151 MCCOY PLACE SUB
11/17/2023	MELTON, MICHAEL A		3 PAGES	

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1918438-0	MARK, ERIC SCOTT	RENT	M3199 609	LOT 151 MCCOY PLACE SUB
9/27/2021	HANCOCK BANK & TRUST CO		10 PAGES	
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9/27/2021	HANCOCK BANK & TRUST CO		16 PAGES	

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<input type="text" value="2027313-0"/>	FIRST FINANCIAL BANK NA	REL	M3422 730	FULL REL MB 2715 PG 72
11/28/2023	MARK, ERIC S		1 PAGES	
<input type="text" value="1920869-0"/>	HANCOCK BANK & TRUST CO	REL	M3206 259	FULL REL MB 2903 PG 621
10/11/2021	MARK, ERIC S		1 PAGES	
<input type="text" value="940166-0"/>	JAGOE HOMES INC	DEED	D1141 364	LT 151 MCCOY PLACE SUB
6/14/2017	MARK, ERIC S		4 PAGES	

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INS# / DATE	PARTY1 / PARTY2	TYPE	BK / PG	DESCRIPTION
<input type="text" value="2022672-0"/>	FIRST FINANCIAL BANK NA	REL	M3414 747	FULL REL MB 3199 PG 593
10/23/2023	MARK, ERIC SCOTT		1 PAGES	

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INS# / DATE	PARTY1 / PARTY2	TYPE	BK / PG	DESCRIPTION
<a href="#">598246-0</a>	MELTON, MICHAEL	MTG	M1857 738	LT 51 ASHMOOR PARKE
6/11/2007	COUNTRYWIDE BANK FSB		11 PAGES	
<a href="#">598245-0</a>	MELTON, MICHAEL	MTG	M1857 722	LT 51 ASHMOOR PARKE
6/11/2007	COUNTRYWIDE BANK FSB		16 PAGES	
<a href="#">487124-0</a>	MELTON, MICHAEL	MTG	M1550 938	LT 51 ASHMOOR PARKE SUB
6/8/2004	DECISION ONE MTG CO LLC		18 PAGES	
<a href="#">1979240-6</a>	MELTON, MICHAEL	DEED	D1272 442	LOT 3 FORBES & MAY PROP
12/27/2022	JOHNSON, SETH		10 PAGES	
<a href="#">598246-1</a>	MELTON, MICHAEL	MTG	M1857 738	LT 51 ASHMOOR PARKE
6/11/2007	MORTGAGE ELECTRONIC REGISTRATION SYST		11 PAGES	
<a href="#">598245-1</a>	MELTON, MICHAEL	MTG	M1857 722	LT 51 ASHMOOR PARKE
6/11/2007	MORTGAGE ELECTRONIC REGISTRATION SYST		16 PAGES	
<a href="#">487124-1</a>	MELTON, MICHAEL	MTG	M1550 938	LT 51 ASHMOOR PARKE SUB
6/8/2004	MORTGAGE ELECTRONIC REGISTRATION SYST		18 PAGES	

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Search Key = [PartyOne: Melton, Michael]

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<input type="text" value="656846-0"/>	MELTON, MICHAEL A	MTG	M1992 620	LT 51 ASHMOOR PARKE SUB
1/6/2009	ACOPIA LLC		10 PAGES	
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