

**Sebree Solar II, LLC**

**Case No. 2022-00131**

Application – Exhibit 12  
Attachment A  
Exhibit 2

Legal Property Descriptions  
(35 Pages)

**EXHIBIT A**

**Legal Description of Owner's Property**

CHERRY HILL FARM

Tract I

Beginning at a large black oak in the Barrons, one of the original corners; thence N 35 225 chains and 68 links to a stone where a black oak stood (now gone) double maple, double black oak, black gum and black oak, corner to M. Book, from which a Black gum bears S 48 30 W distant 7 feet and a maple bearing S 30 15 E distant 9 feet; thence N 59 44 W 28 chains and 63 links to a stone in Michael Book's line and corner to dower; thence with the line of Dower S 29 50 W 14 chains and 32 links to a stone in a lane, black gum bearing S 29 50 W 14 chains and 32 links to a stone in a lane, black gum bearing S 29 50 W marked as pointers; thence with the middle of said lane N 70 W 1 chain and 35 links to a stone corner to dower; thence with the line of dower S 14 55 W 12 chains and 18 links to a stone in Enoch Spencer's line and corner to dower thence with Spencer's line S 61 54 E 4 chains and 76 links to the beginning, containing 74.12 acres.

Tract 2

Also a lot of ground beginning at a stake in the middle of the public road corner to Elliott Denton and Lot No. 1; thence N 72 1/4 W 2.34 chains to a stake in the middle of said public road corner to Dr. Book; thence N 31 1/4 E 15.58 chains to a stake; thence S 72 1/4 E 2.34 chains to a stake; thence S 60 E 13.15 chains to a stake, corner to Byars; thence S 19 W 14.04 chains to a stake in the middle of the public road, corner to Byars; thence with the middle of said public road N 68 3/4 W 11.38 chains, N 57 W 4.33 chains to the beginning, containing 25.20 acres.

LESS &

EXCEPT: It is believed all coal in and underlying the above described property was conveyed to Peabody Coal Company by deeds of record in Deed Book 283, Page 537; Deed Book 276, Page 232 and Deed Book 283, Page 546.

The above described property is burdened by an oil and gas lease.

SUBJECT

TO: A fifty foot (50') Easement and Right Of Way for a ten inch (10") Gas Pipeline granted to Texas Gas Transmission, LLC., by Agreement dated January 13, 2016, of record in Deed Book 615, Page 472 of the Henderson County Clerk's Office; and, Permanent Road Access Agreement grant to Texas

Gas Transmission, LLC, by Agreement dated January 13, 2016, of record in Deed Book 615, Page 846, of the Henderson County Clerk's Office.

Being the same property conveyed to Monroe King by deed from Katie Eblen, widow, dated February 23, 1921, of record in Deed Book 75, Page 147. Monroe King died intestate a resident of Henderson County leaving as his only heirs, his wife, Hattie King, and his children, Rankin King, Cecil King, Arnett King and Ruby King Jones. See Affidavit of Descent of record in Deed Book 191, Page 89. Hattie King died intestate on or about May 3, 1966, leaving as her only heirs her children, Rankin King, Cecil King, Arnett King and Ruby King Jones. See Affidavit of Descent of record in Deed Book 225, Page 336. Rankin King died intestate on or about October 30, 1969 leaving as his only heirs his brothers, Arnett King and Cecil King and his sister Rubye King Jones. See Affidavit of Descent of record in Deed Book 453, Page 762. Rubye King Jones died testate on or about February 7, 1976 and devised the above described property to Cecil King and Arnett King. See Will Book T, Page 442. Arnett King died intestate on or about November 29, 1983, leaving as his only heir his brother Cecil King. Cecil King died testate on or about August 2, 1985. By his will of record in Will Book 5A Page 510 the above described property was devised to Clara Evelyn King, for life with the remainder to Cecilia King Abbott, Carole King (now Carole King Stevenson), Claudia King Green and Cathyrn King Manion. Clara Evelyn King died testate on January 9, 2005. See Will Book 33, Page 107. Also see the 2008 deed from the current owners to themselves of record in Deed Book 562, Page 264 of the Henderson County Clerk's office, describing this and other property. By deed dated July 12, 2016, of record in Deed Book 618, Page 332 of the Henderson County Clerk's Office, Carole King Stevenson and Dr. John Roger Moeller, her husband, conveyed her one-fourth (1/4) interest in the above and other property to Carole King Stevenson, Trustee of the Carole King Stevenson Revocable Trust, UTA dated 11/16/2015.

**EXHIBIT A**

**Legal Description of Owner's Property**

The following described real property located about 3 miles southwest of Robards, Henderson County, Kentucky, on the Royster and Eblen Road, to-wit: Beginning at a nail in the center of Royster-Eblen Road, corner with Earl Knight and Willie Eblen's line, runs South 86°-54' East 1962 feet to a post and corner with Forrest Edwards and Eral Knight; thence with said Edwards South 1°-19' West 87 feet to a stake and white oak, corner with Forrest Edwards, thence with said Edwards South 86°- 09' East 610 feet to a stake and red oak corner with Voran Royster in Forrest Edward's line; thence with said Royster's line South 2°-58' West 772 feet to a post and stake, corner with Voran Royster; thence with said Royster's line North 87°-12' West 2556 feet to a nail in the center of Royster-Eblen Road, corner with Voran Royster; thence with center of said road, North 1°- 50' East 881 feet to the place of beginning.

Being the same property conveyed to William R. Caton, Jr. and Brenda F. Caton, husband and wife, by deed from Evadean Mays, unmarried, dated June 30, 1998, of record in Deed Book 477, page 729 in the Henderson County Clerk's office.

Approximately 49 acres

QLA ID: 18390

## EXHIBIT A

### Legal Description of Owner's Property

A certain tract or parcel located at the southeast intersection of Ky. Hwy. 1299 and Cherry Hill-Busby Station Road, approximately 3.2 miles northwest of the town of Robards in Henderson County, Kentucky, and being more specifically described as follows:

Beginning at an iron pin set at the intersection of the east right-of-way line of said Ky. Hwy. 1299 and the south right-of-way line of said Cherry Hill-Busby Station Road, said iron pin being located 20 feet east of the centerline of the existing pavement of said Ky. Hwy. 1299 and 20 feet south of the centerline of the existing pavement of said Cherry Hill-Busby Station Road; thence with the south right-of-way line of said Cherry Hill-Busby Station Road, running parallel with and 20 feet south of said centerline, South 73°20'38" East, 577.44 feet to an iron pin set in said right-of-way line, and being a corner to the Charles D. Eubank property recorded in Deed Book 279, Page 163, in the Henderson County Court Clerk's Office; thence with said Eubank property, South 22°16'41" West, 592.68 feet to an iron pin set in said Eubank line; thence severing the John N. Pruitt property, of which this description is a part, North 64°26'40" West, 652.16 feet to an iron pin set in the east right-of-way line of said Ky. Hwy. 1299, and being located 20 feet east of said centerline; thence with said right-of-way line, running parallel with and 20 feet east of said centerline, North 30°59'20" East, 504.65 feet to the point of beginning containing 7.670 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 Dennis E. Branson, Ky. RLS #2532 on August 31, 1984.

Being the same real property conveyed an undivided one-half (½) interest in Scott T. Clary and an undivided one-half (½) interest in James A. Clary, II, by deed from John N. Pruitt, Jr., unmarried, by and through his agent and attorney-in-fact, Rita B. Trader, dated December 17, 1991, of record in Deed Book 418, page 608, in the Henderson County Clerk's Office. See also deed dated 2006, of record in Deed Book 546, page 10 from Scott T. Clary and wife, Jennifer Clary, to James A. Clary, II, in said Clerk's Office.

**EXHIBIT A**

**Legal Description of Owner's Property**

Real property thereon situated in Henderson County, Kentucky and being more particularly described as follows:

Lot No. 2 in the division of the Samuel Denton estate: Beginning at a black oak, black gum and dogwood, corner to Lot No. 1 in Mat Denton 's line; thence S 29 W with line of Lot 1, 62 poles to a stake corner to Lot No 3; thence with line of Lot # 3 S 60 E 141 poles and 19 links to a stake in Enoch Spencer 's line 2 poles N 72¼ E from a honey locust pointers and corner to Lot No. 3; thence with said Spencer's line N 29 E 62 poles to 2 post oak stumps near a stone at school house and corner to said Spencer; thence N 60 W 141 poles and 11 links to the beginning, containing 54¾ acres.

ALSO, Lot No. 3 in division of Samuel Denton's land: Beginning at a stake in the line of No. 1 and corner to No.2; thence with line of No. 2 S 60 E 141 poles and 19 links to a stake in Enoch Spencer 's line on the side of public road ad 2 poles from a honey branch pointer and corner to Lot No.2, thence with said Spencer's line S 29 W 58½ poles to a stake near a hickory, a pointer, and corner to Lot No.4, thence with line of No. 4 N 60 W 1 41 poles to a forked white oak in line of Lot No.1, thence with line of Lot No. 1 N 29 E 58 poles and 6¼ links to the beginning containing 51½ acres.

ALSO, the following tract of land, about 3 miles northwest of Robards on the Frog Island Road and more particularly described as follows

Beginning at a stake in the Frog Island Road, corner with H. D. Book, thence with the road N 31-20 E 23 chains and 62 links to a stone in the road, corner to Charles Sheffer thence with Sheffer's line S 61-31 E 12 chains to a stone on a branch , elm pointers; thence with the branch and said Sheffer's line S 51-10 E 1 3 chains and 45 links, Sheffer 's corner ; thence with line of Sheffer and Monroe King S 32 W 15.5 chains to a stone, corner with Elliott Denton; thence with line of Denton, Spencer and H. D. Book N 72-54 W 26 chains and 28 links to the beginning, containing 51.66 acres, from which should be deducted 1 acre fronting on the Frog Island Road on which now stands the Cherry Hill Church and 1 - ½ acres owned by M. Book on the north side of said branch which areas are included in the above 51.66 acres but excluded from this deed, leaving 49.16 acres, more or less.

**MAILED TO: 3/30/2020  
LAND SERVICES GROUP  
700 UNIVERSE BLVD  
JUNO BEACH, FL 33408-2657**



**2020003030**

**HENDERSON CO, KY FEE \$49.00**  
PRESENTED / LODGED: 03-27-2020 08:57:52 AM

RECORDED: 03-27-2020

RENESA ABNER

CLERK

BY: TONYA WILSON  
DEPUTY CLERK

**BK: RE 643**

**PG: 38-43**

## EXHIBIT A

### Legal Description of Owner's Property

Beginning at a stake in E. N. Royster road corner with Vernon Royster, runs with said road N 55-53 E 224 feet; N 7-34 E 919 feet to a stake, corner with Vernon Royster, thence N 78-45 W 1548 feet to a post, corner with Jim Eblen and L. A. Scott's line; thence S 6-38 W 216 feet to a stake in Creek; corner with L. A. Scott; thence with creek N 61-03 W 107 feet to a stake, corner with L.A. Scott and N 81-19 W 695 feet to a stake, corner with L.A. Scott in Chester Elliott's line; thence S 10-27 W 557 feet to a stake, corner with Chester Elliott; thence N 77-42 W 817 feet to a stone, corner with Chester Elliott; thence S 4-36 W 985 feet to a post, corner with William Eblen in S.T. Denton's line, thence S 78-41 E 1371 feet to a stake corner with Eblen Estate; thence N 1-32 E 521 feet to a stake; and S 81-21 E 1821 feet to the beginning, containing 85.3 acres in accordance with survey made in November 1946, by W. W. Poole, Civil Engineer.

The above being the same property acquired by Jarrod Griffin Crowder and Lauren Jennifer Crowder, husband and wife by Deed dated April 8, 2020, of record in Deed Book 643, Page 160, in the Henderson County Clerk's office.

QLA: 8303

## EXHIBIT A

### Legal Description of Owner's Property

#### Parcel 1

Beginning at a stone, corner to George Crook in Ed Otey's line, at an angle in the Ed Otey Road, thence N 4½ E 11.66 chains to a stake in Buzz Danton's line, thence N. 80 W. 29.75 chains to a stake in the middle of a ditch, thence with the Ditch S 26 W. 2/50 chains to a stake in the south point of the junction of two ditches, thence S 2½ W 13 chains to a stump in the south line of Ed Otey road, and E.H. Royster's line, corner to Steele, thence with south line of road S 87 E 30.08 chains to the beginning, containing 40.93 acres in Henderson County, Kentucky..

#### Parcel 2

Beginning at a stone corner to E. Rouster, at an angle in the Frog Island Road; thence N. 3½ E. 11.77 chains to a stone corner to Lot No. 1, in Minors line; thence S. 84½ E. 5.31½ chains to a stake corner to Lot No. 5 in line of Lot No. 1. thence S. 3½ E. 11.73 chains to a stake on North side of road corner to Lot No. 5; thence N. 85 W. 5. 31½ chains to the beginning, containing 6.48 Acres in Henderson County, Kentucky..

A passway 15 feet wide is given on west side of this lot for the benefit of the other lots.

#### Parcel 3

Beginning at a stake in line of Lot No. 5, corner to Lot No.6; thence N. 3 ½ E 4.33 chains to a stake, corner to Lot No. 5, in line of Lot No 1, thence S. 84 ½ E. 2.09 chains to a stake corner to Lot No. 1; thence N. 8. E. 3.53 chains to a stake corner to Lot No. 8, in line of Lot No.1; thence S. 85 E. 7.46 chains to a stake corner to Lot No 8, in Handley's line; thence S. 25. W. 2.30 chains to a stake in the branch; thence S. 3. W. 5.77 chains to a stake corner to Lot No. 6, in Handley's line; thence E. 85 W. 9.08 chains to the beginning, containing 6.46 acres. There is to be a passway 15 feet wide a part of the way on the west side of this lot for the benefit of the other lots.

This being the same lot of ground conveyed to Grantors by Joseph Eblen and Nona Eblen by deed of date November 13<sup>th</sup> 1919, and recorded in Deed Book 60 at page 288, Henderson County Clerk's Office, Kentucky.

#### Parcel 4

Also another lot of ground being Lot No. 5 in the division of the lands of R.J. Spencer, Dec'd and bounded as follows:

Beginning at a stake on the North side of the road, corner to Lot No. 4; thence N. 3-½ E. 11.73 chains to a stake corner to Lot No. 4, in line of Lot No. 1; thence S. 84½ E. 5.74 ½ chains to a stake corner to Lot No. 7 in line of Lot. No. 1; thence S. 3 ½ W. 11.69 chains to a stake on the South side of the new road, corner to Lot No. 6; thence N. 85. W. 5.71-½ chains to the beginning, containing 6.45 acres. This being the same ground conveyed to Grantors by Joseph Eblen and Nona Eblen by deed of date November 13<sup>th</sup> 1919 and recorded in Deed Book 60 at page 288, Henderson County Court, Kentucky.

#### Parcel 5



Also another lot of ground being Lot No. 6 in the division of the lands of R.J. Spencer, Dec'd and bounded as follows:

Beginning at a stake on the South side of the new road corner to Lot No. 5; thence N. 3 ½ E. 7.26 chains to a stake corner to Lot No. 7, in line of Lot No. 5; thence S. 85. E. 9.08 chains to a stake corner to Lot No. 7, in Handley's line; thence S. 3. W. 7.36 chains to a stake corner to Handley on South side of new road; thence N. 85. W. 9.11 chains to the beginning, containing 6.69 acres, and being the same ground conveyed to Grantors by Joseph Eblen and Nona Eblen by deed of date November 13<sup>th</sup> 1919, and recorded in Deed Book 60 at page 288, Henderson County Court Clerk's office, Kentucky.

#### Parcel 6

Beginning at a stake in the Robards and Tunnel Hill road, corner with Lot No. 2, runs with said road S. 76-15' E. 422.3 feet to a stake at the mouth of the Parson road, corner with Mrs. S.S. Spencer; thence with said road S. 3-35' W. 1680.3 feet to a stake in said road, corner with W.A. Royster estate in the line of Mrs. S.S. Spencer; thence N. 89-14' W. 418.2 feet to a stake, corner with lot No. 2 in the line of the W.A. Royster estate; thence N. 3-35' E. 1775.6 feet to the beginning, containing 16.16 acres, and being Lot No. 1 in the division of the estate of T.W. Royster deed, and conveyed to Vinnie Allgood by Marvin Royster and others by deed of date 28<sup>th</sup> February 1928, and recorded in Deed Book No. 81 page 195, Henderson County Clerk's Office, Kentucky. Together with all buildings and improvements thereon.

#### Parcel 7

FIRST: Lot No. 2 of said division. Beginning at a stake in Miner's line corner to Lot No.1, thence N. 3-1/2 E. 4.44 chains to a stake corner to Lot No. 3, in Miner's line, thence S. 85 E. 13.72 chains to a stake corner to Lot No. 3, in line of Lot No. 8, thence S. 8 W. 4.63 chains to a stake corner to Lot No. 1, in line of Lot No. 8, thence N. 84 E. 13.45 chains to the beginning, containing 6.14 acres.

Being the same real property conveyed to Inez Handley and her husband, O.T. Handley, by Addie L. Steele, et al, by deed dated May 17, 1919, of record in Deed Book 59, Page 540, Henderson County Clerk's Office. Said O.T. Handley died testate, a resident of Henderson County, Kentucky, in 1965, and by his will, duly probated and of record in Will Book O, Page 295, said Clerk's Office, his interest in the above described real property was devised to Granter, Inez Handley.

#### Parcel 8

SECOND: Lot N. 1 of said division. Beginning at a stake corner to Lot No. 4, in Miner's line, thence N, 3- ½ E.4-37 chains to a stake corner to Lot No .2, in Miner 's line, thence S. 84- ½ E. 13-45 chains to a stake corner to lot No. 2, in the line of Lot No. 8, thence s. 8 w.4 .32 chains to a stake corner to Lot No. 7, thence N. 84- ½ E. 13.16 chains to the beginning, containing 5.75 acres in Henderson County, Kentucky.

Being the same real property conveyed to Mrs. Elizabeth Spencer by Addie L. Steele, et al, by deed dated May 17, 1919, of record in Deed Book 90, Page 29, Henderson County Clerk' Office. Said Elizabeth Spencer, who was the same person as Elizabeth Catherine Spencer, died testate, a resident of Henderson county, Kentucky, on September 2, 1971, and by her will, duly probated and of record in Will Book S, Page 171, said Clerk's Office, the above described real property was devised to her daughter, Grantor, Inez Handley.

Parcel 9

THIRD Lot No. 3 of said division. Beginning at a stake in Miner 's line, corner to Lot No. 2, thence N. 3-1/2 E. 4.40 chains to a stake corner to Denton, thence S. 85 E. 14.10 chains to a stake corner to Denton and Lot No, 8, thence S. 8 W. 4.47 chains to a stake corner to Lot No. 2, in line of Lot No.8, thence N.84 W. 13.72 chains to the beginning, containing 6.14 acres in Henderson County, Kentucky.

Being the same real property conveyed to Emmett Spencer by Addie L. Steele, et al, by deed dated May 17, 1919, of record in Deed Book 61, Page 265, Henderson County Clerk's Office. Said Emmett Spencer died intestate and unmarried on December 6, 1929, leaving his mother, Elizabeth C. Spencer, as his only heir at law who inherited from him the above described real property. See Affidavit of Descent of Emmett Spencer of record in Deed Book 90, Page 30, said Clerk's Office. By the aforesaid will of Elizabeth Catherine Spencer of record in Will Book S, Page 171, said Clerk's Office, the above described lot of ground was devised to Grantor, Inez Handley.

EXHIBIT A

Legal Description of Owner's Property

Parcel 1

BEGINNING at an iron pin corner to Tract #1, said pin being in the southern R/W of Ky. Hwy. 416, 30 feet from the centerline, and being approximately 1595 feet east of the intersection of W. N. Royster Road in Henderson County, Kentucky; thence with said R/W N 79° 56' 31" E -- 104.50 feet, S 73° 51' 35" E -- 154.97 feet, S 69° 44' 51" E -- 439.82 feet to an iron pin corner to Tract #3; thence with the line of Tract #3 S 8° 41' 19" W -- 2091.63 feet to an iron pin in the line of Tract #5; thence with the line of Tract #5 N 82° 30' 11" W -- 448.26 feet to a post corner to Tract #6; thence with the line of Tract #6 N 80° 25' 40" W -- 89.18 feet to a post corner to Arron Norris; thence with the line of Norris N 79° 57' 06" W -- 386.47 feet to an iron pin at a twin sasafress corner to Tract #1; thence with the line of Tract #1 N 15° 01' 08" E -- 2178.38 feet to the point of beginning and containing 39.802 acres. For a more particular description you are referred to a survey plat prepared by Likins and Musgrave dated \_\_\_\_\_, 1986, of record in Plat Book 5, Page 2, of the Henderson County Clerk's Office.

The above being the same property acquired by Chris Daniel and Laveta R. Daniel, husband and wife by Warranty Deed dated April 30, 1986, of record in Deed Book 366, Page 403, in the Henderson County Clerk's office.

QLA: 8186

**EXHIBIT A**

**Legal Description of Owner's Property**

Beginning at a stake in Mary E. Pooles' line and corner to Lot #3 (E.Y. Thomasses) thence South 1 degree 18 minutes West 108 poles to a stake in the middle of two black oaks and a small white oak; thence North 88 degrees West 64-1/2 poles to a stake between a post oak and a hickory; thence North 1 degree

West 40 poles and 19 links to a stone corner to Lot No. 4, (R.W. McMullins); thence North ¾ degrees East 68 poles and 20 links to a sassafras, corner to Lot No. 4, in the line of Lot #3; thence South 87 ¾ degrees East 67 poles and 4 links to the beginning containing 44-1/2 acres.

LESS AND EXCEPT Lot 1, containing 2.55 acres, more or less, and Lot 2, containing 2.19 acres, more or less, of the Parrish Subdivision and Consolidation appearing of record in Plat Book 11, page 198, and corrected in Plat Book 11, page 199, in the Office of the Henderson County Clerk.

Approximately 40 acres

The above being a part of the same property acquired by Anna C. Parrish by Deed dated October 27, 2022, of record in Deed Book 663, Page 348, in the Henderson County Clerk's office.

**EXHIBIT A**

**Legal Description of Owner's Property**

**Parcel 1:**

Being all of Lot 2 of the William Denton Subdivision of record in Plat Book 7, Page 238, Henderson County, Kentucky Clerk's Office.

Being the same property conveyed to William T. Denton and Hallie M. Denton, by Deed dated March 21, 1981 from Marvin B. Denton and Ruby Camille Denton, husband and wife, of record in Deed Book 325, Page 182, Henderson County, Kentucky.

Approximately 26 acres

**Parcel 2:**

Being all of Tract 1 Total Area Consolidated 54.14 acres, more or less, of the Denton & Logsdon Agricultural Division and Consolidation as shown by plat of record in Plat Book 10, page 268, in the Henderson County Court, Kentucky Clerk's Office, and to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Laura Anne Logsdon and William Denton, as tenants in common, by Deed from William T. Denton and Hallie M. Denton, husband and wife, subject to a life estate retained by William T. Denton and Hallie M. Denton, dated March 3, 2008, of record in Deed Book 561, Page 25, in the Henderson County, Kentucky Clerk's Office. Also see Deed Book 595, Page 141, in the aforesaid Clerk's Office. Also see Deed Book 595, Page 141, in the aforesaid Clerk's Office, extinguishing said life estate.

Approximately 54 acres

QLA ID: 17717

## EXHIBIT A

### Legal Description of Owner's Property

#### Parcel 1

The following property located in the County of Henderson, State of Kentucky, on the Tunnel-Hill Robards Road, as follows:

Beginning at a stake in the Robards and Tunnel Hill Road, corner with lot #4, runs with said roads. 76 15 E. 404 feet to a stake, corner with lot #2, thence S. 35 W. 1881.4 feet to a stake, corner with lot #2 in the W.A. Royster estate's line; thence N. 89 14 W. 398 feet to a stake, carrier with lot #4 in the line of the W.A. Royster estate; thence N. 3 35 E. 1973.2 feet to the beginning.

From the above described tract, there was conveyed to the Commonwealth of Kentucky, for highway purposes, a strip of ground containing approximately ½ acres, as shown by deed dated June 8, 1939, of record in Deed Book 94, Page 517, Henderson County Clerk's office. This conveyance is made subject to said highway deed and all of the property herein conveyed is subject to all legal rights of way.

Containing 17 acres, more or less.

Parcel No.: 61-33

#### Parcel 2

Beginning at a stake in Robards and Tunnel Hill Road corner with Lot #3; thence with said road S 76-15 E 473.6 feet to a stake, corner to Lot #1; thence S 3-35 W 1775.6 feet to a stake corner with Lot #1 in the line of W.A. Royster Estate; thence N 89-14 W 467.6 feet to a stake corner with Lot #3 in the line of W.A. Royster Estate; thence N 3-35 E 1881.4 feet to the beginning.

Being the same property conveyed to James C. Eblen and Joan Eblen (a/k/a Joan E. Eblen), husband and wife, by deed from Herbert Shaw and Marie Shaw, husband and wife, dated January 8, 1974, of record in Deed Book 270, Page 67, Henderson County Clerk's Office.

Containing 20 acres, more or less.

Parcel No.: 61-32

#### Parcel 3

Beginning at an iron pin corner to Tract #2, said pin being in the southern R/W of Ky. Hwy. 416, 30 feet from the centerline, and being approximately 2318 feet east of the intersection of W.N. Royster Road in Henderson County, Kentucky; thence with said R/W S 69°44'47" E – 156.98 feet, S 67°26'34" E – 262.92 feet to an iron pin corner to Wimberly C. Royster; thence with the line of Royster S 8°59'52" W – 1988.59 feet to an iron pin in the line of Tract #5; thence with the line of Tract #5 N 82°30'11" W – 398.40 feet to an iron pin corner to Tract #2; thence with the line of Tract #2 N 9°18'03" E – 2087.19 feet to the point of beginning. For a more particular description

you are referred to a survey plat prepared by Likins and Musgrave dated \_\_\_\_\_, 1986, of record in Plat Book 5, Page 2, of the Henderson County Clerk's Office.

Being the same property conveyed to James C. Eblen and Joan E. Eblen, husband and wife, by deed from W.J. Tillman and Sherry Pl. Tillman, husband and wife, dated April 30, 1986, of record in Deed Book 366, page 548, Henderson County Clerk's Office.

Containing 19 acres, more or less.

Parcel No.: 61-34

#### Parcel 4

Being the New Lot #5 containing 18.0339 acres of the Consolidation to Lot 5, of the John and JoAnn Haynes Subdivision, of record in a Plat Book 6, page 257, Henderson County Court Clerk's office, and to which plat reference is hereby made for a more particular description.

A certain tract or parcel located on the north side of Ky Hwy 416 approximately 1.1 miles west of the town of Robards in Henderson County, Kentucky and being more specifically described as follows:

BEGINNING at an iron pin set in the north right-of-way line of Ky Hwy 416, said iron pin being located 30 feet north of the centerline of the existing pavement of said Ky Hwy 416, and being a corner to New Lot 1 of the John & Joann Haynes Subdivision & Consolidation, a plat of which is recorded in Plat Book 6, page 257; thence with said Lot 1, North 3° 16 minutes 03 seconds West, a distance of 657.53 feet to an iron pin set in the south line of the James Anderson property recorded in Deed Book 341, page 42; thence with said Anderson property, South 88° 30 minutes 01 seconds East, a distance of 1,253.89 feet to an iron pin set in the west line of the Arnold Taylor property; thence with said Taylor property, South 0° 44 minutes 39 seconds East, a distance of 525.20 feet to an iron pin set in the north right-of-way line of said Ky Hwy 416, and being located 30 feet north of said centerline; thence with said right-of-way line, running parallel with and 30 feet north of said centerline, the following four (4) calls:

- (1) South 80 degrees 25 minutes 31 seconds West, a distance of 787.83 feet to a point in said right-of-way line, said point being located South 21° 54 minutes 59 seconds East, 25.52 feet from an iron pin set on or near the west bank of a ditch;
- (2) South 79° 36 minutes 39 seconds West, a distance of

## EXHIBIT A

### Legal Description of Property

#### FARM 1

Totalling approximately 127 acres

PVA 60-70

TRACT 1: Beginning at a stake in the original line in the center of the Frog Island road, corner to Enoch Spencer; thence with the center line of the road N. 57-3/4 W. 69 poles to a dead oak in the said road; thence N. 61 W. 8 poles to a stake in the said road and corner to the lot No. 6, thence with a line to said lot No. 6 N. 5-1/4 E. 87 poles to a stake in Enoch Spencer's line corner to lot No. 6; thence with a line of Enoch Spencer S. 65 E. 123 poles and 14 links to a stake corner to Enoch Spencer; thence with said Spencer's line S. 21-23' W. 16 poles and 10 links to a pin oak; thence S. 31 poles and 6 links to a dead black oak corner to said Spencer; thence with a line of the 14 1/2 acre tract described below here-in and N. 65 W. 48 poles and 5 links to a stake where a mulberry and double elm were called for in former survey; thence S. 5 1/4 W. 48 poles to the beginning, containing 53 acres; and being the same land conveyed to J. Elliott Denton by Eddie F. Denton and Henrieta Denton, his wife, by deed dated December 1, 1927, recorded in Deed Book 75 at page 76.

TRACT 2: Beginning at a stone at an angle of the Frog Island road, corner with E. N. Royster in Dick Spencer's line; thence N. 1-3/4 E. 55 poles and 21 links to a stake in Dick Spencer's line; thence with a line of the above described 53 acres and N. 64-9' W. 48 poles to a point where an Elm was called for in a former deed; thence with another line of said 53 acre tract S. 6-24' W. 48 poles and 14 links to a stake in said road; thence with said road S. 59 E. 54 poles and 28 links to the beginning, containing 14 1/2 acres; and being the same land conveyed to J. Elliott Denton by Eddie F. Denton and Henrieta Denton, his wife, by deed dated December 1, 1927, recorded in Deed Book 75 at page 76.

TRACT 3: Beginning at a stake in the middle of the public road corner to Byars; thence S 14 1/2 W. 12.17 chains to a stake corner to Byars in Denton's line; thence N. 60 W. 16.55 chains to stake between and Ash and Elm corner to Elliott Denton; thence N. 32 1/2 E. 10.69 chains to a stake in the middle of the public road corner to Elliott Denton; thence with the middle of the public road S. 57 E. 4.33 chains, S. 68-3/4 E. 8.74 chains to the beginning, containing 17.19 acres, except the graveyard containing about 0.13 of an acre which is reserved; and being the same land conveyed to J. Elliott Denton by Mary Olive Howard and W. W. Howard, her husband, by deed dated April 20, 1917, recorded in Deed Book 55 at page 8.

TRACT 4: Being a parcel of land in Henderson County, Kentucky, beginning on a lane leading from the Frog Island road in the line of E. L. Spencer, running S. 29 1/2 W. 27.70 chains with said Spencer's line; thence S. 62 1/2 E. 19.30 chains with Jane Davis line to Fred Schaeffer's land; thence with Schaeffer's line N. 30 E. 15.90 chains to Book's property; thence N. 32 E. 10.75 chains to a double Ash; thence in a northerly direction to a point in the line of said lane; thence with the line of said lane N. 72 1/2 W. 11.84 chains to the beginning, containing 42.88 acres; and being the same land conveyed to J. Elliott Denton by James Murray, unmarried, by deed dated January 1, 1912, recorded in Deed Book 50 at Page 17.

Being the same property conveyed to Harpie L. Denton, by deed from Lucille D. Sellers and M.C. Sellers, her husband, et al, dated July 8, 1954, of record in Deed Book 168, page 395, Henderson County Clerk's Office. Harpie Lee Denton, a/k/a Harpie L. Denton, a/k/a Harpie Royster Denton, died intestate a resident of Henderson County on May 9, 1970, leaving her children, Lucille D. Sellers, Slater A. Denton and Mildred Gardner, as her only heirs at law. See affidavit of descent of record in Deed Book 261, page 14, in the aforesaid clerk's office. Slater A. Denton died testate a resident of Henderson County. His will of record in Will Book 25, page 51, in the aforesaid clerk's office, devised his interest to Lucille Sellers and Mildred Gardner. Lucille D. Sellers, a/k/a Lucille Sellers, died testate a resident of Ocoee County, Georgia, on September 21, 2004. Her will of record in Will Book 33, page 554, in the aforesaid clerk's office, devised her interest to

*MSB*  
*SDB*



her children, James Randolph Sellers, a/k/a James R. Sellers, and Malcolm Edward Sellers, a/k/a Malcolm E. Sellers. Mildred Joy Gardner, a/k/a Mildred Gardner, died testate a resident of Henderson County. Her will of record in Will Book 44, page 791, in the aforesaid clerk's office, devised her interest to Pamela Joy Gardner and Janet Kay Gardner. See also affidavit of real property transfer of record in Deed Book 613, page 592, in the aforesaid clerk's office. James Randolph Sellers died, and pursuant to his Last Will and Testament, of record in Will Book 49, page 445, he left all of his interest in the property to his wife, Nena Estes Henry, Grantor herein.

**FARM 2**

**Totalling approximately 43 acres**

**PVA 60-37-1**

Beginning at a stake in Frog Island Road at Road Fork, corner with Josie Handley, runs with Grave! Road and said Handley S. 86 deg. 40 min. E. 1993 feet to a nail in said road, corner with Irvin Hunter in Josie Handley line; thence with said Irvin Hunter as follows, S. 12 deg. 22 min. W. 1111 feet to a stake; and thence N 79 deg. 31 min. W. 1594 feet to a nail in Frog Island Road, corner with Irvin Hunter; thence with said road as follows: S. 24 deg. 45 min. E. 112 feet; and S. 30 deg. 29 min. E. 372 feet to a nail in said road corner with Irvin Hunter and M. F. Puryear; thence with said Puryear as follows: S. 88 deg. 37 min. W. 412 feet to a stake; N. 3 deg. 38 min W. 253 feet to a stake; N. 87 deg. 18 min. W. 319 feet to a stake; and thence South 283 feet to a stake, corner with M. F. Puryear; thence N 57 deg. 33 min. W. 1301 feet; thence N. 57 deg. 38 min. W. 1067 feet to a post and stake corner with Owen Spencer and Liggett Brothers; thence with said Liggett Brothers, N. 28 deg. 52 min. E. 1450 feet to a nail in Frog Island Road, corner with Liggett Brothers and Elliott Denton Heirs; thence with said Frog Island Road and Denton Heirs as follows: S. 54 deg. 53 min. E. 770 feet; and S. 57 deg. 06 min. E. 787 feet to a nail in said Road, corner with Elliott Denton Heirs and Josie Handley; thence with said Handley as follows: S. 6 deg. 49 min. W. 320 feet to a stake; and thence N 88 deg. 41 min. E. 373 feet to the place of beginning, containing 117.5 acres, subject to all legal Highways, in accordance with survey of W. W. Poole Registered Engineer, dated June 19, 1956.

LESS AND EXCEPT: 70.653 acres as shown on plat of record in Plat Book 10, page 158, Henderson County Clerk's Office, and to which plat reference is hereby made for a more particular description of the property.

ALSO LESS AND EXCEPT: 3.56 acres as shown on plat of record in Plat Book 7, page 798, Henderson County Clerk's Office, and to which plat reference is hereby made for a more particular description of the property.

MAS  
SDB

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

Being a portion of the same property conveyed to Fannie W. Royster and E. N. Royster, her husband, as tenants in common, by deed from Samuel Spencer and Virginia Spencer, his wife, dated November 5, 1879, of record in Deed Book 5, page 186, in the Henderson County Clerk's Office. Also being a portion of the same property conveyed to Enoch N. Royster, from Thomas Spencer and Mary C. Spencer, his wife, dated April 27, 1881, of record in Deed Book 5, page 406, in the aforesaid clerk's office. Also being the same property conveyed to E. N. Royster, from Thomas Spencer and his wife, Marcy C. Spencer, dated February 13, 1886, of record in Deed Book 11, page 496, in the aforesaid clerk's office. Also being the same property conveyed to E. N. Royster, from W. N. Royster and T. J. Royster, his wife, dated March 21, 1887, of record in Deed Book 12, page 227, in the aforesaid clerk's office. E. N. Royster, a/k/a Enoch N. Royster, died intestate a resident of Henderson County on June 16, 1928, leaving his wife, Fannie Royster, a/k/a Fannie W. Royster, and his children, Charles E. Royster, a/k/a C. E. Royster, and Harpie Royster Denton, a/k/a Harpie L. Denton, as his only heirs at law. See affidavits of descent of record in Deed Book 128, page 519, and Deed Book 159, page 505, in the aforesaid clerk's office. Fannie W. Royster, a/k/a Fannie Royster, died intestate a resident of Henderson County on October 26, 1946, leaving her children, Charles E. Royster a/k/a C. E. Royster, and Harpie Royster Denton, a/k/a Harpie L. Denton, as her only heirs at law. See affidavit of descent of record in Deed Book 620, page 205, in the aforesaid clerk's office. C. E. Royster, a/k/a Charles E. Royster, died intestate a resident of Henderson County on July 25, 1955, leaving his wife, Cornelia E. Royster, and his son, Elward N. Royster, as his only heirs at law. See affidavit of descent of record in Deed Book 179, page 12, in the aforesaid clerk's office. See also deed to Elward N. Royster and Freda May Royster, his wife, from Cornelia E. Royster, widow, dated June 26, 1956, of record in Deed Book 179, page 13, in the aforesaid clerk's office. See also deed to Harpie L. Denton, from Elward N. Royster and Freda May Royster, his wife, dated November 12, 1956, of record in Deed Book 181, page 173, in the aforesaid clerk's office. Harpie Lee Denton, a/k/a Harpie L. Denton, a/k/a Harpie Royster Denton, died intestate a resident of Henderson County on May 9, 1970, leaving her children, Lucille D. Sellers, Slater A. Denton and Mildred Gardner, as her only heirs at law. See affidavit of descent of record in Deed Book 261, page 14, in the aforesaid clerk's office. Slater A. Denton died testate a resident of Henderson County. His will of record in Will Book 25, page 51, in the aforesaid clerk's office, devised his interest to Lucille Sellers and Mildred Gardner. Lucille D. Seller, a/k/a Lucille Seller, died testate a resident of Ocoee County, Georgia, on September 21, 2004. Her will of record in Will Book 33, page 554, in the aforesaid clerk's office, devised her interest to her children, James Randolph Sellers, a/k/a James R. Sellers, and Malcolm Edward Sellers, a/k/a Malcolm E. Sellers. Mildred Joy Gardner, a/k/a Mildred Gardner, died testate a resident of Henderson County. Her will of record in Will Book 44, page 791, in the aforesaid clerk's office,

devised her interest to Pamela Joy Gardner and Janet Kay Gardner. See also affidavit of real property transfer of record in Deed Book 613, page 592, in the aforesaid clerk's office. James Randolph Sellers died, and pursuant to his Last Will and Testament, of record in Will Book 49, page 445, he left all of his interest in the property to his wife, Nena Estes Henry, Grantor herein.



## EXHIBIT A

### Legal Description of Leased Property

#### Parcel 1

Tract #1: Beginning at a stake on the south side of the Cairo-Robards, corner with Warren Poole, runs N 58.45 E 449 feet to a stake in road, corner with Ed Poole; thence S 86.45 E 911 feet to a stone on road side, corner with Hall Heirs; thence S 9.10 W 2767 feet to a stake in road; corner with Hall Heirs; thence N 84.85 W 1414 feet to an iron pin, corner with Warren Poole, thence N 2.45 E 2460 feet to the beginning, containing 83.47 acres.

Tract #2: Beginning at a stone corner with Turner Poole, thence S 9:10 W 2767 feet to a stake in road, corner with Turner Poole; thence S 84:45 E 784 feet to a stone, original corner; thence N 0:12 E 2800 feet to a take in road, original corner; thence N 89 W 784 feet to the beginning, containing 49.77 acres.

LESS and EXCEPTING therefrom 1½ acres of land for burying purposes in and around the present cemetery which is 1500 feet off the Cairo-Robards Road and fronting the public road on the east side.

SOURCE: Being the same property conveyed to Maynard Hust, by deed dated April 1, 1970, from Dorsul, Incorporated of record in Deed Book 247, Page 146, in the Henderson County Court Clerk's Office.

Approximately 131 acres, excluding the areas depicted as Exclusion Areas on Exhibit A-1 attached hereto, and excluding the area depicted as the approximate 4 acre tract around the homestead as depicted on Exhibit A-1, page 2 attached hereto.

#### Parcel 2

One certain tract of land lying in Henderson County, State of Kentucky, and bounded as follow, to wit: Beginning at a hickory W.N. Royster corner in W.N. Royster's line, running thence with old military line N 82½° W 18.12 chains to a stone corner with Mrs. E.J. Scott; thence with her line S 1¾° E 17.51 chains to a stone, her corner; thence N 84¾ W 6.83 chains to a stone corner with R.L. Scott deed; thence with S.A. Scott's line S 1½ E 27 poles and 7½ links to a stone in a ditch, corner to remaining lot; thence S 82½° E 23.67 chains to a stone in W.N. Royster's line; thence with his line N 1¾° W 110 poles and 172 links to the beginning, containing 55 acres, more or less.

SOURCE: Being the same property conveyed to Maynard Hust and his wife, Jeanne F. Hust, by deed dated September 13, 1974, from George R. Baldwin and wife, Betty J. Baldwin, of record in Deed Book 274, Page 280, in the Henderson County Court Clerk's Office. By deed dated March 16, 1976, Jeanne F. Hust conveyed all her right, title and interest to the described property to Maynard Hust by virtue of agreement in the parties divorce action, being N. 12, 281 in the Henderson Circuit Court. Said deed is of record in Deed Book 284, Page 230 in the aforesaid clerk's office.

Approximately 54 acres, excluding the areas depicted as Exclusion Areas on Exhibit A-1 attached hereto.

**EXHIBIT A**

**Legal Description of Owner's Property**

Being all of Lot 1 of the William Denton Subdivision of record in Plat Book 7, Page 238, Henderson County, Kentucky.

The above being the same property acquired by Laura Anne Logsdon and Derek H. Logsdon a/k/a Herman Derek Logsdon by Deed dated June 28, 1996 of record in Deed Book 460, Page 555, in the Henderson County Clerk's office.

Approximately 26 acres

QLA ID: 18569

**EXHIBIT A**

**Legal Description of Owner's Property**

Being all of Tract 2 Total Area Consolidated 43.37 acres, more or less, of the Denton & Logsdon Agricultural Division and Consolidation as shown by plat of record in Plat Book 10, page 268, in the Henderson County Clerk's Office, and to which plat and reference is hereby made for a more particular description.

The above being the same property acquired by Laura Anne Logsdon by Deed dated June 7, 2018, of record in Deed Book 631, Page 293, in the Henderson County Clerk's Office and by Deed dated March 3, 2008, of record in Deed Book 561, page 25, in the Henderson County Clerk's Office, subject to a life estate. Also see Deed Book 595, page 141, in the aforesaid clerk's office, extinguishing said life estate.

Approximately 43 acres

QLA ID: 18502

## EXHIBIT A

### Legal Description of Owner's Property

#### Parcel 1

Beginning at a stake 7 ft. from gate post in wire fence; thence with said fence S 72 ½ E. 56 poles and 17 links to a stake in the fence in J. W. Otey's line; thence N 19 ½ E. 60 poles to a stake in hedge fence; thence N. 4 ½ E. 9 poles and 8 links to a stake in Otey's line; thence N. 80 ¾ W. 62 poles and 13 links to a stake at a rail fence 60 poles and 10 links to the beginning, containing 24.46 acres.

And a passway easement of reasonable width over Tract V of that property described in Mortgage Book 344, Page 96 for purposes of ingress and egress from and to Tract II conveyed herein.

#### Parcel 2

Tract Five: Beginning at a stake at the West end of the hedge corner to George T. Crook; thence S. 82 E. 63 poles and 14 links to a stake; corner to Crook and Ed Otey; thence N 4 ½ E. 33 poles to a stone, corner to Fred Schaeffer in Ed. Otey's line at an angle to the Ed Otey road; thence with the South line of the road N. 87 W. 58 poles and 10 links to a stake corner to Lot #7; thence S. 12 ½ W. 28 poles to the beginning, containing 11.60 acres.

#### Parcel 3

Being 3.783 acres located on Kentucky Highway 1299 in Henderson County, Kentucky as shown by the plat of record in Deed Book 412, Page 491 in the Henderson County Clerk's Office.

#### Parcel 4

A certain lot or parcel located East of Ky. Hwy. 1299 and South of Ed Otey Road approximately 2 miles Northwest of the town of Robards, in Henderson County, Kentucky, and being more specifically described as follows:

To find the place of beginning, commence at an iron pin set in the East right-of-way line of Ky. Hwy. 1299, said iron pin being located 25 feet East of the centerline of the existing pavement of said Ky. Hwy. 1299, and being a corner to the Spencer Cemetery; thence with said Spencer Cemetery, South 75°23'59" East, a distance of 546.36 feet to an iron pin set at the base of a fence corner post; thence continuing with said Spencer Cemetery, South 7°08'08" West, a distance of 21.85 feet to an iron pin set at a corner to the Catherine Puryear & Elizabeth Nunn property recorded in Deed Book 61 Page 54 in the Henderson County Court Clerk's Office; thence with said Puryear & Nunn property, South 89°34'33" East, a distance of 608.12 feet to an iron pin set in the North line of said Puryear & Nunn property, being the South line of the Irvin Hunter, Jr., property recorded in Deed Book 411 Page 50 of which this description is a part, and being the point of beginning for this description; thence severing said Hunter property, North 10°10'24" East, a distance of 353.14 feet to the North line of said Hunter property, and being the South line of the Dennis & Judith Nunn property recorded in Deed Book 401 Page 324; thence with said Nunn property, South 73°41'29" East, a distance of 929.26 feet to a point in the West line of Tract 1 of the Hyde Brothers Agricultural Division, a plat of which is recorded in Plat Book 6 Page 29, said point being located South 18°2'57" West, 248.98 feet from an iron pin

found at a corner to said Tract 1; thence with said Tract 1, South 18°02'57" West, a distance of 98.32 feet to a point in said West line, said point being located North 18°02'57" East, 107.62 feet from an iron pin found at a corner to Tract 2 of said Division, and being a corner to said Puryear & Nunn property; thence with said Puryear & Nunn property, North 89°34'33" West, a distance of 923.80 feet to the point of beginning containing 206418 square feet or 4.7387 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 Dennis E. Branson, Ky. RLS 2532 on or about December 6, 1991. A plat of said tract is of record in Plat Book 6 at page 162 in the Henderson County Court Clerk's office.

#### Parcel 5

Beginning at a point in the center of the Frog Island Road, corner with Byron Phillips, runs N 58°-28' W 2347 feet to a stake, corner with Mrs. Hilary Denton; thence S 22°-50' W 82 feet to a stake and post, corner with Mrs. Hilary Denton; thence N 59°-56' W 241 feet to a stake corner with Mrs. Lila Chism in Mrs. Hilary Denton 's line; thence N 29°-38' E 3042 feet to a stake in Road, corner with Clarence Sheffer; thence with Road; S 59°-32' E 281 feet to a nail in road, corner with George Vogel and W.B. Algood; thence S 30°-40' W 1976 feet to a post and stake, corner with George Vogel ; thence S 58°-10' E 232 feet to a nail in the Frog Island Road, corner with George Vogel in John Pruitt's line; thence with said Road S 29°-33' W 969 feet to the place of beginning, containing 70.1 acres, subject to legal highways and road right-of-ways, as per survey made by W. W. Poole on November 3, 1995.

LESS the following two lots:

- 1) A 1 acre lot conveyed by Shirley E. Hurt and his wife, Walleen Hurt, to Larry Wayne Rideout and his wife, Claudia Bernice Rideout, by deed dated February 10, 1998, of record in Deed Book 474, Page 491, Henderson County Clerk's Office.
- 2) A 1 acre lot conveyed by Patricia Wiseman, unmarried, to Scott Wayne Rideout and his wife, Amanda L. Rideout, by deed dated November \_\_\_\_\_, 2005, of record in Deed Book 544, Page 927. Henderson County Clerk's Office.

#### Parcel 6

A certain tract or parcel located on the Northeast side of Kentucky Highway 1299, approximately two miles Northwest 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 1983 NAD Kentucky South Zone coordinate system.

Beginning at a point located South 75°35'39" East, a distance of 30.33 feet from a P.K. Nailset at the Northwest corner of Tract 3 of the Mary Ann Sugg property described in Deed Book 549, page 1039, (of which this description is a part) at the Henderson County Court Clerk's Office, said point also being located in East right of way line of Kentucky Highway 1299 as described in Deed Book 159, page 543, to the Commonwealth of Kentucky, and in the southern line of the Elizabeth Powell property described in Deed Book 361, page 54; thence with the South line of said Powell property, South 75°35'39" East, a distance of 1924.78 feet to an iron pin set at the base of a fence corner post, said iron pin being located in the West line of the John Hyde



property described in Deed Book 581, page 130, (see also Tract 2 of the Hyde Brothers Agricultural Division, a plat of which is recorded in Plat Book 6, page 29); thence with the West line of said Hyde property, South 24°11'22" West, a distance of 185.76 feet to an iron pin set at the base of a fence corner post located at the Southwest corner of said Hyde property; thence with the South line of said Hyde property and the South line of the James Green property described in Deed Book 474, page 458, (see also Tract 3 of the Hyde Brothers Agricultural Division, a plat of which is recorded in Plat Book 6, page 29), South 81° 37' 56" East, a distance of 700.92 feet to an iron pin set in the South line of said Green property; thence severing Tract 2 of said Mary Ann Sugg property, South 25°29'46" West, a distance of 862.71 feet to a 30" oak tree with two blazes on the South side located at the Northwest corner of the Glen Royster property described in Deed Book 243, page 612; thence with the North line of said Royster property and the area dedicated as road right of way on the plat recorded in Plat Book 8, page 129 North 80°30'14" West, a distance of 1392.66 feet to an iron pin set in said Commonwealth of Kentucky right of way of Kentucky Highway 1299; thence with said right of way line the following six calls:

- 1) Thence along a curve to the left having a radius of 221.00 feet and being subtended by a chord of North 67°01'18" West, 107.62 feet, an arc distance of 108.71 feet along said curve to a point in said right of way line;
- 2) North 81°06'51" West, a distance of 796.80 feet to an iron pin set in said right of way line;
- 3) Thence along a curve to the right having a radius of 57.00 feet and being subtended by a chord of North 31°49'20" West, 86.42 feet, an arc distance of 98.08 feet along said curve to a point in said right of way line;
- 4) North 17°28'12" East, a distance of 233.85 feet to a point in said right if way line;
- 5) Thence along a curve to the left having a radius of 1844.00 feet and being subtended by a chord of North 11°43'52" West, 368.78 feet, an arc distance of 369.39 feet along said curve to an iron pin set in said right of way line;
- 6) North 05°59'32" East, a distance of 479.20 feet to the point of beginning and continuing 56.61 acres. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc., on May 5, 2011, and which is of record in Plat Book 9, page 390A, Henderson County Clerk's Office.

#### Parcel 7

Tract 1: Beginning at a stake hickory and dogwood pointer in Oteys line, thence S 62 E 102 poles to a stake 1 pole and 3 links from a black oak corner with Wm. Eades, thence with Eades line N 30 ½ E. 169 ½ poles to a stake thence with Oteys line N. 59 37 W. 102 poles to a stake corner with lot No. 1 of the Marshall Smith division, thence with the line of said lot S 30 ½ W. 173 poles and 3 links to the beginning containing 108 acres more or less.

Less and Except: That property which was conveyed to Doris Keach and Margaret Keach, husband and wife, by deed from Urial Overfield and Lillian Overfield, husband and wife, dated April 7, 1951 which is recorded in Deed Book 160, Page 58 of the Henderson County Clerk's office and contains two acres, more or less, as described in said deed which is incorporated herein by reference.

Less and Except: That property which was conveyed by U.M. Overfield and Lillian Overfield, husband and wife, to the Commonwealth of Kentucky for the use and benefit of the Department

of Highways as described in a deed dated September 12, 1944 and contains 4.96 acres, as described in said deed, which description is incorporated herein by reference, and is recorded in Deed Book 119, Page 217 of the Henderson County Clerk's Office.

Less and Except: That property which was conveyed by Lillian Overfield, a widow, to the Commonwealth of Kentucky for the use and benefit of the Department of Highways as described in a deed dated September 21, 1959 of record in Deed Book 197, Page 280 of the Henderson County Clerk's Office, the description of such tract is contained in said deed and is incorporated herein by reference. The deed does not show the number of acres which were conveyed.

Tract 2: Beginning at a point on the West side of said U.S. Highway #41 as widened at the corner of the Urial Overfield farm; running thence with the Overfield line N 59-37 W 78.90 feet to a point, corner to Overfield and the parties of the first part; running thence with a continuation of the division line between said Overfield and parties of the first part land, N 30-30 E. 56.82 feet to a point on the West side of U.S. Highway #41; running thence in a Southeasterly direction with the Westerly line of said Highway as widened, 87.95 feet to the point of beginning, containing 0.05 acre.

Tract 3: A tract of land in Henderson County, Kentucky, approximately 10 miles south of the city of Henderson and ½ mile East of U.S. 41 and more particularly described as follows:

Beginning at a point in the Urial Overfield (now Austin Overfield) line and corner with T.L Book; thence N 36°22' E a distance of 478.5 feet to the corner of Austin Overfield and William P.B. Slaughter; thence N 47°7' E a distance of 580.8 feet to the A. A. Watkins corner; thence S. 55°48' E a distance of 190.4 feet to the intersection of the West right of way line of the Pennyriple Parkway, which is 130 feet left of the station 3235+18 of the Pennyriple Parkway; thence S 6°33'30" E. a distance of 1018.0 feet; thence S 0°31'30" E a distance of 351.95 feet to the corner of H. J. Blackwell; thence N 54°54' W a distance of 1210.0 feet, more or less, to the point of beginning and containing 13.3 acres, more or less.

#### Parcel 8

A certain tract or parcel located approximately 1,500 feet East of Kentucky Highway 1299 and 1.5 miles Northwest 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 1/2' diameter rebar, 18" in length set with an orange plastic cap stamped "PLS #2939". All bearings stated herein are referred to the 1983 NAD Kentucky South Zone coordinate system.

Beginning at a 30" oak tree found with two blazes on the south side, said oak tree being located at the Southeast corner of the Dennis Nunn property described in Deed Book 601 Page 142 at the Henderson County Court Clerk's Office, thence with the East line of said Nunn property, North 25°29'46" East a distance of 826.71 feet to an iron pin set in the south line of the James Green property described in Deed Book 474 Page 458; thence with the South line of said Green property, South 81°31'43" East, a distance of 1549.14 feet to an iron pin set in the West line of the Leo King Farm, LLC property described in Deed Book 610 Page 673; thence with the West line of said Leo King Farm, LLC property, South 04°40'12" East, a distance of 546.48 feet to an iron pin set at the Northwest corner of the Leo Mattingly, Jr. property described in Deed Book

608 Page 536; thence with the West line of said Mattingly property, South 13°54'39" West, a distance of 24.64 feet to a point located in the centerline of a large ditch; thence with the centerline of said large ditch and severing Tract 2 of the Mary Ann Sugg property described in Deed Book 549 Page 1039, of which this description is a part, the following eleven calls:

- 1) South 86°15'04" West, a distance of 77.92 feet to a point located in the centerline of said large ditch;
- 2) North 87°42'08" West, a distance of 135.23 feet to a point located in the centerline of said large ditch;
- 3) North 86°28'26" West, a distance of 74.62 feet to a point located in the centerline of said large ditch;
- 4) South 39°06'20" West, a distance of 153.33 feet to a point located in the centerline of said large ditch;
- 5) South 47°34'08" West, a distance of 122.36 feet to a point located in the centerline of said large ditch;
- 6) South 68°12'17" West, a distance of 180.38 feet to a point located in the centerline of said large ditch;
- 7) South 65°11'36" West, a distance of 144.66 feet to a point located in the centerline of said large ditch;
- 8) South 60°32'46" West, a distance of 319.67 feet to a point located in the centerline of said large ditch;
- 9) North 89°42'10" West, a distance of 180.80 feet to point located in the centerline of said large ditch;
- 10) North 85°48'58" West, a distance of 849.48 feet to a point located in the centerline of said large ditch;
- 11) South 71°19'53" West, a distance of 17.30 feet to a point located in the North line of Tract 1 of said Marry Ann Sugg property; thence continuing with the center line of said large ditch and severing said Tract 1, of which this description is a part, the following two (2) calls:
  - 1) South 71°19'53" West, a distance of 43.37 feet to a point located in the centerline of said large ditch;
  - 2) North 48°06'19" West, a distance of 42.63 feet to a point located in the East line of the James Riley property described in Deed Book 621 Page 491;

Thence with the East line of said Riley property the following two (2) calls:

- 1) North 26°14'19" East, a distance of 21.97 feet to an iron pin set at a bend in the East line of said Riley property;
- 2) North 27°59'58" East, a distance of 462.00 feet to the point of beginning and containing 43.18 acres.

This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, PLS #2939 of Bailey Surveys, Inc. on January 24, 2017.

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

See also the plat whereby said 43.18 acres has been consolidated with existing 56.61 acres of record in Plat Book 9, page 390A, making a total of 99.79 acres, more or less, by the Sugg & Nunn Subdivision and Consolidation plat, of record in Plat Book 10, page 186, Henderson County Clerk's Office.

Parcel 9

Tract 1: Beginning at a stake corner to lot No. 1 in the middle of Frog Island Road; thence S 80 E 153 poles to the stake corner to lot No. 1 in Thos. Suggs line; thence N 20 E 27 poles and 17 links to a stake corner to lot No. 3 in Suggs line; thence W 87-3/4 W 93 poles and 6 links to a stake corner to the Graveyard; thence with E end of the graveyard; thence South 18-1/2 W 7 poles and 16 links to corner of graveyard; thence North 71 W 33 poles and 23 links to a stake in middle of Frog Island road corner to the graveyard; thence S 13 W 12 poles and 4 links to the beginning, containing 13-50/100 acres.

Tract 2: A tract of land lying and being in Henderson County, Kentucky, in the neighborhood of McMullin's Chapel and bounded and described as follows:

Beginning at a stake in Enoch Royster's line corner to the dower; thence S. 14 W. 131 poles to a stake corner to dower in Patten's line; thence North 88-1/2 W. 28 poles and 4 links to a stake corner to lot #3 in Patten's line; thence N. 14 E 145 poles to a stake, corner to lot #3 in Enoch Royster's line; thence S. 58-1/4 E. 28 poles and 19 links to the beginning, containing 24 acres of land.

Tract 3: A tract of land being lot No. 2 in the division of the land of M.S. Spencer, bounded as follows: Beginning at a post 11 links from a 30" hickory corner to Mrs. E.N. Royster; thence with line of Mrs. E.N. Royster S 0-33 W 264 feet to a 36" sweet gum corner to Mrs. Royster; thence with line of Mrs. Royster N. 58-10 W. 561.3 feet to a stake in North line of a lane known as Spencer Lane and corner to Mrs. Nora Sugg; thence with line of Mrs. Nora Sugg S. 14-22 W 2149.7 feet to a post corner to G.S. Powell; thence with line of G.S. Powell S 87 25 E. 854 feet to a stake corner to Herman Sugg in line of G.S. Powell; thence with line of Herman Sugg N 3-19 E. 1295.3 feet to a post corner to Herman Sugg; thence N. 89-35 E 341.6 feet to post corner to Mrs. Nora Sugg in line of Herman Sugg; thence with line of Mrs. Nora Sugg and Mrs. E.N. Royster N. 9-22 E 498.6 feet and N 2-35 W. 284.1 feet to post corner to Mrs. E.N. Royster; thence with Mrs. Royster's line N 86-58 W. 318.5 feet to the point of beginning, containing an area of 36.5 acres, more or less. Spencer Lane as now located over and across the above tract is to remain open for outlet for 30 acre tract.

Less and Except: A tract of land conveyed to Samuel Lee Hunter, unmarried, in Deed Book 307, page 353 and more particularly described as follows:

A tract of land located 2.1 miles Northwest of Robards on West side of Kentucky Highway 1299 (Frog Island Road), and being more specifically described as follows: Beginning at a spike in center of Ky., 1299, said spike being at existing corner of Catholine Puryear farm, and being 90 feet North of a pipe culvert under Ky., 1299; thence leaving road N 80°22'20" W 70.40 feet to a steel post; thence N 22°02'45" E 121.50 feet to an iron pin; thence severing Puryear farm S 85°20'20" E 37.2 feet to center of said road, thence along center of road S 6°00' W 122.00 feet to point of beginning, containing 0.15 acres, less any legal road right-of-way.

Tract 4: Beginning at a black oak stump an original corner with E.N. Royster, running thence with Royster's line S. 89-1/2 E 6.14 chains to a stake on the West side of the road S. 39-1/2 E. 2 poles; thence S 2-1/2 W 1 pole and S 13-1/2 E. 2 poles; thence S 2-1/2 W 1 pole and S 13-1/2 5.83 poles to a stake; thence N 85-1/2 W 7.17 poles to a stake 8 poles West of a hickory corner with T.W. Spencer estate; thence S 8°57' E 8.05 to the beginning, containing 6 acres, more or less.

Less and Except: A 3.783 acre tract conveyed to Dennis Nunn in Deed Book 412, page 489 and as shown on Plat in Deed Book 412, page 491 in the Henderson County Court Clerk's Office.

Being the same property conveyed to Dennis E. Nunn by deed dated February 14<sup>th</sup>, 2019 of record in Deed Book 635, Page 898 in the Henderson County Clerk's Office.

## EXHIBIT A

### Legal Description of Owner's Property

TRACT #1: Lot #4 - Beginning at a post oak and dogwood northwest corner of original survey and corner with McMullins; thence south 1 1/2 deg. west 95 poles 2 links to a stake in Denton line corner with Lot #3; thence south 86 1/2 deg. east 40 poles to a stake in corner with Lot #3 and in line of Lot #5; thence north 1 1/2 deg. east 95 poles 2 links to a stake corner with Lot #5 and in original line; thence north 88 1/4 deg. west 40 poles to the beginning, containing 23.77 acres, more or less.

ALSO

TRACT #2: - Lot #5 - Beginning at a stake on north side of Roberts & Cairo Road, corner with Lot #3 running thence north 1 1/2 deg. east 170 poles and 13 links to a stake in original line; thence south 88 1/2 deg. east 28 poles to a stake; thence south 1 1/2 deg. west 160 poles to a stake in Roberts & Cairo Road, and corner with Lot #6, thence south 57 1/4 deg. west 13 poles 11 links to a stake in a ditch; thence south 78 1/4 deg. west 19 poles and 10 links to a stake on north side of road corner with Lot #3, the beginning, containing 29.04 acres, more or less.

ALSO

TRACT #3: Lot #6 - Beginning at a stake near a post oak in Roberts & Cairo Road corner with Royster, running thence north 1 1/2 deg. east 154 poles and 11 links to a stake in the Wise line; thence north 88 1/2 deg. west 28 poles and 17 links to stake corner to Lot 5; thence south 1 1/2 deg. west 160 poles and 15 links to a stake on road; thence about 12 1/4 poles along said road to a point; thence south 87 3/4 deg. east 18 poles and 18 links to beginning, containing 25.04 acres.

AND ALSO

TRACT #4: 2 tracts of land adjoining making a total of about 20 acres, situated on the Roberts-Cairo Road described as follows, to-wit:

A. Beginning at a stake near a black gum corner with Denton, running thence south 88 1/2 deg. east 19 poles, 6 links to a stake corner to Lots 1-2; thence south 1 1/2 west 17 poles 21 links to a stake in the Roberts-Cairo Road; thence north 78 1/4 east 29 poles 22 links to a stake on north side of road corner to Lot #8; thence north 1 1/2 deg. east 75 poles and 11 links to a stake corner with Lot #4; thence north 88 1/2 west 40 poles to a stake in Denton line; thence with his line south 1 1/2 deg. west 88 poles, 9 links to beginning, containing 11 acres.

B. Adjoining the above described tract on the waters of Canoe Creek, and beginning at a stake corner with D. H. Denton, running thence south 2 1/2 deg. west 54 poles and 8 links to a large black oak, original corner; thence south 1 1/2 deg. west 18 poles 14 links to a stake, 14 links south of post oak corner to School House lot; thence south 88 1/2 deg. east 17 poles and 15 links to a stake in road, bearing south 45 east 11 links from a black oak stump; thence north 78 1/4 east 2 poles and 3 links to a stake in road; thence north 1 1/2 east 72 poles and 21 links to a stake corner with Lucy Poole; thence north 88 1/2 west 19 poles and 16 links to the beginning, containing 9 acres.

LESS AND EXCEPT 10.614 acres retained by the grantor herein, as more fully described as Lot #1 of the Jackie Pryor Subdivision, pursuant to a subdivision plat dated May 4, 1993, approved May 13, 1993, filed of record in Plat Book 6, Page 234, Henderson County Court Clerk's Office.

ALSO LESS AND EXCEPT 1.152 acres shown as Lot 5 on the aforesaid plat and conveyed by Jackie Pryor to Darrell Wayne Smith and Joannie Smith, by deed dated March 27, 1987, of record in Deed Book 376, Page 180, Henderson County Court Clerk's Office.

CONTAINING after the said exceptions 90.054 acres, more or less.

## EXHIBIT A

### Legal Description of Owner's Property

#### Parcel 1

The tract is the remainder portion of J. Leroy Poole's 35 acre tract as described in Deed Book 293 page 388, LESS lot 1 and 2 as shown on the plat and described as follows, being Lot 3 as shown on the plat of record in Deed Book ~~300~~, page ~~301~~, Henderson County Court Clerk's office.

Beginning at an iron pin in the south right of way of Kentucky Highway 416 and at a corner of Maynard Hust, thence S. 79° 45' W. 295.91 feet with the Highway to a pin at a corner of Lot 2; thence S. 2° 39' W. 484.42 feet to a pin and S. 82° 47' W. 364.43 feet to a pin at a corner between Douglas Denton and Billy Parrish, both calls with Lot 2, thence S. 2° 45' W. 1798 feet with Parrish "to a stake in old road," "thence with same S. 85° 20' E. 648 feet to an iron pin in road" at a corner with Maynard Hust, thence N. 2° 45' E. 2460 feet with Hust to the point of beginning and containing 30.9 acres more or less, the accompanying plat providing a more particular description.

The above being the same property acquired by Donald R. Whitmore and wife, Carolyn A. Whitmore by Deed dated June 30, 1994, of record in Deed Book 442, Page 519, in the Henderson County Clerk's office.

#### Parcel 2

Beginning at a RR spike corner to Tom Melton, said spike being in the centerline of the Spencer-Thornberry Road and being approximately 2750 feet south of the intersection of Ky. Hwy. 416 in Henderson County, Kentucky; thence with the centerline of said road South 57° 37' 24" East - 30.25 feet, South 64° 26' 56" East - 76.32 feet, South 57° 12' 36" East - 61.62 feet, South 39° 01' 56" East - 73.52 feet, South 11° 05' 53" East - 90.14 feet, South 7° 04' 52" West - 236.18 feet to a RR spike corner to Tract 5A of the Jack Tillman Subdivision; thence with the line of said subdivision



North 83° 00' 22" West - 100.47 feet to an iron pin,  
North 23° 14' 30" West - 16.04 feet to an iron pin,  
North 82° 44' 54" West - 604.19 feet to an iron pin,  
South 2° 45' 30" East -- 505.72 feet to an iron pin in  
the line of A. F. Royster; thence with the line of  
Royster North 83° 18' 14" West - 1106.93 feet to a 12"  
Hackberry corner to Terry Duncan; thence with the line  
of Duncan North 15° 24' 31" West - 213.17 feet, North 9°  
49' 28" West - 256.23 feet, North 8° 52' 57" West -  
432.62 feet to a post, North 34° 30' 31" East - 39.03  
feet to a post, North 16° 33' 18" West - 1152.37 feet to  
a post in the line of Chris Daniels; thence with the  
line of Daniels, James Eblen and W. C. Royster South 82°  
30' 11" East - 1244.66 feet to an iron pin corner to  
James Eblen; thence with the line of Eblen South 83°  
23' 26" East - 239.01 feet to a 12" Maple corner to Tom  
Melton; thence with the line of Melton South 3° 14' 53"  
East -- 1056.85 feet to an iron pin, South 85° 35' 34"  
East - 540.95 feet to the point of beginning and

containing 63.413 acres. See plat of record in Plat  
Book 5, page 2.

### Parcel 3

Being all of the following lots of the Margaret Moore  
Minor Subdivision and Consolidation as follows:

Tract 1: Consisting of one lot: Lot 1 (3.1115 acres).

Tract 2: Consisting of one lot: Lot 1 (5.3236 acres).

Both tracts being recorded in Plat Book 6, page 199, in  
the Henderson County Court Clerk's Office. For a more  
particular description, see Exhibit "A" attached hereto  
and made a part hereof.

Being the same property conveyed to Grantors herein by a  
deed dated June 3, 1992, from Margaret E. Moore, widow,  
of record in Deed Book 423, page 62, in the Henderson  
County Court Clerk's Office.

Parcel 4

The tract is the remainder portion of J. Leroy Poole's 35 acre tract as described in Deed Book 293, page 388, LESS Lot 1 and 2 as shown on the plat and described as follows, being Lot 3 as shown on the plat of record in Deed Book 398, page 367, in the Henderson County Court Clerk's Office.

Beginning at an iron pin in the south right-of-way of Kentucky Highway 416 and at a corner of Maynard Hust, thence South  $79^{\circ} 45'$  West 295.91 feet with the highway to a pin at a corner of Lot 2; thence South  $2^{\circ} 39'$  West 484.42 feet to a pin and South  $82^{\circ} 47'$  West 364.43 feet to a pin at a corner between Douglas Denton and Billy Parrish, both calls with Lot 2, thence South  $2^{\circ} 45'$  West 1798 feet with Parrish "to a stake in old road," thence with same South  $85^{\circ} 20'$  East 648 feet to an iron pin in road" at a corner with Maynard Hust, thence North  $2^{\circ} 45'$  East 2460 feet with Hust to the point of beginning and containing 30.9 acres more or less, the accompanying plat providing a more particular description.

Parcel 5

Beginning at an iron pin corner to Windy Knob Dairy, said pin being the northern R/W of Ky. Hwy. 416, 30 feet from the centerline and being approximately 125 feet east of the intersection of W. N. Royster Road in Henderson County, Kentucky; thence with the line of Windy Knob Dairy North  $1^{\circ} 54' 57''$  East - 320.64 feet to a post, North  $1^{\circ} 20' 55''$  East - 467.81 feet to a post, North  $1^{\circ} 24' 29''$  East 179.47 feet to an iron pin corner to Jack Pryor's remainder; thence with said remainder, South  $78^{\circ} 55' 21''$  West - 229.63 feet to a post, North  $07^{\circ} 08' 10''$  West - 159.71 feet to an iron corner to Lot No. 2 of the Jack Pryor Subdivision; thence with the line of Lot No. 2, South  $1^{\circ} 52' 02''$  West - 909.92 feet to an iron pin in the R/W South  $87^{\circ} 09' 06''$  East -

191.39 feet, South  $86^{\circ} 22' 55''$  East - 197.61 feet to the point of beginning and containing 8.242 acres.

Being Lot No. 1 of the Jack Pryor Subdivision appearing of record in Plat Book 5, page 61, in the Henderson County Court Clerk's Office.

LESS & EXCEPT: No minerals are included in this conveyance.

Parcels 2-5 above being the same property acquired by Donald R. Whitmore and wife, Carolyn G. Whitmore by Deed dated November 4, 1999, of record in Deed Book 491, Page 698, in the Henderson County Clerk's office.

Parcel 6

Beginning at a stake in Royster and Thornberry Road, corner with Forrest Edwards, in J. L. Blue line, runs N 88 - 20 W 1359 feet to Red Oak, corner with Forrest Edwards in Mrs. Fannie Royster's line; thence N 1 - 40 E 23 feet to a Black Gum, corner of Mrs. Fannie Royster; thence N 88 - 20 W 618 feet to a post oak; thence north 205 feet to a stake in Earl Knight's line, corner with Olivia Royster Heirs 10 acre tract; thence with line of 10 acre tract S 88 - 20 E 1980 feet to the Royster-Thornberry Road; thence with same S 1 - 15 W 230 feet to the beginning, containing 10 acres.

LESS: The following 7 acres conveyed to Ralph Ray Royster and wife, Barbara Jean Royster, by Cecile Royster, widow, by deed of even date herewith, to-wit:

Beginning at a stake in the Royster and Thornberry Road, at the southeast corner of Tract No. 1 of the property conveyed to Grantor and husband by deed dated July 14, 1951, of record in Deed Book 152, page 312, in the Henderson County Court Clerk's Office; thence North 88 deg. 20' West 1325.756 feet to a point corner to the remainder of Tract No. 1 of the 1951 deed; thence North 1 deg. 40' East 230 feet to a point corner with Tract No. 2 conveyed to Grantor and husband by the 1951 deed; thence with Tract No. 2 South 88 deg. 20' East 1325.756 feet to the Royster and Thornberry Road; thence with said road South 1 deg. 15' West 230 feet more or less to the point of beginning and containing in all 7 acres and being the southeast corner of the property conveyed to Grantor by the 1951 deed.

Parcel 7

Beginning at a stake, corner with V. A. Royster 10 acre tract, runs North 222 feet to a stake in Earl Knight's line, corner with Mrs. Lymer Ligon 25 acre tract; thence south 88 - 20 East 1983 feet to Royster-Thornberry Road,

corner with Mr. and Mrs. Gus Ligon; thence with road S 1 - 15 W 222 feet to a stake in division line, corner with V. A. Royster; thence North 88 - 20 West 1980 feet to the beginning, containing 10 acres.

Parcel 6 & 7 above being the same property acquired by Donald R. Whitmore and wife, Carolyn G. Whitmore by Deed dated August 11, 1998, of record in Deed Book 479, Page 78, in the Henderson County Clerk's office.

Parcel 8

A lot or parcel of land lying in Henderson County, Kentucky, and being Lot No. 1 in the Division of the lands of W.A. Royster, decd., and bounded as follows:

Beginning at a stake in the center of the public road corner to Olivia Royster and in the line of Powell Eblen, thence with center line of said road North 2 deg. 15' East 4.64 chains to a stake; thence with the center line of said road, North 3 deg. 45' East 9.47 chains to a stake corner with N. E. Royster; thence with E. N. Royster's line South 87 deg. 15' East 36.33 chains to a stake corner with H. K. Betts; thence South 2 deg. 45' West 44.10 chains to a stake, thence North 87 deg. 15' West 36.33 chains to the beginning, containing 51.28 acres.

The above being the same property acquired by Donald R. Whitmore and wife, Carolyn G. Whitmore by Deed dated January 24, 2003, of record in Deed Book 520, Page 382, in the Henderson County Clerk's office.

QLA: 8181