

Unbridled Solar, LLC
Decommissioning Plan
April 2021



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APPENDIX A - Project Cost Estimate and Decommissioning Estimate

1. Introduction

Unbridled Solar, LLC (Unbridled Solar) is proposing to construct an up to 160 MWac solar photovoltaic electric generating facility in Henderson and Webster Counties, Kentucky (the Facility). The Facility will span approximately 1680 acres and will connect to the electrical grid at the Reid Substation.. The operational life of the Facility is anticipated to be approximately 30 years. This Decommissioning Plan (Plan) describes the procedures, estimated costs, and financial assurances associated with decommissioning the Facility and has been created to support the project's application in seeking a Site Plan Approval from the Henderson County Planning Commission..

The goals for the Plan are to provide procedures for restoring the site to it's original use, based on the recent historical land use of the property, or other economical land uses as desired by the relevant landowner, at the end of the Facility's operational life. The Plan describes procedures and estimated costs for the removal of Facility components. The components of the Facility to be decommissioned are described in detail in Unbridled Solar's Application and the associated preliminary Facility layout.

2. Project Components

The Application and the preliminary Facility layout provide detailed information regarding the anticipated location and description of each of the Facility components. The Facility generally consists of the equipment and infrastructure outlined below:

- Steel Piers and Racking
- PV Panels
- Inverters
- Electrical Collection Lines
- Access Roads
- Fencing, Gating, and Safety Features
- Operations and Maintenance Building
- Weather Stations
- Project Substation

3. Regulatory Compliance

Prior to the commencement of decommissioning, Unbridled Solar will perform the appropriate due diligence requirements and obtain the necessary local, state, and federal approvals to complete decommissioning activities. Unbridled Solar will assess the necessary permits and approvals in the future regulatory environment to maintain regulatory compliance. However, anticipated types of evaluations may include activities such as the following:

- Review of on-site jurisdictional status and potential impacts to wetlands and waterbodies to comply with the Clean Water Act.
- Consultation with the United States Fish and Wildlife Service to evaluate compliance with the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and any other relevant regulations at the time of decommissioning.

- Consultation with the Kentucky Energy and Environment Cabinet for compliance with any pertinent state regulatory requirements.
- Completion of a Phase I Environmental Site Assessment in support of Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) protection
- Development and implementation of a Stormwater Pollution Prevention Plan (SWPPP).
- Henderson and Webster County building, road, discharge, or erosion control permits (as necessary).
- Special state or local hauling permits (as necessary).

4. Decommissioning

The Project will be decommissioned at the end of its useful life. The project is presumed to be at the end of its useful life if the facility generates no electricity for a continuous period of 12 months. At least 30 days prior to the commencement of decommissioning activities, Unbridled Solar will notify Henderson County staff. The following general decommissioning activities will occur:

- Removal of panels
- Removal of weather stations, inverters, electrical equipment, racking, and scrap
- Removal of piles
- Removal of access roads
- Removal of electrical collection lines
- Removal of fencing
- Removal of substation

Some components may be left in place under certain circumstances. Electrical lines that will not impact future use of the Project Area (at least 3 feet in depth) may be left in place per the County Solar Ordinance. Steel piles, where full removal is unattainable, may be cut and left in place at a depth of 3 feet or greater below the ground surface. The Project substation could remain should another agreement necessitate its continued use. Utility owned infrastructure at the substation is not subject to decommissioning. Additionally, landowners may desire that private access roads remain in place for their personal use. Should a landowner request a road or structure (such as the O&M building) remain in place, Unbridled Solar will obtain a written request from the landowner. In keeping with the ordinance all non-utility owned infrastructure would be removed.

5. Materials Salvage, Recycling, and Disposal

Many components of the Facility, such as racking, wiring, piles, and panels, retain value over time. Panels, while slightly less efficient, may be reused elsewhere, or components may be broken down and recycled. Recycling of solar panels and equipment is rapidly evolving and can be handled through a combination of sources such as certain manufacturers, PV Cycle (an international waste program founded by and for the PV industry), or waste management companies. More than 90 percent of the semiconductor material and glass can be reused in new modules and products. Other waste materials that hold no value will be recycled or disposed of via a licensed solid waste disposal facility.

6. Site Restoration

Following the completion of decommissioning activities, it is anticipated that the site will primarily be converted back to pre-construction land uses. The land will be graded as necessary, though minimal grading is expected to be required, and decompacted to allow for productive agricultural use. Decommissioning of the Facility, including the removal of materials followed by site restoration, should be completed in approximately 12-18 months.

7. Cost Estimate

Unbridled Solar contracted with Timmons Group to obtain a cost estimate for the decommissioning activities summarized above and for a cost estimate for the entire project (labor only) , based on the preliminary Facility layout provided with Unbridled Solar's Site Plan Approval Application. Based on current recycling costs and salvage values, the net cost of decommissioning the Facility is estimated to be approximately a credit of [REDACTED]. A decommissioning estimate is provided in Appendix A.

Table 1 in Appendix A has a cost estimate of the entire project. That cost estimate is [REDACTED]. The estimate is based on similar projects now under construction. The financial surety for the decommissioning is set at 1% of this cost which is estimated to be [REDACTED]. A final decommissioning estimate will be filed with Henderson County prior to obtaining a building permit.

8. Financial Assurance

Unbridled Solar will post a financial surety, such as, but not limited to, a Letter of Credit, with the County as the obligee based on 1.0% of the total project cost per Section 30.02.G(1) of the ordinance. Since the Project is located in both Henderson and Webster County, Unbridled Solar may add Webster County as an obligee to the financial surety or divide up the financial surety between the two counties. Unbridled Solar will come to an agreement with both counties on the financial surety prior to applying for a building permit. Based on industry trends, the projected and actual costs of decommissioning are expected to reduce overtime based on improvements both to best practices in calculating these costs and the decommissioning process itself. Unbridled Solar will reevaluate decommissioning costs with a qualified independent third party every five years thereafter during the life of the Project.



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om

Appendix A
Project Cost Estimate
Decommissioning Estimate



Decommissioning Costs Based on Construction Cost Estimate

The following table below lists the estimated decommissioning costs to remove the project components and restore the site to its previous condition.

Table 1 – Project Cost Estimate

Cost Code	Description of Work	Quantity	Unit of Measure	Unit Cost	Total
A50.3.6	Mobilization & Onsite Facilities - Full Notice to Proceed	1	PLS		
A50.3.1	Design and Engineering	1	PLS		
A50.3.6	Engineered Equipment Procurement	1	PLS		
A50.3.1	Sitework and Property Improvements - Furnish and Install	1	PLS		
A50.3.4	Substation and Interconnection - Furnish and Install	1	PLS		
A50.3.7	Balance of Plant Electrical - Furnish and Install	1	PLS		
A50.3.8	Concrete/Foundations - Furnish and Install	1	PLS		
A50.3.8	161 kV Transmission line	1	PLS		
A50.3.10	Structural & Equipment - Furnish and Install	1	PLS		
A50.3.6	Commercial	1	PLS		
	Total				

Table 2 – Detailed Decommissioning Costs

**Unbridled Solar Project
Detailed Decommissioning Cost Estimate**

Item	Qty	Cost/Unit	Total Cost
525 W Solar Panels			
Solar Panel Support Steel Piles			
Solar Panel Racks			
4200 kVA Inverters			
4200 kVA Transformers			
Fence Removal			
Conductor Removal			
Substation Transformer			
34.5 kV Circuit Breakers			
161 kV Circuit Breaker			
Substation Steel			
Substation Foundations			
Substation Control House*			
Site Remediation			
Permitting & Engineering			
Total			

Project Size: 160 MW ac (210.81 MW dc)

Project land area: 971 acres

Disturbed land area: 971 acres

*Final project design may not include these facilities

The Project components will have a salvage value at the end of their useful life. Table 2 below shows those values based on information known today about the assets.

Table 3 - Estimated Salvage Value of Project Components

Project Component	Qty	Estimated New Cost/Unit	Estimated New Cost	Estimated Salvage Value*
525 W Solar Panels*				
4200 KVA Transformers				
Conductor				
Substation Transformer				
35 kV Circuit Breakers				
161 kV Circuit Breaker				
Fence Posts (Gal)				
Module Racks (Gal Steel)**				
Steel Piles**				
Fence Steel				
(assumes commercial fencing 8' high)				
Total Salvage Value				

Estimated salvage values are 10% of original cost except where noted.

* Salvage value of these components for after-market use is estimated to be 10% of original cost. After 35 years of use, solar panels are expected to generate electricity at approximately 85% of their original capacity.

** Used present market scrap price per Scrapmonster.com schedule 12/16/2020. The salvage prices are \$0.47/lbs. for 304 SS (racking, fence, steel piles).

As noted, the total estimated decommissioning costs will be [REDACTED] and the total estimated salvage value of Project components will be [REDACTED]

1. Decommissioning Assumptions

To develop a cost estimate for the decommissioning of the Unbridled Solar Project, Timmons Group made the following assumptions and costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. We developed time and materials-based estimates considering composition of work crews. When materials have a salvage value at the end of the project life, the construction activity costs and from the hauling/freight cost are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. Decommissioning year is based on a 5-year initial period for the financial security. The projected life of the project is 35 years.
2. This Cost Estimate is based on the Timmons Group data sheet from the project.
3. Common labor will be used for the majority of the tasks except for heavy equipment operation. Pricing is based on local southeast US labor rates.
4. Permit applications required include the preparation of a Stormwater Pollution Protection Plan (SWPPP) and a Spill Prevention Control and Countermeasure (SPCC) Plan.
5. Road gravel removal was estimated on a time and material basis using a 16-foot width and an 8-inch thickness for the access roads. Substation aggregate is included in the substation quantities. Since the material will not remain on site, a hauling cost is added to the removal cost. Road aggregate can often be disposed of by giving to landowners for use on driveways and parking areas.
6. Fence removal includes loading, hauling, and recycling.
7. Array support posts are generally lightweight "I" beam sections installed with a piece of specialized tracked equipment. Pricing was acquired from www.scrapmonster.com.
8. The solar panels rated at 525 watts and can easily be disconnected, removed, and palletized for recycling.
9. No topsoil is planned to be removed from the site during decommissioning and most of the site will not have been compacted by heavy truck or equipment traffic so the site turf establishment cost is based on RS Means unit prices for applying lime, fertilizer, and seed at the price of per acre plus an allowance for some areas to be decompacted.
10. There is an active market for reselling and recycling electrical transformers and inverters with several national companies specializing in recycling. We have assumed a 25% recovery of these units based on field experience with used transformers as opposed to trying to break them down into raw material components.
11. The underground collection lines are assumed to be aluminum conductor. The majority of collection lines will be buried deep enough so that they do not have to be removed per the Henderson County Zoning Ordinance, Article XXX.

12. Care to prevent damage and breakage of equipment, PV modules, inverters, capacitors, and SCADA must be exercised, but removal assumes unskilled common labor under supervision.

The estimated salvage values are derived from years of experience decommissioning and uprating electric substations, overhead transmission and distribution hardware and underground distribution hardware that would include but not be limited to substation and pad mounted transformers, overhead and underground conductors, poles, fencing, ground grid conductors, control housings, circuit breakers (high and medium voltage), protective relaying, and other hardware items. These individual items have high salvage value either as stand-alone components to be reused or recycled and sold as used items. These items also have a relatively high salvage value as pure scrap for steel, copper and other commodities.

For all medium voltage transformers, breakers and other items, Southeastern Transformer Company in Dunn, NC provides complete repair, upgrading and recycling and resale for all items mentioned above. Their website is: <https://www.setransformer.com>.

For any and all recycling and upgrading, Solomon Corporation offers the same set of services for transformer repair and recycling and complete substation decommissioning services. With seven different locations, Solomon is one of several vendors that can decommission and recycle the components as noted above. Their website is: <https://www.solomoncorp.com/>. Solomon Corporation is only one of many transmission and distribution recycle and decommissioning shops that do this mainly to harvest the components.

For recycling conductor, General Cable and Southwire both utilize extensive scrap procurement programs to reuse copper and aluminum conductor harvested from projects such as this one to supplement and reduce their raw material costs. Here is the link to the General Cable program which only increases the salvage values found in this Plan: General Cable Recycling: <https://es.generalcable.com/na/us-can/socialresponsibility/sustainability/recycling>

As for solar panels, they are in demand as salvageable items either in whole or for their raw material. According to the International Renewable Energy Agency (IRENA), more than 90% of all the materials are high grade silicon, aluminum and glass and are typically harvested to produce new panels. This is far less expensive than buying unprocessed raw materials for production.

The base industry assumption is that since solar panels are expected to retain about 85% of their production capability after 35 years of use, a salvage value of 10% of original cost is a low estimate of their expected value and as we note in assumption. This considers possible technology improvements and undervalues the anticipated salvage value of the panel's raw materials. The Solar Energy Industries Association (SEIA) has an approved set of PV recycling vendors that specialize in doing this today and they can be found at: <https://www.seia.org/initiatives/seia-national-pv-recycling-program>.

First Solar, which has been active in the solar industry since its inception, takes solar modules and recycles 90% of the semiconductor material which is then reused in new modules. 90% of the glass product can be reused as new glass products, including panels and fiber optic cable. We can conclude that realistically the estimated 10% salvage value is low and reflects a conservative figure. Information about First Solar's recycling program is at: <http://www.firstsolar.com/en/Modules/Recycling>.

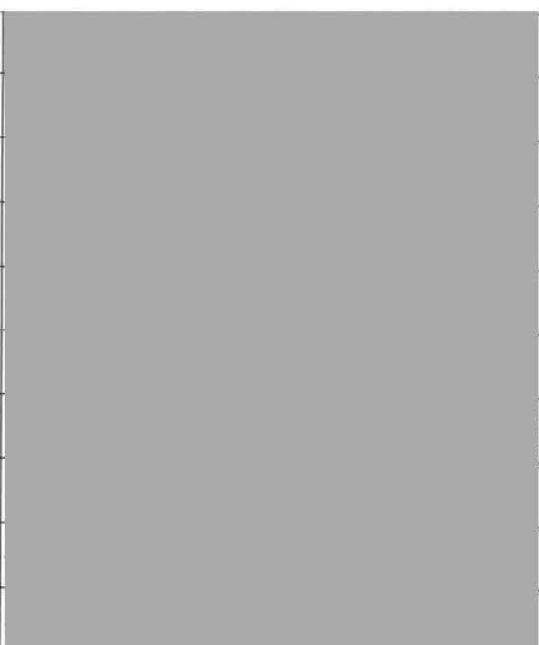
First Name	Last Name	Company	Address	Address 2	Tracking Number
American Towers Inc		Attn: Gloria Stafford			USPS TRACKING # 9114 9023 0722 4926 8072 28 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Owen	McDonald				USPS TRACKING # 9114 9023 0722 4926 8072 42 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Current Resident					USPS TRACKING # 9114 9023 0722 4926 8072 66 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Betty	Knight				USPS TRACKING # 9114 9023 0722 4926 8072 80 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Carl	Blades				USPS TRACKING # 9114 9023 0722 4926 8073 03 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
James	Blue				USPS TRACKING # 9114 9023 0722 4926 8073 27 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Leonard & Donna	Carr				USPS TRACKING # 9114 9023 0722 4926 8073 41 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Bonita	Chandler				USPS TRACKING # 9114 9023 0722 4926 8073 65 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Gary & Karla	Claybrook				USPS TRACKING # 9114 9023 0722 4926 8073 89 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Milton & Diane	Crowder				USPS TRACKING # 9114 9023 0722 4926 8074 02 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Wilma	Crowder				USPS TRACKING # 9114 9023 0722 4926 8074 26 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Dawson Family Farms LLC					USPS TRACKING # 9114 9023 0722 4926 8074 40 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Michael & Maranda	Denney				USPS TRACKING # 9114 9023 0722 4926 8074 64 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
DKJD Holdings LLC					USPS TRACKING # 9114 9023 0722 4926 8074 88 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Marion Eakins III Estate					USPS TRACKING # 9114 9023 0722 4926 8075 01 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Jon & Marie	Eblen				USPS TRACKING # 9114 9023 0722 4716 2110 13 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Joshua & Haleigh	Emerson				USPS TRACKING # 9114 9023 0722 4716 2110 37 & CUSTOMER RECEIPT For Tracking or inquiries go to USPS.com or call 1-800-222-1811.

Charles & Cindy	Fulkerson		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2110 51 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Ray	Fulkerson		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2110 75 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Matthew & Kelly	Grimes		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2110 99 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Cody & Brittany	Heady		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2111 12 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Jim & Joann	Hobgood		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2111 36 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Chad & Connie	Hobgood		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2111 50 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Ronald & Sherri	Hockey		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2111 74 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
James & Mary	Clary		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2111 98 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
James	Steinwachs		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2112 11 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
John & Nancy	Fischer		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2112 35 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Gary & Christina	Johnson		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2112 59 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
K B Alloys			USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2112 73 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Leo King Farm LLC			USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2112 97 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
L & C Fabrication Inc			USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2113 10 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Kevin & Mary	Martin		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2113 34 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Christopher & Elissa	Mccormick		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2113 58 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Tommy & Kara	Melton		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2113 72 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
Mark & Jodi	Milford		USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2113 96 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.

Current Resident		
Tammy & William & Jackie	Nelson	
Nettie	Robards	
Terry	Peckenpaugh	
Donald	Powell & Others	
Public Service CSX Transportation Inc		
William R Ray Jr LLC		
William C & Tammy D	Risley	
Robert & Wilma	Crowder	
Rodger	Brown	
Shirley	Eakins	
Eldora	Skipworth	
Jonathan & Shannon	Skipworth	
Smith Station LLC	Attn: Emery Warren	
Willis & Glenda	Spencer	
Lisa	Stinson	
Terry Duncan Family Trust		
Paul & Sandra	Thompson	

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USPS TRACKING # CUSTOMER RECEIPT	9114 9023 0722 4716 2114 33 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # CUSTOMER RECEIPT	9114 9023 0722 4716 2114 57 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2114 71 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2114 95 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2110 20 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2110 44 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2110 68 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
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USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2112 66 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.

James & Holly	Vincent	
Barry	West	
West Kentucky Regional Industrial Development Authority Inc		
Richard & Connie	White	
Donald & Carolyn	Whitmore	
Sharon	Wilhite	
Ernest Jr & Jackie	Williams	
Mike & Marilyn	Williams	
Jacob Jr & Eunice Yoder Family Rev Trust		
James	Zieman	



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USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2114 40 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.
USPS TRACKING # & CUSTOMER RECEIPT	9114 9023 0722 4716 2114 64 For Tracking or inquiries go to USPS.com or call 1-800-222-1811.

Figure 3 Adjacent Property Owner Key

Property Owner	Map Reference	Parcel Id	Address
Fulkerson, Charles V. & Cindy Carol	49	083-003-000	
Peckenpaugh, Terry	50	083-004-017	
Public Service CSX Transportation Inc.	51	083-003-001	
Nelson, Tammy & William & Jackie	52	077-006-004	
Stinson, Lisa G.	53	077-006-002	
Stinson, Lisa G.	54	077-006-005	
Williams, Mike & Marilyn	55	077-006-000	
Milford, Mark & Jodi	56	077-006-001-002	
Powell, Donald Wayne & Others	57	077-008-001	
Emerson, Joshua & Haleigh	58	077-006-003	
Johnson, Gary L. & Christina M.	59	077-007-002	
Mitchell, David G. & Denise	60	077-007-001	
Chandler, Bonita T.	61	071-012-000	
Mitchell, David G.	62	077-007-000	
King Leo Farm LLC.	63	077-008-000	
Grimes, Matthew J. & Kelly L.	64	077-010-001	
Austill, Nathan	65	077-010-001-001	
Hobgood, Billy Jim & Joann	66	077-005-000	
Williams, Ernest A. Jr. & Jackie	67	077-002-001	
West, Barry Chris	68	077-004-001	

Figure 3 Adjacent Property Owner Key

Property Owner	Map Reference	Parcel Id	Address
Hobgood, Billy Jim & Joann	69	077-003-000	
Hobgood, Billy Jim & Joann	70	077-005-002	
Smith, Station LLC., Emery Warren	71	083-021-000	
Yoder, Jacob Junior & Eunice Anne Family Living Rev. Trust	72	077-006-001-001	
Ray, William R. Jr. LLC.	73	72-5	
Carr, Leonard W. & Donna K.	74	61-44.1	
Risley, William C. & Tammy D.	75	61-44	
Thompson, Paul R. & Sandra L.	76	71-32	
L. & C. Fabrication Inc.	77	71-33	
Heady, Cody Scott & Brittany Michelle	78	72-25	
American Towers Inc.	79	71-43	
Martin, Kevin R. & Mary Jane	80	72-28	
Blue, James Dalton	81	72-3	
Crowder, Milton E. & Diane	82	71-45	
Eblen, Jon B. & Marie A.	83	71-46.2	
Eakins, Marcus	84	71-36	
Spencer, Willis D. & Glenda G.	85	71-47	
Fulkerson, Ray A.	86	71-46.1	
Wilhite, Sharon G.	87	71-46.4	
Hockey, Ronald Joseph & Sherri W.	88	71-46.3	

Figure 3 Adjacent Property Owner Key

Property Owner	Map Reference	Parcel Id	Address
White, Richard & Connie	89	72-23	
Zieman, James W.	90	077-002-000	
K. B. Alloys	91	81-13	
Mccormick, Christopher W. & Elissa D.	92	72-2	
Skipworth, Eldora	93	61-41	
Claybrook, Gary & Karla	94	61-42.1	
Denney, Michael W. & Maranda M.	95	61-42.3	
Skipworth, Jonathan & Shannon Lea	96	61-41.1	
Skipworth, Jonathan & Shannon Lea	97	61-42	
Whitmore, Donald R. Est. & Carolyn	98	61-39	
Blades, Carl J. Est.	99	61-38	
Whitmore, Donald R. Est. & Carolyn	100	61-37	
Melton, Tommy J. & Kara	101	61-36	
Steinwachs, James M. Sr.	102	61-65	
West KY Regional Industrial Development Authority Incorporated	103	81-14	
Crowder, Wilma	104	61-35	
Hobgood, Chad P. & Connie R.	105	71-21	
Marion Eakins III Estate	106	71-40	
Eakins Marion Lee III Estate	107	71a-37	
Terry Duncan Family Trust	108	72-24	

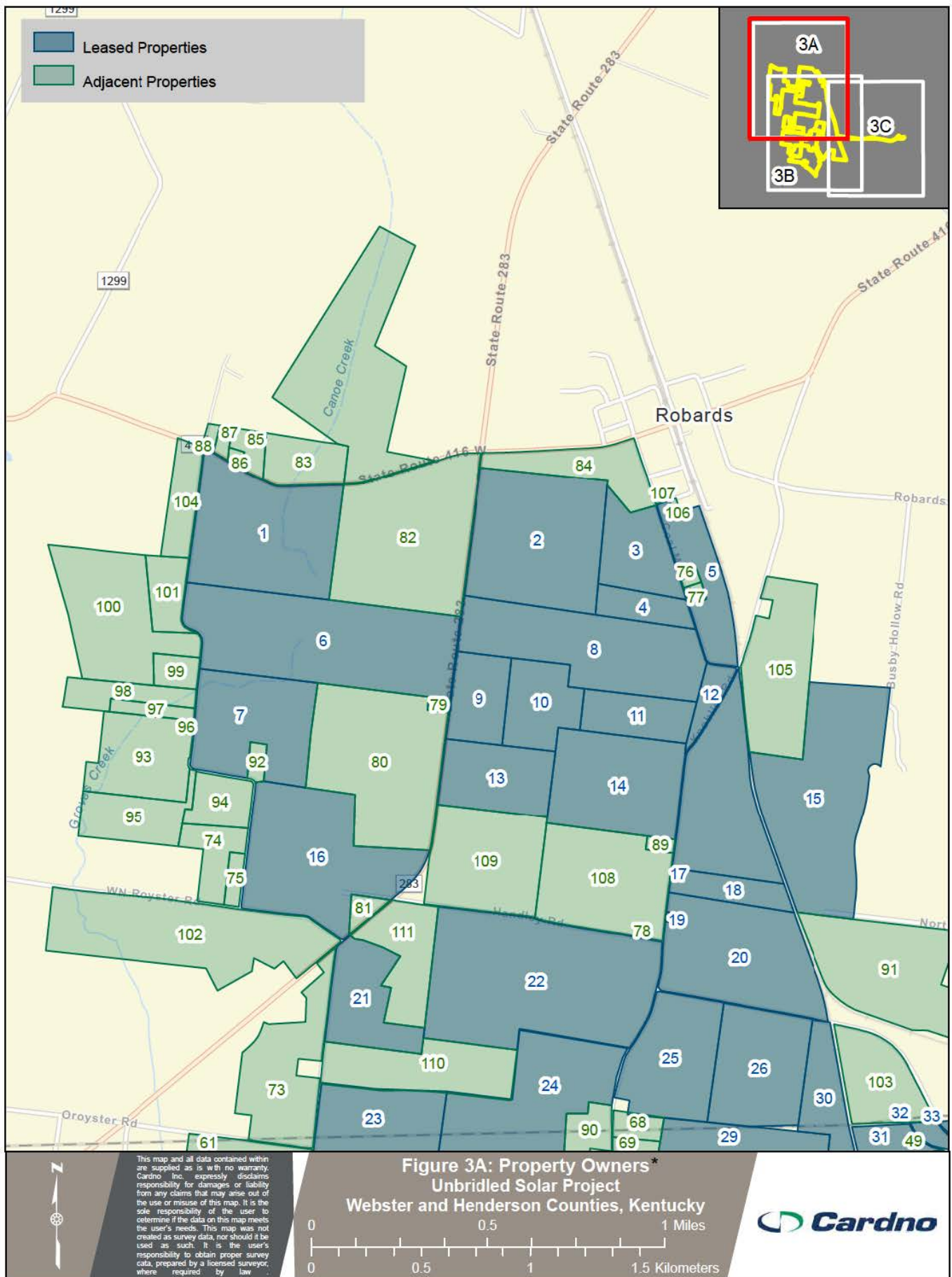
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Exhibit J
January 2021

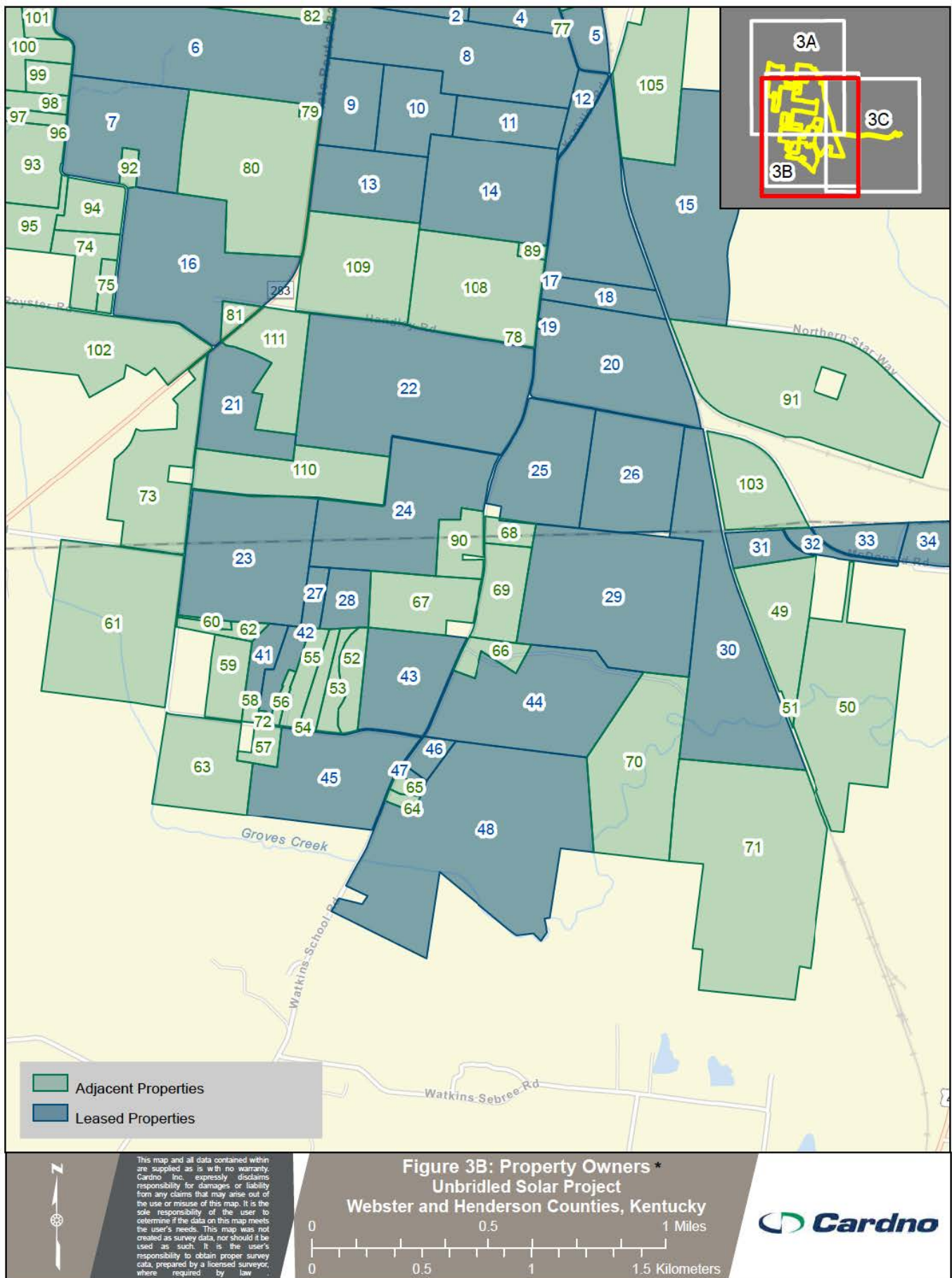
Figure 3 Adjacent Property Owner Key

Property Owner	Map Reference	Parcel Id	Address
DKJD Holdings LLC.	109	72-26.1	
Robards, Nettie	110	72-7	
DKJD Holdings LLC.	111	72-9	

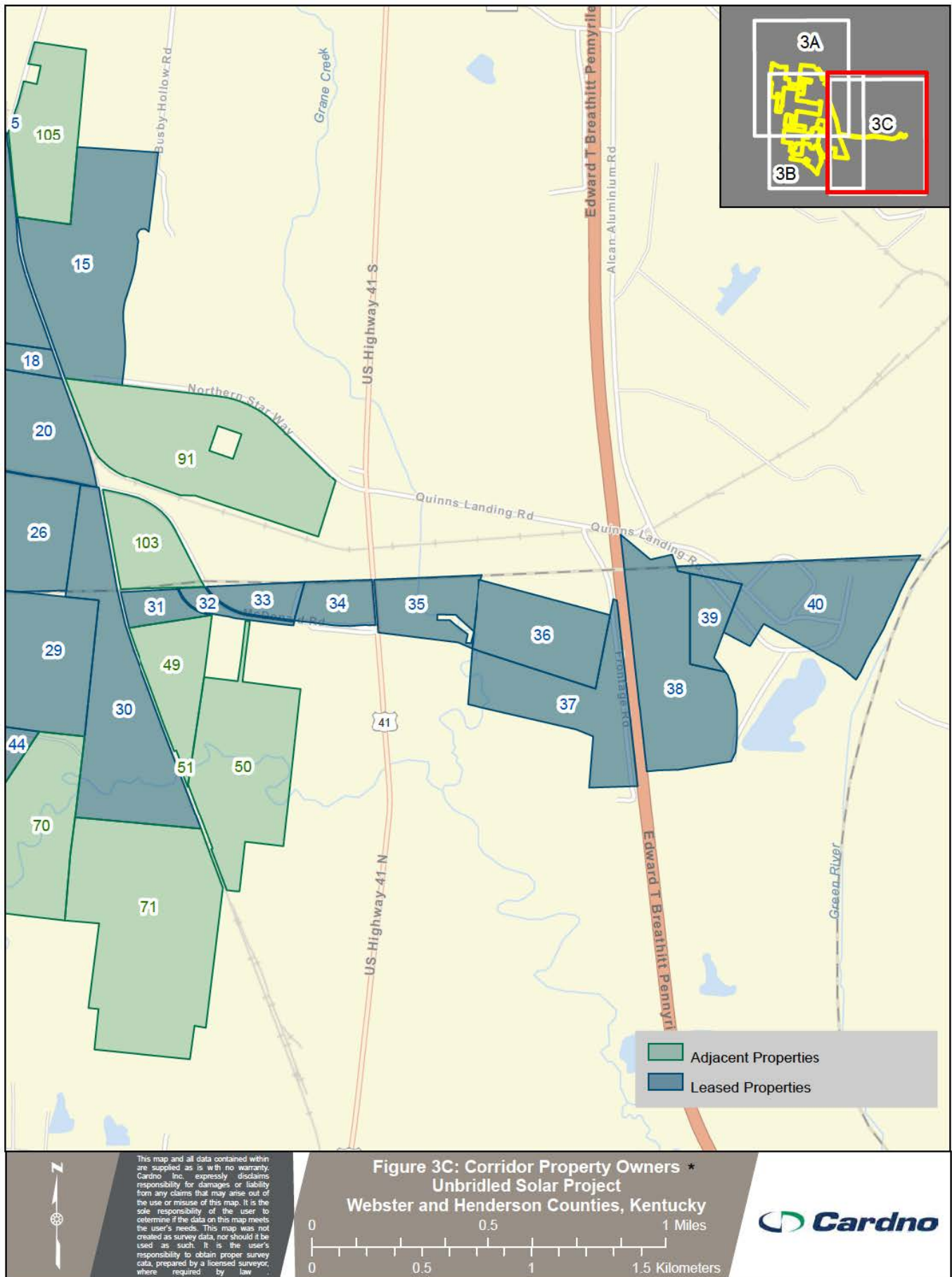
**AMENDED EXHIBIT J
FIGURES**



*Amended 2/2/2021



*Amended 2/2/2021



*Amended 2/2/2021

Figure 3 Leased Property Owner Key*

Property Owner	Map Reference	Parcel ID	Address
Dawson Family Farms LLC	1	71-46	
Vincent, James F. & Holly	2	71-39	
Shirley Eakins	3	71-35	
Marion Eakins III Estate	4	71-35.1	
Marion Eakins III Estate	5	71-40	
James Steinwachs	6	71-44	
James Steinwachs	7	72-1	
Marion L. Eakins III Estate	8	71-40	
Marion L. Eakins III Estate	9 **	71-41	
Marion L. Eakins III Estate	10	71-42	
Marion L. Eakins III Estate	11	71-34	
James & Mary Clary	12	72-20	
Marion L. Eakins III Estate	13	72-27	
Betty Knight	14	72-22	
West Kentucky Regional Industrial Development Authority	15	72-20.1	
Blue James Dalton	16	72-3	
West Kentucky Regional Industrial Development Authority	17	72-19	
West Kentucky Regional Industrial Development Authority	18	72-18	
West Kentucky Regional Industrial Development Authority	19	72-17	

*Amended 2/2/2021

Figure 3 Leased Property Owner Key *

Property Owner	Map Reference	Parcel ID	Address
West Kentucky Regional Industrial Development Authority	20	72-24.1	
Robert & Wilma Crowder	21	72-9.1	
Rodger Brown	22	72-10	
Ray William R. Jr. LLC	23	077-001-000	
Steinwachs, James M. Sr.	24	72-11 ***	
John & Nancy Fischer	25	72-14	
West Kentucky Regional Industrial Development Authority	26	72-15	
Yoder Jacob Junior & Eunice Anne Family Living Rev. Trust	27	077-002-006	
Yoder Jacob Junior & Eunice Anne Family Living Rev. Trust	28	077-002-004	
West Kentucky Regional Industrial Development Authority	29	077-004-000	
West Kentucky Regional Industrial Development Authority	30	083-001-000	
West Kentucky Regional Industrial Development Authority	31	083-005-000	
West Kentucky Regional Industrial Development Authority	32	083-005-000	
West Kentucky Regional Industrial Development Authority	33	083-005-000	
West Kentucky Regional Industrial Development Authority	34	083-006-000	
West Kentucky Regional Industrial Development Authority	35	083-006-000	
West Kentucky Regional Industrial Development Authority	36	083-010-000	
Public Service Big Rivers Electric Corp	37	083-012-000	
Public Service Big Rivers Electric Corp	38	083-012-000	
Public Service Big Rivers Electric Corp	39	083-013-000	

*Amended 2/2/2021

Figure 3 Leased Property Owner Key

Property Owner	Map Reference	Parcel ID	Address
Public Service Big Rivers Electric Corp	40	083-014-000	
Yoder Jacob Junior & Eunice Anne Family Living Rev Trust	41	077-006-003-001	
Yoder Jacob Junior & Eunice Anne Family Living Rev Trust	42	077-006-001	
Hobgood, Billy Jim & Joann	43	077-005-000	
Hobgood, Billy Jim & Joann	44	077-005-001	
Yoder Jacob Junior & Eunice Anne Family Living Rev. Trust	45	077-009-000	
Hobgood, Billy Jim & Joann	46	077-010-005	
Hobgood, Billy Jim & Joann	47	077-010-005	
Hobgood, Billy Jim & Joann	48	077-010-005	

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Figure 3 Adjacent Property Owner Key*

Property Owner	Map Reference	Parcel Id	Address
Fulkerson, Charles V. & Cindy Carol	49	083-003-000	
Peckenpaugh, Terry	50	083-004-017	
Public Service CSX Transportation Inc.	51	083-003-001	
Nelson, Tammy & William & Jackie	52	077-006-004	
Stinson, Lisa G.	53	077-006-002	
Stinson, Lisa G.	54	077-006-005	
Williams, Mike & Marilyn	55	077-006-000	
Milford, Mark & Jodi	56	077-006-001-002	
Powell, Donald Wayne & Others	57	077-008-001	
Emerson, Joshua & Haleigh	58	077-006-003	
Johnson, Gary L. & Christina M.	59	077-007-002	
Mitchell, David G. & Denise	60	077-007-001	
Chandler, Bonita T.	61	071-012-000	
Mitchell, David G.	62	077-007-000	
King Leo Farm LLC.	63	077-008-000	
Grimes, Matthew J. & Kelly L.	64	077-010-001	
Austill, Nathan	65	077-010-001-001	
Hobgood, Billy Jim & Joann	66	077-005-000	
Williams, Ernest A. Jr. & Jackie	67	077-002-001	
West, Barry Chris	68	077-004-001	

Unbridled Solar, LLC
Kentucky State Board on Electric Generation and Transmission Application

Exhibit J
January 2021

Figure 3 Adjacent Property Owner Key *

Property Owner	Map Reference	Parcel Id	Address
Hobgood, Billy Jim & Joann	69	077-003-000	
Hobgood, Billy Jim & Joann	70	077-005-002	
Smith, Station LLC., Emery Warren	71	083-021-000	
Yoder, Jacob Junior & Eunice Anne Family Living Rev. Trust	72	077-006-001-001	
Ray, William R. Jr. LLC.	73	72-5	
Carr, Leonard W. & Donna K.	74	61-44.1	
Risley, William C. & Tammy D.	75	61-44	
Thompson, Paul R. & Sandra L.	76	71-32	
L. & C. Fabrication Inc.	77	71-33	
Heady, Cody Scott & Brittany Michelle	78	72-25	
American Towers Inc.	79	71-43	
Martin, Kevin R. & Mary Jane	80	72-28	
Blue, James Dalton	81	72-3	
Crowder, Milton E. & Diane	82	71-45	
Eblen, Jon B. & Marie A.	83	71-46.2	
Eakins, Marcus	84	71-36	
Spencer, Willis D. & Glenda G.	85	71-47	
Fulkerson, Ray A.	86	71-46.1	
Wilhite, Sharon G.	87	71-46.4	
Hockey, Ronald Joseph & Sherri W.	88	71-46.3	

Figure 3 Adjacent Property Owner Key*

Property Owner	Map Reference	Parcel Id	Address
White, Richard & Connie	89	72-23	
Zieman, James W.	90	077-002-000	
K. B. Alloys	91	81-13	
Mccormick, Christopher W. & Elissa D.	92	72-2	
Skipworth, Eldora	93	61-41	
Claybrook, Gary & Karla	94	61-42.1	
Denney, Michael W. & Maranda M.	95	61-42.3	
Skipworth, Jonathan & Shannon Lea	96	61-41.1	
Skipworth, Jonathan & Shannon Lea	97	61-42	
Whitmore, Donald R. Est. & Carolyn	98	61-39	
Blades, Carl J. Est.	99	61-38	
Whitmore, Donald R. Est. & Carolyn	100	61-37	
Melton, Tommy J. & Kara	101	61-36	
Steinwachs, James M. Sr.	102	61-65	
West KY Regional Industrial Development Authority Incorporated	103	81-14	
Crowder, Wilma	104	61-35	
Hobgood, Chad P. & Connie R.	105	71-21	
Marion Eakins III Estate	106	71-40	
Eakins Marion Lee III Estate	107	71a-37	
Terry Duncan Family Trust	108	72-24	

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Figure 3 Adjacent Property Owner Key *

Property Owner	Map Reference	Parcel Id	Address
DKJD Holdings LLC.	109	72-26.1	
Robards, Nettie	110	72-7	
DKJD Holdings LLC.	111	72-9	

Figure BBC 10
Unbridled Legal Descriptions

Book 593 Page 666

PID 71-46
Map Reference
1

Located on the Henderson and Harrelson Ferry Road, also known as the Upper Delaware Road, about 9 miles Southeast of the City of Henderson, viz:

Tract One: Beginning at a stake in the middle of the Henderson and Delaware Road corner to J. B. Davis; thence with the said road S 62-3/4 E. 7.73 chains to a stake in the middle road corner to Lot No. 2; thence with the line of Lot No. 2, N 32-3/4 E. 26.75 chains to a stake, corner to Lot No. 2, in the old Griffin line; thence N 58-1/2 W 7.72-1/3 chains to a stake corner to Griffin tract in J. B. Davis line; thence S 32-3/4 W. 27.63 chains to the beginning, containing 21 acres.

Tract Two: Beginning at a stake in the middle of the Delaware Road corner to Lot No. 1; thence with the road as it meanders S 62-3/4 E 5.68 chains; S 50 E 1.40 chains; S 32 E 3.87 chains to a stake in the road, corner to B. F. Robard's remainder; thence N 32-3/4 E 28.30 chains to a stake, corner to said remainder in the Griffin line; thence N 58-1/2 W 10.74 chains to a stake corner to Lot No. 1 in the Griffin line; thence S 32-3/4 W 26.75 chains to the beginning, containing 29 acres.

Less and except from Tract Two the following described parcel of land:

A certain tract or parcel of land located along Kentucky Highway 258, approximately 1/2 mile northwest of the town of Coraville in Henderson County, Kentucky, and having its metes and bounds description as follows:

Beginning at a point in the northeast right-of-way line of Kentucky Highway 258 corner to "Tract #2 of the Richard Crafton farm recorded in Deed Book 145, page 414 in the Henderson County Court Clerk's Office, said point being located N 31 deg. 58' 56" E 30.00 feet from an iron pin in the centerline of Kentucky Highway 258; thence with said right-of-way line the following two (2) calls:

(1) N 55 deg. 51' 38" W, 130.70 feet to a point;
(2) N 59 deg. 20' 56" W, 146.04 feet to a point, corner to the Tract #1 remainder of the Richard Crafton farm, said point being located, N 30 deg. 52' 50" E, 30.00 feet from an iron pin in the centerline of Kentucky Highway 258; thence with said Crafton Tract #1 remainder the following two (2) calls:

(1) N 30 deg. 52' 50" E, 414.58 feet to an iron pin;
(2) S 57 deg. 42' 05" E, 301.33 feet to an iron pin in the northwest line of Tract 42 of the Richard Crafton farm; thence with said Tract #2 the following two (2) calls:

(1) S 34 deg. 34' 05" W, 181.42 feet to an iron pin;
(2) S 34 deg. 05' 07" W, 233.29 feet to the point of beginning, containing 2.732 acres.

This description prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky. R.L.S. 42532 on April 25, 1986.

Tract Three: That portion of the Land of Grantor lying north of the center line of Kentucky Highway 258 running from Kentucky Highway 136 to Coraville containing approximately three-tenths (3/10) of an acre, more or less, and being all the land of Grantor cut off upon the relocation of Kentucky Highway 258, which land adjoins the land of the Granteess and lies between the old road bed and the new road bed of Kentucky Highway 258.

PID 71-46
Map Reference
1 Continued

Book 593 Page 667

LESS AND EXCEPT the following tract of land conveyed by deed of record in Deed Book 186, page 414, in the Henderson County Clerk's Office:

Parcel No. 10

All that part of said tract or tracts which lie within a distance of 30 feet on the North or Left side of the centerline of said proposed public road between the West property line at approximate station 129 + 90 and the East property line at approximate station 142 + 15.

Also the following parcels of land lying immediately adjacent to the above parcel and further described as follows:

(a) All that portion of land lying between the centerline of said proposed public road and the centerline of the existing county road between stations 129 1- 90 and 136+00.

(b) From station 130 + 75 to 132 + 75 for a width of 10 feet on the let It side.

LESS AND EXCEPT the following tract of land conveyed by deed of record in Deed Book 189, page 43, in the Henderson County Clerk's Office:

Parcel No. 10A

All that part of said tract or tracts which lies within the distance of 30 feet on the left or Northeast side of existing right-of- way, as recorded in Deed Book 186, page 414, between station 135+00 station 135+50.

The above described parcel is a easement for the purpose of constructing a private entrance.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 585 page 675 in the Henderson County Court Clerk's office.

Book 593 Page 668

PID 71-46
Map Reference
1 Continued

A certain tract or parcel located at the southeast intersection of Kentucky Highway 416 and Spencer-Thornberry Road approximately one mile west of the Community of Robards in Henderson County, Kentucky, and being more specifically described as follows:

To find the place of beginning, commence at a P.K. nail found at the centerline intersection of Kentucky Highway 416 and Spencer-Thornberry Road, thence with the centerline of Spencer-Thornberry Road, South $1^{\circ}00'40''$ East, a distance of 32.80 feet to a point in the centerline of said Spencer-Thornberry Road for the point of beginning; thence running parallel to and 30 feet south of the centerline of the existing payment of said Kentucky Highway 416 the following ten (10) calls:

(1) South $69^{\circ}11'25''$ East, a distance of 176.64 feet to a point; (2) South $67^{\circ}19'08''$ East, a distance of 192.10 feet to a point; (3) South $66^{\circ}36'39''$ East, a distance of 233.73 feet to a point; (4) South $67^{\circ}34'59''$ East, a distance of 80.51 feet to a point; (5) thence around a curve in a counterclockwise direction having a delta angle of $05^{\circ}29'20''$, an arc distance of 130.45 feet, a radius of 1361.68 feet, and a chord of South $70^{\circ}09'24''$ East, a distance of 130.40 feet to a point; (6) South $72^{\circ}54'06''$ East, a distance of 159.82 feet to a point; (7) South $72^{\circ}54'06''$ East, a distance of 147.97 feet to a point; (8) thence around a curve in a counterclockwise direction having a delta angle of $27^{\circ}29'14''$, an arc distance of 216.38 feet, a radius of 451.04 feet, and a chord of South $86^{\circ}38'43''$ East, a distance of 214.31 feet to a point; (9) North $79^{\circ}36'39''$ East, a distance of 120.59 feet to a point; and (10) North $80^{\circ}25'3''$ East, a distance of 776.84 feet to an iron pin set in the west line of the Milton Crowder property recorded in Deed Book 429, page 192, in the Henderson County Court Clerk's Office; thence with the west line of said Crowder property, South $0^{\circ}47'03''$ East, a distance of 1739.79 feet to an iron pin set in the north line of the James Steinwachs property recorded in Deed Book 311, page 423, thence with the north line of said Steinwachs property, South $89^{\circ}35'13''$ West, a distance of 2151.57 feet to an iron spike set in the centerline of said Spencer-Thornberry Road; thence with said centerline of Spencer-Thornberry Road the following two (2) calls: (1) North $0^{\circ}16'58''$ West, a distance of 1295.65 feet to a point in said centerline; and (2) North $1^{\circ}00'40''$ West, a distance of 716.27 feet to the point of beginning, containing 84.9215 acres and being subject to all legal written and unwritten easements and rights-of-way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey on December 12, 1995.

Grantor conveys any minerals they own.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 455 page 589 in the Henderson County Court Clerk's office.

PID 71-46
Map Reference
1 Continued

Book 593 Page 669

Exhibit "A"

A certain tract or parcel located at the southeast intersection of Kentucky Highway 416 and Spencer Thornberry Road approximately one mile west of the community of Robards in Henderson County, Kentucky, and being more particularly as follows:

To find the piece of beginning, commence at a P.K. nail found at the centerline intersection of Kentucky Highway 416 and Spencer Thornberry Road; thence with the centerline of Spencer Thornberry Road, South 1 deg. 00' 40" East, a distance of 32.80 feet to a point in the centerline of said Spencer Thornberry for the point of beginning; thence, running parallel to and 30 feet south of the centerline of the existing payment of said Kentucky Highway 416 the following ten (10) calls:

(1) South 69 deg. 11' 25" East a distance of 176.64 feet to a point; (2) South 67 deg. 19' 08" East, a distance of 192.10 feet to a point; (3) South 66 deg. 38' 39" East, a distance of 233.73 feet to a point; (4) South 67 deg. 24' 59" East, a distance of 80.51 feet to a point; (5) thence around a curve in a counterclockwise direction having a delta angle of 5 deg. 29' 20", an arc distance of 130.45 feet, a radius of 1361.68 feet, and a chord of South 70 deg. 09' 24" East, a distance of 130.40 feet to a point; (6) South 72 deg. 54' 06" East, a distance of 159.82 feet to a point; (7) South 72 deg. 54' 06" East, a distance of 147.97 feet to a point; (8) thence around a curve in counterclockwise direction having a delta angle of 27 deg. 29' 14", an arc distance of 216.38 feet, a radius of 451.01 feet, and a chord of South 86 deg. 38' 43" East, a distance of 214.31 feet to a point; (9) North 79 deg. 38' 39" East, a distance of 120.59 feet to a point, and (10) North 80 deg. 25' 31" East, a distance of 776.84 feet to an iron pin set in the West line of the Milton Crowder property recorded in Deed Book 429, page 192, in the Henderson County Court Clerk's Office; thence with the west line of said Crowder property, South 0 deg. 47' 03" East, a distance of 1739.79 feet to an iron pin set in the north line of the James Steinwachs property recorded in Deed Book 311, page 423, thence with then north line of said Steinwachs property, South 89 deg. 35' 13" West, a distance of 2151.57 feet an iron spike set in the centerline of Spencer- Thornberry Road; thence with said centerline of Spencer- Thornberry Road the following two (2) calls: (1) North 0 deg. 16' 58" West, a distance of 1295.65 feet to a point in said centerline; and (2) North 1 deg. 00' 40" West, a distance of 716.27 feet to the point of beginning, containing 84.9215 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared survey conducted under the direction of Bruce K. Bailey on December 12, 1995.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 458 page 629 in the Henderson County Court Clerk's office.

Book 593 Page 670

PID 71-46
Map Reference 1
Continued

Exhibit "A"

Busby Station Road, Henderson County, Kentucky 42420

Beginning at a stake in the east line of Robards and Busby Station Road 16 feet from Henry Funston's line, thence N 21- 1/4 W 30 links to a stake on the east side of the above mentioned road in Ed Otey's line; thence with Ed Otey's line N 32 E 126 poles to a fence post in said line; thence S 74 E 35 poles 8 6/10 links to a stake, thence S 21 W 88 poles and 16 links to a stake, 16 feet at right angles from Henry Funston's line; thence S 77 W 69 poles and 21 links to the beginning, containing 30 acres, more or less.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 520 page 622 in the Henderson County Court Clerk's office.

Book 593 Page 671

PID 71-46
Map Reference
1 Continued

Exhibit A

A tract of land on the waters of Race Creek in Henderson County, Kentucky, being lot #5 of the division of Wm. E. Bennett, deceased, and in lot #30 in Henderson and Company's Grant, and bounded as follows: Beginning at an ash at the head of a ditch corner to Wm. E. Bennett's Robert Davis tract and in line of lot #3 of the Wm. E. Bennett division, running thence 30-3/4 poles and 23 links to a stake or stone corner to said lot #3 in the line of lot #2 of the division aforesaid, thence N 60-1/4 W 13 poles and 23 links to a stake or stone corner to lot #2 aforesaid, thence S 31 37 W 29 poles and 18 links to a stake or stone in the line of lot #2 and corner to lot #6 of the division aforesaid, thence N 59-3/4 W 163 poles to a stake or stone in the line of the Tate tract and corner to lot #6, thence N 31 1/2 E 71 poles to a stone corner to Wm. E. Bennett's Robert Davis tract (white oak, dogwood and sweet gum gone) in the line of the Tate tract, thence S 60 B 177 poles and 14 links to the beginning, containing 75 1/2 acres.

Also another tract of land lying on the waters of Race Creek and being lot #6 of the division of the land of Wm. E. Bennett, deceased, among his heirs, and is bounded and described as follows: Beginning at a stake or stone in the line of lot #2 and corner to lot #5 of the Wm. E. Bennett division, thence N 59-3/4 W 163 poles to a stake or stone in the Tate line and corner to lot #5 aforesaid, thence 31-3/4 W 74 poles and 8 links to a stake or stone in the Tate line and corner to lot #7 of the division aforesaid, thence S 59-3/4 E 162 poles and 17 links to a stake or stone in the line of lot #2 and corner to lot #8, thence N 31-37 E 74 poles and 8 links to the beginning, containing 75-1/2 acres.

LESS AND EXCEPT, however, 17 acres on Kentucky Highway 1078 conveyed by Boynton Merrill, Jr., and his wife, Marian R. Merrill, to Robert Lee Williams and his wife, Carlene Williams, by deed dated February 17, 1986, of record in Deed Book 283, page 306, Henderson County Clerk's Office.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 527 page 594 in the Henderson County Court Clerk's office.

PID 71-46
Map Reference
1 Continued

Book 593 Page 672

Being a certain tract of ground located on Kentucky Highway 1078, south of its intersection of U. S. Highway 60 in Henderson County, Kentucky, and being more specifically described as follows:

Beginning at a P. K. Nail in the center line of Kentucky Highway 1078, corner to C. C. Crafton III; thence with the center line of Kentucky Highway 1078 the following courses and distances: 1) South 70 degrees 44 minutes 42 seconds east, a distance of 28.40 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 475.00 feet and a central angle of 20 degrees 14 minutes 56 seconds; (2) East along said curve, a distance of 167.87 feet; (3) North 89 degrees 00 minutes 22 seconds east, a distance of 194.04 feet to the point of curvature of a tangent curve, concave to the south, having a radius of 597.00 feet and a central angle of 38 degrees 26 minutes 17 seconds; (4) East along said curve, a distance of 400.51 feet; (5) South 52 degrees 33 minutes 21 seconds east, a distance of 284.26 feet to a P. R. Nail in the center line of Kentucky Highway 1078;

thence leaving the highway center line and with the lines of Lots #31-A and 31 of Langley Hills Subdivision the following courses and distances:

1) South 37 degrees 26 minutes 39 seconds west, a distance of 315.80 to the corner of Lot #31-A, said corner being south 16 degrees 45 minutes 30 seconds west, a distance of 1.16 feet from a found iron pin; (2) South 50 degrees 37 minutes 14 seconds west, a distance of 159.35 feet to an oak tree; (3) South 28 degrees 03 minutes 59 seconds west, a distance of 454.22 feet to the corner of the Merrill-Allinder Consolidation #2, whose plat is recorded in Plat Book 7, page 32 in the Henderson County Clerk's Office, said corner being south 54 degrees 54 minutes 01 seconds west, a distance of 0.59 feet from a found iron pin; thence with the lines of Merrill-Allinder Consolidation Lion #2, (1) South 32 degrees 06 seconds west, distance 101.37 feet to an iron pin; (2) North 63 degrees 45 minutes 44 seconds West, a distance of 32.60 feet to an iron pin; (4) South 58 degrees 53 minutes 11 seconds east, a distance of 323.84 feet to an iron pin; (5) North 25 degrees 36 minutes 44 seconds east, a distance of 155.39 feet to an iron pin; (6) South 73 degrees 19 minutes 05 seconds east, a distance of 93.85 feet to an iron pin, the point of curvature of a tangent curve, concave to the northwest, having a radius of 125.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; (7) Northeast along said curve, a distance of 196.35 feet to an iron pin, the point of curvature of a reverse curve, concave to the southeast, having a radius of 75.00 feet, a central angle of 95 degrees 32 minutes 49 seconds, and a chord of 111.07 feet bearing north 64 degrees 27 minutes 20 seconds east; (8) Northeast along said curve, a distance of 125.07 feet to an iron pin; (9) South 67 degrees 46 minutes 16 seconds east, a distance of 122.99 feet to an iron pin, the point of curvature of a tangent curve, concave to the north, having a radius of 125.00 feet and a central angle of 74 degrees 47 minutes 05 seconds, (10) East along said curve, a distance of 163.15 feet to an iron pin, corner to Morris Schmidt;

thence with the line of Schmidt and John Floyd, south 37 degrees 35 minutes 46 seconds west, a distance of 684.45 feet to the corner of Floyd, said corner being north 87 degrees 14 minutes 45 seconds west, a distance of 0.21 feet from a found iron pin; thence with the line of Floyd, south 51 degrees 43 minutes 51 seconds east, a distance of 369.00 feet to the corner of Robert Eldreth, said corner being south 32 degrees 30 minutes 57 seconds east, a distance of 0.54 feet from a found iron pin; thence with the line of Eldreth, south 30 degrees 21 minutes 43 seconds west, a distance of 200.92 feet to the corner of Walter Royster and Eldreth said corner being south 22 degrees 04 minutes 40 seconds west, a distance of 2.00 feet from a found iron pin; thence with the line of Royster, south 37 degrees 20 minutes 46 seconds west, a distance of 112.49 feet to

PID 71-46
Map Reference
1 Continued

Book 593 Page 673

the corner of Lot #6 & #7 of Langley Hills South Subdivision, whose plat is recorded in Plat Book 4, Peas 53 in the Henderson County Clerk's Office, said corner being south 58 degrees 26 minutes 15 seconds east, a distance of 1.99 feet from a found iron pin; thence with the lines of Langley Hills South Subdivision:

1) North 52 degrees 42 minutes 02 seconds west, a distance of 232.80 feet to the corner of Lot #8, said corner being north 42 degrees 33 seconds 30 minutes west, a distance of 1.10 feet from a found iron pin; (2) South 42 degrees 24 minutes 27 seconds west, a distance of 349.19 feet to the corner of Lot #9, said corner being north 57 degrees 36 minutes 06 seconds west, a distance of 0.86 foot from a found iron pin; (3) South 52 degrees 42 minutes 02 seconds east, a distance of 843.03 feet to the corner of Lot #16 of Langley Hills South Subdivision & Lot #51 of Langley Hills Subdivision Section #4, whose plat is recorded in Plat Book 3, page 391 in the Henderson County Clerk's Office;

thence with the lines of Section #4 of Langley Hills Subdivision

1) South 37 degrees 17 minutes 58 seconds west, a distance of 500.00 feet; (2) South 52 degrees 42 minutes 02 seconds east, a distance of 180.16 feet to a P. K. Nail in the center line of Kentucky Highway 1078;

thence with the center line of the highway, south 37 degrees 11 minutes 29 seconds west, a distance of 326.66 feet to its intersection with the center line of a ditch; thence with the center line of the ditch and the line of Clark Merrill, the following courses and distances:

1) South 83 degrees 19 minutes 48 seconds west, a distance of 114.52 feet; (2) North 46 degrees 25 minutes 33 seconds west, a distance of 76.15 feet; (3) North 62 degrees 20 minutes 32 seconds west, a distance of 131.57 feet; (4) North 25 degrees 58 minutes 54 seconds west, a distance of 51.39 feet; (5) North 56 degrees 13 minutes 16 seconds west, a distance of 120.82 feet; (6) North 43 degrees 05 minutes 52 seconds west, a distance of 40.70 feet; (7) North 48 degree 34 minutes 23 seconds west, a distance of 24.11 feet; (8) North 66 degrees 12 minutes west, a distance of 54.62 feet; (9) North 53 degrees 02 minutes 18 seconds west, a distance of 286.28 feet; (10) North 48 degrees 36 minutes 57 seconds west, a distance of 184.22 feet; (11) North 66 degrees 41 minutes 10 seconds west, a distance of 93.12 feet; (12) North 54 degrees 35 minutes 32 seconds west, a distance of 323.45 feet; (13) North 35 degrees 25 minutes 49 seconds west, a distance of 43.32 feet; (14) North 65 degrees 15 minutes 56 seconds west, a distance of 62.49 feet; (15) North 50 degrees 20 minutes 15 seconds west, a distance of 210.90 feet; (16) North 54 degrees 23 minutes 14 seconds west, a distance of 237.12 feet; (17) North 52 degrees 07 minutes 37 seconds west, a distance of 357.24 feet; thence north 55 degrees 11 minutes 04 seconds west, a distance of 575.14 to an iron pin in the line of C. C. Crafton III; thence with the line of Crafton and an existing fence line the following courses and distances: 1) North 37 degrees 57 minutes 19 seconds east, a distance of 416.46 feet; (2) North 37 degrees 12 minutes 53 seconds east, a distance of 513.42 feet; (3) North 40 degrees 01 minutes 48 seconds east, a distance of 246.27 feet; (4) North 37 degrees 39 minutes 00 seconds east, a distance of 1459.22 feet to the beginning, said described tract containing 124.3279 acres, more or less, according to a survey of Roy Thomas Allinder, L. S. #2,407 dated November 25, 1997, and being subject to all of the notes on the attached plat.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 527 page 598 in the Henderson County Court Clerk's office.

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Map Reference
1 Continued

The following tracts of land on the Henderson and Robards or Anthostan Road, about 9 1/2 miles from the City of Henderson, Kentucky, bounded and described as, follows;

Tract One:

Beginning at a stake in the Knoblick Road, corner to Jos. Toy, Jr., thence East 69 poles and 15 links to a point in a big ditch 25 feet from North line of road and fence; thence South 79- 1/4 East 57 poles and 1 link to a stake corner to Lot No. 2 in Toy's line; thence North 10-3/4 East 148 poles and 22 links to a stake, corner to Lot No. 2 in Craig line; thence North 59 West 88 poles and 3 links to a post, corner to Craig land; thence South 50 1/2 West 51 poles and 15 links to a point in the middle of the big ditch; thence with said ditch as it meanders South 19 East 80 poles; South 4 East 74 poles to a point in the middle of ditch and in line of fence on North side of road; thence with fence and Hodge Griffin's line. West 69 poles and 15 links to a Stake in Knoblick Road, corner to Hodge Griffin; thence with said road South 13 1/2 East 25 ft. to the beginning, containing 86.96 acres. The foregoing boundary includes road from Knoblick Road to bridge 25 feet wide and from bridge to line of Lot No. 2; 16 1/2 feet wide, one-half of which lies in each lot, and subject to legal highways and right-of-way easements.

Tract 2:

Beginning at a stake, corner to the Toy tract in Royster's line; running thence North 31 East 481.5 feet to a stake, corner with Royster; thence North 80 East 1000 feet to a large oak, corner with Royster in the Walker line; thence with Walker's line North 19 West 1155 feet to a black gum, corner to the Walker and Craig lands; thence with the Craig line North 59 West 1867.5 feet to a stake, corner to Lot No. 1; South 10 degrees 45 minute, West 2457.5 feet to a stake corner with Lot No. 1; thence South 79 degrees 15 minutes East 1218 feet to the beginning, containing 86.01 acres, and subject to legal highways and right-of-way easements.

LESS the following; described tract of land:

Beginning at a point in the east right-of-way line of the Pennyrile Parkway at the south line of Jim Hancock's original 86.01 acre tract, corner to the west corner of a dead end access road; thence with the, original line of Jim Hancock's 86.01 acre tract, south 79 degrees 15 minutes east 330 feet to a stake, corner with Royster (now Vanover); thence North 31 degrees east 481.5 feet to a Stake corner with Royster (now Vanover); thence north 80 degrees east 1000 feet to a large oak, corner with Royster (now Vanover in the Walker line; thence North 19 degrees west 1155 feet to a black gum, corner to the Walker and Craig lands; thence with the Craig line north 59 degrees west 1567.5 feet to a stake, the north corner of Jim Hancock's original 86.01 acre tract; thence continuing north 59 degrees west with the north line of Jim Hancock's 86.96 acre tract 162 feet to a point in the east right of way line of the Pennyrile Parkway; thence with the east line of Pennyrile Parkway South 11 degrees east 2722 feet to the point of beginning, containing 60 acres more or less.

Also Less 14 acres conveyed to the Kentucky Department of Highways for right of way of Pennyrile Parkway, a limited access highway.

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

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Map Reference
1 Continued

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 537 page 573 in the Henderson County Court Clerk's office.

PID 71-46
Map Reference
1 Continued

Book 593 Page 676

Exhibit A

LOT NUMBER 2 OF PARCEL 5 of the Division of the Agnew Heirs Property of Henderson County, Kentucky, Plat of which is contained in Plat Book 8, at page 581 in the office of the Henderson County Court Clerk and was recorded on November 23, 2005. According to the recorded plat, Lot number 2 of Parcel number 5 contains 5.1028 acres.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 545 page 685 in the Henderson County Court Clerk's office.

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PID 71-46
Map Reference
1 Continued

Parcel 5 Remainder and Parcel 2 consolidated of the Division of the Agnew Heirs Property of Henderson County, Kentucky, Plat of which is contained in Plat Book 8, at page 581 in the office of the Henderson County Court Clerk and was recorded on November 23, 2005. According to the recorded plat, Parcel 5 Remainder and Parcel 2 consolidated contains 73.2476 acres, described as follows:

A certain tract 4 or parcel located on the west side of Kentucky Highway 1078 approximately one mile south of U.S. Highway 60 in Henderson County, Kentucky and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 5/8" diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". Beginning at an iron pin set at a corner of the J & H Farms property recorded in Deed Book 523 Page 77 at the Henderson County Court Clerk's Office, said iron pin also being located in the division line between Parcel 5 and Parcel 2 of the Agnew Heirs property as recorded in Deed Book 519 Page 769; thence with said J & H Farms property the following two (2) calls:

1) South 24 deg. 57 mins. 12 sec. West, a distance of 548.79 feet to an iron pin set at a corner of said J & H Farms property;

2) North 58 deg. 30 mins. 59 sec. West, a distance of 2033.46 feet to an iron pin set in the eastern line of the Julia Farley property recorded in Deed Book 22, page 619:

thence with the east line of said Farley property, North 32 deg. 00 mins. 00 sec. East, passing an iron pin set on line at 1328.83 feet, a total distance of 1353.83 feet to a point located in the center of a ditch, said point also being located in the line of the Karl Dawson property recorded in Deed Book 527, page 594; thence with the line of said Dawson property the following three (3) calls:

1) North 88 DEGREES 20 MINUTES 53 SECONDS East, a distance of 866.08 feet to a point to a point located in the center of a ditch;

2) South 45 DEGREES 22 MINUTES 07 SECONDS West, passing a post found on line at 36.071 feet, a total distance of 318.27 feet to an iron pipe found at a corner of said Dawson property;

3) South 58 DEGREES 59 MINUTES 03 SECONDS East, a distance of 1491.85 feet to a point located in a ditch, said point also being in the south line of said Dawson property;

thence severing Parcel 5 of said Agnew Heirs property, of which this description is a part, the following seven(7) calls:

1) South 32 DEGREES 05 MINUTES 36 SECONDS West, passing an iron pin set on line at 15.00 feet and 160.47 feet, a total distance of 618.23 feet to an iron pin set in said Agnew Heirs property;

2) South 51 DEGREES 36 MINUTES 46 SECONDS East, a distance of 255.60 feet to an iron

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Map Reference
1 Continued

pin set in said Agnew Heirs property;

3) South 58 DEGREES 07 MINUTES 11 SECONDS East, a distance of 347.79 feet to an iron pin set in said Agnew Heirs property, said iron pin also being located 25 feet west the centerline of the existing pavement of Kentucky Highway 1078;

4) South 10 DEGREES 38 MINUTES 16 SECONDS West, a distance of 53.64 feet to an iron pin set in said Agnew Heirs property, said iron pin also being located 25 feet west of the centerline of the existing pavement of Kentucky Highway 1078;

5) North 58 DEGREES 07 MINUTES 11 SECONDS West, a distance of 370.07 feet to an iron pin set in said Agnew Heirs property;

6) North 51 DEGREES 36 MINUTES 46 SECONDS West, a distance of 452.98 feet to an iron pin set in said Agnew Heirs property;

7) South 27 DEGREES 28 MINUTES 13 SECONDS West, a distance of 341.57 feet to the point of beginning, containing 73.2476 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS # 2939 on October 12, 2005.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 545 page 689 in the Henderson County Court Clerk's office.

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PID 71-46
Map Reference
1 Continued

Exhibit "A"

Beginning at a point corner to Dempsey Ligon in the line of public road leading from Robards to Busby Station; thence N 27-16 W. 17.82 chains corner to Mrs. A.S. Denton on said public road; Thence N. 76-15 E. 42.15 chains to a point corner to F.A. Porter; thence S. 4-17 E. 28.75 chains to a point corner to F.A. Porter; thence S 17-46 W. 9.70 chains to a point corner to F.A. Porter; thence N 57-45 W. 34.83 chains to a point corner to Dempsey Ligon; thence S. 15-55 E. 6.12 chains to a point, corner to Dempsey Ligon; thence S. 8-01 W. 4.75 chains to the beginning. Containing 92.88 acres by survey and plat made January, 1898, by Woodson Hopkins Civil Engineer of Henderson, Kentucky.

Tract 2:

A certain small piece of land lying with F.A. Porter, B.D. Ligon and J.H. Funston lands formerly cornered about 400 square feet for a pass-way for the above farm into a by-way pass, which leads to the country road.

Less: The following described property conveyed to James Dale Sights and wife, Margaret Ann Sights, by Lola Sizemore, unmarried by deed dated January 6, 1978, of record in Deed Book 301, page 231, Henderson County Court Clerk's Office, to wit:

A certain tract of land located approximately 1-1/2 miles north of Robards in Henderson County, Kentucky, and being more specifically described as follows: Beginning at an iron pin in the West line of the Dale Sights' property, said pin being located S 4 deg. 17' E 455.82 feet from the northwest corner of said Dale sights' property and the South line of G.H. Spencer; thence with sights' S. 4deg. 17' E 187.65 feet to an iron pin, corner to the Lola Overfield Sizemore property, at which this a part; thence with the Sizemore remainder as follows: N. 84deg. 20' W 101.0 feet to an iron pin; N 27 deg. 01' W. 144.84 feet to an iron pin; and N. 72deg. 28' E. 159.69 feet to the point of beginning, containing 0.476 acres.

Also Less: A certain tract or parcel located on the northwest side of Kentucky Highway 283 approximately one mile north of the community of Robards in Henderson County, Kentucky, and being more specifically described as follows:

Beginning at an iron pin set in the northwest right of way line of Kentucky Highway 283, said iron pin also being located at the southeast corner of the Leo King Heirs property recorded Deed Book 389, page 372, in the Henderson County Court Clerk's Office; thence with the east line of said King property, North 55' 46' 01' West, a distance of 1615.75 feet to an iron pin set in said King property line; thence severing the Lindsey Embry property recorded in Deed Book 460, page 146, of which this description is part, the following (5) calls: (1) South 79' 45' 28" East, a distance of 135.40 feet to a point located in the center of a ditch; (2) South 73' 19' 21" East, a distance of 244.29 feet to a point located in the center of a ditch; (3) North 75' 15' 22" East, a

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Map Reference
1 Continued

Book 593 Page 680

distance of 257.24 feet to a point located in the center of a ditch; (4) North 69°07'30" East, a distance of 403.77 feet to a point located in the center of a ditch; and (5) North 68°54'5" East, a distance of 591.43 feet to an iron pin set in the West Line of William Chapman property recorded in Deed Book 450, page 173; thence with the west line of said Chapman property, the west line of the Jack Pepper property recorded in Deed Book 377, page 145, and the West line of the John Sight property recorded in Deed Book, 357, page 145, South 01°51' 05" East, a distance of 644.94 feet to an iron pin set at a corner of said Sights property; thence continuing with said Sights property, South 20°11'55" West, a distance of 584.55 feet to an iron pin set in said right of way line of Kentucky Highway 283; thence with said right of way line, South 32° 57' 30" West, a distance of 52.05 feet to the point of beginning, containing 19.7303 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, Ky RLS # 2939 on July 1, 1996.

This Conveyance is subject to easements, restrictions, rights of way and mineral reservations of record, including, but not limited to that certain surface lease given herein to the Henderson Radio Control Model Airplane Club, Inc., of record in Deed Book 527, page 665, said clerk's office.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 553 page 199 in the Henderson County Court Clerk's office.

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Map Reference
1 Continued

Book 593 Page 681

Lot 8, containing 26204 sq. ft., Lot 9, containing 16.889 acres, Lot 10, containing 16.948 acres, Lot 11, containing 16.981 acres, and the remainder tract, containing 44.526 acres, of Baskett View Addition Minor Subdivision as show on a plat thereof record in Plat Book 6, page 86, Henderson County Clerk's Office, to which plat you are referred for a more particular description.

LESS AND EXCEPT: 6.1368 Acres described as Lot No. 8 of the "Lot 8, Lot 9 and remainder Baskett View Addition Subdivision and Consolidation" as more fully shown on a Plat of said subdivision and consolidation of record in Plat Book 9, page 19, in the Henderson County Court Clerk's Office, to which plat you are referred for a more particular description. The said Lot No. 8 was carved from a portion of Lot 9 and a portion of the remainder as originally platted at Plat Book 6, page 86. After the creation of Lot No. 8 as platted at Plat Book 9, page 19, Lot No. 9 now contains 12.8817 acres, and the remainder tract contains 43.7235 acres.

This conveyance is subject to easements, restrictions, rights of way and mine reservations of record.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 568 page 380 in the Henderson County Court Clerk's office.

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Map Reference
1 Continued

Book 593 Page 682

Exhibit "A"

Being all of lot 1 of Tracts 1&2 Richards Crafton Estate Kentucky Highway 520 Minor Subdivision # 2, containing 25.940 acres, as shown on the plat of record in Plat Book 9, page 424, in the Henderson County Clerk's Office, and to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Karl Wayne Dawson and wife, Lynn R. Dawson by deed recorded in Deed Book 585 page 671 in the Henderson County Court Clerk's office.

Mailed to:
J. Brian Clark Jr.
PO Box 116
Russellville KY 42276
12/20/12


2012015621
HENDERSON CO, KY FEE \$65.00
PRESENTED / LOADED 12-20-2012 09:31:52 AM
RECORDED: 12-20-2012
RENESA ABNER
CLERK
BY: CAREN TATE
DEPUTY CLERK
BK: RE 593
PG: 664-682

PID 71-39
Map Reference 2

BOOK 538 PAGE 364 EXEMPTED¹⁰¹

THIS TRUSTEE DEED made and entered into this 19th day of March, 2005, by and between JAMES F. VINCENT and his wife, HOLLY K. VINCENT, Henderson, Kentucky 42420, parties of the first part, GRANTORS, and PATRICK CLARK SHEA, party of the second part, TRUSTEE, and JAMES F. VINCENT and his wife, HOLLY K. VINCENT, Henderson, Kentucky 42420, parties of the third party, GRANTEES,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the second party's promise to immediately convey the hereinafter described property to the Grantees according to the terms and conditions of his trust, the first party does hereby grant and convey unto PATRICK CLARK SHEA, as Trustee, the following described property located in Henderson County, Kentucky, and being more particularly described as follows, to-wit:

TRACT 1: Tract 1 of the division of the Lee Eakins land beginning at a stake and nail in the east right of way line of Kentucky State Highway 283, 30 feet from the center of said road; thence with said right of way line S 2-32 W 1908 feet to a stake, corner with the line of Lee Eakins Jr. 69 acre tract; thence with said 69 acres, S 87 E 980 feet to a stake, corner with Lee Eakins, Jr. and Share #2; thence with Share No. 2 N 2-32 E 1923 feet to a stake, corner with Share #2 in the line of E. U. Weldon, thence with said E. U. Weldon N 87-22 W 980 feet to the place of beginning, containing 42.69 acres. A plat of the division of land of Lee Eakins is recorded in the Henderson County Court Clerk's Office simultaneously with the recording of this deed.

A passway 15 feet in width along the northern boundary line of the property herein conveyed is reserved and to be left open for the use and benefit of Wade R. Eakins, his heirs and assigns, who received Share #2 of this division. Said passway runs from Wade R. Eakins Share #2 of this division across the property herein conveyed to Kentucky State Highway 283 and the southern line of said passway is to be a line 15 feet South and parallel with the North line of the property conveyed.

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Map Reference
2 Continued

BOOK 538 PAGE 365

Being the same property devised to James F. Vincent pursuant to the Will of Stella Eakins who died February 27, 1975 of record in Will Book S, page 719 in the Henderson County Court Clerk's Office. See also Deed dated March 19, 1957 and of record in Deed Book 185, page 127 and the Will of Frederick James Eakins of record in Will Book N, page 586, all in the Henderson County Court Clerk's Office

TRACT 2: Share #2 of the division of the Lee Eakins land beginning at a stake in corner with Share #1 in the line of Lee Eakins 69 acres tract; thence S 87 E 974 feet to a stake, corner with Share #3 in Lee Eakins, Jr. line; thence with Share #3 N 2-32 E 1938 feet to a stake, corner with Share #3 in the line of E. U. Weldon; thence with said Weldon N 87-22 W 98 73 feet to a stake, corner with Share #1 in E. U. Weldon's line; thence S 2-32 W 1923 feet to the place of beginning, containing 42.69 acres. A plat of the division of the land of Lee Eakins is recorded in the Henderson County Court Clerk's Office.

(1) A passway 15 feet wide on the northern boundary of the property this day conveyed to Frederick James Eakins and known as Share #1. Said passway runs from the land herein conveyed to Wade R. Eakins as Share #2 across the property known as Share #1 conveyed to Frederick James Eakins to Kentucky State Highway 283 and the southern line of said passway is to be a line 15 feet South and parallel with the North line of said Share #1.

(2) A passway 15 feet in width running from the East boundary line of Share #2 to the coal mine road across the property this day conveyed to Beatrice Book. Said passway is to be a line 15 feet North and parallel with the southern boundary line of Share #3 this day conveyed to Beatrice Book.

Less the coal underlying 20 acres of the East portion of Tract #2 conveyed by Lee Eakins and wife to Charles C. Collings by deed dated May 4, 1936, Deed Book 87 page 264.

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Map Reference
2 Continued

BOOK 538 PAGE 366

Being the same property devised to James F. Vincent pursuant to the Will of Stella Eakins who died February 27, 1975 of record in Will Book S, page 719 in the Henderson County Court Clerk's Office. See also Deed dated September 6, 1961 and of record in Deed Book 203, page 533 and the Will of Frederick James Eakins of record in Will Book N, page 586, all in the Henderson County Court Clerk's Office

The draftsman assumes no responsibility for the description contained herein, nor is he the closing agent.

TO HAVE AND TO HOLD the above described property unto PATRICK CLARK SHEA, Trustee, for the purpose aforesaid, in fee simple, with Covenant of General Warranty except minerals which are conveyed without warranty.

NOW, THEREFORE, in consideration of and according to the terms of his trust the TRUSTEE does hereby grant and convey unto the Grantees, JAMES F. VINCENT and his wife, HOLLY K. VINCENT, equally and jointly, for and during their natural lives and upon the death of either, to the survivor in fee simple, his or her heirs and assigns forever, the hereinabove described property.

TO HAVE AND TO HOLD unto, Grantees, JAMES F. VINCENT and his wife, HOLLY K. VINCENT, equally and jointly, for and during their natural lives and upon the death of either, to the survivor in fee simple his or her heirs and assigns forever, without warranty of any kind on the part of the TRUSTEE.

BOOK 268 PAGE 322

PID 71-35
Map Reference

THIS DEED made and entered into this ^{13th} 4 day of October, 1973,
by and between PATRICIA J. WALLACE who is one and the same person as
PATRICIA ANN WALLACE, by and through her lawful agent and attorney-in-
fact, RUSSEL J. WALLACE, and her husband, RUSSEL J. WALLACE, both of
Henderson, Henderson County, Kentucky, hereinafter referred to as Grantors,
and MARION LEE EAKINS III and his wife, SHIRLEY ANN EAKINS, of Box 143,
Robards, Kentucky, hereinafter referred to as Grantees,

WITNESSETH: That for and in consideration of the sum of SIX THOUSAND
FOUR HUNDRED NINETY THREE DOLLARS AND FIFTY CENTS (\$6,493.50) cash
in hand paid by the Grantees to the Grantors and other good and valuable consi-
deration, the receipt of which is hereby acknowledged, the Grantors convey unto
the Grantees, Marion Lee Eakins III and his wife, Shirley Ann Eakins, for and
during their joint lives with remainder in fee simple to the survivor of them,
except as hereinafter provided, the following described lot or parcel of ground
in the Robards Station Section of Henderson County, Kentucky, more particularly
described thus:

Being Lot No. 1 of the division of the Beatrice Book tract:
Beginning at a point in the center of Coal Mine Road at a corner
with Lee Eakins III; thence N 21° 20' W 498 feet with the center
of the road to a point corner with Lot No. 2; thence N 87° 17' W
1283 feet with the line of Lot No. 2 to the line of Wade Eakins;
thence S 2° 54' W 453 feet with Wade Eakins to Lee Eakins III
line and fence; thence S 87° 15' E 1490.6 feet with Eakins III
to the point of beginning and containing 14.43 acres by calculation of
survey of C. P. Scheller, Ky. L. S. 324, Henderson, Kentucky.
The division line between Lot No. 1 and No. 2 has not been installed
in the field.

A copy of the plat made by the Surveyor of the division of the Beatrice
Book tract of land is attached hereto for further identification of the
lot conveyed hereby.

Being the same property conveyed to Patricia Ann Wallace who is one

Handwritten signature/initials

PID 71-35
Map Reference
3 Continued

BCC:268 PAGE 323

Widow, dated June 26, 1969, of record in Deed Book 264 page 257 in the office of the Henderson County Court Clerk.

The conveyance of the above described lot is subject to a 15 foot wide passway reserved along the southern boundary of said parcel for the use and benefit of Wade R. Eakins, his heirs and assigns, from the Coal Mine Road to Wade R. Eakins property (now Dr. Fred Eakins), as provided in the deed to Beatrice Book of record in Deed Book 185 page 134, Henderson County Court Clerk's Office.

It is further understood that the coal and the right to mine the coal in and underlying the above described real property has heretofore been sold and conveyed to Charles C. Collins by deed dated May 4, 1936, of record in Deed Book 87 at page 264, Henderson County Court Clerk's Office.

Also there is excepted and reserved from this conveyance an undivided one-fourth (1/4) interest in the oil, gas and other minerals, except coal, in and under the above described real property as same was conveyed to L. R. Graham by deed dated December 11, 1942, of record in Deed Book 105 page 512, Henderson County Court Clerk's Office.

TO HAVE AND TO HOLD the above described real property with the appurtenances thereunto pertaining unto the Grantees, Marion Lee Eakins, III and his wife, Shirley Ann Eakins, for and during their joint lives with remainder in fee simple to the survivor of them, and with covenant of General Warranty, subject to the above mentioned passway and except as to the coal which has heretofore been sold and except as to an undivided one-fourth (1/4) interest in the oil, gas and other minerals, except coal, which have previously been conveyed away.

The foregoing deed was acknowledged before me on this ___ day of
October, 1973, by Russel J. Wallace, as attorney-in-fact for Patricia J.
Wallace, a/k/a Patricia Ann Wallace, and acknowledged before me on this
___ day of October, 1973, by Russel J. Wallace, as husband of Patricia J.
Wallace.

My commission expires on

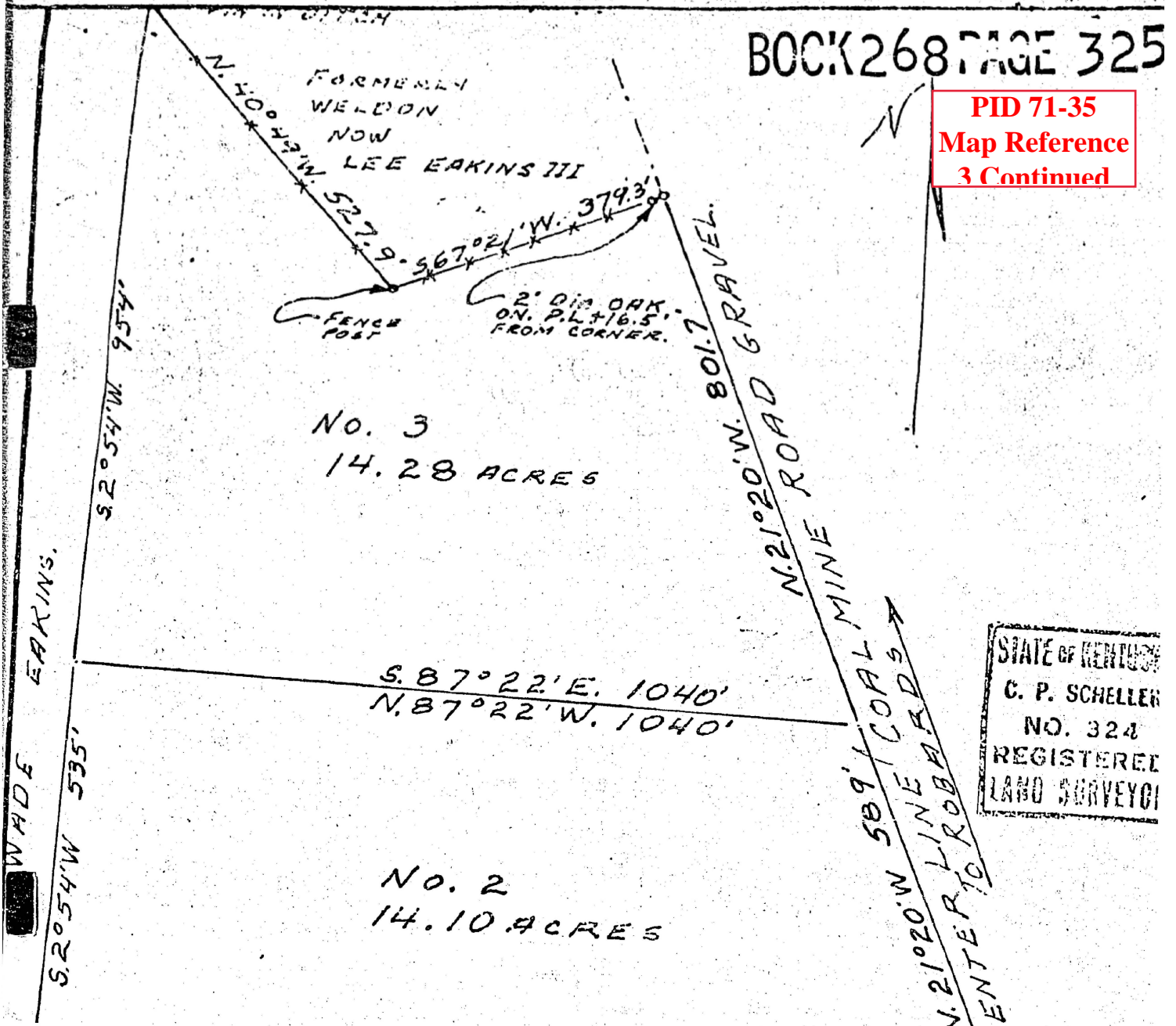
Feb - 16 - 1975

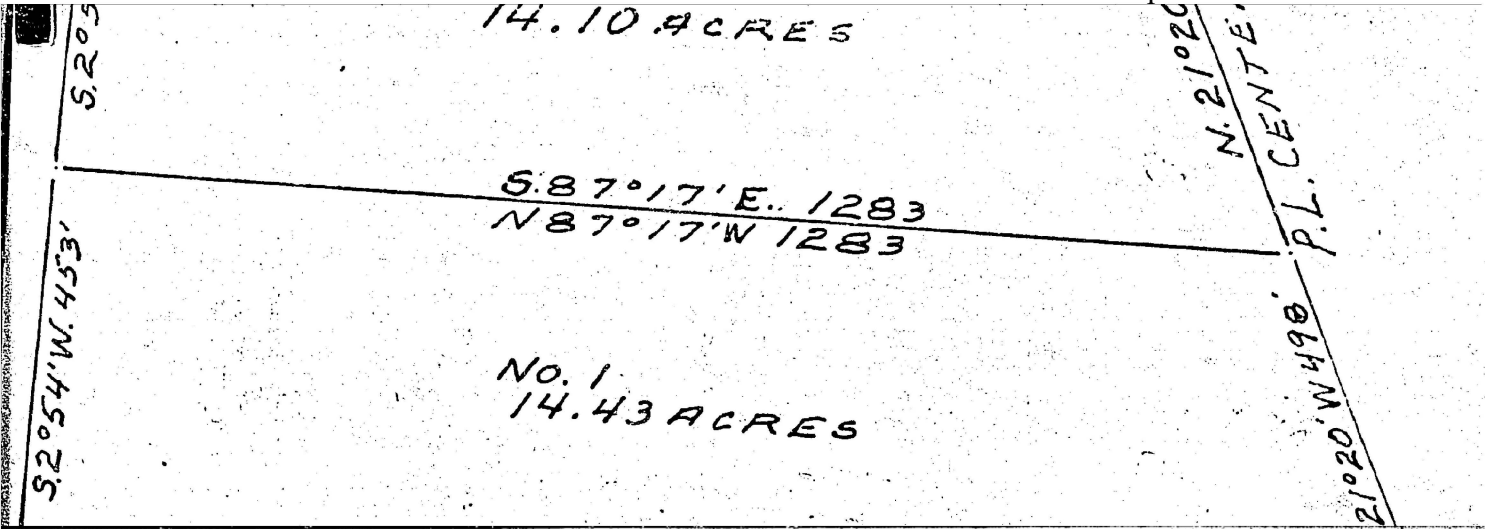


Roy Emrick
Notary Public

BOOK 268 PAGE 325

PID 71-35
Map Reference
3 Continued





BOOK 268 PAGE 326

PID 71-35
Map Reference
3 Continued

STATE OF KENTUCKY Sct.
HENDERSON COUNTY

I, MILDRED M. HOWARD, Clerk of the Henderson County Court, certify that the foregoing *deed & plat* was this day at 10:05 o'clock A.M. lodged in my office for record, and that I have recorded it, the foregoing and this certificate in my said office.

Given under my hand this 8th day of October 1973

MILDRED M. HOWARD, Clerk
By *June C. Cline* D. C.

BOOK 327 PAGE 479

PID 71-35.1
Map Reference 4

158

THIS DEED made and entered into this 20th day of August, 1981, by and between EVELYN R. IGLEHEART, widow and unmarried, of Henderson, Kentucky, GRANTOR, and MARION LEE EAKINS, III, whose address is Box 174, Robards, Kentucky 42452, GRANTEE;

WITNESSETH: That for and in consideration of \$24,675.00 cash in hand paid, receipt of all of which is acknowledged, Grantor, Evelyn R. Igleheart, does hereby transfer, sell and convey unto Marion Lee Eakins, III, his heirs and assigns, that certain lot of ground in the Robards section of Henderson County, Kentucky, more particularly described as follows, to-wit:

Being Lot #2 of the division of the Beatrice Book tract: Beginning at a point in the center of Coal Mine Road at a corner of Lot No. 1 this division and being N. 21° 20' W. 498 feet from the corner with Lee Eakins III corner; thence N. 21° 20' W. 589 feet with the Road to a point corner with Lot No. 3; thence N. 87° 22' W. 1040 feet with the line of Lot No. 3 to Wade Eakins line; thence S. 2° 54' W. 535 feet with Wade Eakins to the line of Lot No. 1; thence S. 87° 17' E. 1283 feet with Lot No. 1 to the point of beginning and containing 14.10 acres by calculation of survey of C. P. Scheller, Ky. L. S. 324, Henderson, Kentucky. The division line between Lot No. 2 and Lots No. 1 and No. 3 has not been installed in the field. A copy of the plat made by the surveyor of the division of the Beatrice Book tract of land is recorded as a part of the deed in Deed Book 313, Page 436, Henderson County Court Clerk's Office.

Being part of the same real property conveyed to Beatrice Book by Frederick James Eakins, et al, by deed dated March 19, 1957, of record in Deed Book 185, Page 134, Henderson County Court Clerk's Office. Said Beatrice Book died intestate on February 7, 1978, and left surviving her three children: Hampton L. Book, Patricia Ann Wallace and Evelyn R. Igleheart and a granddaughter, Sharon E. Speaks, as her only heirs at law. See Affidavit of Descent of Beatrice Book of record in Deed Book 313, Page 430, said Clerk's Office. By deed dated May 12, 1979, of record in Deed Book 313, Page 436, Hampton L. Book and wife, Patricia Ann Wallace and husband and Sharon E. Speaks and husband conveyed all their interest in the above described real property to Grantor, Evelyn R. Igleheart.

This conveyance of the above described lot is subject to a 15 foot wide passway reserved along the southern

BOOK 327 PAGE 480

boundary of said parcel for the use and benefit of Wade R. Eakins, his heirs and assigns, from the Coal Mine Road to Wade R. Eakins property (now Dr. Fred Eakins), as provided in the deed to Beatrice Book of record in Deed Book 185, Page 134, Henderson County Court Clerk's Office.

It is understood that the coal and the right to mine the coal in and underlying the above described real property have heretofore been sold and conveyed to Charles C. Collins by deed dated May 4, 1936, of record in Deed Book 87, Page 264, Henderson County Court Clerk's Office, but any interest which Grantor may have in the coal in and underlying same is included herein.

Also there is excepted from the conveyance the undivided one-fourth interest in the oil, gas and other minerals, except coal, in and under the above described real property as was conveyed to L. R. Graham by deed dated December 11, 1942, of record in Deed Book 105, Page 512, Henderson County Court Clerk's Office.

Grantor shall have the 1981 crop growing on said land and shall have the right to harvest and remove same. Also Grantor shall pay the 1981 State and County taxes assessed against the above described real property.

TO HAVE AND TO HOLD the above described real property with the appurtenances thereunto pertaining unto Marion Lee Eakins, III, his heirs and assigns, with covenant of General Warranty, subject to the above mentioned passway and except for the coal and the undivided 1/4 interest in the oil, gas and other minerals, except coal, which have previously been conveyed; however, any interest which Grantor may have in the coal is included herein.

PID 71-40
Map Reference 5 &
8

BOCA 344 PAGE 4 27

130
THIS DEED made and entered into this 7TH day of March, 1984, by and between LUCILLE W. EAKINS, a widow, Party of the First Part, MYRNA B. CAVANAH, TRUSTEE, Party of the Second Part, and LUCILLE W. EAKINS and MARION LEE EAKINS, III, for their joint lives and as hereinafter shown, both of Robards, Henderson County, Kentucky, Parties of the Third Part;

WITNESSETH: That for and in consideration of the sum of \$1.00 cash in hand paid, and the agreement of Party of the Second Part to immediately reconvey the below described property unto Parties of the Third Part, for their joint lives with remainder to the survivor of them, Party of the First Part does hereby sell, transfer and convey unto Party of the Second Part, in trust for the purpose set out herein, and with covenant of General Warranty, the following property in Henderson County, Kentucky, to-wit:

FIRST TRACT: "Beginning at a stake on the east right-of-way line of the State Highway, runs S 87, E 3639 feet to a stake corner in Clarence Royster's line; thence N 10.30, E 300 feet to a stake in the center of the Sebree and Robards Road corner with Clarence Royster and Lee Eakins; thence with road N 21.15, W 580 feet to a stake corner with Lee Eakins; thence N 87, W 3480 feet to the east right-of-way line of State Highway; thence with same S 3, W 839 feet to the beginning and containing 69 acres.

This is the home tract where Lucille W. Eakins resides, including the dwelling and buildings on same, and all contents and furnishings in said dwelling and buildings are included in this conveyance."

The above description is taken from the Field Notes of J. V. Poole & Sons, C.E. and said survey made Sept. 15, 1938.

SECOND TRACT: "Beginning at a post corner with Henry Powell in south side street runs S 67, W 193 feet to a stake in coal mine road, corner with Lee Eakins; thence with said road S 22, E 1058 feet to a stake corner with Boyd Wise in Lee Eakins line; thence N 67.15 E 276 feet to a post corner with Boyd Wise; thence S 21.45, E 495 feet to post, corner with Mrs. Tom Davis; thence S 67.15,

PID 71-40
Map Reference
5 & 8
Continued

BOOK 344 PAGE 428

W 278 feet to a stake in mine road, corner with Mrs. Tom Davis in Lee Eakins line; thence S 21.45, E 920 feet to a stake in said road; thence with same S 86, E 459 feet to a stake in road in the L & N RR right-of-way line; thence with the railroad right-of-way line N 10.33, W 700 feet; N 15.50, W 200 feet; N 18.45, W 200 feet; N 21.15, W 300 feet; N 24.15, W 278 feet; N 21.39, W 810 feet to a post, corner with Tom Patton in the railroad right-of-way; thence S 70.08, W 280 feet to a post, another corner with Tom Patton; thence N 24.47, W 14 feet to a post, corner with Henry Powell in Tom Patton's line; thence S 67.49, W 111 feet to a post, corner with Henry Powell; thence N 23.15, W 185 feet to the beginning, containing 27 acres."

The above description taken from Field Notes J.V. Poole & Son, C.E. Survey made Oct. 10, 1938.

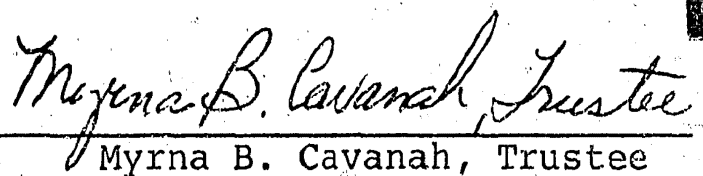
Except such coal and coal rights as may not be owned by Grantor.

Being the same real property conveyed to Lee Eakins and wife, Lucille W. Eakins, jointly with right of survivorship, by deed from Myrna B. Cavanah, Trustee, dated June 15, 1977, and recorded in Deed Book 295, page 617, Henderson County Court Clerk's Office. The said Lee Eakins is now deceased, and by the terms of the aforesaid deed Lucille W. Eakins became the sole owner thereof.

Now, the premises considered, and pursuant to the terms set out above, Party of the Second Part does hereby sell, transfer and convey the above-described property, together with all rights and appurtenances thereunto belonging, unto Parties of the Third Part, Lucille W. Eakins and Marion Lee Eakins, III, for their joint lives with remainder to the survivor of either of them, his or her heirs and assigns forever, with covenant of General Warranty. Provided, however, that Party of the Second Part does not bind herself personally by anything contained herein.

IN TESTIMONY WHEREOF, witness the hands of the Party of the First Part and Party of the Second Part, this day and date first above written.


LUCILLE W. EAKINS


Myrna B. Cavanah, Trustee

PID 71-44
Map Reference 6

BOOK 3 11 PAGE 423

129 WARRANTY DEED

THIS INDENTURE made and entered into this 23 day of February, 1979, by and between BILLY JOE STEINWACHS, and wife, ELIZABETH K. STEINWACHS, parties of the first part, hereinafter called the Grantors, and JAMES M. STEINWACHS, of Poole, Kentucky, party of the second part, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of EIGHTEEN THOUSAND (\$18,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration that the Grantee herein shall assume and become solely liable for the indebtedness incurred in that certain mortgage to Henderson County State Bank, dated March 3, 1978, and recorded in Mortgage Book 215, page 264, in the office of the Henderson County Court Clerk, the Grantors have this day bargained and sold, and do hereby grant, bargain, sell, and convey unto the Grantee, his heirs and assigns, their undivided one-half interest in and to the following described property, having a value of \$ 93,000.00, for tax evaluation purposes:

A certain tract or parcel of land located in Henderson County, Kentucky, on Kentucky #283, $\frac{1}{2}$ mile West of Robards, Kentucky, and more particularly bounded and described as follows:

PID 71-44
Map Reference
6 Continued

BOOK 311 PAGE 424

Being the same undivided one-half interest conveyed the Grantors by deed dated February, 1978, and recorded in Deed Book 302, page 140, in the office of the Clerk of the County Court, Henderson County, Kentucky.

TO HAVE AND TO HOLD, the same, with all appurtenances thereto, unto the Grantee, his heirs and assigns, forever, with covenant of General Warranty.

Witness our hands this day and date shown above.

Billy J. Steinwachs
Elizabeth K. Steinwachs

STATE OF KENTUCKY)

COUNTY OF

The foregoing instrument was acknowledged before me this 23 day of February, 1979, by Billy Joe Steinwachs and wife, Elizabeth K. Steinwachs.

Shirley D. Allen
Notary Public



My Commission Expires: Jan 15 1980

PREPARED BY:

BOOK 473 PAGE 506

PID 72-1
Map Reference 7

150
THIS DEED, made and entered into on this the 18 day of December, 1997, by and between WILLIS B. BLUE, JR. and wife, MARLENE W. BLUE, 6836 Highway #231, Utica, Kentucky 42376, hereinafter referred to as "GRANTORS"; and JAMES M. STEINWACHS, unmarried, 10029 Highway 416 West, Robards, Kentucky 42452, hereinafter referred to as "GRANTEE":

WITNESSETH:

That for and in consideration of EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$87,750.00), the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold and by these presents do hereby grant and convey unto the Grantee, JAMES M. STEINWACHS, in fee simple, his heirs and assigns forever, the following described real property situated in Henderson County, Kentucky, and more particularly described as follows, to-wit:

Beginning at a spike in the centerline of Spencer-Thornberry Road and corner to James Steinwach, (Deed Book 296, page 568); thence with the line of Steinwach, South 85 deg. 56' 28" East 1761.10 feet to an iron pin, corner to Tract 3 of this Division; thence with the line of Tract 3, South 02 deg. 50' 53" West 1533.17 feet to an iron pin, corner to Tract 3 and in the line of Tract 2, thence with the line of Tract 2, North 86 deg. 28' 59" West 634.14 feet to an iron pin corner to David Smithhart (Deed Book 362, page 190); thence with the line of Smithhart, North 02 deg. 14' 50" East 546.96 feet to an iron pin, North 84 deg. 23' 10" West 249.05 feet to an iron pin, South 02 deg. 12' 50" West 545.67 feet to an iron pin in the centerline of Spencer-Thornberry Road; thence with the centerline of the road, North 84 deg. 05' 10" West 324.26 feet, North 82 deg. 47' 07" West 555.98 feet, North 02 deg. 50' 53" East 1490.00 feet to the beginning, containing 58.50 acres by survey of Roy Thomas Allinder, L.S. #2407, dated October 8, 1987.

See plat of record in Plat Book 5, page 193, in said Clerk's Office.

Grantors convey only such minerals as were conveyed to them, if any.

Being the same property conveyed to Grantors herein by a deed dated February 16, 1996, from Kay DePeppe and husband, Gerald DePeppe, et al., of record in Deed Book 456, page 569, in the Henderson County Court Clerk's Office.

TO HAVE AND TO HOLD all of the above described real property, together with the improvements thereon and appurtenances thereunto belonging unto the Grantee, JAMES M. STEINWACHS, in fee simple, his

PID 72-42
Map Reference 10

THIS INDENTURE made and entered into this 2nd day of December, 1968 by and between JAMES F. VINCENT and his wife, LINDA J. VINCENT, of Henderson County, Kentucky and BETTY JOYCE THRUN and her husband, ARTHUR G. THRUN, of Park Ridge, Illinois, hereinafter referred to as GRANTORS, and LEE EAKINS, III of Henderson County, Kentucky hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Three Hundred Dollars (\$300.00) cash in hand paid to the GRANTORS by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS have this day bargained and sold and by these presents do hereby grant and convey unto the GRANTEE, his heirs and assigns forever all of the GRANTORS' right, title and interest in and to the following described real property situated in Henderson County, Kentucky and being more particularly described as follows, to-wit:

Share 5 or tract 5 of the division of Lee Eakins' land. Beginning at a stake corner with Dock Denton heirs, runs south 1° 52' west 460 feet to a stake corner with share no. 4 in Dock Denton heirs line; thence north 83° west 906 feet to stake corner with share no. 5 and Lee Eakins, Jr.; thence north 3° 45' east 1336 feet to stake corner with Lee Eakins, Jr., 23.09 acre tract in the line of his 69-acre tract; thence south 87° 0' east 1208 feet to stake corner with share no. 6 and Lee Eakins, Jr., line; thence with share no. 6 south 3° 45' west 950 feet to a stake corner with lot no. 6 in Dock Denton heirs line; thence north 87° 49' west 346 feet to the place of beginning containing 35.4 acres. A plat of division is recorded in the Henderson County Court Clerk's Office in Deed Book 185 at page 110.

Being the same property conveyed to Luna Cotton by Frederick James Eakins and others by deed dated March 19, 1957 of record in Deed Book 185 at page 111, and the interests conveyed hereby were inherited by the GRANTORS from Luna Cotton, deceased as shown by affidavit of descent of record in Deed Book 216 at page 222 all in the office of the Henderson County Court Clerk.

PID 72-34
Map Reference 11

DB216/277

THIS INDENTURE, made and entered into, this 11th day of September, 1964, by and between ETHEL MAY HARLAND, unmarried, party of the first part, GRANTOR, and LEE EAKINS, JR, party of the second part, GRANTEE, all of Henderson County, Kentucky;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the first party has bargained and sold and by these presents does hereby grant and convey unto the second party, his heirs and assigns forever, the following described parcel of land near Robards, in Henderson County, Kentucky, to-wit:



The following land in the Robards Station Section of Henderson County, Kentucky, more particularly described as follows, to-wit:



Share No. 6 or Tract 6 of the division of Lee Eakins land. Beginning at a stake corner with Share No. 5 in Dock Denton Heirs line; running S. 87° 49' E 1572 feet to a post corner with Dock Denton Heirs in C. E. Royster line; thence N 8° 32' E. 960 feet to a stake corner with Lee Eakins, Jr., 69-acre tract; thence N. 87° W 1668 feet to stake corner with Share No. 5 in Lee Eakins, Jr. line S 3° 45' W. 950 feet to the place of beginning, containing 35.4 acres. A plat of division of the land of Lee Eakins is recorded in the Henderson County Court Clerk's office in Deed Book 185, at page 110.



Being the same property conveyed to Ethel May Harland, first party herein, by Wade R. Eakins and others by deed dated March 19, 1957, of record in Deed Book 185, at page 115, Henderson County Court Clerk's office.

LESS the following described tract sold off by Ethel May Harland, unmarried, to Lee Eakins, III, by deed dated March 19, 1957, of record in Deed Book 185, at page 122, said Clerk's office:

10 acre tract off of north side of Share 6 as follows: Beginning at a stake corner with Share No. 5 in the line of 69-acre tract of Lee Eakins, Jr., runs S 87° E 1668 feet to stake, corner with 69-acre tract in C. E. Royster line; thence S 8° 32' W 265 feet to stake corner with remainder of Share No. 6;

PID 72-20
Map Reference

BOOK 403 PAGE 139

-43-
THIS DEED made and entered into this the 30th day of March, 1990, by and between the OHIO VALLEY NATIONAL BANK OF HENDERSON and HARRY L. MATHISON, JR., CO-TRUSTEES UNDER THE WILL OF GEORGE A. HOFFMAN, DECEASED, Parties of the First Part, GRANTORS, and JAMES A. CLARY II and MARY I. CLARY, husband and wife, of R. R. 2, Box 32, Highway 1299, Robards, Kentucky, Parties of the Second Part, GRANTEES;

WITNESSETH:

THAT for and in consideration of the sum of ONE HUNDRED SIXTY THREE THOUSAND THREE HUNDRED THIRTY THREE DOLLARS (\$163,333.00), cash in hand paid by Grantees to Grantors, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantors have bargained and sold and do hereby grant, sell and convey unto the Grantees, in fee simple, their heirs and assigns forever, as tenants in common, the following described property located in Henderson County, Kentucky, and more fully described as follows:

Tract No. 1: Beginning at a stake corner to Lot No. 4, thence with L & N right of way S 23 1/2 E 2.50 chains to a stake, corner to Lot No. 8 of this division, thence S 85 3/4 E 28 chains to a stake, corner to Lot No. 8 in the Hutchison line, thence N 4 E 6.71 chains to a stake in the Hutchison line, corner to Lot No. 5, thence N 85 3/4 W 31.75 chains to the beginning, containing 20 acres. A passway 16 1/2 feet wide is reserved along the L & N right of way over this lot for the benefit of all the lots east of R.R.

Tract No. 2: Beginning at a stake in east line L & N right of way corner to Lot No. 8, thence S 23 1/2 E 9.38 chains to a stake in Geo. Spencer's line where it crosses the east line of L & N right of way; thence S 84 1/2 E 20.02 chains to a stake corner to Geo. Spencer, thence N 4 E 9.24 chains to a stake, corner to Lot No. 8, thence N 85 3/4 W 24 chains to the beginning, containing 20 acres.

Tract No. 3: Beginning at a stake in the original line of tract where it crosses the east line of L & N right of way, thence S 11 E 7 chains S 15 1/2 E 5 chains S 23 1/2 E 50 links to a stake, corner to Lot No. 7 of this division, thence S 85 3/4 E 31.75 chains to a stake in the Hutchison line, corner to Lot No. 7, thence N 4 E 8.74 chains to a stake, corner to the Hutchison tract, thence S 89 W 23.60 chains to a stake, thence N 1 1/2 E 4.94 chains to a stake corner to the Hester line, thence N 85 3/4 W 11.46 chains to the beginning, containing 29.34 acres.

Doc. 403 PL 140

PID 72-20
Map Reference
12 Continued

Tract No. 4: Beginning at a stake corner to Lot No. 7, thence S 23 1/2 E with the east line L & N right of way, 8.50 chains to a stake corner to lot No. 9 of this division, thence S 85 3/4 E 24 chains to a stake, corner to Lot No. 9 in the Hutchison line, thence N 4 E 7.70 chains to a stake in the Hutchison line corner to Lot No. 7, thence N 85 3/4 W 28 chains to the beginning, containing 20 acres. A passway 16 1/2 feet wide is reserved along the L & N right of way over this lot for the benefit of Lot No. 9.

Tract No. 5: Beginning at a stake on the east side of the Knoblick Road corner to Lot No. 2 of this division. Thence S 85 3/4 E 21.30 chains to a stake, corner to Lot No. 2 in the west line L & N R.R. right of way. Thence N 23 1/2 W. 8.50 chains to a stake in west line of said right of way corner to Lot No. 4 of this division, thence N 85 3/4 W 17.90 chains to a stake in the east side of the Knoblick Road, corner to Lot No. 4; thence S 4 W 9.50 chains to the beginning, containing 15 acres.

Tract No. 6: Beginning at a stake in the east side of Knoblick Road corner to Lot No. 3. Thence S 85 3/4 E 17.90 chains to a stake corner to Lot No. 3, in the west line of L & N R.R. right of way, a passway 16 1/2 feet wide is reserved along this line over the land of this lot for the benefit of all the lots of this division east of the L & N R.R. thence N 23 1/2 W 2.50 chains to a stake, angle in R.R. a passway 30 feet wide is reserved along this line from corner of Lot No. 3, 90 links long, as shown in plat for the benefit of all the lots of this division east of L & N R.R. this is done to enable to the lots to use the R.R. crossing, as now constructed, thence N 15 1/2 W 5 chains, N 11 W 3.05 chains to a stake corner to Lot No. 5 of this division. Thence N 85 3/4 W 14 chains to a stake on east side of Knoblick Road, corner to Lot No. 5, thence S 4 W 9.50 chains to the beginning, containing 15 acres, including the passway.

Tract No. 7: Beginning at a stake on the east side of the Knoblick road corner to Lot No. 4. Thence with the line of Lot No. 4 S 85 3/4 E 14 chains to a stake, corner to Lot No. 4 in the west line of L & N R.R. right of way. Thence N 11 W 3.95 chains to a stake, in the original line of tract where it crosses the west line of L & N R.R. right of way. Thence N 85 3/4 W 13.33 chains to a stake corner to Mrs. Mary E. Denton in Gish's line. Thence S 4 W 3.88 chains to the beginning, containing 5.31 acres.

Tract No. 8: Beginning at a stake in the east side of the Knoblick Road corner to Lot No. 1 of this division; thence S 85 3/4 E 24.75 chains to a stake, corner to Lot No. 1 in west line of L & N R.R. right of way; thence N 23 1/2 W 7.52 chains to a stake in said line of right of way, corner to Lot No.

BOOK 403 PAGE 141

3 of this division; thence N 85 3/4 W 21.30 chains to a stake on east side of Knoblick Road corner to Lot No. 3; thence S 4 W 6.95 1/2 chains to the beginning, containing 16 acres.

PID 72-20
Map Reference 12
Continued

Tract No. 9: Beginning at a stake, the southwest corner of the Enoch G. Eakins' tract and corner to the land of L. D. Denton, a dogwood 1 foot in diameter bears south 78 1/4 degrees east distant 5 links (2 post oaks) the original corner stone being down and gone; thence with L. D. Denton's line north 88 1/2 degrees east 18 16/100 chains to a stone corner to west side of passway; thence north 1 1/2 degrees east 22 35/100 chains to a stone in the west line of passway and corner to Lot No. 2 sassafras 8 inches in diameter bears north 46 1/2 degrees west distant 18 links and a black oak side line tree, bears north 4 degrees east distant 22 links; thence south 88 1/2 degrees west 18 28/100 chains to a stone in Dr. L. Cottingham's line, a corner to Lot No. 2, thence south 1 degree west 22 35/100 chains to the beginning, containing 42 71/100 acres.

There is further conveyed any interest the Grantors have or right to use a passway for the benefit of this tract leading to the Robards-Rockhouse Road.

Tract No. 10: A tract of land in Henderson County, Kentucky, containing the dwelling and other improvements and bounded as follows: Beginning at a stake in the center of the L & N Railroad in Doc Denton's line; thence with the center of said railroad N 11 1/2 W 76 poles and 20 links to a stake in the center of railroad corner to Lee Eakins part at railroad crossing on Knoblick Road; thence N 87 3/4 W 114 poles and 13 links to a stake in the fence corner to Lee Eakins part; thence S 3 1/4 W with the fence 74 poles and 4 links to a stake in Doc Denton's line and corner to Lee Eakins lot; thence S 87 3/4 132 poles and 11 links to the beginning, containing 57.26 acres.

LESS AND EXCEPT:

Beginning at the northwest corner of the tract of land containing 57.26 acres, thence in a southerly direction 74 poles and 4 links to stake in Mrs. Doc Denton's line to the west line of Knoblick Road; thence in a northerly direction to the point in the north line of said tract and where the west line of Knoblick Road, if existed, would intersect the north line of said tract and corner to Lee Eakins, said line passing 15 rods to the west of the residence of Younger Gish; thence in a westerly direction to the point of beginning and containing 35 acres.

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PID 72-20
Map Reference 12
Continued

Tract No. 11: Beginning at a pin in the line of existing lane and in the south line of the Presbyterian Church tract of record in Deed Book 375, page 246: thence with said tract N 6° 50' 30" E 150.00 feet to pin; leaving the lane 585° 51' 49" E 133.50 feet to pin; S 60° 50' 50" W 160.00 feet to pin in south line above tract: N 86° 51' 49" W 150 feet to the point of beginning.

Being the same real property conveyed to George A. Hoffman by deed from Arthur N. Anders and his wife, Emma Anders, dated June 30, 1975, of record in Deed Book 279, page 174.

Being the same real property which passed by the terms of the will of George A. Hoffman, deceased, which said will was probated April 18, 1983, of record in Will Book 280, page 392.

All minerals are excepted and reserved.

This conveyance is made subject to all prior mineral severances, easements, and restrictive covenants, if any, of record.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto the Grantees, in fee simple, their heirs and assigns forever.

Grantors hereby release and relinquish unto Grantees, their heirs and assigns, all of their right, title and interest, in and to the above described property, and hereby covenant to and with said Grantees, their heirs and assigns, that they have nothing to encumber or diminish the title to the property described above and the Grantors do hereby assign and transfer unto the Grantees all warranties of title received by George A. Hoffman, but the Grantors do not bind themselves individually hereby.

IN WITNESS WHEREOF, the Grantors have hereunto placed their hands this the day and year first above written.

OHIO VALLEY NATIONAL BANK OF HENDERSON

By Gerald S. Wender, President

Harry L. Mathison, Jr.
HARRY L. MATHISON, JR.

CO-TRUSTEES UNDER THE WILL OF GEORGE A. HOFFMAN, DECEASED

BOOK 340 PAGE 451

THIS DEED, made and entered into this 9th day of
August, 1983, by and between JOHN F. EAKINS, JR. and his wife,
CYNTHIA DEMOTT EAKINS, hereinafter referred to as GRANTORS, and
MARION LEE EAKINS, III, P. O. Box 174, Robards, Kentucky 42452,
hereinafter referred to as GRANTEE;

WITNESSETH:

That for and in consideration of the sum of Twenty-Two
Thousand Eight Hundred Sixty Dollars (\$22,860.00), cash in hand
paid by the Grantee to the Grantors, the receipt and sufficiency
of which is hereby acknowledged, the Grantors have this day
bargained and sold and by these presents do hereby grant and
convey unto the Grantee, Marion Lee Eakins, III, in fee simple,
his heirs and assigns forever, the following described real
property, situated in Henderson County, Kentucky, and being more
particularly described as follows, to-wit:

Share No. 4 of the division of the Lee Eakins
land. Beginning at a stake in the east right
of way line of Ky. State Highway No. 283,
corner with Lee Eakins, Jr. 23.09 acres tract,
runs with said right of way line S 2 degrees
32 minutes W 980 feet to a post, corner with
J. W. Pruitt; thence S. 88 degrees 50 minutes
E 1638 feet to a stone, corner with J. W.
Pruitt and Dock Denton Heirs; thence N 1
degree 52 minutes E 864 feet to a stake,
corner with Share No. 5 in Dock Denton Heirs
line; thence with Share No. 5 N 83 degrees W
906 feet to a stake, corner with Share No. 5
and Lee Eakins, Jr.; thence N 88 degrees 50
minutes W 735 feet to the place of beginning,
containing 35.4 acres, more or less.

LESS AND EXCEPT therefrom the following
described land which was previously conveyed
to Luna Cotton by deed from Katie Wilkinson
and her husband, William Wilkinson, dated
March 19, 1957, of record in Deed Book 185,
page 125, in the Henderson County Court
Clerk's Office, to-wit:

Beginning at a stake, corner with Share No. 5
and the 23.09 acre tract of Lee Eakins, Jr.,
runs S 83° E 906 feet to a stake, in the line
of Dock Denton Heirs; thence S 1°-52' W 246
feet to a stake, corner with the remainder of
Share No. 4; thence N 86° W 1630 feet to a
stake, corner with the remainder of Share No.
4 in the east right of way line of Ky. State
Highway No. 283; thence with said right of way
line N 2°-32' E 246 feet to a stake, corner
with 23.09 acre tract of Lee Eakins, Jr.;

PID 72-27
Map Reference 13
Continued

BOOK 340 PAGE 452

thence with said tract S 88°-50' E 735 feet to
the place of beginning, containing 10 acres.

Being the same property devised to John F.
Eakins, Jr. by the Last Will and Testament of
Katha E. Wilkinson, deceased, of record in
Will Book 3-A, page 7, in the Henderson
County Court Clerk's Office. Under the
provisions of said Will, the above described
property was devised to William A. Wilkinson
for life, with the remainder in fee simple to
the said John F. Eakins, Jr. The said William
A. Wilkinson died in 1981, thereby vesting
John F. Eakins, Jr. with sole fee simple title
to said property.

All minerals not heretofore reserved, excepted
or conveyed and which may be owned by Grantors
are included in this conveyance.

TO HAVE AND TO HOLD the above described real property,
together with all the rights, privileges and appurtenances
thereunto belonging unto the Grantee, in fee simple, his heirs
and assigns forever, with Covenant of GENERAL WARRANTY, except
any minerals which are conveyed by SPECIAL WARRANTY only.

IN TESTIMONY WHEREOF, witness the signatures of the
Grantors this day and year first above written.

John F. Eakins, Jr.
John F. Eakins, Jr.

Cynthia Demott Eakins
Cynthia Demott Eakins

STATE OF GEORGIA

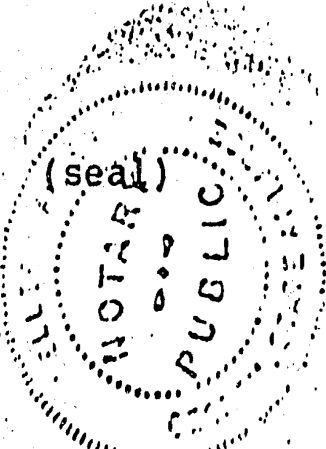
COUNTY OF Colquitt ...SCT.

I, the undersigned, a Notary Public in and for the
State and County aforesaid, certify that on this day appeared
before me John F. Eakins, Jr. and Cynthia Demott Eakins, who
signed and acknowledged the foregoing instrument to be their own
free act and deed.

Given under my hand and notarial seal this 9th day of
August, 1983.

My commission expires Notary Public, Georgia, State at Large
My Commission Expires Dec. 9, 1985

Mellie Warren
Notary Public



PID 72-22
Map Reference 14

BOOK 213 PAGE 652

ADDIE POWELL DENTON, IRVIN DENTON and his wife, VERTA DENTON, REX DENTON, unmarried, MAX O. DENTON and his wife, PEARLENE DENTON, WYLENE DENTON, widow, BERT DENTON, JR. and his wife, JUNE DENTON, JAMES EDWARD STEEBE, and PATTI CAMELLE STEEBE FARGASON and her husband, WADE HARPER FARGASON, JR., of the first part, and L. B. PULLUM and his wife, CORDELIA A. PULLUM, of the second part;

WITNESSETH: That for and in consideration of the premises and the purchase price of \$8700.00, receipt of which is acknowledged, and by virtue of the power by law vested in him, party of the first part, Fred G. Vogel, as Master Commissioner aforesaid, has sold and by this writing does convey unto L. B. Pullum and his wife, Cordelia A. Pullum, jointly for and during their natural lives and on the death of either to the survivor of these two persons, his or her heirs and assigns, the following described real property located in Henderson County, Kentucky, with the improvements thereon, to-wit:

The following tract of land situate in the County of Henderson, State of Kentucky, about one and one half miles south of Robards Station and is Lot No. 2 as shown in the division of the lands of Samuel W. Eakins and is bounded as follows: Beginning at two small black oaks in the line of the dower on the side of the public road, thence with the line of the dower west 117 poles to a stake corner to the said dower and in Felix Eakins line thence with his line S 86-1/2 poles to a black oak in Wm. Hunters line thence S 85-1/4 E 117-1/2 poles to a small black oak & post oak corner to Lot No. 3 on the east side of the public road leading to Henderson, Ky. thence North 88-1/2 poles to the beginning and containing Sixty four acres (64).

Being the same real property conveyed to Mary Denton by John L. Dorsey, Trustee, by deed dated May 21, 1885, of record in Deed Book 10 at page 263, Henderson County Court Clerk's Office. By her will, duly probated in 1933 and of record in Will Book G at page 252, said Clerk's Office, said Mary Denton devised said real property to Clara D. Royster, Charlotte Schroth, Guy Denton, Irvin Denton, Rex M. Denton, Max Denton, and Bert Hart Denton. Said Bert Hart Denton died intestate on April 5, 1952, leaving surviving him as his widow and only heirs at law, his widow, Wylene Denton, a son, Bert Denton, Jr., and a daughter, Patti Denton Steebe. See Affidavit of Descent of Bert Hart Denton of record in Deed Book 213 at page 469, said Clerk's Office. Said Patti Denton Steebe died intestate on November 7, 1955, leaving surviving her as her husband and only heir at law, her husband, James Edward Steebe, and her daughter, Patti Camelle Steebe (now Patti Camelle Steebe Fargason). See Affidavit of Descent of Patti Denton Steebe of record in Deed Book 213 at page 609, said Clerk's Office.

This conveyance is made subject to a right of way contract dated October 12, 1929, granted to Central Gas Corporation of record in Deed Book 79 at page 11, Henderson County Court Clerk's Office.

TO HAVE AND TO HOLD the above described real property with the appurtenances thereunto pertaining unto L. B. Pullum and his wife, Cordelia A. Pullum, jointly for and during their natural lives and on the death of either to the survivor of these two persons, his or her heirs and assigns, and said Commissioner conveys all the right, title and interest, legal and equitable, in said Clara Denton Royster, Charlotte Denton Schroth,

BOOK 213 PAGE 654

L. B. Pullum and wife was produced to me in my office on the 6th day of 2:10 P.M. March, 1964, certified as above for record, whereupon the same, and the foregoing, and this certificate have been duly recorded in my office.

Given under my hand this 6th day of March, 1964.

Attest:

MILDRED M. HOWARD, COUNTY CLERK

By: Julia J. Farley D.C.

I HEREBY CERTIFY THAT THIS
INSTRUMENT HAS BEEN DRAFTED
BY: John E. Sullivan
DORSEY & SULLIVAN, ATTORNEYS
HENDERSON, KENTUCKY

THIS DEED made and entered into on this the 6th day of March, 1964, by and between EUNICE SELF WAGGENER, and her husband, GEORGE M. WAGGENER, Parties of the First Part, GRANTORS, of Henderson County, Kentucky, and OTIS REEDER, of the City of Henderson, Kentucky, Party of the Second Part, GRANTEE:

WITNESSETH: That, for and in consideration of the sum of One Dollar (\$1.00) cash in hand herewith paid by Grantee to Grantors, and of other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantors, the said Eunice Self Waggener, and her husband, George M. Waggener, do hereby bargain, sell, transfer and convey unto the Grantee, the said Otis Reeder, his heirs and assigns, forever, the following described property located in Henderson County, Kentucky, in the village of Niagara, to-wit:

Beginning at a point in the south right-of-way of Kentucky State Highway 136, corner with Elizabeth A. Clay tract; running thence in a southwesterly direction with the Clay line to a stake in the line of J. E. Knight tract; thence in a southeasterly direction 75 feet to a point in the J. E. Knight tract; thence in a northeasterly direction and parallel with the Clay line to a point on the south right-of-way of Highway 136; thence in a northwesterly direction with the South right-of-way of said highway, 75 feet to the place of beginning.

Being the same property conveyed to Eunice Self Gardener, by John W. Seidel, and his wife, Anna B. Seidel, by deed dated January 16th, 1961, and shown of record in Deed Book 201, at page 71, in the Henderson County Court Clerk's office.

It is agreed and understood that Grantee shall pay all of the 1964 taxes and assessments, and all subsequent taxes and assessments, and the Grantors shall pay all prior taxes and assessments.

Witness my hand and official seal this 6th day of March, 1964.

PID 72-22
Map Reference 14
Continued

Marked E. Otis Reeder 314 213 654 by John E. Sullivan

EXHIBIT A

Tax Parcel ID No(s): 72-20.1; 72-18; 72-19; 72-24.1; 72-15; 077-004-000; 083-001-000

72-20.1

A certain tract or parcel located on the west side of U.S. Highway 41 approximately 0.23 miles north of McDonald Road in Henderson County, Kentucky and being more specifically described as:

Beginning at an iron pin set in the right-of-way of the South Central Bell Telephone easement along the west right-of-way of the CSX Railroad, said iron pin also being a corner of the Walter J. and Charlotte Hinton property recorded in Deed Book 237 Page 143 at the Henderson County Court Clerk's Office; thence NORTH 81 DEGREES 49 MINUTES 53 SECONDS WEST, a distance of 1658.15 feet to an iron pin set in the east right-of-way of State Route 416 (Knoblick Road), said iron pin also being at a corner to the Anna Head property recorded in Deed Book 227 Page 313 at the Henderson County Court Clerk's Office; thence NORTH 06 DEGREES 58 MINUTES 37 SECONDS EAST, a distance of 1656.88 feet to a point; thence around a curve to the right with a radius of 327.95 feet, through an arc distance of 243.21 feet, a chord bearing of NORTH 28 DEGREES 09 MINUTES 17 SECONDS EAST, a distance of 237.68 feet to a point; thence around a curve to the left with a radius of 767.48 feet, through an arc distance of 123.67 feet, a chord bearing of NORTH 36 DEGREES 20 MINUTES 08 SECONDS EAST, a distance of 123.53 feet to a point; thence NORTH 32 DEGREES 06 MINUTES 20 SECONDS EAST, a distance of 685.25 feet to a point; thence around a curve to the left with a radius of 5443.91 feet, through an arc distance of 468.80 feet, a chord bearing NORTH 27 DEGREES 51 MINUTES 17 SECONDS EAST, a distance of 468.66 feet to an iron pin set, said iron pin also being in the west right-of-way line of the South Central Bell telephone

easement along the west right-of-way line of the CSX Railroad; thence SOUTH 05 DEGREES 54 MINUTES 39 SECONDS EAST, a distance of 1545.50 feet to a point; thence around a curve to the right with a radius of 3786.04 feet, through an arc distance of 1005.16 feet, a chord bearing of SOUTH 13 DEGREES 25 MINUTES 18 SECONDS EAST, a distance of 1002.21 feet to a point; thence SOUTH 19 DEGREES 51 MINUTES 42 SECONDS EAST, a distance of 723.74 feet to the point of beginning, containing 62.25 acres, and being subject to all legal written and unwritten easements and rights of way.

PID 72-20.1
Map Reference 15
Continued

BOOK 525 PAGE 359

THIS DEED, made and entered into this the ¹⁰³ 5th day of Sept, 2003, by
and between KB ALLOYS, INC., of 3293 Pedler-McDonald Road, Robards, Kentucky 42452,
Parties of the First Part, GRANTOR, and WEST KENTUCKY REGIONAL INDUSTRIAL
DEVELOPMENT AUTHORITY, INC., d/b/a FOUR STAR INDUSTRIAL PARK, of
25 US Hwy 41-A, Dixon, KY, Party of the Second Part, GRANTEE.
42409

WITNESSETH:

In consideration of the sum of FIVE HUNDRED FIFTY-NINE THOUSAND
THREE HUNDRED FIVE DOLLARS (\$559,305.00) cash paid by the Grantee to the Grantor,
the receipt of which is acknowledged, the Grantor sells and conveys to the Grantee, WEST
KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., d/b/a FOUR
STAR INDUSTRIAL PARK, in fee simple, its successors and assigns forever, the following real
property located in Henderson County, Kentucky, to-wit:

Beginning at an iron pin in the northwest corner of the KB Alloys
property line,

Thence along Presbyterian Church of Henderson property line
South 87 degrees 10 minutes 00 seconds East, 1,145.37 feet to an
iron pin

Thence along a new division line with KB Alloys South 06 degrees
22 minutes 48 seconds West, 1,980.72 feet to an iron pin capped
PLS 3354 and 2830

PID 72-20.1
Map Reference 15
Continued

BOOK 525 PAGE 360

Thence along a new division line with KB Alloys and new access roadway right of way 825.56 feet along an arc to the right, having a radius of 1,612.00 feet, the chord of which is South 60 degrees 32 minutes 57 seconds East, 816.57 feet to an iron pin capped PLS 3354 and 2830

Thence along a new division line with KB Alloys and new access roadway right of way South 45 degrees 52 minutes 39 seconds East, 1,200.37 feet to an iron pin capped PLS 3354 and 2830

Thence along a new division line with KB Alloys and new access roadway right of way 4.72 feet along an arc to the left, having a radius of 600.00 feet, the chord of which is South 46 degrees 06 minutes 10 seconds East, 4.72 feet to an iron pin capped PLS 3354 and 2830

Thence along Western Kentucky Regional Industrial Development Authority property line South 17 degrees 14 minutes 46 seconds West, 163.55 feet to an iron pin capped PLS 3354 and 2830

Thence along a new division line with KB Alloys and new access roadway right of way 78.80 feet along an arc to the right, having a radius of 750.00 feet, the chord of which is North 48 degrees 53 minutes 15 seconds West, 78.76 feet to an iron pin capped PLS 3354 and 2830

Thence along a new division line with KB Alloys and new access roadway right of way North 45 degrees 52 minutes 39 seconds West, 1,200.37 feet to an iron pin capped PLS 3354 and 2830

Thence along a new division line with KB Alloys and new access roadway right of way 962.42 feet along an arc to the left, having a radius of 1,462.00 feet, the chord of which is North 64 degrees 44 minutes 10 seconds West, 945.14 feet to an iron pin capped PLS 3354 and 2830

Thence along a new division line with KB Alloys and new access roadway right of way North 83 degrees 35 minutes 41 seconds West, 935.24 feet to an iron pin capped PLS 3354 and 2830

Thence along the Western Kentucky Regional Industrial Development Authority property line North 07 degrees 08 minutes 03 seconds East, 2,042.34 feet to the point of beginning.

PID 72-20.1
Map Reference 15
Continued

BOOK 525 PAGE 361

The above described parcel contains 62.145 acres (2,707,053 sq.ft.).

Reference is hereby made to a plat which includes the subject property conveyed herein, a plat of which is of record in Plat Book 8, Page 359, Henderson County Clerk's Office.

Being a portion of the same property conveyed to KB Alloys, Inc. by deed from Cabot Corporation dated December 11, 1986, of record in Deed Book 373, Page 276, Henderson County Clerk's Office.

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

Grantor, as used in this Deed shall always include Grantor's successors. The parties hereto specifically agree that this conveyance is subject to the following additional conditions, which are covenants running with the land for the benefit of Grantor and Grantor's successors:

1. Grantee agrees to immediately convey in fee simple to Henderson County, Kentucky the entire southern one hundred fifty feet (150') of the herein described property for a public road (and not a limited access road) and for public utilities; and, Grantee agrees that a public road and utilities will be constructed thereon with all due diligence (referred to interchangeably as the "road" or "roadway" or "right of way"). As this conveyance will leave Grantor with remainder property located both north and south of such public roadway, Grantee agrees that Grantor can generally enter and exit such public roadway all along the remainder of Grantor's property.

2. The parties further agree that Grantor may construct public or private roads or

Book 614 Page 344

TRACT I

Beginning at an iron pin in the west R/W of Kentucky Highway 283, said pin being 30 feet from the centerline of said road and being a corner to Tract 3 of this Division; thence with the highway R/W along a horizontal curve an arc distance of 757.78 feet or a chord of S. 27° 53' 06" W. 743.31 feet; thence continuing with the highway R/W, S. 47° 19' 57" W. 287.19 feet to the centerline of an old road, corner to James D. Blue (DB 340 PG 147); thence with the line of James D. Blue and the centerline of the road, N. 84° 35' 06" W. 581.76 feet to a point in the line of James L. Blue (DB 148 PG 208); thence with the line of James L. Blue, N. 00° 36' 22" W. 782.13 feet to an iron pin, corner to Tract 3; thence with the line of Tract 3, N. 89° 16' 02" E. 1146.35 feet to the beginning, containing 17.85 acres.

TRACT II

Beginning at a spike in the intersection of Spencer-Thornberry Road and an unnamed road; thence with the centerline of Spencer-Thornberry Road, N. 03° 51' 46" E. 1949.47 feet to an iron pin in the line of David Smithhart (DB 362 PG 190); thence with the line of Smithhart, S. 84° 05' 10" E. 118.07 feet to an iron pin, corner to Tract 4 of this Division; thence with the line of Tract 4, S. 86° 28' 59" E. 712.00 feet to an iron pin, corner to James L. Blue (DB 148 PG 208); thence with the line of James L. Blue, S. 00° 50' 14" E. 1952.56 feet to a spike in the centerline of a road; thence with the centerline of the road, N. 86° 20' 34" W. 989.98 feet to the beginning, containing 40.65 acres.

For a more particular description of the above two tracts you are referred to a survey plat prepared by Roy Thomas Allinder LS #2407, dated October 17, 1987, as recorded in Plat Book 5, Page 193, of the Henderson County Clerk's Office, which is incorporated herein by reference.

Being the same property conveyed to James L. Blue, Jr. and Clydine B. Blue by deed from Gross C. Lindsay as Trustee dated 22nd day of March, 1988, of record in Deed Book 385, Page 262 and corrected by Deed Of Correction dated April 12, 1988, of record in Deed Book 385, Page 551, of the Henderson County Clerk's Office.

TRACT III

Beginning at a stone pin oak pointer, corner to Wm. T. Hunter and in Thomas Royster line; thence with said Royster line N 89 22' W 40 poles to a stake corner to lot No. 2; thence with the line of said lot S 3 1/4 degrees W 117 poles 13 links to a stake, black oak pointer; thence S 89 1/4 degrees E 29 poles and 22 links to a stake (two black oak pointers); thence S 9 poles and 20 links to a stone on a branch (two overcup oak pointers) thence S 82 3/4 degrees E 10 pole and 16 links to a stone in the bed of Grave Creek, thence N 3 1/4 degrees W 127 poles and 8 links to the beginning containing 30 acres, said land lying and being on the waters of Grave Creek.

LESS a parcel of ground consisting of twelve yards square heretofore set off and now used as a burying ground on said tract of land, is reserved from and not conveyed herein.

aka Clydine B. Blue

Being the same property conveyed to James L. Blue, Jr. and Mary Clydine Blue, husband and wife by deed from C. Allen Moore and Annie E. Moore, husband and wife, dated September 23 1950, of record in Deed Book 148, page 208 of the Henderson County Clerk's office.

It is certified that James L. Blue, Jr. predeceased the Grantor thereby leaving his interest to Grantor by virtue of the survivorship clause; see also the Last Will and Testament of James L. Blue, Jr., of record in Will Book 39, Page 123, Henderson County Court Clerk's Office.

EXHIBIT A



2015013778
HENDERSON CO. KY FEE \$17.00
STATE OF KY DEED TAX
\$132.50
PRESENTED / LODGED: 12-04-2015 05:29:51 PM
RECORDED: 12-04-2015
RENESA ABNER
CLERK
BY: SHARON SELLARS
DEPUTY CLERK
BK: RE 614
PG: 342-344

mailed to:
James Dalton Blue
112 S Alvers St
Henderson, Ky 42420
12/7/15

72-19

A tract fronting 210 feet on the Knoblick Road and running back between parallel lines a distance of 210 feet, and being the tract on which grantors now reside.

And more particularly described by current survey as follows:

A certain tract or parcel located on the east side of the Old Knoblick Road approximately 0.80 miles north of the Webster County line in Henderson County, Kentucky and approximately 1600 feet north of McDonald road, being more specifically described as follows:

beginning at an iron pin set in the east right-of-way line of Old Knoblick Road, said iron pin also being in the south property line of James A. Clary II and Mary I. Clary property recorded in Deed Book 403, Page 139, at the Henderson County Court Clerk's Office, said iron pin also being located 19.60 feet from a P.K. nail found in the pavement of Old Knoblick Road; thence with the south line of said Clary property, South 81 degrees 49' 52" East, a distance of 210.00 feet to an iron pin set in the south line of said Clary property also being at a corner of Walter J. and Charlotte A. Hinton property recorded in Deed Book 237, Page 143, at the Henderson County Court Clerk's Office; thence south 07 degrees 35' 59" West, a distance of 210.00 feet to an iron pin at a corner of said Hinton property; thence with the north line of said Hinton property, North 81 degrees 49' 52" West, a distance of 210.00 feet to an iron pin set at a corner of the said Hinton property, also being in the east right-of-way line of Old Knoblick Road also being 19.60 feet east of a P.K. nail found in the pavement of Old Knoblick Road; thence running parallel to and 19.60 feet east of the centerline of Old Knoblick Road, North 07 degrees 36' 01" East, a distance of 210.00 feet to the point of beginning, containing 1.012 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Gordon B. Stacy, KY RLS #2896 on June 29, 1998.

Being the same property conveyed to West Kentucky Regional Industrial Development Authority, Inc. by Deed dated October 20, 1998, of record in Deed Book 482, Page 668, in the Office of the Clerk of Henderson County, Kentucky.

72-18

In the Robards section of Henderson County, Kentucky, a certain tract of land, being Lot No. 1 in the division of the lands of L.D. Denton, deceased, bounded and described as follows:

Beginning at a stake on the East side of the Knoblick Road, corner to George Spencer, thence with Spencer's line S 84 ½ E 28.32 chains to a stake in Spencer's line where same crosses the West line of the Louisville and Nashville Railroad Company's right of way; thence with said West line N 23 ½ W 7.36 chains to a stake, corner to Lot No. 2, thence N 85 ¾ W 24. 75 chains to a stake on the East side of the Knoblick Road, corner to Lot No. 2, thence S 4 W 5.3175 chains to the beginning, containing 16 acres, more or less.

Less a tract fronting 210 feet on the Knoblick Road and running back between parallel lines a distance of 210 feet, and being the tract reserved by Walker Eugene Edwards, et ux, by deed dated September 2, 1966, of record in Deed Book 227, Page 313, Henderson County Clerk's Office.

Also being more particularly described by current survey as follows:

A certain tract or parcel located on the east side of the Old Knoblick Road approximately 0.11 miles north of McDonald Road in Henderson County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set in the east right-of-way line of Old Knoblick Road, said iron pin also being at a corner of the Anna Head property recorded in Deed Book 227 Page 313 at the Henderson County Court Clerk's Office, said iron pin also being located 19.60 said Clary property, SOUTH 81 DEGREES 49 MINUTES 53 SECONDS EAST, a distance of 1448.15 feet to an iron pin set at a corner of the said Clary property, also being in the west right-of-way line of the C. S.X. Railroad; thence running parallel to and 40 feet west of the centerline of the C.S.X. Railroad, SOUTH 19 DEGREES 48 MINUTES 54 SECONDS EAST, a distance of 467.31 feet to an iron pin set in said C. S.X. Railroad light-of-way also being at a corner of the Terry Duncan property recorded in Deed Book 43 Page 514 at the Henderson County Court Clerk's Office; thence with the north line of the said Duncan property, NORTH 79 DEGREES 57 MINUTES 23 SECONDS WEST, a distance of 1874.94 feet to an iron pin set at a corner of said Duncan property, also being 19.60 feet from a P.K. nail found in the pavement of Old Knoblick Road; thence with the east right-of-way line of Old Knoblick Road, NORTH 07 DEGREES 35 MINUTES 59 SECONDS EAST, a distance of 141.34 feet to the point of beginning, containing 14.396 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Gordon B. Stacy, KY RLS #2896 on June 29, 1998.

Being the same property conveyed to Walter J. Hinton and his wife, Charlotte Ann Hinton, jointly with survivorship, by deed from Owen Gregory and his wife, Frances L. Gregory, dated July 12, 1968, of record in Deed Book 237, Page 143, Henderson County Clerk's Office. As shown by Will of record in Will Book 23, Page 417, Charlotte A Hinton, is now deceased. According to the order of probate, Mrs. Hinton died June 23, 1994, and by virtue of the survivorship clause contained in the above-described deed, title is now vested in the survivor, Walter J. Hinton.

BOOK 493 PAGE 783

207

THIS DEED, made and entered into this the 3rd day of March, 2000, by and between ALBERT DUNCAN and his wife, TERESA C. DUNCAN, of 8636 Old Knoblick Road, Robards, Kentucky 42452, Parties of the First Part, GRANTORS, and WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., of 25 U.S. Highway 41A South, Dixon, Kentucky 42409, Party of the Second Part, GRANTEE.

WITNESSETH:

In consideration of the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$57,500.00) cash paid by the Grantee to the Grantors, the receipt of which is acknowledged, the Grantors sell and convey to the Grantee, WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., in fee simple, its successors and assigns forever, the following real property located in Henderson County, Kentucky, to-wit:

A lot of ground and improvements thereon about 1-1/4 miles south of Robards, Henderson County, Kentucky, on the east side of Knoblick Road, and beginning at a fence corner in the east line of Knoblick Road; thence with the east line of Knoblick Road in a southerly direction 123 feet, more or less, to a fence; thence at right angles and in an easterly direction 141 feet, more or less, to a fence corner; thence in a northerly direction and parallel with Knoblick Road 123 feet, more or less, to a fence corner; thence in a northerly direction and parallel with Knoblick Road 123 feet, more or less, to a fence in the northerly boundary of the property of parties of the first part; thence along the line of the property of party of the first part in a westerly direction 141 feet, to the place of beginning.

72-24.1

Tract II: On the waters of Graves Creek, beginning at a white oak post oak and hickory corner to a 400 acre survey of Rankin and the Widow Hill corner; thence N 4 E 44 poles and 10 links to a post oak corner to Hunters 400 acre survey; thence with the line of that survey N 68-3/4 W 19 poles to an elm and black corner to lot No. 3 on the east side of the public leading to Henderson; thence with the line of Lot No. 3 N 2-1/2 poles to two black oaks and post oak corner to Lot No. 5; thence with the line of Lot No. 5 S 86-3/4 E 202 poles to a dogwood and two gums, one of which is a fore and aft tree in the dusson line corner to Lot No. 5 and in George Alexander's line; thence with his line S 1/4 deg. E 47 poles to a stone between three post oaks formerly corner to Holloway and Soaper; thence N 86-3/4 W 183 poles to the beginning, containing 54 acres.

Tract V: A tract of land about 1-1/4 miles south of Robarda, Kentucky, on the east side of the Knoblick Road and bounded as follows:

BEGINNING at 2 black oaks and post oak in line of Lot #3 and corner to #4; thence with line of #4, south 86-3/4 east, 202 poles to a line, and corner to No. 4; thence with the George Alexander line, north 1/4 east 42 poles and 20 links to 2 gums post oak and dogwood corner to Lot #6; thence with the line of #6, north 86-3/4 west, 202 poles to a hickory and post oak in line of #3, south 42 poles and 20 links to the beginning, containing 54 acres, more or less.

LESS AND EXCEPT all of that portion of said tract conveyed to Kaweckl Beryco Industries, Inc., by deed dated November 13, 1979, of record in Deed Book 317, Page 260, Henderson County Clerk's Office. Being the remainder of said Tracts II and V which lies east of Old Knoblick Road and north of Pedler-McDonald Road.

All of said tracts to contain 74.92 acres, more or less.

And also described by current survey as follows:

A certain tract or parcel located on the east side of the Old Knoblick Road approximately 0.75 miles north of the Webster County line in Henderson County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set in the east right-of-way line of the Old Knoblick Road, said iron pin also being in the south line of the Walter Hinton property recorded in Deed Book 227 Page 471 at the Henderson County Court Clerk's Office, said iron pin also being located SOUTH 79 DEGREES 59 MINUTES 02 SECONDS EAST, 19.60 feet from a P.K. nail found in the pavement of Old Knoblick Road; thence with the south line of said Hinton property, SOUTH 79 DEGREES 59 MINUTES 02 SECONDS EAST, a distance of 1878.85 feet to a point located in the west right-of-way line of the C.S.X. Railroad, said point being located SOUTH 87 DEGREES 43 MINUTES

22 SECONDS EAST, 5.25 feet from an iron pin in said Hinton property; thence running parallel to and 35 feet west of the centerline of said C.S.X. Railroad the following two (2) calls:

1. SOUTH 19 DEGREES 51 MINUTES 09 SECONDS EAST, a distance of 891.95 feet to an iron pin set in said right-of-way line;
2. thence around a curve to the right, through a central angle of 08 DEGREES 08 MINUTES 51 SECONDS, an arc distance of 809.78 feet, a chord bearing of SOUTH 15 DEGREES 46 MINUTES 44 SECONDS EAST, a distance of 809.09 feet to a P.K. nail set in the centerline of the existing pavement of the Pedler McDonald Road;

thence with said centerline of Pedler McDonald Road the following four (4) calls:

1. NORTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, a distance of 240.58 feet to a P.K. nail set in said centerline;
2. NORTH 78 DEGREES 41 MINUTES 22 SECONDS WEST, a distance of 178.34 feet to a P.K. nail set in said centerline;
3. NORTH 79 DEGREES 31 MINUTES 07 SECONDS WEST, a distance of 1750.71 feet to a P.K. nail set in said centerline;
4. NORTH 79 DEGREES 50 MINUTES 14 SECONDS WEST, a distance of 427.42 feet to a P.K. nail set in said centerline, said P.K. nail also being in said east right-of-way line of Old Knoblick Road;

thence with said east right-of-way line of Old Knoblick Road the following five (5) calls:

1. NORTH 14 DEGREES 14 MINUTES 02 SECONDS EAST, a distance of 240.19 feet to an iron pin set in said right-of-way line;
2. thence around a curve to the left, through a central angle of 06 DEGREES 29 MINUTES 35 SECONDS, an arc distance of 207.64 feet, a chord bearing of NORTH 05 DEGREES 32 MINUTES 44 SECONDS EAST, a distance of 207.53 feet to an iron pin set in said right-of-way line;
3. NORTH 03 DEGREES 08 MINUTES 31 SECONDS EAST, a distance of 239.30 feet to an iron pin set in said right-of-way line;
4. thence around a curve to the right through a central angle of 00 DEGREES 57 MINUTES 01 SECONDS, an arc distance of 132.23 feet a chord bearing of NORTH 04 DEGREES 55 MINUTES 44 SECONDS EAST, a distance of 132.22 feet to an iron pin set in said right-of-way line;
5. NORTH 06 DEGREES 35 MINUTES 24 SECONDS EAST, a distance of 208.63 feet to an iron pin set at the southwest corner of the Albert Duncan property recorded in Deed Book 464 Page 480;

thence with the line of said Duncan property the following three (3) calls:

1. SOUTH 83 DEGREES 24 MINUTES 36 SECONDS EAST, a distance of 152.64 feet to an iron pin set at the southeast corner of said Duncan property;
2. NORTH 06 DEGREES 35 MINUTES 24 SECONDS EAST, a distance of 139.33 feet to an iron pin set at the northeast corner of said Duncan property;
3. NORTH 83 DEGREES 24 MINUTES 36 SECONDS WEST, a distance of 152.64 feet to a post found in said east right-of-way line of the Old Knoblick Road;

thence with said right-of-way line, NORTH 06 DEGREES 35 MINUTES 24 SECONDS EAST, a distance of 312.13 feet to the point of beginning, containing 74.9485 acres, and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, KY RLS #2939 on June 30, 1998.

Being the remainder of Tracts II and V, less exceptions, which were conveyed to Terry T. Duncan, by J. T. Lynn, etal, by deed dated April 23, 1993, of record in Deed Book 431, Page 514, Henderson County Clerk's Office.

PID 72-9.1
Map Reference 21

BOOK 517 PAGE 812 EXEMPTED

THIS DEED made and entered into this the ²¹¹ 5th day of October, 2002,
by and between Robert E. Crowder and Wilma D. Crowder, husband and wife, 7885
Highway 1299, Robards, Kentucky 42452; James A. Denton and Lucille Regina
Denton, husband and wife, 7236 Highway 283, Robards, Kentucky 42452; and John
P. Robards and Nettie F. Robards, husband and wife, 14396 Highway 136 East,
Henderson, Kentucky 42420, GRANTORS; and Robert E. Crowder and Wilma D.
Crowder, of 7885 Highway 1299, Robards, Kentucky 42452, GRANTEES.

WITNESSETH: In consideration of love and affection that the Grantors
have for the Grantees, the Grantors do by these presents hereby grant, bargain, sell
and convey unto the Grantees, Robert E. Crowder and Wilma D. Crowder, husband
and wife, their heirs and assigns forever, with rights of survivorship, the following
described real estate situated in Henderson County, Kentucky, and more particularly
described as follows, to-wit:

Being all of Tract II as referenced in the survey plat of the Robards,
Crowder and Denton Agricultural Division said plat being found in
Plat Book 8, page 255 B, in the office of the Henderson County
Clerk, and being more fully described as follows:

See attached Exhibit A.

SOURCE: Being a portion of the same property conveyed to Wilma
Dean Crowder, Regina Denton and Nettie Mae Robards from Clifton
Francis by deed dated November 13, 1991, and recorded in Deed
Book 417 at page 726, in the Office of the Henderson County
Clerk.

SUBJECT TO all restrictions, easements, right-of-ways and prior mineral

PID 72-9.1
Map Reference 21
Continued

BOOK 517 PAGE 813

reservations of record which affect the subject property.

TO HAVE AND TO HOLD the above described real estate, together with all of the rights, privileges and appurtenances thereunto belonging or otherwise appertaining unto Grantees, Robert E. Crowder and Wilma D. Crowder, in fee simple, their heirs and assigns forever, with rights of survivorship, with covenant of GENERAL WARRANTY, excepting all minerals and mineral rights which are not heretofore conveyed.

CONSIDERATION CERTIFICATE: Pursuant to KRS 382, the Grantors certify under oath that the property transferred by this deed is transferred by gift and without consideration, and that the full estimated fair cash value of the property is \$24,000.00.

IN TESTIMONY WHEREOF, witness the signatures of Robert E. Crowder and Wilma D. Crowder, James A. Denton and Lucille Regina Denton, and John P. Robards and Nettie F. Robards, this the day and year first hereinabove written.

GRANTORS:

Robert E. Crowder
Robert E. Crowder

Wilma D. Crowder
Wilma D. Crowder

James A. Denton
James A. Denton

Lucille Regina Denton
Lucille Regina Denton

PID 72-9.1
Map Reference 21
Continued

BOOK 517 PAGE 816

EXHIBIT A

DESCRIPTION

TRACT 2
ROBARDS, CROWDER & DENTON
AGRICULTURAL DIVISION

HENDERSON COUNTY, KENTUCKY

A certain tract or parcel located on the southeast side of Kentucky Highway 283 approximately 1.5 miles southwest of the City of Robards in Henderson County, Kentucky and being more specifically described as follows:

Unless stated otherwise, any monument referred to herein as a "set iron pin" is a 5/8" diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the centerline of Kentucky Highway 283 as described in Deed Book 86 Page 395.

Beginning at an iron pin set in the southeast right-of-way line of Kentucky Highway 283, said iron pin also being located in the east line of South W.N. Royster Road; thence with said right-of-way line of Kentucky Highway 283, North 45 DEGREES 45 MINUTES 00 SECONDS East, a distance of 258.28 feet to a point located in the center of a large ditch, said point also being located, South 58 DEGREES 11 MINUTES 22 SECONDS East, a distance of 31.01 feet from a P.K. nail set in the centerline of the existing pavement of said Kentucky Highway 283; thence severing Tract 2 of the Robards, Crowder & Denton property recorded in Deed Book 417 Page 726 at the Henderson County Court Clerk's Office, of which this description is a part, the following nine (9) calls:

- 1) South 58 DEGREES 11 MINUTES 22 SECONDS East, a distance of 30.77 feet to a point located in the center of said ditch;
- 2) South 85 DEGREES 30 MINUTES 43 SECONDS East, a distance of 115.23 feet to a point located in the center of said ditch;
- 3) South 74 DEGREES 41 MINUTES 43 SECONDS East, a distance of 351.63 feet to a point located in the center of said ditch;
- 4) South 67 DEGREES 02 MINUTES 18 SECONDS East, a distance of 266.14 feet to a point located at the intersection of the centerline of said ditch and the centerline of an existing waterway;
- 5) South 24 DEGREES 27 MINUTES 49 SECONDS West, a distance of 133.13 feet to a point in the center of said waterway;
- 6) South 30 DEGREES 33 MINUTES 48 SECONDS West, a distance of 394.32 feet to an iron pin set in the center of said waterway;
- 7) South 83 DEGREES 31 MINUTES 51 SECONDS East, a distance of 182.90 feet to an iron pin set near the north end of an existing fence line;
- 8) South 09 DEGREES 01 MINUTES 02 SECONDS West, a distance of 548.31 feet to an iron pin set in said fence line;
- 9) South 87 DEGREES 03 MINUTES 19 SECONDS East, a distance of 631.10 feet to an iron pin set in the west line of the Peggy Sue Brown property recorded in Deed Book 317 Page 752;

to an iron pin set in the west line of the Peggy Sue Brown property recorded in
Deed Book 317 Page 752;

PID 72-9.1
Map Reference 21
Continued

BOOK 517 PAGE 817

thence with the west line of said Brown property, South 02 DEGREES 00 MINUTES 19 SECONDS West, a distance of 150.86 feet to an iron pin set at the southwest corner of said Brown property; thence severing Tract 1 of said Robards, Crowder and Denton property the following two (2) calls:

- 1) South 02 DEGREES 00 MINUTES 19 SECONDS West, a distance of 240.68 feet to an iron pin set in said Tract 1;
- 2) North 87 DEGREES 16 MINUTES 41 SECONDS West, a distance of 1464.06 feet to an iron pin set in said South W.N. Royster Road;

thence with the line of said South W.N. Royster Road, North 02 DEGREES 31 MINUTES 13 SECONDS East, a distance of 240.66 feet to a point located in the line between Tract 1 and Tract 2 of said Robards, Crowder and Denton property; thence continuing with said South W.N. Royster Road, North 04 DEGREES 07 MINUTES 09 SECONDS East, a distance of 1181.32 feet to the point of beginning, containing 35.0000 acres and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, KY PLS #2939 on May 21, 2002.

STATE OF KENTUCKY

COUNTY OF HENDERSON.....Sct.

I, Wilma G. Martin, Clerk of Henderson County, certify that the foregoing *deed* was this day at *2:12* O'clock *P*. M. lodged in my said office for record and that I have recorded it, the foregoing and this certificate in my said office.

Given under my hand this

11 day *October* 20 *02*

BY: *[Signature]* WILMA G. MARTIN
D.C.

del.

Morton + Bach

10-14-02

BOOK 317 PAGE 752

259

THIS DEED, made and entered into this 3rd day of January, 1980, by and between W. C. TAPP and his wife, CORNELIA TAPP, hereinafter referred to as GRANTORS, and PEGGY SUE BROWN, JAMES H. BROWN, ALICIA KAY Brown, DANA SUE BROWN, and WILLIAM ROGER BROWN, 226 North Larue Road, Henderson, Kentucky, hereinafter referred to as GRANTEES,

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and in further consideration of the love and affection the GRANTORS have for the GRANTEES, the GRANTORS have this day bargained and sold and by these presents do hereby grant and convey an undivided one-half (1/2) interest in and to the hereinafter described property unto the GRANTEES, Peggy Sue Brown, James H. Brown, Alicia Kay Brown, Dana Sue Brown, and William Roger Brown, in equal undivided shares as tenants-in-common, their respective heirs and assigns forever, said real property being situated in the County of Henderson, Kentucky, and being more particularly described as follows, to-wit:

Beginning at a stake in line of Lot No. 1 corner to Lot No. 3; thence S 88 E 86 poles and 10 links to a stake corner to Lot No. 1 in Y. Eakins line; thence S 2 W 121 poles and 1 link to a stake corner to Hester; thence N 88 W 86 poles and 10 links to a stake corner to Lot No. 3 in Hester's line; thence N 2 E 121 poles and 1 link to the beginning, containing 65.32 acres.

Being the same property conveyed to Grantors by deed from Lena Johnston and her husband, Wayne Johnston; E. M. Pruitt and his wife, Effie Pruitt; James H. Trader and his wife, Bettie Trader; and James E. Pruitt, unmarried, dated February 26, 1964, and of record in Deed Book 213 at page 584 in the Henderson County Court Clerk's Office.

PID 077- 001-000
Map Reference 23

DEED BK 309 PG 791

EXEMPTED



2020008741
RE 645 757 - 760

THIS DEED, made and entered into this the 14th day of August, 2020, by and between **WILLIAM R. RAY, JR. and BARBARA D. RAY**, husband and wife, of 12097 Airline Road, Henderson, Kentucky 42420, parties of the First Part, GRANTORS and **BILLY RAY, LLC, a Kentucky Limited Liability Company**, with its principal place of business at 12097 Airline Road, Henderson, Kentucky 42420, party of the Second Part, GRANTEE.

WITNESSETH:

That for and in consideration of the mutual desire of the parties to convey the hereinafter described real property unto the Grantee, and for no monetary consideration, the Grantors do hereby grant and convey unto the Grantee, Billy Ray, LLC, a Kentucky limited liability company, in fee simple, its successors and assigns forever, the following described real property located in Henderson and Webster Counties, Kentucky, to-wit:

Webster Tax Parcel ID No: 077-001-000
Henderson Tax Parcel ID No: 72-6

The following described real property located in Henderson and Webster Counties, Kentucky, to-wit:

Beginning at a stake in the middle of the Sellars and Thomas Road corner to Lot No. 3; thence S 87 degrees E 51.69 chains to a stake, corner to Lot No. 3; thence N 3 ½ degrees E 16.16 chains to a sassafras on the southwest side of Graves Creek; thence N 87 ¼ degrees W 53 chains to a stake corner to Eblens in the middle of the Sellars and Thomas Road; thence with the road S 3 degrees W 4.70 chains S 3 ½ degrees E 11.25 chains to the beginning, containing 84 acres.

PID 077- 001-000
Map Reference
23 Continued

DEED BK 309 PG 792

Being a portion of the same property conveyed an undivided one-half (1/2) interest to William R. Ray, Jr. and Barbara D. Ray, husband and wife, and an undivided one-half (1/2) interest to Lindsey Clay Embry and Jan Denise Embry, husband and wife, by deed from Naomi Ward Wink, et al, dated June 10, 2004, of record in Deed Book 531, page 583, in the Henderson County Clerk's Office and in Deed Book 253, page 173, in the Webster County Clerk's Office. See also deed to William R. Ray, Jr. and Barbara D. Ray, husband and wife, from Lindsey Clay Embry and Jan Denise Embry, husband and wife, dated October 26, 2007, in Deed Book 558, page 586, in the Henderson County Clerk's Office and in Deed Book 266, page 363, in the Webster County Clerk's Office.

Entire parcel contains approximately 81.2315 acres, more or less.

Subject to all legal highways, prior mineral reservations and conveyances, restrictions, easements and rights-of-way of record.

Send Tax Bills to: Billy Ray, LLC
12097 Airline Road
Henderson, KY 42420

TO HAVE AND TO HOLD all of the above described real property, together with the improvements thereon and appurtenances thereunto belonging Grantee, Billy Ray, LLC, a Kentucky limited liability company, in fee simple, its successors and assigns forever; free and clear of all liens and encumbrances, with covenant of general warranty of title.

The undersigned person executing this instrument on behalf of Grantee Company represents and certifies that he is a member of Grantee Company and has been fully empowered by proper resolutions of the Board of Directors of the Grantee Company to execute and deliver this instrument; that Grantee Company has full capacity to convey the real estate hereby conveyed, and that all necessary Company requirements and resolutions for the making of this conveyance have been completed.

The parties hereto certify that the full estimated fair cash value of the property herein conveyed is \$392,000.00. The Grantee joins in this deed for the purpose of certifying the

A certain tract of land located approximately two (2) miles South of Robards, Kentucky, in Webster County, Kentucky, and having a beginning point in the center of the Knoblick Road at a corner to W. C. Tapp; thence with the center of the Knoblick Road, S 27° 31' W. 158.94 feet, S 12° 15' 22" W. 710.57 feet, S 2° 17' 07" E. 754.40 feet and S 4° 15' 20" W. 284.34 feet to a corner to tract No. 1 of the Georgia Zieman Estate Farm; thence with Tract No. 1, N 87° 58' W. 2616.87 feet to the East line of the C. B. Wise Estate Farm; thence with Wise Farm, N 5° 57' 30" E. 1016.36 feet to the South line of Clifton Francis Farm; thence with Francis Farm, S 86° 21' 08" E. 987.83 feet to a corner to Francis; thence with Francis and Tapp, N 5° 12' 13" E. 1035.01 feet to a corner to Tapp; thence with Tapp, S 83° 06' 21" E. 1657.28 feet to the point of beginning and containing 93.33 acres. You are further referred to a plat of record in Deed Book 162, page 617, of the Webster County Court Clerk's Office, and Deed Book 273, page 694, of the Henderson County Clerk's Office.

LESS: A certain tract of land located approximately two miles south of Robards, Kentucky, in Webster and Henderson County, Kentucky and being more specifically described as follows:

Beginning at a spike in the center of Knoblick Road approximately 730.3 feet south of the Henderson-Webster County line and corner to James Nunnley; thence with Nunnley N 87° 58' 00" W. 698.96 feet to an iron pin corner to James A. Zieman; thence with Zieman N 2° 14' 17" E. 823.76 feet to an iron pin; N 89° 00' 03" E. 344.27 feet to an iron pin; N 8° 28' 14" E. 195.05 feet to an iron pin and S 82° 33' 54" E. 282.56 feet to a spike in the center of Knoblick Road; thence with Knoblick Road as follows: S 0° 22' 01" E. 84.44 feet; S 2° 53' 27" E. 618.48 feet; S 1° 38' 39" E. 100.45 feet; S 3° 24' 49" W. 94.90 feet and S 7° 55' 57" W. 114.11 feet to the point of beginning; containing 14.520 acres and being subject to all legal easements and rights of ways.

Being the same property conveyed to James A. Zieman and James W. Zieman by deed dated June 10, 1974, from James A. Zieman and his wife, Martina Zieman, James W. Zieman and his wife, Vonda Lee Zieman, and Jana Mae Nunnley, and her husband, James N. Nunnley, and recorded in Deed Book 273, page 692 in the Henderson County Court Clerk's Office, and in Deed Book 162, page 613, in the Webster County Court Clerk's Office. The said James A. Zieman has subsequently divorced his wife, Martina Zieman, and James W. Zieman has subsequently divorced his wife, Vonda Lee Zieman, and is presently married to Sarah E. Zieman.

The parcel contains 78.81 acres.

PID 72-14
Map Reference 25

BOOK 432 PAGE 389

118
WARRANTY DEED

THIS WARRANTY DEED made and entered into this the 9th day of May, 1991, by and between Nancy M. Fischer, Executrix of the Estate of Thomas E. McMullin, of 234 Windermere Avenue, Wayne, Pennsylvania 19087, party of the first part, hereinafter called the Grantor, and Nancy M. Fischer and husband, John W. Fischer, of 234 Windermere Avenue, Wayne, Pennsylvania 19087, parties of the second part, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TWENTY-THREE THOUSAND, THREE HUNDRED SEVENTY-FIVE (\$23,375.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does hereby grant, bargain, sell, and convey unto the Grantees, as tenants by the entireties, their heirs and assigns, the following described property, to-wit:

Lot No. 5: A tract of land on the waters of Grave Creek and on the Knoblick road, about two miles south of Robards, Kentucky, bounded as follows: Beginning at a stone marked A. H. corner with Geo. Spencer and Andrew Hunter, thence S 23 1/2 W 67 poles and 13 links to a stone in Knoblick road, thence S 10 W 46 poles and 13 links to a stone on east side of road, thence S 4 1/2 E 5 poles to a stake on east side of road corner with Harvey Hunter, thence S 88-41 E 87 poles to a stake bearing N 6 1/2 E 17 links from a walnut, thence N 2 1/2 E 110 poles and 4 links to a stake in Spencer line and corner with lot No. 4, Alice Hunter, thence N 84 W 42 poles and 15 links to a stone marked G. H. near another stone marked H. A. Spencer corner, thence N 89 W 15 poles 8 links to the beginning corner, containing 55 acres.

LESS, HOWEVER, the following described property conveyed by Thomas E. McMullin to Gary King and Marilyn King by Deed dated March 20, 1978 and recorded in Deed Book 303 at Page 129 in the Office of the Henderson County Court Clerk.

A certain tract or parcel of land located approximately two (2) miles south of Robards in Henderson County, Kentucky, and being more specifically described as follows:

Beginning at an iron pin, corner to the H. King property, said pin being in the east line of the Knoblick Road and being 30 feet from the center of same; thence running parallel to and 30 feet from the center of the Knoblick Road, N. 3 deg. 00' E. 208.71 feet to an iron pin, corner to the Thomas E. McMullin property, of which this is a part; thence with the McMullin remainder, S. 86 deg. 15' E. 208.71 feet to an iron pin and S. 3 deg. 00' W. 208.71 feet to an iron pin in the line of H. King; thence with King N. 86 deg. 15' W. 208.71 feet to the point of beginning, and containing 1.0 acres.

PID 72-14
Map Reference 25
Continued

BOOK 432 PAGE 390

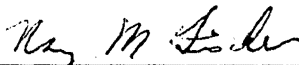
All of which is more accurately shown by the survey plat of Richard Branson (Ky. R.L.S. 304), dated April 8, 1977.

Being a part of the same property conveyed by Elizabeth Griffin, et al to T. E. McMullin by deed dated October 19, 1946, and recorded in Deed Book 128 at Page 422 in the Office of the Henderson County Court Clerk. Thomas E. McMullin died testate on April 30, 1986 at Boca Raton, Palm Beach County, Florida. The Will of Thomas E. McMullin was originally probated in the state of Florida on June 4, 1986. A copy of the Will of Thomas E. McMullin is of record in the Office of the Henderson County Court Clerk in Will Book 17 Page 376 and Nancy M. Fischer, Executrix of the Estate of Thomas E. McMullin executes this Deed by virtue of authority granted her in the Will of Thomas E. McMullin.

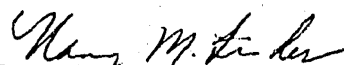
The Grantees are paying no actual consideration for the property but the interest of Nancy M. Fischer and the distribution of the Estate of Thomas E. McMullin will be reduced by the sum of TWENTY-THREE THOUSAND, THREE HUNDRED SEVENTY-FIVE (\$23,375.00) DOLLARS which represents the appraised value of this property. The grantees join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

TO HAVE AND TO HOLD, the same, with all appurtenances thereto unto the Grantees, as tenants by the entireties, their heirs and assigns, forever, with covenant of General Warranty.

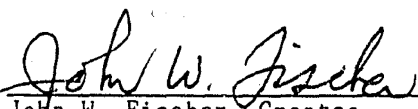
Witness our hands this day and date first above written.



Nancy M. Fischer,
Executrix of Estate of
Thomas E. McMullin, Grantor



Nancy M. Fischer, Grantee



John W. Fischer, Grantee

72-15

TRACT #1: A tract on the waters of Grave Creek beginning at a stake in Spencer line, corner to lot #2; thence S. 2-1/2 W. 108 poles to a stake corner to lot #2; thence N. 88-41 W. 27 poles and 9 links to a stake corner to lot #4; thence N. 2-1/2 E. 109 poles to a stake in Spencer line, corner to lot #4; thence S. 84 E. 27 poles and 10 links to the beginning, containing 18-1/2 acres and being lot #3 of the division of the lands of G.W. Hunter, deceased.

TRACT #2: A tract of land on Grave Creek and bounded thus: Beginning at a stake in Spencer's line N.W. corner of lot #1; thence

S. 2-1/2 W. 107 poles to a stake corner to lot #1; thence N. 88-41 W. 27 poles and 18 links to a stake corner to lot #3; thence N. 2-1/2 E. 108 poles to a stake in Spencer line, corner to lot #3; thence S. 84 E. 27 poles and 19 links to the beginning, containing 18-1/2 acres and being lot #2 in the Division of the lands of G.W. Hunter, deceased.

TRACT #3: Also, a tract of land adjoining the above on the west and more fully described as follows: A certain tract or parcel of land lying in the County of Henderson and State of Kentucky, and described as lot #4, containing 18-1/2 acres, on the waters of Cance Creek and bounded as follows: Beginning at a stake in Spencer's line, corner to lot #3, (G.W. Hunter's); running thence S. 2-1/2 W. 109 poles to a stake corner to lot #3; thence N. 88 degrees 4 min. W. 27 poles to a stake corner to widow's dower; thence with her line N. 2-1/2 E. 110 poles and 4 links to a stake in Spencer's line; thence S. 84 E. 27 poles and one link to the beginning.

And more particularly described by current survey as follows:

A certain tract or parcel located on the east side of the Old Knoblick Road on Peddler McDonald Road in Henderson County, Kentucky and being more specifically described as follows:

McDonald Road, thence with the centerline of said Pedler McDonald Road, NORTH 78 DEGREES 25 MINUTES 33 SECONDS WEST, a distance of 178.34 feet to a P.K nail set; thence continuing with the centerline of Pedler McDonald Road NORTH 79 DEGREES 31 MINUTES 07 SECONDS WEST, a distance of 1171.89 feet to a P.K. nail set in the centerline of said Pedler McDonald Road, also being a corner of John Fischer property recorded in Deed Book 432 Page 389 at the Henderson County Court Clerk's Office; thence with the east line of said Fisher property SOUTH 07 DEGREES 51 MINUTES 13 SECONDS WEST, a distance of 18.02 feet to a point; thence continuing with the east line of said Fisher property SOUTH 07 DEGREES 51 MINUTES 13 SECONDS WEST, a distance of 1797.73 feet to an iron pin set, also being a corner of said

Fisher property, also being a corner of Terry Duncan property as recorded in Deed Book 198 Page 93 of the Henderson County Court Clerk's office; thence with the north line of said Duncan property SOUTH 83 DEGREES 46 MINUTES 05 SECONDS EAST, a distance of 1336.09 feet to an iron pin found, also being a corner of Clarence Crafton property as recorded in Deed Book 205 Page 117 of the Henderson County Court Clerk's Office; thence with the west line of said Crafton property NORTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, a distance of 1694.66 feet to a point; thence continuing with the west line of said Crafton property NORTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, a distance of 18.03 feet to the point of beginning, containing 54.402 acres and being subject to all legal written and unwritten easements and rights of way.

There being excepted from this parcel right-of-way for Pedler McDonald road being a section of land running along the centerline of Pedler McDonald Road beginning at a P.K. nail found set in the centerline of Pedler McDonald Road, thence with the centerline of said Pedler McDonald Road, NORTH 78 DEGREES 25 MINUTES 33 SECONDS WEST, a distance of 178.34 feet to a P.K. nail set; thence continuing with the centerline of Pedler McDonald Road NORTH 79 DEGREES 31 MINUTES 07 SECONDS WEST, a distance of 1171.89 feet to a P.K. nail set in the centerline of said Pedler McDonald Road, also being a corner of said Fisher property; thence with the east line of said Fisher property SOUTH 07 DEGREES 51 MINUTES 13 SECONDS WEST, a distance of 18.02 feet to a point; thence SOUTH 79 DEGREES 31 MINUTES 07 SECONDS EAST, a distance of 1,350.23 feet to a point; thence NORTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, a distance of 18.03 feet to the point of beginning containing 0.55 acres.

This description was prepared from a physical survey conducted under the direction of Gordon 8. Stacy, KY RLS #2896 on May 17, 1999.

Being the same property conveyed to James Stanley Bullock and his wife, Bobbie Joan Bullock, by deed from James H. Gibson and his wife, Mary M. Gibson, dated May 25, 1965, of record in Deed Book 219, Page 652, Henderson County Clerk's Office. By deed dated December 5, 1979, of record in Deed Book 3171 Page 438, Henderson County Clerk's Office, Bobbie Joan Bullock conveyed all of her right, title, and interest in the above described property to James Stanley Bullock. See also certified copy of Order Approving Sale of said property to the Grantee, pursuant to KRS 389A, having been approved by Order of the Henderson District Court on July 7, 1999.

PID 077-002-006
Map Reference
27

EXHIBIT A

Situated in the County of Webster and Commonwealth of Kentucky, to wit:

DEED BK 299 PG 3

TRACT #1: A certain lot or parcel located approximately 2.5 miles northwest of the town of Sebree, in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set in the north line of the Jackie Ray property recorded in Deed Book 203, page 709, in the Webster County Court Clerk's Office, said iron pin being located North 88 degrees 09 minutes 37 seconds West, 1687.19 feet from the intersection of said north line and the centerline of the Knoblick Road, said intersection point being the northeast corner of said Ray property, of which this description is a part, South 0 degrees 18 minutes 32 seconds West, 839.69 feet to an iron pin found at fence corner post beside a stone found marked "A.H.", and being a corner to Lot 5 of the Bush & Morphett division; thence with said Lot 5, South 84 degrees 45 minutes 10 seconds West, 216.96 feet to a fence corner post found at the northwest corner of said Lot 5, and being the northeast corner of Lot 4-B of said division; thence with said Lot 4-B, South 84 degrees 46 minutes 33 seconds West, 138.80 feet to an iron pin found at the northwest corner of said Lot 4-B, and being the northeast corner of Lot 4-A; thence with said Lot 4-A, South 84 degrees 33 minutes 49 seconds West, 230.19 feet to an iron pin found at the northwest corner of said Lot 4-A, and being the northeast corner of Lot 3; thence with said Lot 3, South 88 degrees 59 minutes 51 seconds West, northwest corner of said Lot 3, and being the northeast corner of Lot 2; thence with said Lot 2, North 85 degrees 25 minutes 41 seconds West, 154.13 feet to an iron pin found at a fence corner post, said iron pin being in the north line of said Lot 2, and being a corner to the Nannie Mae Wise property; thence with said Wise property, North 5 degrees 33 minutes 30 seconds East, 920.78 feet to the southwest corner of the James M. Steinwachs property recorded in Deed Book 324 Page 32 in the Henderson County Court Clerk's Office; thence with said Steinwachs property, South 88 degrees 09 minutes 37 seconds East, 927.99 feet to the point of beginning containing 20.00 acres and being subject to all legal and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky RLS #2532 on October 9, 1989.

PID 077-002-006
Map Reference 27
Continued

DEED BK 299 PG 4

EXHIBIT A
(continued)



263532
Filed 01/31/2017 12:57:45 PM
Book: DEED Number: 299
Pages: 1 - 4
Valerie Newall, Webster County
DC: SERENA WILLIAMS
Deed Tax: \$0.00

TRACT #2: Beginning at a point in the boundary line between the Danny Morris and Karen Morris property and the J. Clark estate property, being the western boundary line of said Morris property, and said point being located 325 feet north of a railroad spike in the center of Royster Road; said spike being a corner to J. Clark estate property and the southwestern corner of the Morris property and being approximately one-half mile west of Knoblic Road in Webster County, Kentucky; thence North 5 degrees 00' East a distance of 884.5 feet to a post; thence North 47 degrees 48' East a distance of 335.74 feet to a post corner to N. Wise; thence with the line of Wise North 87 degrees 13' East a distance of 277.02 feet to a post corner to Wise and Lot No. 2 of Bush-Morphett Division; thence with the line of Lot No. 2 South 15 degrees 28' West a distance of 691.44 feet to a post; thence North 83 degrees 50' West a distance of 130.56 feet to a post; thence South 6 degrees 08' West a distance of 492.10 feet to a point in the eastern boundary of the Morris property; thence North 84 degrees 48' West a distance of approximately 230.05 feet to the point of beginning, containing approximately 8.66 acres, more or less.

TRACT #3: Beginning at a point in the center of Royster Rd. lying S 84° 48' E – 230.05 feet from a RR spike, corner of original tract and J. Clark est. in Webster Co. Kentucky; thence with tract #1 of this division and a fence N 6° 08' E – 817.12 feet to a post; S 83° 50' E – 130.56 feet to a post; N 15° 28' E – 691.44 feet to a post in the line of N. Wise; thence with Wise and J. Nunley S 84° 38' E – 354.21 feet to a post in the line of J. Nunley; with tract #3 of this division and a fence S 16° 26' W – 686.62 feet to a post; S 19° 55' W – 256.33 feet to a post; S 70° 08' E – 295.60 feet to a post; thence with tract #3 S 12° 14' W – 284.85 feet to a RR spike in the center of Royster Rd.; thence with the center of Royster Road N 84° 48' W – 328.05 feet to the point of beginning and containing 12.75 acres.

Subject to conditions, covenants, restrictions, right of ways and easements, of record and/or in existence, including but not limited to those in prior instruments of record; legal highways and zoning ordinances.

Being the same property conveyed to Grantors in Deed Book 275, Page 605 in Webster County Court Clerk's Office.

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**EXHIBIT "A"
LEGAL DESCRIPTION****Tract 1 -**

A certain lot or parcel located approximately 2.5 miles northwest of the town of Sebree, in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set in the north line of the Jackie Ray property recorded in [Deed Book 203, Page 709](#), in the Webster County Court Clerk's Office, said iron pin being located North 88 degree 09 minutes 37 seconds West, 1687.19 feet from the intersection of said north line and the centerline of the Knoblick Road, said intersection point being the northeast corner of said Ray property, of which this description is a part, South 0 degrees 18 minutes 32 seconds West, 839.69 feet to an iron pin found at fence corner post beside a stone found marked "A.H.", and being a corner to Lot 5 of the Bush & Morphett division; thence with said Lot 5, South 84 degrees 45 minutes 10 seconds West, 216.96 feet to fence corner post found at the northwest corner of said Lot 5, and being the northeast corner of Lot 4-B of said division; thence with said Lot 4-B, South 84 degrees 46 minutes 33 seconds West 138.80 feet to an iron pin found at the northwest corner of said Lot 4-B, and being the northeast corner of Lot 4-A; thence with said Lot 4-A, South 84 degrees 33 minutes 49 seconds West, 230.19 feet to an iron pin found at the northwest corner of said Lot 4-A, and being the northeast corner of said Lot 3; thence with said Lot 3, South 88 degrees 59 minutes 51 seconds West, northwest corner of said Lot 3, and being the northeast corner of Lot 2; thence with said Lot 2, North 85 degrees 25 minutes 41 seconds West, 154.13 feet to an iron pin found at a fence corner post, said iron pin being in the north line of said Lot 2, and being a corner to the Nannie Mae Wise property; thence with said Wise property, North 5 degrees 33 minutes 30 seconds East, 920.78 feet to the southwest corner of the James M. Steinwachs property recorded in [Deed Book 324, Page 32](#), in the Henderson County Court Clerk's Office; thence with said Steinwachs property, South 88 degrees 09 minutes 37 seconds East, 927.99 feet to the point of beginning containing 20.00 acres and being subject to all legal and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky RLS #2532 on October 9, 1989.

Tract 2 -

Beginning at a point in the boundary line between the Danny Morris and Karen Morris property and the J. Clark estate property, being the western boundary line of said Morris property, and said point being located 325 feet north of a railroad spike in the center of Royster Road, said spike being a corner to J. Clark estate property and the southwestern corner of the Morris property and being approximately one-half mile west of Knoblick Road in Webster County, Kentucky; thence North 5 degrees 00' East a distance of 884.5 feet to a post; thence North 47 degrees 48' East a distance of 335.74 feet to a post corner to N. Wise; thence with the line of Wise North 87 degrees 13' East a distance of 277.02 feet to the post corner to Wise and Lot No. 2 of Bush-Morphett Division; thence with the line of Lot No. 2 South 15 degrees 28' West a distance of 691.44 feet to a post; thence North 83 degrees 50' West a distance of 130.56 feet to a post; thence South 6 degrees 08' West a distance of 492.10 feet to a point in the eastern boundary of the Morris property; thence 84 degrees 48' West a distance of approximately 230.05 feet to the point of beginning, containing approximately 8.66 acres, more or less.

Tract 3 -

Beginning at a point in the center of Royster Rd. lying S 84 degrees 48' E - 230.05 feet from a RR spike, corner of original tract and J. Clark est. in Webster Co. Kentucky; thence with tract #1 of this division and a fence N 06 degrees 08' E - 817.12 feet to a post; S 83 degrees 50' E - 130.56 feet to a post; N 15 degrees 28' E - 691.44 feet to a post in the line of

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 00300-2020069

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 2 of 3



PID 077-002-004
Map Reference 28
Continued

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

*Reference 28 Continued

N. Wise; thence with Wise and J. Nunley S 84 degrees 38' E - 354.21 feet to a post in the line of J. Nunley; with tract #3 of this division and a fence S 16 degrees 26' W - 686.62 feet to a post; S 19 degrees 55' W - 256.33 feet to a post; S 70 degrees 08' E - 295.60 feet to a post; thence with tract #3 S 12 degrees 14' W - 284.85 feet to a RR spike in the center of Royster Rd.; thence with the center of Royster Road N 84 degrees 48' W - 328.05 feet to the point of beginning and containing 12.75 acres.

Being the same property conveyed to Jacob Junior Yoder and Eunice Anne Yoder, Co-Trustees under The Jacob Junior Yoder and Eunice Anne Yoder Family Living Revocable Trust by Deed dated January 13, 2017, of record in [Deed Book 299, Page 1](#) (Fee), and Geronimo Solar Energy, LLC by Memorandum of Land Lease and Solar Easement dated August 27, 2019, of record in [Deed Book 306, Page 529](#) (Leasehold), both in the Office of the Clerk of Webster County, Kentucky.

Tract 4 -

Beginning at a point in the southeast corner of Lot 1 of the Danny Morris property thence North 6 degrees 08' East, 175 feet; thence South 84 degrees 48' East, 100 feet; thence South 6 degrees 08' West, 175 feet; thence North 84 degrees 48' West 100 feet, and being a portion of Lot 2 of the Darrel Stinson property.

Being the same property conveyed to Jacob Junior Yoder and Eunice Anne Yoder, Co-Trustees under The Jacob Junior Yoder and Eunice Anne Yoder Family Living Revocable Trust by Deed dated January 23, 2017, of record in [Deed Book 299, Page 24](#) (Fee), and Geronimo Solar Energy, LLC by Memorandum of Land Lease and Solar Easement dated August 27, 2019, of record in [Deed Book 306, Page 529](#) (Leasehold), both in the Office of the Clerk of Webster County, Kentucky.

Less seloffs in [Deed Book 256, Page 306](#), and [Deed Book 277, Page 551](#)

2019 County Taxes:

Map #077-002-004 (Combined with Parcels Map #077-002-006, #077-006-003-001 and #077-006-001 per PVA)
Assessed Value \$27,350.00, Face Amount \$311.84, Paid \$305.60 on October 25, 2019

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 00300-2020069

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 3 of 3



PID 077-004-000
Map Reference 29

BOOK 482 PAGE 698

000648

THIS DEED, made and entered into this the 13th day of Oct, 1998, by and

between TERRY TOY DUNCAN and his wife, JUDITH F. DUNCAN, of 400 Hearthstone Lane, Henderson, Kentucky 42420, Parties of the First Part, GRANTORS, and WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., of 25 U.S. Highway 41A South, Dixon, Kentucky 42409, Party of the Second Part, GRANTEE.

WITNESSETH:

In consideration of the sum of THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED THIRTY DOLLARS (\$387,630.00) cash paid by the Grantee to the Grantors, the receipt of which is acknowledged, the Grantors sell and convey their 88.5% undivided interest in the subject property to the Grantee, WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., in fee simple, its successors and assigns forever, the following real property located in Webster and Henderson Counties, Kentucky, to-wit:

Four tracts of land lying in the counties of Webster and Henderson, Kentucky, but the greater portion of said tracts, as a whole, being in Webster County, Kentucky:

TRACT 1: Known as Lot #5 in the division of the lands of George W. Hunter, deceased, and BEGINNING at a stone marked GH between two gums, corner with William Watson and in line with Newton Hunter; running thence N 88-40 W 23 poles and 18 links to a stake, Harvey Hunter's corner in Watson's line; thence N 2-1/2 E 110 poles and 8 links to a stake, corner with harvey Hunter; thence S 88-41 E 46 poles and 22 links to a stake, corner with Lot #6; thence S 2-1/2 E 71 poles to a stake in Newton Hunter's line and corner to Lot #6; thence N 85-3/4 W 27 poles and 22 links to a stone marked GH, Newton Hunter's corner; thence S 1-1/4 W 39 poles and 12 links to the beginning, containing 25.7 acres.

TRACT 2: Containing 42 acres and being the same allotted to Harvey Hunter in the division of the lands of George w. Hunter, deceased and conveyed to Joseph Clark by Harvey Hunter and wife, Sallie Hunter, by deed dated January 12, 1899, recorded in Henderson County Court Clerk's Office in Deed Book 27, page 336, BEGINNING at a stone, corner to A. Hunter in Watson's line and being also the beginning corner of the original survey; running thence S 88-40 E 52 poles and 12 links to a stake in the Watson line, corner to lots No. 5 (Elle M. Hunter); thence N 2-1/2 E 110 poles and 8

PID 077-004-000
Map Reference 29
Continued

BOOK 48

and 8 links to a stone marked GH between black oak; thence N 88-4 W 51 poles and 3 links to a stake, corner to Lot #5; thence S 2-1/2 E 71 poles to a stake, Newton Hunter's line; corner to Lot #5; thence S 85-3/4 E 51 poles and 3 links to the beginning, containing 23 acres.

TRACT 4: BEGINNING at a stone, corner with Mrs. Florence E. Clark; thence S 80° 15' E 1304 feet to a stone corner with Mrs. Florence E. Clark in John D. Walker's line; thence S 6° 15' W 837.5 feet to a stone in John D. Walker's line; thence with a division line N 82.15° W 1300 feet to a stone in William E. Clark's line; thence with his line N 6° 28' E 179 feet to a stake near green stump; thence N 5° 35' E 658.4 feet to the point of beginning, and being the North 25 acres, more or less, of the 103-1/4 acre tract conveyed to Florence E. Clark by William Ed Clark, single, by deed dated February 24, 1940, and recorded in Deed Book 89, page 488, in the Webster County Court Clerk's Office.

LESS AND EXCEPT:

Coal deed dated May 5, 1979, of record in Deed Book 178, Page 33, of the Webster County Clerk's Office between Howard D. King and Virginia Helen King, husband and wife, and Peabody Coal Company. Such deed contains the following language:

"The Grantors convey to the Grantee the right to mine and remove said coal by any method except strip mining, free from any liability caused by the removal of said coal and, in addition, the right to make underground passages through, to and from the above-described premises and to haul through said passages coal from other near by lands."

Also, subject to any other mineral reservations of record including the following Webster County deeds: dated February 16, 1945, of record in Deed Book 97, Page 137; deed dated February 4, 1947, of record in Deed Book 100, Page 611; deed dated March 18, 1960 of record in Deed Book 121, Page 116.

ALSO LESS AND EXCEPT:

There is excepted from Tract 2 the 6.211 acres conveyed from Virginia Helen King to Jackie Lloyd, et ux, by deed dated "_____", 1987, of record in Deed Book 198, Page 37, of the Webster County Clerk's Office, and being described as follows:

A certain tract or parcel located approximately 3.0 miles northwest of the town of Sebree, in Webster County, Kentucky, and being more specifically described as follows:

BEGINNING at a spike set in the centerline of Old Knoblick Road, the northwest corner of the John D. Ziemer property as recorded in

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PID 077-004-000
Map Reference 29
Continued

000650

pin found at 170.92 feet, a total distance of 770.92 feet, to an iron pin set at a fence post in said McMullin's line; thence severing said King property the following two (2) calls:

- 1) South 2 degrees 58 minutes 17 seconds West, 342.92 feet to a fence post, corner to said King property;
- 2) South 47 degrees 20 minutes 02 seconds West, 31.72 feet to a fence post, corner to said King property and being the northeast corner of said Zieman property; thence with said Zieman property North 88 degrees 37 minutes 13 seconds West, 694.52 feet to the point of beginning containing 6.211 acres, being subject to all legal written and unwritten easements and rights-of-ways.

This description was prepared from a physical survey conducted by Branson Surveying, Inc., under the direction of P.T. Bailey, KY RLS #306 on May 21, 1987. You are also referred to a survey plat of record in Plat Book 4, Page 6-A, of the Webster County Clerk's Office which is incorporated herein by reference.

All of said tracts to contain 109.5 acres, more or less.

And being more particularly described by current survey as follows:

A certain tract or parcel located approximately seven hundred and seventy one feet east of the Old Knoblick Road near the Henderson County line in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set at the northeast corner of the Barry West property recorded in Deed Book 198 Page 596 at the Webster County Court Clerk's Office, said iron pin also being in the south line of the John Fisher property recorded in Deed Book 432 Page 389 at the Henderson County Court Clerk's Office; thence with the south line of said Fisher property and the south line of the James Bullock property recorded in Deed Book 219 Page 652 at the Henderson County Court Clerk's Office, SOUTH 83 DEGREES 46 MINUTES 05 SECONDS EAST, a distance of 1999.74 feet to an iron pin set at a corner of the Clarence Crafton property recorded in Deed Book 205 Page 117 at the Webster County Court Clerk's Office, thence with the west line of said Crafton property the following two (2) calls:

- 1) SOUTH 83 DEGREES 46 MINUTES 05 SECONDS EAST, a distance of 529.23 feet to an iron pin set at a corner of said Crafton property;
- 2) SOUTH 06 DEGREES 46 MINUTES 18 SECONDS WEST, a distance of 2045.09 feet to an iron pin set at a corner of the Billy & Gilbert Hobgood property recorded in

BOOK 482 PAGE 701

PID 077-004-000
Map Reference 29
Continued

- 2) NORTH 01 DEGREES 24 MINUTES 04 SECONDS EAST, a distance of 182.28 feet to an iron pin set at a corner of said Billy & Joan Hobgood property;
- 3) NORTH 83 DEGREES 11 MINUTES 04 SECONDS WEST, a distance of 1257.30 feet to an iron pin set at the southeast corner of the Billy & Joann Hobgood property recorded in Deed Book 199 Page 743 at the Webster County Court Clerk's Office;

thence with the east line of said Billy & Joann Hobgood property, NORTH 07 DEGREES 23 MINUTES 22 SECONDS EAST, a distance of 1438.65 feet to a point located at the southeast corner of said Barry West property; thence with the east line of said West property the following two (2) calls:

- 1) NORTH 57 DEGREES 17 MINUTES 23 SECONDS EAST, a distance of 31.72 feet to an iron pin set at a corner of said West property;
- 2) NORTH 07 DEGREES 36 MINUTES 06 SECONDS EAST, a distance of 342.92 feet to the point of beginning, containing 112.5878 acres, and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, KY RLS #2939 on June 30, 1998.

Being the same property conveyed to Terry T. Duncan and his wife, Debra L. Duncan, by deed from Virginia Helen King, a widow, dated June 20, 1987, of record in Deed Book 198, Page 92, Webster County Clerk's Office. See also Quitclaim Deed from Debra Laraye Duncan, unmarried, to Terry Toy Duncan, unmarried, dated August 16, 1990, of record in Deed Book 206, Page 166, Webster County Clerk's Office.

This conveyance is subject to all easements, restrictions, rights-of-way of record.

The parties hereto agree that the Grantors shall be entitled to harvest all crops currently planted. The Grantee shall have the right to disturb any ground prior to harvest, but in such event, shall pay damage for each acre disturbed. The Grantors shall have until December 31, 1998, to remove any and all timber on said property.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 282.125

077-004-000

Four tracts of land lying in the counties of Webster and Henderson, Kentucky, but the greater portion of said tracts, as a whole, being in Webster County, Kentucky:

TRACT 1: Known as Lot #5 in the division of the lands of George W. Hunter, deceased, and BEGINNING at a stone marked GH between two gums, corner with William Watson and in line with Newton Hunter; running thence N 88-40 W 23 poles and 18 links to a stake, Harvey Hunter's corner in Watson's line; thence N 2-1/2 E 110 poles and 8 links to a stake, corner with harvey Hunter; thence S 88-41 E 45 poles and 22 links to a stake, corner with Lot #6; thence S 2-1/2 E 71 poles to a stake in Newton Hunter's line and corner to Lot #6; thence N 85-3/4 W 27 poles and 22 links to a stone marked GH, Newton Hunter's corner; thence S 1-1/4 W 39 poles and 12 links to the beginning, containing 25.7 acres.

TRACT 2: Containing 42 acres and being the same allotted to Harvey Hunter in the division of the lands of George w. Hunter, deceased and conveyed to Joseph Clark by Harvey Hunter and wife, Sallie Hunter, by deed dated January 12, 1899, recorded in Henderson County Court Clerk's Office in Deed Book 27, page 336, BEGINNING at a stone, corner to A. Hunter in Watson's line and being also the beginning corner of the original survey; running thence S 88-40 E 52 poles and 12 links to a stake in the Watson line, corner to lots No. 5 (Ella M. Hunter); thence N 2-1/2 E 110 poles and 8 links to a stake in line of Lot No. 4, corner to Lot No. 5; thence N 88-41 W 102 poles to a stake on East bank of the Knoblick Road, corner with dower; thence S 4-1/2 E 22 poles and 8 links to a stone; thence S 88-1/2 E 43 poles to a stone marked GH; thence S 2-1/2 W 88 poles to the beginning, containing 42 acres.

TRACT 3: Conveyed to Joseph Clark by S.J. Hunter, by deed dated February 6, 1896, of record in Webster County Court Clerk's Office in Deed Book 29, page 324; and BEGINNING at a stone, Newton Hunter's corner in the Barnett line; thence N 1-1/2 E 73 poles

and 8 links to a stone marked GH between black oak; thence N 88-4 W 51 poles and 3 links to a stake, corner to Lot #5; thence S 2-1/2 E 71 poles to a stake, Newton Hunter's line; corner to Lot #5; thence S 85-3/4 E 51 poles and 3 links to the beginning, containing 23 acres.

TRACT 4: BEGINNING at a stone, corner with Mrs. Florence E. Clark; thence S 80° 15' E 1304 feet to a stone corner with Mrs. Florence E. Clark in John D. Walker's line; thence S 6° 15' W 837.5 feet to a stone in John D. Walker's line; thence with a division line N 82.15° W 1300 feet to a stone in William E. Clark's line; thence with his line N 6° 28' E 179 feet to a stake near green stump; thence N 5° 35' E 658.4 feet to the point of beginning, and being the North 25 acres, more or less, of the 103-1/4 acre tract conveyed to Florence E. Clark by William Ed Clark, single, by deed dated February 24, 1940, and recorded in Deed Book 89, page 488, in the Webster County Court Clerk's Office.

LESS AND EXCEPT:

Coal deed dated May 5, 1979, of record in Deed Book 178, Page 33, of the Webster County Clerk's Office between Howard D. King and Virginia Helen King, husband and wife, and Peabody Coal Company. Such deed contains the following language:

"The Grantors convey to the Grantee the right to mine and remove said coal by any method except strip mining, free from any liability caused by the removal of said coal and, in addition, the right to make underground passages through, to and from the above-described premises and to haul through said passages coal from other near by lands."

Also, subject to any other mineral reservations of record including the following Webster County deeds: dated February 16, 1945, of record in Deed Book 97, Page 137; deed dated February 4, 1947, of record in Deed Book 100, Page 611; deed dated March 18, 1960 of record in Deed Book 121, Page 116.

ALSO LESS AND EXCEPT:

There is excepted from Tract 2 the 6.211 acres conveyed from Virginia Helen King to Jackie Lloyd, et ux, by deed dated "_____", 1987, of record in Deed Book 198, Page 37, of the Webster County Clerk's Office, and being described as follows:

A certain tract or parcel located approximately 3.0 miles northwest of the town of Sebree, in Webster County, Kentucky, and being more specifically described as follows:

BEGINNING at a spike set in the centerline of Old Knoblick Road, the northwest corner of the John D. Ziemann property as recorded in Deed Book 98, Page 418, in the Webster County Court Clerk's Office and being the southwest corner of the Helen King property, Deed Book 164, Page 437, of which this description is a part; thence with the centerline of said road, North 5 degrees 32 minutes 13 seconds West, (passing a sign marking the Webster and Henderson County line at 19.90 feet to the right, at 176.92 feet), a total distance of 365.96 feet to a spike set in the centerline of said road, corner to the Gary Mabry property as recorded in Deed Book 336, Page 780, in the Henderson County Court Clerk's Office; thence with said Mabry property, and then with the Thomas McMullin property as recorded in Deed Book 128, Page 422, in the Henderson County Court Clerk's Office, South 88 degrees 44 minutes 09 seconds East, passing an iron

pin found at 170.92 feet, a total distance of 770.92 feet, to an iron pin set at a fence post in said McMullin's line; thence severing said King property the following two (2) calls:

- 1) South 2 degrees 58 minutes 17 seconds West, 342.92 feet to a fence post, corner to said King property;
- 2) South 47 degrees 20 minutes 02 seconds West, 31.72 feet to a fence post, corner to said King property and being the northeast corner of said Zieman property; thence with said Zieman property North 88 degrees 37 minutes 13 seconds West, 694.52 feet to the point of beginning containing 6.211 acres, being subject to all legal written and unwritten easements and rights-of-ways.

This description was prepared from a physical survey conducted by Branson Surveying, Inc., under the direction of P.T. Bailey, KY RLS #306 on May 21, 1987. You are also referred to a survey plat of record in Plat Book 4, Page 6-A, of the Webster County Clerk's Office which is incorporated herein by reference.

All of said tracts to contain 109.5 acres, more or less.

And being more particularly described by current survey as follows:

A certain tract or parcel located approximately seven hundred and seventy one feet east of the Old Knoblick Road near the Henderson County line in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set at the northeast corner of the Barry West property recorded in Deed Book 198 Page 596 at the Webster County Court Clerk's Office, said iron pin also being in the south line of the John Fisher property recorded in Deed Book 432 Page 389 at the Henderson County Court Clerk's Office; thence with the south line of said Fisher property and the south line of the James Bullock property recorded in Deed Book 219 Page 652 at the Henderson County Court Clerk's Office, SOUTH 83 DEGREES 46 MINUTES 05 SECONDS EAST, a distance of 1999.74 feet to an iron pin set at a corner of the Clarence Crafton property recorded in Deed Book 205 Page 117 at the Webster County Court Clerk's Office, thence with the west line of said Crafton property the following two (2) calls:

1. SOUTH 83 DEGREES 46 MINUTES 05 SECONDS EAST, a distance of 529.23 feet to an iron pin set at a corner of said Crafton property;
2. SOUTH 06 DEGREES 46 MINUTES 18 SECONDS WEST, a distance of 2045.09 feet to an iron pin set at a corner of the Billy & Gilbert Hobgood property recorded in Deed Book 199 Page 743 at the Webster County Court Clerks Office; NORTH 01 DEGREES 24 MINUTES 04 SECONDS EAST, a distance of 182.28 feet to an iron pin set at a corner of said Billy & Joan Hobgood property;

thence with the north line of said Billy & Gilbert Hobgood property and the north line of the Billy & Joann Hobgood property recorded in Deed Book 223 Page 697 at the Webster County Court Clerk's Office the following three (3) calls:

1. NORTH 81 DEGREES 35 MINUTES 19 SECONDS WEST, passing an iron pin found on line at 1200.25 feet, a total distance of 1300.00 feet to an iron pin set at a corner of said Billy & Joann Hobgood property;
2. NORTH 01 DEGREES 24 MINUTES 04 SECONDS EAST, a distance of 182.28 feet to an iron pin set at a corner of said Billy & Joann Hobgood property;
3. NORTH 83 DEGREES 11 MINUTES 04 SECONDS WEST, a distance of 1257.30 feet to an iron pin set at the southeast corner of the Billy & Joann Hobgood property recorded in Deed Book 199 Page 743 at the Webster County Court Clerk's Office;

thence with the east line of said Billy & Joann Hobgood property, NORTH 07 DEGREES 23 MINUTES 22 SECONDS EAST, a distance of 1438.65 feet to a point located at the southeast corner of said Barry West property; thence with the east line of said West property the following two (2) calls:

1. NORTH 57 DEGREES 17 MINUTES 23 SECONDS EAST, a distance of 31.72 feet to an iron pin set at a corner of said West property;
2. NORTH 07 DEGREES 36 MINUTES 06 SECONDS EAST, a distance of 342.92 feet to the point of beginning, containing 112.5878 acres, and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, KY RLS #2939 on June 30, 1998.

Being the same property conveyed to Terry T. Duncan and his wife, Debra L. Duncan, by deed from Virginia Helen King, a widow, dated June 20, 1987, of record in Deed Book 198, Page 92, Webster County Clerk's Office. See also Quitclaim Deed from Debra Laraye Duncan, unmarried, to Terry Toy Duncan, unmarried, dated August 16, 1990, of record in Deed Book 206, Page 166, Webster County Clerk's Office.

083-001-000

TRACT NO. 1: Beginning at a stone between two black oaks marked G.H. running thence $87\frac{1}{4}$ E. 15 poles and 6 links to a stone four poles center of Railroad 50 feet vertical line; thence N. 3 poles and 10 links from center of Railroad; thence N. 84° W 13 poles and 10 links to a stake in Spencer's line corner to lot No. 2; thence S. $2-1/2$ W. 107 poles to a stake in line No. 2; thence S 88.41° E. 30 poles and 23 links to the beginning containing 21-28/100 acres. The foregoing tract of land is in Henderson County, Kentucky.

TRACT NO. 2: Lying in Webster County, Kentucky, adjoining tract No. 1; beginning at a stake about 40 feet from center of Railroad, corner to C.D. Henster; thence N. 88° W $19\frac{1}{4}$ poles, less 40 feet from center of Railroad to a stake or stone marked G.H.; thence S 2° W 146 poles and 12 links to a stake in Clark's line; thence S 88° E $91\frac{1}{2}$ poles to a stake less 40 feet from center of R.R. to a line fence no patented; thence with said fence 40 feet center of R.R.; thence N. $24-3/4^{\circ}$ W. said Railroad as it meanders 127 poles and 5 links; thence N 21° W 36 poles to the beginning containing 50 $1/4$ acres more or less, less 96/100 acres sold to Railroad Co.

TRACT NO. 3: Lying in Webster County, Kentucky, beginning at a stake corner to C.D. Hester; thence S. 3° W 12.07 chains to a stone corner to D.R. Robards; thence S. 85° E. 29.12 chains to a stone in west line of R.R.; thence N. 25° W. 13.94 chains corner to C.D. Hester in west line of R.R.; thence N. 85° W. 22.71 chains to the beginning containing 31-35/100 acre.

All of said tracts to contain 99.4 acres, more or less

And more particularly described by current survey as follows:

A certain tract or parcel located at the southwest intersection of the Pedler McDonald Road and the C.S.X. Railroad in Henderson and Webster Counties, Kentucky and being more specifically described as follows:

Beginning at a P.K. nail set at the intersection of the centerline of the existing pavement of the Pedler McDonald Road and the west right-of-way line of the C.S.X. Railroad; thence with the west right-of-way line of said railroad the following ten (10) calls:

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Continued

- 1) thence around a curve to the right, through a central angle of 01 DEGREES 20 MINUTES 55 SECONDS, an arc distance of 133.91 feet, a chord bearing of SOUTH 11 DEGREES 03 MINUTES 10 SECONDS EAST, a distance of 133.90 feet to an iron pin set in said right-of-way line;
- 2) thence SOUTH 10 DEGREES 22 MINUTES 43 SECONDS EAST, a distance of 1364.37 feet to an iron pin set in said right-of-way line;
- 3) thence around a curve to the left, through a central angle of 10 DEGREES 17 MINUTES 32 SECONDS, an arc distance of 1036.40 feet a chord bearing of SOUTH 15 DEGREES 31 MINUTES 29 SECONDS EAST, a distance of 1035.01 feet to an iron pin set in said right-of-way line;
- 4) thence SOUTH 20 DEGREES 40 MINUTES 14 SECONDS EAST, a distance 1327.40 feet to an iron pin set in said right-of-way line;
- 5) thence SOUTH 69 DEGREES 19 MINUTES 46 SECONDS WEST, a distance of 100 feet to an iron pin set in said right-of-way line;
- 6) thence SOUTH 20 DEGREES 40 MINUTES 14 SECONDS EAST, a distance of 390.00 feet to an iron pin set in said right-of-way line;
- 7) thence NORTH 69 DEGREES 19 MINUTES 46 SECONDS EAST, a distance of 90.00 feet to an iron pin set in said right-of-way line;
- 8) thence SOUTH 20 DEGREES 40 MINUTES 14 SECONDS EAST, a distance of 275.00 feet to an iron pin set in said right-of-way line;
- 9) thence NORTH 69 DEGREES 19 MINUTES 46 SECONDS EAST, a distance of 10.00 feet to an iron pin set in said right-of-way line;
- 10) thence SOUTH 20 DEGREES 40 MINUTES 14 SECONDS EAST, a distance of 912.82 feet to an iron pin set in the north line of the Andrew Smith property recorded in Deed Book 165 Page 590 at the Webster County Court Clerk's Office;

thence with the north line of said Smith property, NORTH 81 DEGREES 13 MINUTES 42 SECONDS WEST, a distance of 1926.36 feet to a fence corner post found in the east line of the Billy Hobgood property recorded in Deed Book 144 Page 363; thence with the east line of said Hobgood property, NORTH 06 DEGREES 46 MINUTES 18 SECONDS EAST, a distance of 1168.76 feet to an iron pin set at the southeast corner of the Terry Duncan property recorded in Deed Book 198 Page 93; thence with the east line of said Duncan property, NORTH 06 DEGREES 46 MINUTES 18 SECONDS EAST, a distance of 2045.09 feet to an iron pin set at the northeast corner of said Duncan property; thence with the north line of said Duncan property, NORTH 83 DEGREES 46 MINUTES 05 SECONDS WEST, a distance of 529.23 feet to an iron pin set at the southeast corner of the James Bullock property recorded in Deed Book 219 Page 652 at the Henderson County Court Clerk's Office; thence with the east line of said Bullock property, NORTH 08 DEGREES 17 MINUTES 20 SECONDS EAST, a distance of 1712.69 feet to a P.K. nail set in the centerline of the existing pavement of said Pedler McDonald Road; thence with the centerline of said existing pavement, SOUTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, a distance of 235.12 feet to the point of beginning, containing 98.8936 acres, and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, KY RLS #2939 on July 6, 1998.

Being the same property conveyed to Davis Sprague, Exchangor, by deed from Clarence C. Crafton, III and his wife, Helen C. Crafton, dated 05-21, 1998, of record in Deed Book 482, Page 703, Henderson County Clerk's Office.

Entire parcels contain approximately 549.7496 acres more or less.

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Map Reference
30 Continued

EXHIBIT B

Site Plan Showing Location of the Property within the Land



69802776 v1

2020008128
HENDERSON CO. KY FEE \$91.00
RECORDED: 08/13/2020 03:12:30 PM
RENESA ABNER
CLERK
BY: SHARON SELLARS
DEPUTY CLERK
BK: RE 645
PG: 403 - 422

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Map Reference 31, 32, &

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THIS DEED, made and entered into this the 15th day of Oct., 1998, by and between MILDRED K. GRIFFIN and her husband, JAMES E. GRIFFIN, of 1021 Watson Lane, Henderson, Kentucky 42420, Parties of the First Part, GRANTORS, and WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., of 25 U.S. Highway 41A South, Dixon, Kentucky 42409, Party of the Second Part, GRANTEE.

WITNESSETH:

In consideration of the sum of THREE HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED SEVENTY DOLLARS (\$334,370.00) cash paid by the Grantee to the Grantors, the receipt of which is acknowledged, the Grantors sell and convey to the Grantee, WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., in fee simple, its successors and assigns forever, the following real property located in Henderson County, Kentucky, to-wit:

Beginning at a stake in East right-of-way line of L. & N. R.R. corner with W.D. Devosier, runs thence with said right-of-way line N. 15° 19' W. 261 feet; and N. 14° 23' W 1546 feet to a stake in said right-of-way on North side of Robards Road, with George Spencer, and a corner with same; thence with North side of Road S. 82° 21' E. 458 feet; and S. 87° 07' E. 815 feet to a stake, corner with the George Spencer tract; thence N. 31° 11' E. 1194 feet to an iron stake at division line, corner with J.V. McDonald in George Spencer's line; thence with Division line S. 65° 49' E. 1723 feet to West side of Robards Road, iron pin, corner with J.V. McDonald, thence with West side of Road S. 13° 33' W. 2135 feet to a stake, corner with Rev. Obie Kyle in Ed Walker's line; thence with Walker and Devoshier line N. 87° 25' W. 2505 feet to the beginning, containing 146.85 acres.

LESS that certain tract conveyed by Owen Macdonald and Leota Macdonald, his wife, to Kaweck Berylco Industries, Inc., by deed dated November 13, 1979, of record in Deed Book 317, Page 266, being more specifically as follows:

TRACT T-868 G: A certain tract or parcel located on the Anaconda spur tract of the L & N Railroad approximately 2.5 miles south of Kentucky 416, and being more specifically described as follows:

BEGINNING at an iron pin on the north right-of-way of the L & N Railroad Anaconda spur, 100 feet from the center of same and being in the west line of the Eleanor Kyle property; thence with an extension on the line between Owen MacDonald and the Eleanor Kyle S 17° 25' 08" W, 100.01 feet to the center of the L & N Railroad Anaconda spur; thence with the center of said spur N 71° 36' 09" W, 2, 060.45 feet to an extension of a line between Owen MacDonald and Bennie T. Lynn; thence with said extension N 35° 19' 47" E, 104.53 feet to an iron pin in the north right-of-way of said spur 100 feet from the center of same and being a corner to the Bennie T. Lynn property; thence with Lynn N 35° 19' 47" E, 1,073.55 feet to a 2" iron pipe by

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Map Reference
31, 32, & 33

others at a post, corner to the E.B. Griffin property; thence with Griffin, S 61° 37' 34" E, 1,729.35 feet to an iron pin in the center of the Old Robards Road (now closed), and being in the west line of the Eleanor Kyle property; thence with Kyle S 17° 25' 08" W, 727.51 feet to the point of beginning, containing 42.782 acres, and being subject to all legal easements. See also plat of same of record in Plat Book 4, Page 49, Henderson County Clerk's Office.

On October 9, 1970, of record in Deed Book 250, Page 68, Henderson County Clerk's Office, Owen MacDonald, et ux, conveyed a portion of the above-described property to the L & N Railroad, and this conveyance is made subject to the terms and conditions of that deed.

All of said tract to contain 92.03 acres, more or less.

And more particularly described by current survey as follows:

A certain tract or parcel located on the north side of Melton Road approximately 0.10 miles south of the Henderson County line in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set in the south right-of-way line of Melton Road, said iron pin also being at a corner of the Eleanor Kyle property recorded in Deed Book 152 Page 177 at the Henderson County Court Clerk's Office, said iron pin also being in the north property line of ARNOLD TAYLOR property recorded in Deed Book 169 Page 692 at the Webster County Clerk's Office, said iron pin also being located in the right-of-way of Old Robards Road now closed; thence with the north line of said TAYLOR property, NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, a distance of 2550.09 feet to an iron pin set at the corner of said TAYLOR property, said pin also being set in the east right-of-way line of the CSX Railroad; thence NORTH 13 DEGREES 02 MINUTES 12 SECONDS WEST, a distance of 261.00 feet to a point in the east right-of-way line of the CSX Railroad; thence NORTH 78 DEGREES 40 MINUTES 04 SECONDS EAST, a distance of 40.00 feet to a point in the east right-of-way line of the CSX Railroad; thence around a curve to the right, through a chord bearing of NORTH 11 DEGREES 19 MINUTES 56 SECONDS WEST, a distance of 82.10 feet to an iron pin set in the right-of-way line; thence NORTH 10 DEGREES 23 MINUTES 03 SECONDS WEST, a distance of 1448.12 feet to a PK nail set in the centerline of McDonald Road; thence SOUTH 80 DEGREES 46 MINUTES 33 SECONDS EAST, a distance of 1217.68 feet to a PK nail set in McDonald Road; thence SOUTH 35 DEGREES 09 MINUTES 26 SECONDS WEST, a distance of 57.49 feet to an iron pin set in the east right-of-way of the road to KB. Alloys; thence SOUTH 71 DEGREES 46 MINUTES 32 SECONDS EAST, a distance of 2077.59 feet along the south right-of-way of the Anaconda Spur Line Railroad to and iron pin set at a corner of said Kyle Property; thence SOUTH 14 DEGREES 58 MINUTES 30 SECONDS WEST, a distance of 1207.47 feet to the point of beginning, containing 95.839 acres, and being subject to all legal written and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Gordon B. Stacy, KY RLS #2896 on June 18, 1998.

Being a portion of the same property conveyed to Owen MacDonald Jr. (being the same person as Owen MacDonald) and Leota MacDonald, husband and wife, jointly with survivorship, by deed from Louise Shofner, Trustee, by deed dated May 22, 1963, of record in Deed Book 210, Page 438, Henderson County Clerk's Office. Also see deed dated November 25, 1977, of record in Deed Book 300,

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Map Reference 31, 32, & 33
Continued

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Page 27, said Clerk's Office, where Catherine MacDonald Denton, a widow, unmarried, conveyed her undivided one-fourth (1/4) interest in the oil and gas under the above described property to Owen MacDonald and Leota MacDonald. Owen MacDonald died June 13, 1983, and by virtue of the survivorship clause contained in the above-described deed, title vested in the survivor Leota Ecton MacDonald. See also Will of Owen MacDonald of record in Will Book 3A, Page 636, Henderson County Clerk's Office. Leota Ecton MacDonald died February 7, 1997, and by the terms of her will dated September 18, 1985, of record in Will Book 22, Page 257, admitted to Probate February 14, 1997, Mrs. MacDonald devised her interest in the subject property to Mildred King Griffin.

This conveyance is subject to all easements, restrictions, rights-of-way of record.

The parties hereto agree that the Grantors shall be entitled to harvest all crops currently planted. The Grantee shall have the right to disturb any ground prior to harvest, but in such event, shall pay damage for each acre disturbed.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

TO HAVE AND TO HOLD the above described property with all improvements thereon unto Grantee, WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., in fee simple, its successors and assigns forever, and with covenant of General Warranty, except as to all oil, gas, and other minerals which are conveyed by Special Warranty and Grantors convey any and all interest which he may have in said minerals to the Grantee.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors and the Grantees on the date above written.

GRANTORS:

Mildred K. Griffin
MILDRED K. GRIFFIN

James E. Griffin
JAMES E. GRIFFIN

GRANTEE:

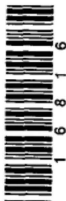
Jon Sights CHAIRMAN
WEST KENTUCKY REGIONAL
INDUSTRIAL DEVELOPMENT
AUTHORITY, INC.
By: Jon Sights, Chairman

PID 083-006-000 &
083-010-000
Map Reference 34, 35, & 36
Continued

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BOOK 493



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THIS DEED, made and entered into this the 24 day of August, 1999, by and between GEORGE V. KYLE and his wife, FRANCES A. KYLE, of 13972 U.S. Highway 41-A Corydon, KY 42406, Parties of the First Part, GRANTORS, and WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., of 25 U.S. Highway 41A South, Dixon, Kentucky 42409, Party of the Second Part, GRANTEE.

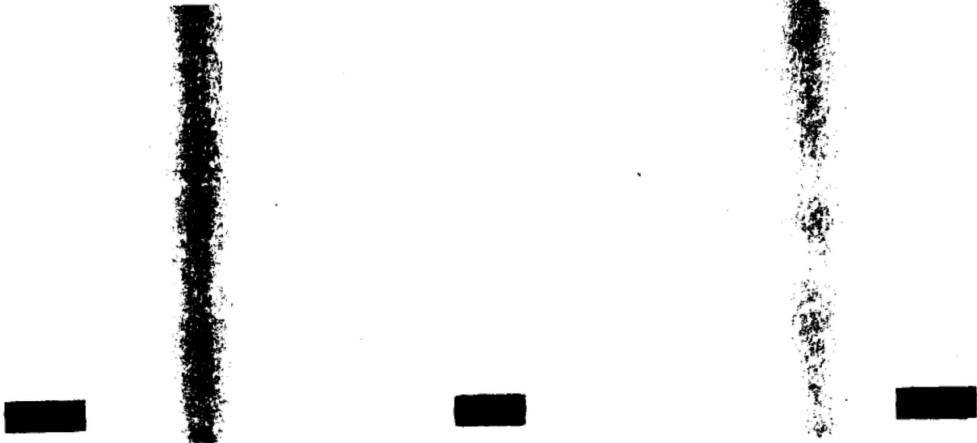
WITNESSETH:

In consideration of the sum of ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000.00) cash paid by the Grantee to the Grantors, the receipt of which is acknowledged, the Grantors sell and convey to the Grantee, WEST KENTUCKY REGIONAL INDUSTRIAL DEVELOPMENT AUTHORITY, INC., in fee simple, its successors and assigns forever, the following real property located in Henderson and Webster Counties, Kentucky, to-wit:

Tract 1

A tract of land lying and being on the waters of Grave Creek and bounded as follows:

Beginning at a stone, corner with Z. Eakins in McDonald's line; thence with McDonald's line S 12-6 W 152 poles and 10-1/2 feet to a stake, corner with McDonald in Ed Walker's line in old Robards and Seabee Road; thence with said road and Ed Walker to and with J.A. Curry's line, S 87-58, E 152 poles to a corner with J.A. Curry, in Walker's line; thence with the Walker line, N 11-54, E 130 poles 5-4/10 feet to a stake, corner with Walker's line, N 78-47, W 151 poles 8-1/2 feet to the beginning, containing 141.9 acres.



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Tract 2

A tract of land lying principally in Webster County, Kentucky, and partially in Henderson County, Kentucky, described as follows:

Beginning at a point on the west side of the access road on the west side of the Pennyrile Parkway, a corner with Thornton Walker in line of Rideout Heirs; thence in a westerly direction with the line of Thornton Walker and T.O. Kyle a distance of 1980 feet, more or less, to a stake; thence in a southerly direction with line of T.O. Kyle a distance of 1125 feet, more or less, to a stake in line of Pearline Denton and Rideout Heirs; thence in an easterly direction with line of Rideout Heirs a distance of 1980 feet, more or less, to a stake, corner to Rideout Heirs; thence in a northerly direction with line of Rideout Heirs a distance of 1155 feet, more or less, to the place of beginning, containing 50 acres, more or less.

The above described property is subject to the following:

Pipeline Easement dated January 8, 1930, of record in Deed Book 79, Page 69, Henderson County Clerk's Office, from C.D. Hester and M.M. Hester, to Missouri-Kansas Pipeline Co., across the subject property.

Pipeline Easement dated August 13, 1943, of record in Deed Book 111, Page 73, Henderson County Clerk's Office, from T.O. Kyle and his wife, Eleanor Kyle, to Owensboro-Ashland Co., across the subject property.

That certain highway deed dated May 16, 1944, of record in Deed Book 119, Page 229, Henderson County Clerk's Office, from T.O. Kyle and his wife, Eleanor L. Kyle, to the Commonwealth of Kentucky for highway purposes. See also highway deed dated June 5, 1946, of record in Deed Book 127, Page 77, said Clerk's Office.

Pipeline Easement dated July 19, 1951, of record in Deed Book 152, Page 433, Henderson County Clerk's Office, from T.O. Kyle and his wife, Eleanor Kyle, to Texas Gas Transmission Corporation, across the subject property.

That certain highway deed dated March 19, 1959, of record in Deed Book 195, Page 560, Henderson County Clerk's Office, from T.O. Kyle and his wife, Eleanor Kyle, to the Commonwealth of Kentucky, for highway purposes. This conveyance includes that certain portion

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083-010-000
Map Reference 34, 35, & 36
Continued

BOOK 493 PAGE 775

of land included in the above described conveyance to the Commonwealth of Kentucky which was quitclaimed to George V. Kyle, by quitclaim deed dated June 3, 1987, of record in Deed Book 378, Page 416, Henderson County Clerk's Office.

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083-010-000
Map Reference 34, 35, & 36
Continued**

That certain highway deed dated November 14, 1963, of record in Deed Book 212, Page 561, Henderson County Clerk's Office, from T.O. Kyle and his wife, Eleanor L. Kyle, to the Commonwealth of Kentucky for highway purposes.

That certain deed dated June 29, 1965, of record in Deed Book 221, Page 553, from T.O. Kyle and his wife, Eleanor Kyle, to Big Rivers Rural Electric Corporation. See also easement dated September 29, 1965, of record in Deed Book 152, Page 178, Webster County Clerk's Office, from George V. Kyle and Eleanor Kyle, to Big Rivers Rural Electric Corporation, granting a 100 foot in width utility easement across the subject property.

Pipeline Easement dated November 3, 1970, of record in Deed Book 250, Page 615, Henderson County Clerk's Office, from Eleanor L. Kyle and George V. Kyle, to Owensboro-Ashland Company, across the subject property.

That certain Railroad Easement dated November 6, 1970, of record in Deed Book 250, Page 253, Henderson County Clerk's Office, from Eleanor Kyle, a widow, in favor of Louisville-Nashville Railroad.

That certain utility easement dated May 6, 1983, of record in Deed Book 338, Page 21, Henderson County Clerk's Office, from George V. Kyle and his wife, Frances A. Kyle, to the utility commission for the City of Henderson, granting a 100 foot in width utility easement across the subject property.

That certain utility easement dated October 10, 1995, of record in Deed Book 454, Page 468, Henderson County Clerk's Office, from George V. Kyle and his wife, Frances A. Kyle, to Big Rivers Electric Corporation, granting a 100 foot in width utility easement across the subject property.

And being more particularly described by current survey as follows:

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TRACT 1

PID 083-006-000 &
083-010-000
Map Reference 34, 35, & 36
Continued

A certain tract or parcel located on the west side of U.S. Highway 41 north of Pedler McDonald Road in Henderson County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set found in the west right-of-way line of the US. Highway 41, said iron pin also being in the right-of-way line of CSX Railroad as recorded in Deed Book 250 Page 253 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the north line of said CSX Railroad, SOUTH 85 DEGREES 18 MINUTES 10 SECONDS WEST, a distance of 195.06 feet to a point; thence along said CSX right-of-way line along a chord NORTH 83 DEGREES 21 MINUTES 26 SECONDS WEST, a distance of 338.97 feet having a radius of 880.37 feet to a point; thence along said CSX right-of-way line NORTH 71 DEGREES 45 MINUTES 09 SECONDS WEST, a distance of 181.49 feet to an iron pin set in said CSX right-of-way line; thence NORTH 17 DEGREES 14 MINUTES 47 SECONDS EAST, a distance of 25.9 feet to an iron pin set, also a corner to K.B Alloy property as recorded in Deed Book 317 Page 225, Deed Book 373 Page 276 and Plat Cabinet 04 Slide 49 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence along the east boundary of said K. B. Alloy property NORTH 17 DEGREES 14 MINUTES 47 SECONDS EAST, a distance of 1112.47 feet to an iron pin set, also a corner to said K. B. Alloy property, also a corner to Malcolm property as recorded in Deed Book 407 Page 604 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the southern boundary of said Malcolm property, SOUTH 73 DEGREES 45 MINUTES 05 SECONDS EAST, a distance of 306.82 feet to a iron pin set in the west right-of-way line of U.S. Highway 41, also a corner to said Malcolm property; thence with the west right-of-way line of U.S. Highway 41 along a chord SOUTH 02 DEGREES 38 MINUTES 14 SECONDS EAST, a distance of 367.68 feet having a radius of 5789.65 feet to a point; thence continuing with the west right-of-way line of U. S. Highway 41 SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 715.35 feet to the point of beginning, containing 13.09 acres and being subject to all legal written and unwritten easements and rights of way.

TRACT 2

A certain tract or parcel located on the west side of U.S. Highway 41 north of Pedler McDonald Road in Henderson and Webster Counties, Kentucky and being more specifically described as follows:

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083-010-000
Map Reference 34, 35, &
36 Continued

Beginning at a point found south of TRACT 1, and said point also being in the south right-of-way line of CSX Railroad as recorded in Deed Book 250 Page 253 at the Henderson County Clerk's Office, Henderson County, Kentucky, also being in the west right-of-way line of U.S. Highway 41 SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 135.11 to an iron pin set; thence continuing with the west right-of-way line of U.S. Highway 41, SOUTH 85 DEGREES 36 MINUTES 41 SECONDS WEST, a distance of 10.00 feet to a point; thence continuing with the west right-of-way line of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 25.00 feet to a point; thence NORTH 85 DEGREES 36 MINUTES 41 SECONDS EAST, a distance of 10.00 feet to an iron pin set; thence SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 870.00 feet to an iron pin set; thence SOUTH 85 DEGREES 36 MINUTES 41 SECONDS WEST, a distance of 61.00 feet to an iron pin set; thence SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 111.00 feet to an iron pin set at a corner to the right-of-way to Pedler McDonald Road; thence with the north right-of-way of Pedler McDonald Road NORTH 84 DEGREES 10 MINUTES 30 SECONDS WEST, a distance of 1106.79 feet to an iron pin set, at a corner to now or formerly Griffin property as recorded in Deed Book 482 Page 671 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the east property line of said Griffin property NORTH 14 DEGREES 58 MINUTES 30 SECONDS EAST, a distance of 1135.85 feet to an iron pin set in the south right-of-way line of said CSX Railroad, also a corner to said Griffin property; thence with the southern boundary of said CSX Railroad SOUTH 71 DEGREES 50 MINUTES 30 SECONDS EAST, a distance of 15.00 feet to a point; thence continuing with the southern boundary of said CSX Railroad NORTH 17 DEGREES 14 MINUTES 47 SECONDS EAST, a distance of 25.00 feet; thence continuing with the southern boundary of said CSX Railroad SOUTH 71 DEGREES 45 MINUTES 09 SECONDS EAST, a distance of 180.19 feet to a point; thence continuing with the southern boundary of said CSX Railroad along a chord SOUTH 83 DEGREES 21 MINUTES 26 SECONDS EAST, a distance of 396.72 feet having a radius of 1030.37 feet to a point; thence continuing with the southern boundary of said CSX Railroad NORTH 85 DEGREES 18 MINUTES 09 SECONDS, a distance of 194.88 feet to the point of beginning, containing 24.68 acres and being subject to all legal written and unwritten easements and rights of way.

BOOK 493 PAGE 778

TRACT 3

PID 083-006-000 &
083-010-000
Map Reference 34, 35, & 36
Continued

A certain tract or parcel located on the east side of U.S. Highway 41 north of Pedler McDonald Road in Henderson County, Kentucky and being more specifically described as follows:

Beginning at an iron pin found in the east right-of-way line of the U.S. Highway 41, also being in the northern right-of way line of CSX Railroad as recorded in Deed Book 250 Page 253 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the north right-of-way line of said CSX Railroad, NORTH 85 DEGREES 33 MINUTES 56 SECONDS EAST, a distance of 1796.85 feet to an iron pin set in the west property line of Rita Trust property as recorded in Deed Book 441 Page 704 at the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the west boundary of said Ritz property NORTH 18 DEGREES 02 MINUTES 02 SECONDS EAST, a distance of 313.11 feet to an iron pin set also a corner to said Ritz property, also in the southern right-of way of State Route 2097 known as Big Rivers Road; thence with the southern right-of-way of State Route 2097, NORTH 80 DEGREES 18 MINUTES 39 SECONDS WEST, a distance of 388.80 feet to a right of way marker; thence continuing with the southern right-of-way of State Route 2097, NORTH 88 DEGREES 49 MINUTES 18 SECONDS WEST, a distance of 101.12 feet to a right of way marker; thence continuing with the southern right-of-way of State Route 2097, NORTH 80 DEGREES 17 MINUTES 27 SECONDS WEST, a distance of 650.00 feet to a right of way marker; thence continuing with the southern right-of-way of State Route 2097, NORTH 74 DEGREES 34 MINUTES 49 SECONDS WEST, a distance of 100.50 feet to a right of way marker; thence continuing with the southern right-of-way of State Route 2097, NORTH 80 DEGREES 17 MINUTES 27 SECONDS WEST, a distance of 625.00 feet to an iron pin set; thence continuing with the southern right-of-way of State Route 2097, SOUTH 64 DEGREES 07 MINUTES 40 SECONDS WEST, a distance of 115.38 feet to an iron pin set at the east right-of way of U.S. Highway 41; thence with the east right-of way of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 697.61 feet to the point of beginning, containing 22.512 acres and being subject to all legal written and unwritten easements and rights of way.

There is excepted from this a parcel of land being 90 foot wide at one end and 100 foot wide at the other end and being 145 foot long each side; said parcel being a drainage easement for State Route 2097 as indicated on the plat for this parcel.

PID 083-006-000 &
083-010-000
Map Reference 34, 35, &
36 Continued

BOOK 493 PAGE 179

TRACT 4

A certain tract or parcel located on the east side of U.S. Highway 41 north of Pedler McDonald Road in Henderson and Webster Counties, Kentucky and being more specifically described as follows:

Beginning at an iron pin set also being in the south right-of way line to CSX Railroad as recorded in Deed Book 250 Page 253 at the Henderson County Clerk's Office, Henderson County, Kentucky, said point also being in the east right-of-way line of U.S. Highway 41; thence with the east right-of-way of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 20 SECONDS EAST, a distance of 165.15 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41 NORTH 85 DEGREES 36 MINUTES 52 SECONDS EAST, a distance of 15.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 20 SECONDS EAST, a distance of 40.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, SOUTH 85 DEGREES 36 MINUTES 38 SECONDS EAST, a distance of 15.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 1050.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, NORTH 85 DEGREES 36 MINUTES 41 SECONDS EAST, a distance of 25.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 19 SECONDS EAST, a distance of 44.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, SOUTH 85 DEGREES 36 MINUTES 41 SECONDS WEST, a distance of 25.00 feet to a point; thence continuing with the east right-of-way line of U.S. Highway 41, SOUTH 04 DEGREES 23 MINUTES 32 SECONDS EAST, a distance of 10.94 feet to an iron pin set, also a corner to Reigart property as recorded in Deed Book 135 Page 249 in the Webster County Clerk's Office, Webster County, Kentucky; thence with the north boundary of said Reigart property, SOUTH 83 DEGREES 18 MINUTES 16 SECONDS EAST, a distance of 1156.04 feet to a wagon tongue found, also being a corner to Big Rivers Electric Cooperative Corporation as recorded in Deed Book 157 Page 124 in the Webster County Clerk's Office, Webster County, Kentucky; thence with the north boundary of said Big Rivers Property, SOUTH 71 DEGREES 30 MINUTES 36 SECONDS EAST, a distance of 2176.37 feet to a monument, also a corner to said Big Rivers Property; thence with the west boundary of said Big Rivers property, NORTH 09 DEGREES 17 MINUTES 55 SECONDS EAST, a

BOOK 493 PAGE 780

PID 083-006-000 &
083-010-000
Map Reference 34, 35, &
36 Continued

distance of 1170.08 feet to an iron pin set also a corner to said Big Rivers property, also a corner to Ritz Trust property as recorded in Deed Book 441 Page 704 in the Henderson County Clerk's Office, Henderson County, Kentucky; thence with the south boundary of said Ritz trust property, NORTH 74 DEGREES 33 MINUTES 04 SECONDS WEST, a distance of 2011.53 feet to an iron pin set also being a corner to said Ritz Trust property; thence with the west boundary of said Ritz Trust property, NORTH 18 DEGREES 02 MINUTES 02 SECONDS EAST, a distance of 606.24 feet to an iron pin set, also being in the south right-of-way line of said CSX Railroad property; thence with the south boundary of said CSX Railroad SOUTH 85 DEGREES 33 MINUTES 56 SECONDS WEST, a distance of 1755.58 feet to the point of beginning, containing 100.89 acres and being subject to all legal written and unwritten easements and rights of way.

Being the same property conveyed to George V. Kyle, by deed from The Estate of Eleanor L. Kyle, deceased, by George V. Kyle, Executor, dated May 26, 1983, of record in Deed Book 340, Page 406, Henderson County Clerk's Office, and Deed Book 187, Page 682, Webster County Clerk's Office. See also quitclaim deed from the Commonwealth of Kentucky, in favor of George V. Kyle, dated June 3, 1987, of record in Deed Book 387, Page 416, Henderson County Clerk's Office. See also Trustee Deed dated August 16, 1999, of record in Deed Book 488, Page 281, Henderson County Clerk's Office, and Deed Book 235, Page 272, Webster County Clerk's Office.

The parties hereto agree that the Grantor shall be allowed to harvest any crops from the subject property planted during the crop year 1999, provided that all crops shall be removed on or before December 31, 1999.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

PIN 083-012-000
Map Reference 37 & 38

Tax Parcel No.(s): 083-012-000; 083-019-000

BEGINNING at a stake in the Quinn's Landing and McDonald Road in the line of Thornton Walker; thence in a southerly direction with the line of Walker a distance of 1,020 feet, more or less, to a corner with McCandless or Kyle; thence continuing in a southerly direction with the line of McCandless or Kyle 1,090 feet, more or less, to another corner with McCandless or Kyle; thence in a westerly direction with the line of McCandless or Kyle a distance of 1,980 feet, more or less, another corner with McCandless and Kyle; thence in a southerly direction 930 feet, more or less, to a stake; thence in a southeasterly direction 1,750 feet, more or less, to a corner with W.B. Gibson 93-acre tract; thence with Gibson in an easterly direction 300 feet, more or less, to another corner with Gibson; thence with the line of Gibson in a southerly direction 420 feet, more or less, to a stake; thence with the line of Gibson in an easterly direction 320 feet, more or less, to the center of the road, a corner with R.T. Majors; thence with Majors and the said road in an easterly direction 800

PIN 083-012-000
Map Reference 37 & 38
Continued

feet, more or less, to a corner with Jacobshagan 73-acre tract; thence with said road and Jacobshagan in a northerly direction 1,020 feet, more or less, to a corner with M.A. Rideout 28-acre tract; thence west with Rideout 900 feet, more or less, to another corner with Rideout; thence north with the line of Rideout 1,320 feet, more or less, to a stake in the Quinn's Landing and McDonald Road in the line of Anaconda Aluminum Company; thence with said Quinn's Landing and McDonald Road and line of Anaconda Aluminum as it meanders to the place of beginning, containing 136 acres, more or less.

LESS, however, the right-of-way conveyed to the Commonwealth of Kentucky for Penny-rile Parkway which traverses the property hereby conveyed.

Being the same property conveyed to Big Rivers Electric Corporation by Deed dated May 14, 1976, of record in Deed Book 168, Page 60, in the Office of the Clerk of Webster County, Kentucky.

Beginning at a fence post and pipe corner, 60 feet east of the center line of U. S. Highway 41 and at a corner of Milton Ashby, approximately 1 mile north of Sebree, Kentucky; thence S. $87^{\circ} 44'$ E. 467.74 feet with Ashby to a post and pipe in the center of an old road and Valery Hust's line; thence N. $1^{\circ} 38'$ E. 352.6 feet with Hust and the road to a post and pipe; thence S. $59^{\circ} 04'$ E. 1542.8 feet with Hust and another tract of Ashby to the post and pipe, a corner of Merle C. and Dorothy Crawford; thence N. $2^{\circ} 56'$ E. 2409.0 feet with Crawford to a post and pipe; thence N. $54^{\circ} 25'$ E. 1692.34 feet with Crawford and the Kentucky Department of Highways to a 10" white oak at a fence corner with the Department of Highways tract and a corner of W. B. and Effie Gibson; thence N. $4^{\circ} 42'$ W. 2853.3 feet with Gibson's line and fence to a post and fence post and

PIN 083-012-000
Map Reference 37 & 38
Continued

pipe at a corner of Big Rivers' T. A. Rideout tract;
thence N. $80^{\circ} 0'$ W. 2164.5 feet with Big Rivers Electric
Corporation to a point in Carroll E. and Anna Sue
Reigart's line, said point lies in King Creek, a post
and pipe on the north bank of the Creek and 14 feet N.
 $1^{\circ} 52'$ E. witnesses the point; thence S. $1^{\circ} 52'$ W.
1315.7 feet with Reigart to the convolution of King and
Groves Creek; thence N. $20^{\circ} 56'$ W. 462.3 feet and
N $87^{\circ} 04'$ W. 281.6 feet and S. $72^{\circ} 23'$ W. 360.4 feet
all up the center line of Groves Creek and with Reigert
and with Charles Marsh and with City of Sebree to the
right of way of U. S. Highway 41 and 60 feet radially
opposite the center of a bridge; thence S. $8^{\circ} 09'$ E.
241.1 feet and S. $81^{\circ} 51'$ W. 10.0 feet and S. $8^{\circ} 09'$
E. 89.0 feet to the point of a curve, thence along a
curve to the right 539.2 feet, R. 2864.93, C.= 2° T=270.4
feet to a point of tangency; thence S. $2^{\circ} 21'$ W. 2048.4
feet and N. $87^{\circ} 39'$ E. 10.0 feet and S. $2^{\circ} 21'$ W. 2560.1
feet all with the right of way of the Highway to the
point of beginning and containing 338.82 acres by
calculation of survey of C. P. Scheller, Ky. L. S.
11/23/77.

Being the same property conveyed to Big Rivers Electric Corporation by Deed dated December
19, 1977, of record in Deed Book 173, Page 404, in the Office of the Clerk of Webster County,
Kentucky.

Map Reference 39 & 40

Map Reference 39 & 40: Unbridled does not have legal descriptions for Map Reference 39 and 40 at this time.

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**ISSUED BY
STEWART TITLE GUARANTY COMPANY**EXHIBIT "A"
LEGAL DESCRIPTION****Tract 1 -**

A certain lot or parcel located approximately 2.5 miles northwest of the town of Sebree, in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin set in the north line of the Jackie Ray property recorded in [Deed Book 203, Page 709](#), in the Webster County Court Clerk's Office, said iron pin being located North 88 degree 09 minutes 37 seconds West, 1687.19 feet from the intersection of said north line and the centerline of the Knoblick Road, said intersection point being the northeast corner of said Ray property, of which this description is a part, South 0 degrees 18 minutes 32 seconds West, 839.69 feet to an iron pin found at fence corner post beside a stone found marked "A.H.", and being a corner to Lot 5 of the Bush & Morphett division; thence with said Lot 5, South 84 degrees 45 minutes 10 seconds West, 216.96 feet to fence corner post found at the northwest corner of said Lot 5, and being the northeast corner of Lot 4-B of said division; thence with said Lot 4-B, South 84 degrees 46 minutes 33 seconds West 138.80 feet to an iron pin found at the northwest corner of said Lot 4-B, and being the northeast corner of Lot 4-A; thence with said Lot 4-A, South 84 degrees 33 minutes 49 seconds West, 230.19 feet to an iron pin found at the northwest corner of said Lot 4-A, and being the northeast corner of said Lot 3; thence with said Lot 3, South 88 degrees 59 minutes 51 seconds West, northwest corner of said Lot 3, and being the northeast corner of Lot 2; thence with said Lot 2, North 85 degrees 25 minutes 41 seconds West, 154.13 feet to an iron pin found at a fence corner post, said iron pin being in the north line of said Lot 2, and being a corner to the Nannie Mae Wise property; thence with said Wise property, North 5 degrees 33 minutes 30 seconds East, 920.78 feet to the southwest corner of the James M. Steinwachs property recorded in [Deed Book 324, Page 32](#), in the Henderson County Court Clerk's Office; thence with said Steinwachs property, South 88 degrees 09 minutes 37 seconds East, 927.99 feet to the point of beginning containing 20.00 acres and being subject to all legal and unwritten easements and rights of way. This description was prepared from a physical survey conducted under the direction of Dennis E. Branson, Ky RLS #2532 on October 9, 1989.

Tract 2 -

Beginning at a point in the boundary line between the Danny Morris and Karen Morris property and the J. Clark estate property, being the western boundary line of said Morris property, and said point being located 325 feet north of a railroad spike in the center of Royster Road, said spike being a corner to J. Clark estate property and the southwestern corner of the Morris property and being approximately one-half mile west of Knoblick Road in Webster County, Kentucky; thence North 5 degrees 00' East a distance of 884.5 feet to a post; thence North 47 degrees 48' East a distance of 335.74 feet to a post corner to N. Wise; thence with the line of Wise North 87 degrees 13' East a distance of 277.02 feet to the post corner to Wise and Lot No. 2 of Bush-Morphett Division; thence with the line of Lot No. 2 South 15 degrees 28' West a distance of 691.44 feet to a post; thence North 83 degrees 50' West a distance of 130.56 feet to a post; thence South 6 degrees 08' West a distance of 492.10 feet to a point in the eastern boundary of the Morris property; thence 84 degrees 48' West a distance of approximately 230.05 feet to the point of beginning, containing approximately 8.66 acres, more or less.

Tract 3 -

Beginning at a point in the center of Royster Rd. lying S 84 degrees 48' E - 230.05 feet from a RR spike, corner of original tract and J. Clark est. in Webster Co. Kentucky; thence with tract #1 of this division and a fence N 06 degrees 08' E - 817.12 feet to a post; S 83 degrees 50' E - 130.56 feet to a post; N 15 degrees 28' E - 691.44 feet to a post in the line of

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 00300-2020069

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 2 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

N. Wise; thence with Wise and J. Nunley S 84 degrees 38' E - 354.21 feet to a post in the line of J. Nunley; with tract #3 of this division and a fence S 16 degrees 26' W - 686.62 feet to a post; S 19 degrees 55' W - 256.33 feet to a post; S 70 degrees 08' E - 295.60 feet to a post; thence with tract #3 S 12 degrees 14' W - 284.85 feet to a RR spike in the center of Royster Rd.; thence with the center of Royster Road N 84 degrees 48' W - 328.05 feet to the point of beginning and containing 12.75 acres.

Being the same property conveyed to Jacob Junior Yoder and Eunice Anne Yoder, Co-Trustees under The Jacob Junior Yoder and Eunice Anne Yoder Family Living Revocable Trust by Deed dated January 13, 2017, of record in [Deed Book 299, Page 1](#) (Fee), and Geronimo Solar Energy, LLC by Memorandum of Land Lease and Solar Easement dated August 27, 2019, of record in [Deed Book 306, Page 529](#) (Leasehold), both in the Office of the Clerk of Webster County, Kentucky.

Tract 4 -

Beginning at a point in the southeast corner of Lot 1 of the Danny Morris property thence North 6 degrees 08' East, 175 feet; thence South 84 degrees 48' East, 100 feet; thence South 6 degrees 08' West, 175 feet; thence North 84 degrees 48' West 100 feet, and being a portion of Lot 2 of the Darrel Stinson property.

Being the same property conveyed to Jacob Junior Yoder and Eunice Anne Yoder, Co-Trustees under The Jacob Junior Yoder and Eunice Anne Yoder Family Living Revocable Trust by Deed dated January 23, 2017, of record in [Deed Book 299, Page 24](#) (Fee), and Geronimo Solar Energy, LLC by Memorandum of Land Lease and Solar Easement dated August 27, 2019, of record in [Deed Book 306, Page 529](#) (Leasehold), both in the Office of the Clerk of Webster County, Kentucky.

Less seloffs in [Deed Book 256, Page 306](#), and [Deed Book 277, Page 551](#)

2019 County Taxes:

Map #077-002-004 (Combined with Parcels Map #077-002-006, #077-006-003-001 and #077-006-001 per PVA)

Assessed Value \$27,350.00, Face Amount \$311.84, Paid \$305.60 on October 25, 2019

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 00300-2020069

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 3 of 3



PID 077-005-000 &
077-009-000
Map Reference 43 &

WARRANTY DEED

PAGE 418

THIS DEED, made and entered into by and between, **FRANCIS R. HOBGOOD, a widow**, of 2305 Watkins School Road, Robards, Kentucky 42442, party of the first part, hereinafter referred to as GRANTOR, and **BILLY JIM HOBGOOD and wife, JOANN HOBGOOD**, as joint tenants, with remainder to the survivor of them, of 2306 Watkins School Road, Robards, Kentucky 42442, parties of the second part, hereinafter referred to as GRANTEES;

BOOK D244

WITNESSETH: That for and in consideration of the sum of One (\$1.00) **DOLLAR**, cash in hand paid, and other good and valuable considerations, including that of love and affection between parent and child, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold, and by these presents does hereby grant, sell and convey unto the Grantees, all her undivided interest in and to the following described real property situated in Webster County, Kentucky, and described thus:

A farm consisting of 199.25 acres and improvements thereon situated in Webster County, Kentucky, two and one-half (2-1/2) miles South of Robards, Kentucky, on the Knoblick Road and more particularly described as follows:

(1) BEGINNING at a stone in a line of the Barret Tract near a stump, corner to the Hunter Land; thence with said Hunter's Land, N. 85-3/4 W. 78 poles to a stone, corner to said Hunter; thence S. 39 poles and 7 links to a stone between two gums, corner to said Hunter; thence S. 1 W. with the original line of Barret's tract 178-1/2 poles to a white oak marked "H" which is dead and down and which is 4 poles to the left of another white oak marked "H", corner to Thomas Royster in Edward's line; thence with said line N 88-1/4 E 75 poles and 7 links to a hickory, corner to Thomas Eakins, 85 acre tract; thence with said line N 1/4 E, passing two post oaks and hickory, corner to said Eakins and Dr. Thomas G. Johnson Survey at 56 poles, in all 213 poles and 17 links to the beginning, containing 103-1/4 acres, more or less.

EXCEPTING the following parcel reserved by Florence E. Clark and Ewing Clark, in the deed hereinafter referred to, to-wit:

BEGINNING at a stone, corner with Mrs. Florence E. Clark; runs S 82 degrees 15 minutes East 1304 feet to a stone, corner with Mrs. Florence E. Clark in John D. Walker's line; thence S 6 degrees 15 minutes W 837.5 feet to a stone in John D. Walker's line; thence with the division line N 82 degrees 15 minutes West 1300 feet



PID 077-005-000
& 077-009-000
Map Reference 43
& 44 Continued

PAGE 419

BOOK D244

Containing in all 199.25 acres, more or less, but subject to legal highways.

LESS AND EXCEPTING the following 80.70 acres which was deed from Grantor to Grantee on January 26, 1996, and recorded in Deed Book 223 at page 697, in the office of the Webster County Court Clerk, described as follows:

A certain portion of Billy Jim Hobgood's remainder tract located on the Watkins Schoolhouse Road, (formerly Knoblick Road), approximately 3 miles Northwest of Sebree, and further described by metes and bounds as follows:

Beginning at an iron pin in the East line and 30 feet from the center of the Watkins Schoolhouse Road, also a corner to the L. M. Tapp farm; thence with the East line of the road, and 30 feet parallel to the center, N 19° 29' 45" E, 1056.61 feet to an iron pin, and a corner to Hobgood's remainder tract; thence with the remainder tract, S 74° 33' 16" E, 289.80 feet to an iron pin; N 15° 22' 22" E, 383.11 feet to an iron pin; N 61° 39' 01" E, 639.59 feet to an iron pin; N 11° 13' 28" E, 468.89 feet to an iron pin in Terry Duncan's line; thence with Duncan, S 86° 00' 57" E, 1087.80 feet to an iron pin; S 41° 32' 13" E, 259.74 feet to an iron pin; S 83° 55' 02" E, 431.47 feet to an iron pin, and a corner to Hobgood's remainder tract; thence with the remainder tract, S 25° 17' 49" W, 1484.50 feet to an iron pin in the line of the L. M. Tapp farm; thence with Tapp, N 85° 00' 04" W, 2449.09 feet to the point of beginning, containing 80.70 acres.

This tract is subject to a 40 foot wide easement for ingress and egress more fully described insofar as it crosses the above described premises, as follows:

Beginning at an iron pin in Terry Duncan's line, running thence S 86° 00' 57" E, 1087.80 feet to an iron pin; thence S 41° 32' 13" E, 259.74 feet to an iron pin; thence S 83° 55' 02" E, 431.47 feet to an iron pin, and a corner to Hobgood's remainder tract; thence with the remainder tract, S 25° 17' 49" W 40 feet; thence N 83° 55' 02" W, 431.47 feet; thence N 41° 32' 12" W, 259.74 feet; thence N 86° 00' 57" W, 1087.80 feet; thence N 11° 13' 28" E, 40 feet to the point of beginning.

The above conveyed tract being the undivided one-half interest conveyed Gilbert Hobgood and Francis Hobgood, as joint tenants with right of survivorship, and said Francis Hobgood became the owner of an undivided one-half interest upon the death of Gilbert Hobgood, by deed from Bennie T. Lynn and wife, Irene Lynn, dated March 21, 1969, of record in Deed Book 144 at page, 363, in the office of the Webster County Court Clerk.

It is understood and agreed that the party of the first part conveyed unto the parties of the second part, only her interest in the oil and gas which they own under the afore-described property and that all other minerals are reserved and excepted and not made a part of this conveyance.

TO HAVE AND TO HOLD unto the Grantees, jointly, with remainder to the survivor of them, their heirs and assigns forever, with **COVENANT OF GENERAL WARRANTY**.

PID 077-009-000
Map Reference 45

DEED BK 286 PG 336

and with Parcel "B" of this division, South 59 degrees 25 minutes 02 seconds East, 158.32 feet to an iron pin set; thence continuing to sever said Dorothy Tapp Allen property and with said Parcel "B", South 82 degrees 05 minutes 55 seconds East, passing an iron pin set on line at the edge of the cultivated filed at 275.10 feet, a total distance of 304.28 feet to a point in the line of the Carrie Thornberry Tapp property; thence with said Carrie Thornberry Tapp property, South 23 degrees 40 minutes 37 seconds West, 255.61 feet to a point in the cultivated field, said point being located South 43 degrees 18 minutes 44 seconds East, 215.70 feet and South 17 degrees 42 minutes 39 seconds West, 127.05 feet respectively from two (2) iron pins set in the interior of this tract on the edge of the existing cultivated field, and being a corner to the Carrie Thornberry Tapp property; thence with said Carrie Thornberry Tapp property and the south line of the Dorothy Tapp Allen property of which this description is a part, North 66 degrees 19 minutes 23 seconds West, passing an iron pin set on line at 448.35 feet, a total distance of 450.00 feet to the point of beginning containing 2.098 acres and being subject to all legal easements and rights-of-way. For a more particular description, you are referred to a survey plat prepared by Dennis E. Branson, Ky RLS #2532 dated May 16, 1986, recorded in Survey File Plat Book 4, Page 4B, of the Webster County Clerk's office, which is incorporated herein by reference.

LESS the following described 2.00 acres conveyed by Linda Lane Hedden and Jerry Denton Hedden, wife and husband, to Joseph Bradford and Kendra Bradford by Deed of Correction dated the 13th day of May 1998 and of record in Deed Book 230, Page 513 in the Office of the Webster County Court Clerk.

A certain tract or Parcel located on the east side of the Watkins School Road approximately 2.3 miles northwest of the town of Sebree in Webster County, Kentucky and being more specifically described as follows:

Beginning at an iron pin found in the centerline of the Watkins School Road, said iron pin also being located at the northwest corner of Parcel "A" of the Dorothy Tapp Allen Division recorded in Plat Book 4, Page 4B, at the Webster County Clerk's Office; thence with the centerline of said Watkins School Road, the following two (2) calls:

- 1) NORTH 26 DEGREES 44 MINUTES 08 SECONDS EAST, a distance of 38.71 feet to a P.K. nail set in the centerline of said road;
- 2) NORTH 35 DEGREES 29 MINUTES 54 SECONDS EAST, a distance of 38.71 feet to a P.K. nail set in the centerline of said road;

thence severing Parcel "B" of said Dorothy Tapp Allen Division, of which this description is a part, SOUTH 51 DEGREES 51 MINUTES 40 SECONDS EAST, a distance of 444.16 feet to an iron pin set in the west line of the Jerry & Linda Hedden property recorded in Deed Book 227, Page 676; thence with the west line of said Hedden property, SOUTH 23 DEGREES 40 MINUTES 37 SECONDS WEST, a distance of 87.53 feet to an iron pin set at the northeast corner of said Parcel "A" of the Dorothy Tapp Allen Division; thence with the north line of said Parcel "A" the following two (2) calls:

- 1) NORTH 82 DEGREES 05 MINUTES 55 SECONDS WEST, a distance of 304.29 feet to an iron pin set at a corner of said Parcel "A";

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Map Reference 45
Continued

EXHIBIT A

Situated in the County of Webster and Commonwealth of Kentucky, to wit:

Beginning at a stake, corner with Lot 5, runs S. 87 41 E. 1868.8 feet to a stake in the road, corner with J. E. Thornsberry; thence with the road N. 18 14 E. 902.0 feet, N. 32 46 E. 294.6 feet, N. 32 41 E. 364.4 feet N. 84 50 W. 954.5 feet S. 16 59 W. 122.5 feet, N. 87 05 W. 1102 feet to a stake, corner with Lot 5; thence with the line of Lot 5 S. 2 55 W. 617 feet, N. 82 10 W. 366 feet, S. 1 48 W. 805.1 feet to the beginning, containing 63.00 acres.

An area or parcel consisting of approximately 16.2 acres lying immediately south of the above described tract of real property, the east part of which is contiguous to the above described tract and the south boundary line being a ditch running generally in and east/west direction, said area or parcel being the northern portion of that same real property acquired by the Grantors (former) from Viva Lee Allen, et vir, et al, by deed dated the 7th day of February, 1961, of record in Deed Book 122, page 210, Webster County Clerk's Office.



283530
Filed on: 3/28/2017 12:11:28 PM
Book: DEED Number: 298
Pages: 795 - 797
Valerie Newell, Webster County
DC: SERENA WILLIAMS
Deed Tax: \$0.00

Subject to conditions, covenants, restrictions, right of ways and easements, of record and / or in existence, including but not limited to those in prior instruments of record; legal highways and zoning ordinances.

Being the same property conveyed to Grantors in Deed Book 261, Page 362 in Webster County Court Clerk's Office.

DEED BK 298 PG 797

PID 077-010-005
Map Reference 46, 47, & 48

DEED BK 286 PG 334

DEED OF CORRECTION

THIS DEED OF CORRECTION, made and entered into this the 13th day of August, 2013, by and between Jerry Hedden and Linda Hedden, husband and wife, of 1832 Watkins School Road, Robards, Kentucky 42452, parties of the first part, hereinafter referred to as GRANTORS, and Billy Jim Hobgood and JoAnn Hobgood, husband and wife, of 2306 Watkins School Road, Robards, Kentucky, 42452, parties of the second part, hereinafter referred to as GRANTEES is to WITNESS.

WHEREAS, the parties have heretofore made a deed recorded in Deed Book 285 at Page 1 in the Office of the Webster County Court Clerk, and in that said deed certain lots or parcels intended to be transferred were omitted by error and other lots or parcels not intended to be included were included or not exempted by error,

NOW THEREFORE, for the original consideration set out in the above-referenced deed and in order to conform to the intentions of the parties and to correct the description in the previous deed, the Grantors have this day bargained and sold, and by these presents do hereby grant, convey and transfer unto the Grantees, subject however to a vendor's lien retained by the Grantors, as joint tenants with the right of survivorship, their heirs and assigns, all of their interest in and to the following described real property situated in Sebree, Webster County, Kentucky, to-wit:

Parcel 1: Beginning at a stake on the Knoblick road corner with Thos Royster in Wm. Watson's line running thence with said Watson's line S 87 1/4 E 37.71 chains to a stone corner with said Watson; thence south 1/2 deg. West 22.20 chains to a white oak corner in J.L. Edwards line; thence north 89 1/2 west 5.59 chains to a stone being said Edwards corner; thence north 2west 15.75 chains to the center of Grove Creek; thence up the center of said creek with its meanders to an ash on the bank of said creek in Nora Thornberry's line; thence with said line north 2 1/2 E 6.78 chains to a stake in Knoblick Road corner with Thos. Royster's line; thence with said road north 18 east 95 chains and north 34 1/2 east 9.43 chains to beginning containing 135.45 acres more or less.

LESS the following described five acres conveyed to Carrie Thornberry Tapp by inheritance from her father, James E. Thornsberry, See Affidavit of Descent dated May 15, 1978 of record in Deed Book 174 at Page 440 in the Office of the Webster County Court Clerk.

PID 077-010-005
Map Reference 46, 47, &
48 Continued

DEED BK 286 PG 335

corner to Hobgood; thence with the line of Hobgood at a 90 degree angle in a westerly direction approximately 416 feet to the point of beginning.

Being a portion of that same property conveyed to Jerry D. Hedden and Linda L. Hedden, Husband and Wife, from William E. Tapp, et al, by Deed Dated June 20, 1997 of record at Deed Book 227 Page 676 of the Webster County Clerk's Office.

Parcel 2: Beginning in the center of Knoblick Road corner to Hobgood, thence with said Knoblick Road in a southerly direction approximately 520 feet to Dorothy Tapp Allen's five acre tract; thence at a 90 degree angle with the line of said Dorothy Tapp Allen in an easterly direction approximately 416 feet corner to said Dorothy Tapp Allen and Carrie Thornberry Tapp's remainder tract; thence at a 90 degree angle north approximately 520 feet with the line of said Carrie Thornberry Tapp corner to Hobgood; thence with the line of Hobgood at a 90 degree angle in a westerly direction approximately 416 feet to the point of beginning and containing five acres, more or less.

Being that same property conveyed unto Carrie Thornberry Tapp, widow, by deed from Brooke Tapp Madden and husband Charles A. Madden date the [illegible] day of April, 1985 and of record in Deed Book 192, Page 515 in the Office of the Webster County Court Clerk. Carrie Thornberry Tapp died testate and by her will probated November 14, 1986 and recorded in Will Book 12, Page 573, devised her real property in equal shares to Catherine Allen (aka Lola k. Allen), Dorothy Tapp Allen, and William E. Tapp. Dorothy Allen devised her interest to Linda Hedden by her Will probated on October 27, 1992, and recorded in Will Book 15, Page 677. As to the remaining interests of Catherine Allen (aka Lola K. Allen) and William E. Tapp, you are referred to the Deed dated June 20, 1997 and of record at Deed Book 227 Page 676 of the Webster County Clerk's Office.

Parcel 3: Beginning at a nail in the center of Knoblick Road thence at a 90 deg. Angle to the Knoblick Road in an easterly direction with the Carrie Thornberry Tapp line 450 feet to a stake; thence at a 90 deg. Angle north 500 feet with the line of Carrie Thornberry Tapp; thence at a 90 deg. Angle in the westerly direction with the Carrie Thornberry Tapp line to a point in the center of Knoblick Road; thence in a southerly direction approximately 500 feet with the Knoblick Road to the point of beginning, being 5 acres, more or less.

Note: This property was surveyed into two tracts "A" 2.098 Acres and "B" 3.493 Acres for a Total of 5.591 Acres. Tract "A" and 2.00 Acres of Tract "B" were sold off leaving a remainder of 1.493 Acres being transferred herein. For a more particular description, see Plat Book 4 at Page 4B and the following exceptions;

LESS the following described 2.098 acres conveyed by Linda Lane Hedden, and her husband, Jerry Denton Hedden to Ronnie Duckworth and his wife, Kimberly A. Duckworth, by Deed dated the 26th day of November, 1998 and of record in Deed Book 232, Page 470 in the Office of the Webster County Court Clerk.

A certain lot or parcel located approximately 2.7 miles south of the town of Robards and 2.3 miles northwest of the town of Sebree in Webster County, Kentucky, and being more specifically described as follows:

BEGINNING at a point near the center of Watkins School Road (formerly known

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Map Reference 46, 47,
& 48 Continued

her Will probated on October 27, 1992, and recorded in Will Book 15 Page 677. All recordings are in the office of the Webster County Clerk.

Also being that property conveyed to Jerry D. Hedden and Linda L. Hedden, Husband and Wife, from William E. Tapp, et al, by Deed Dated June 20, 1997 of record at Deed Book 227 Page 676 of the Webster County Clerk's Office.

Parcel 4: On the waters of Graves creek and bounded as follows, viz: Beginning in a line of Joel Peavces 40 acre tract, thence north 1 1/2 east 51 poles to a planted stone; thence south 88 1/2 east 54 1/2 poles to a planted stone; thence north 1 1/2 east 112 poles and 10 links to a stake near a post oak; thence north 87 1/2 west 134 poles to J.W. McMullen's corner; thence south 2 1/2 west 163 poles and 10 links to a dogwood; thence south 88 1/2 east 81 poles and 16 links to a stake at the beginning containing 119 acres. For a more particular and better reference, see Deed Book 25 Page 107 of Webster County Court Records.

LESS the following described 30.72 acres conveyed by Carrie T. Tapp to Alfred L. Wilson and Pauline Wilson by Deed dated June 7, 1966, and recorded in Deed Book 136 at Page 26 in the Office of the Webster County Court Clerk.

Beginning in the center of the Knoblick Road at the North corner of Alfred Wilson and the South line of Carrie Tapp farm; thence with the center of the Knoblick Road, N 10-34 E 717.6 feet, N 22-54 E 778.2 feet to Carrie Tapp remainder farm; thence with Remainder farm S 67-56 E 1609.1 feet to Melvin Edwards line and passing an iron pin at 30 feet on road bank; thence with Edwards S 1-53 W 836.0 feet, N 87-39 W 1011.0 feet to the point of beginning and containing 30.72 acres, less 30 feet for the East half of the Knoblick Road, leaving 29.69 acres.

LESS the following described 15 acres conveyed by Jerry D. Hedden and Linda L. Hedden, husband and wife, to Barry L. Harper and Stephanie M. Harper by Deed dated the 6th day of November, 1998 and of record in Deed Book 232, Page 116 in the Office of the Webster County Court Clerk.

BEGINNING AT A POINT 20 FT. FROM THE CENTER OF WATKINS SCHOOL ROAD (FORMERLY KNOWN AS THE OLD KNOBLICK ROAD) AND CORNER TO SHIRLEY POWELL HEIRS PROPERTY, THENCE IN A WESTERLY DIRECTION 338 FT. ALONG AN EXISTING FENCE LINE TO A PIN AND CORNER WITH SHIRLEY POWELL HEIRS PROPERTY, THENCE IN A NORTHERLY DIRECTION 1100 FT. TO A PIN IN THE EXISTING FENCE LINE OF THE SHIRLEY POWELL HEIRS PROPERTY AND CORNER TO GRANTEES TRACT II, THENCE IN AN EASTERLY DIRECTION 460 FT. ALONG A LINE INTERSECTING GRANTEES TRACT I AND II TO A PIN LOCATED 20 FT. FROM THE CENTER OF WATKINS SCHOOL ROAD, THENCE IN A SOUTHERLY DIRECTION ALONG SAID ROAD 1000 FT. TO THE POINT OF BEGINNING AND COMPRISING TRACT I CONTAINING 10 ACRES, MORE OR LESS.

BEGINNING AT A POINT 20 FT. FROM THE CENTER OF WATKINS

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Map Reference
46, 47, & 48

DEED BK 286 PG 338

FT. TO THE POINT OF BEGINNING COMPRISING TRACT II AND CONTAINING 5 ACRES, MORE OR LESS.

RESERVATION - LESS the following described 1.4580 acres hereby retained by the Grantors, Jerry Hedden and Linda Hedden, husband and wife.

A certain tract of ground located in Webster County on the east side of Watkins School Road, approximately 2500 feet south of Royster Robards Road, said tract being a part of the Jerry and Linda Hedden remainder property (Db.227 Pg.676), and described by metes and bounds as follows.

Beginning at an iron pin set on the east side of Watkins School Road, 30 feet from the center, approximately 2500 feet south of the intersection of Watkins School Road and Royster Robards Road, a new corner to remainder, said point being the POINT OF BEGINNING; thence severing remainder the following three courses and distances, S 64° 54' 52" E, a distance of 358.92 feet to an iron pin set; thence S 33° 43' 40" W, a distance of 146.92 feet to an iron pin set; thence N 76° 24' 45" W, a distance of 357.59 feet to an iron pin set on the east side of Watkins School Road, 30 feet from the center and 220 feet north of the original corner of which this is a part; thence with the east side of Watkins School Road, N 28° 40' 14" E, a distance of 216.95 feet to the POINT OF BEGINNING; said described tract containing 1.458 acres, more or less, subject to any legal right-of-ways, easements, or restrictions of record. Description prepared from a physical survey performed by Keith Whitledge P.L.S. #3399 on February 20, 2013.

Being a portion of the same property conveyed unto Linda L. Hedden and husband, Jerry D. Hedden by deed from William E. Tapp, single, and Lola K. Allen (a/k/a Catherine Allen) dated the 27th day of June, 1997 and of record in Deed Book 227 Page 676 of the Office of the Webster County Clerk.

Parcel 5: BEGINNING AT A POINT 20 FT. FROM THE CENTER OF WATKINS SCHOOL ROAD (FORMERLY KNOWN AS THE OLD KNOBLICK ROAD) AND CORNER TO SHIRLEY POWELL HEIRS PROPERTY, THENCE IN A WESTERLY DIRECTION 338 FT. ALONG AN EXISTING FENCE LINE TO A PIN AND CORNER WITH SHIRLEY POWELL HEIRS PROPERTY, THENCE IN A NORTHERLY DIRECTION 1100 FT. TO A PIN IN THE EXISTING FENCE LINE OF THE SHIRLEY POWELL HEIRS PROPERTY AND CORNER TO GRANTEES TRACT II, THENCE IN AN EASTERLY DIRECTION 460 FT. ALONG A LINE INTERSECTING GRANTEES TRACT I AND II TO A PIN LOCATED 20 FT. FROM THE CENTER OF WATKINS SCHOOL ROAD, THENCE IN A SOUTHERLY DIRECTION ALONG SAID ROAD 1000 FT. TO THE POINT OF BEGINNING AND COMPRISING TRACT I CONTAINING 10 ACRES, MORE OR LESS.

Being the same property conveyed unto Jerry D. Hedden and wife, Linda L. Hedden by deed from Barry L. Harper and wife, Stephanie M. Harper dated April 7, 2007 and of record in Deed Book 264 Page 222 of the Office of the Webster County Clerk.

The oil, gas and mineral interests of Linda L. Hedden and Jerry D. Hedden are reserved and excepted from this conveyance.

TO HAVE AND TO HOLD all of the above described real property, together with all

EVANSVILLE IN 476

30 NOV 2020 PM 1 L

Ms. Elle Deblisk

8400 Normandale Lake Blvd.

Suite 1200

Bloomington, MN.

55497-385000

33437

Hi Elle,

We received the pictures you sent. We appreciated getting them. We looked them over and if the actual construction looks as nice as the pictures, we accept that.

We still believe it will devalue our property to some degree, and we think us as well as others should receive some form of compensation.

Thank you