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*Westing Deed*

3800

*529/70*

DEED

THIS DEED made and entered into this *16<sup>th</sup>* day of *January*, 200*9*, by and between THOMAS J. CONGLETON, and DARNETTA W. CONGLETON, husband and wife, of 1330 Moberly Road, Richmond, Kentucky 40475, First Parties, and THOMAS J. CONGLETON, Trustee, of the THOMAS J. CONGLETON REVOCABLE TRUST, and DARNETTA W. CONGLETON, Trustee, of the DARNETTA W. CONGLETON REVOCABLE TRUST, Second Parties.

WITNESSETH:

That for and in consideration of the agreement of the Second Parties to receive and hold the following described property in accordance with the terms of those certain Revocable Trust Agreements entered into by the parties on February 28<sup>th</sup>, 1996, the First Parties do hereby convey, transfer and assign unto THOMAS J. CONGLETON, Trustee of the THOMAS J. CONGLETON REVOCABLE TRUST and DARNETTA W. CONGLETON, as Trustee of the DARNETTA W. CONGLETON REVOCABLE TRUST as the Second Parties, their successors and assigns forever, in fee simple, the following described property located in Madison County, Kentucky:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the above-described property with all appurtenances and privileges thereunto belonging unto the Second Parties, as Trustees, their successors and assigns forever, with full power to sell, convey, lease, exchange, mortgage or otherwise dispose of the property herein conveyed or any part thereof upon any terms and at any time Second Parties shall see fit, and no one shall be required to look to the application of the proceeds therefrom.

The First Parties do hereby release and relinquish unto the Second Parties all of First Parties' right, title and interest in and to the above-described property, including dower, courtesy, homestead and all other exemptions allowed by law, and hereby covenant to and with the Second Parties, their successors and assigns, that the First Parties are lawfully seized in fee simple title to said property and has a good and perfect right to sell and convey the same as herein done; that the title to said property is free, clear and unencumbered and that First Parties will WARRANT GENERALLY the title thereto.

PROVIDED, HOWEVER, that there is excepted from the foregoing Warranty and covenants of title and this conveyance is made subject to any restrictions, agreements, easements and conditions of record affecting said title.

The parties hereto hereby certify that the property conveyed by this deed is transferred by gift, and that this transfer is exempt from tax pursuant to KRS 142.050(8), as amended, and we further certify that the estimated fair cash value of the property herein conveyed is Parcel A: \$200,000.00; Parcel B: \$186,000.00; Parcel C: \$120,000.00; Parcel D: \$350,000.00; Parcel E: \$147,500.00;

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Parcel F: \$124,000.00; Parcel G: 49,875.00; Parcel H: \$115,000.00; Parcel I: \$19,000.00; and Parcel J: \$115,000.00.

The parties hereto state the consideration reflected in this deed is the FULL CONSIDERATION paid for the property. The Parties of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, First Parties and Second Parties have hereunto set their hand this the day and year first above written.

FIRST PARTIES:

Thomas J. Congleton  
THOMAS J. CONGLETON

Darnetta W. Congleton  
DARNETTA W. CONGLETON

SECOND PARTIES:

Thomas J. Congleton  
THOMAS J. CONGLETON, TRUSTEE  
THOMAS J. CONGLETON REVOCABLE TRUST

Darnetta W. Congleton  
DARNETTA W. CONGLETON, TRUSTEE  
DARNETTA W. CONGLETON REVOCABLE TRUST

COMMONWEALTH OF KENTUCKY  
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me this the 16<sup>th</sup> day of January, 2000 by THOMAS J. CONGLETON and DARNETTA W. CONGLETON, Grantors and Trustees.

My Commission Expires: 7/06/03  
Robert M. Wells  
NOTARY PUBLIC  
KENTUCKY, STATE-AT-LARGE

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PREPARED BY:



**RICHARD M. WEHRLE**  
**VIMONT & WILLS, PLLC**  
**155 East Main Street, Suite 300**  
**Lexington, Kentucky 40507-1317**  
**(606) 252-2202**  
**(606) 259-2927**

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EXHIBIT "A"

Parcel A:

TRACT ONE: Beginning in the center of the Richmond and Irvine Turnpike Road, corner to Tom Tipton on the West side of a lane; thence along Tom Tipton's line South 15 degrees East 400 feet; South 13 degrees 30 minutes East 682 feet to a stone; thence South 17 degrees 30 minutes West 2676 feet to a post; thence South 01 degree 40 minutes West 848 feet to the center of a dirt road; thence along the center of the dirt road South 63 degrees 25 minutes East 1075 feet to a point in the center of said dirt road, corner to C. C. Wallace; thence leaving the dirt road and along Wallace's lines North 28 degrees East 495 feet to a post; North 64 degrees East 235 feet to a post; thence South 39 degrees 40 minutes East 652.5 feet to a post, corner to same; thence North 45 degrees 00 minutes East 1617 feet to center of Muddy Creek; thence along center of said creek North 39 degrees 00 minutes West 800 feet; North 31 degrees 30 minutes West 470 feet; North 10 degrees 30 minutes East 480 feet; North 37 degrees 15 minutes East 630 feet; North 42 degrees 40 minutes East 970 feet; North 17 degrees East 75 feet; North 18 degrees 20 minutes West 190 feet; North 46 degrees West 450 feet; North 61 degrees 45 minutes West 265 feet; North 4 degrees West 40 feet; North 75 degrees 45 minutes West 550 feet; South 58 degrees West 170 feet; West 240 feet; North 75 degrees 45 minutes West 100 feet; North 49 degrees 25 minutes West 120 feet; North 18 degrees 45 minutes West 170 feet; North 13 degrees 30 minutes East 370 feet to the center of the Richmond and Irvine Turnpike Road; thence along center of said road North 83 degrees 45 minutes West 125 feet; South 80 degrees 30 minutes West 100 feet; South 70 degrees 10 minutes West 325 feet; South 64 degrees 30 minutes West 173 feet; South 65 degrees 30 minutes West 390 feet to the place of beginning, containing about 240.917 acres of land.

TRACT TWO: That certain tract of land located in Madison County, Kentucky, on the North side of the old L. & A. Railroad right-of-way, at what was formerly known as Searcy Station, and described as follows:

BEGINNING in center of dirt road, corner to Mrs. Harry Brotherton and on the East side of lane; thence along same South 17 degrees 30 minutes West 400 feet; South 15 degrees 15 minutes West 200 feet; South 12 degrees 00 minutes West 263 feet to old right-of-way fence L. & A. Railroad; thence along same South 34 degrees 00 minutes East 1979 feet to post corner to C. C. Wallace farm; thence along same South 89 degrees 00 minutes East 1029 feet; thence North 28 degrees 30 minutes East 1361 feet to center of dirt road and corner to 240 acre tract conveyed to Edith S. Stewart by J. M. Benton, Exr. and others, by deed dated March 9, 1939; thence along center of said dirt road North 63 degrees 25 minutes West 1075 feet; thence

North 62 degrees 15 minutes West 1776 feet to the place of beginning, containing about 88.082 acres of land.

And being the same property conveyed to Ernest Cornelison and Viola F. Cornelison from J. Walker Stewart and his wife, Edith Stewart, by deed dated January 3, 1956, and recorded in Deed Book 164 at page 114, Madison County Court Clerk's Office.

HOWEVER, THERE IS EXCLUDED from the described property, a tract of land containing 139.11 acres which was conveyed to Thomas J. Congleton and Darnetta W. Congleton, husband and wife, by Deed of Conveyance from Viola Cornelison, a single woman, by Kenneth Cornelison, her Attorney-in-Fact, under power recorded in Miscellaneous Book 71 at Page 689, Madison County Court Clerk's Office, and Kenneth Cornelison, individually, and his wife, Patricia B. Cornelison, dated June 11, 1991, and of record in Deed Book 416 at Page 85, in the Madison County Clerk's Office.

HOWEVER, THERE IS EXCLUDED from the above described Tract 2, a certain lot known as Lot 1 of the Wildwood Acres Subdivision and containing 2.22 acres, which was conveyed to Larry Rose and Shirley Rose, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on July 16, 1971, in Deed Book 257 at Page 414, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 6 of the Wildwood Acres Subdivision and containing 2.24 acres, which was conveyed to James Curtis Moses and Luavadia Moses, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on July 16, 1971, in Deed Book 257 at Page 416, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 4 of the Wildwood Acres Subdivision and containing 2.24 acres, which was conveyed to Younger Bowman and Joan F. Bowman, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on July 16, 1971, in Deed Book 257 at Page 421, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 7 of the Wildwood Acres Subdivision and containing 2.24 acres which was conveyed to Kenneth Wayne Horn and Patsy Sue Horn, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on July 16, 1971, in Deed Book 257 at Page 426, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 3 of the Wildwood Acres Subdivision and containing 2.24 acres, which was conveyed to Noble J. Moore and Margaret Pauline Moore, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on August 17, 1971, in Deed Book 258 at Page 256, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 9 of the Wildwood Acres Subdivision and containing 2.24 acres, which was conveyed to Carlie Horn and Myrtle Horn, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on October 6, 1971, in Deed Book 259 at Page 253, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 8 of the Wildwood Acres Subdivision and containing 2.24 acres, which was conveyed to Jeff Dunn and Hester Dunn, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on October 6, 1971, in Deed Book 259 at Page 256, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 14 in Block B of the Wildwood Acres Subdivision, which was conveyed to Danny L. Reynolds and Mary L. Reynolds, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on January 10, 1972, in Deed Book 261 at Page 137, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 12 in Block B of the Wildwood Acres Subdivision, which was conveyed to Charles E. Kelley and Maymie L. Kelley, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on May 17, 1972, in Deed Book 263 at Page 612, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 5 of the Wildwood Acres Subdivision and containing 2.24 acres, which was conveyed to Francis J. Horn and Caroline Jane Horn, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on June 6, 1972, in Deed Book 264 at Page 172, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 2 of the Wildwood Acres Subdivision containing 2.24 acres, which was conveyed to Park C. Fife, by Deed of Conveyance from Earnest Cornelison

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and Viola Cornelison, his wife, recorded on February 6, 1973, in Deed Book 268 at Page 456, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 13 in Block B of the Wildwood Acres Subdivision, which was conveyed to Willard Foley and Ida Mae Foley, husband and wife, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on February 15, 1973, in Deed Book 268 at Page 526, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain lot known as Lot 11 in Block B of the Wildwood Acres Subdivision, which was conveyed to Claude Foley, Jr., a single person, by Deed of Conveyance from Earnest Cornelison and Viola Cornelison, his wife, recorded on March 16, 1973, in Deed Book 269 at Page 321, in the Madison County Court Clerk's Office.

THERE IS ALSO EXCLUDED from the above described Tract 2, a certain tract of land containing 63.82 acres and being all of Lot #1 thru 10 inclusive, and Lots #15, 16 and future access right of way of Wildwood Acres Block "B" as recorded in Plat Book 4, Page 29, which was conveyed to the Commonwealth of Kentucky for the use and benefit of Eastern Kentucky University, by Deed of Conveyance from Earnest Cornelison and Viola F. Cornelison, his wife, recorded on January 2, 1975, in Deed Book 282 at Page 218, in the Madison County Court Clerk's Office.

There is excepted from this conveyance the following:

Being 10.69 acres of land described as follows:

Beginning at a stake on the South side of the property next to Old Ky. 52, thence along a gravel drive S 07° 55' E 213.84 feet; thence S 08° 29' 53" E 105.75 feet, thence S 09° 38' 06" E 409.91 feet; thence N 89° 31'07" E, 316.57 feet; thence N 04° 14'22" W 255.61 feet; thence N 32° 44' 52" E 55.34 feet; thence N 61° 39'47" E 243.62 feet; thence N 23° 37' 44 E, 600.09 feet; thence S 64° 11'59" W, 44.29 feet; thence S 77° 25' 50" W 211.45 feet to a stake; thence S 76° 28' 44" W 96.19'; thence S 70° 29' W 228.10 feet to a stake; S 75° W 351.80 feet to the beginning, and containing 10.69 acres.

And being the same property conveyed to Kenneth Cornelison and Patricia Cornelison by deed dated February 27, 1976 and recorded in Deed Book 282 at page 238, Madison County Court Clerk's Office. And being the same property conveyed from Charles Tipton and his wife, Lavenia Tipton by deed dated June 9, 1986, and recorded in Deed Book 377 at page 157, Madison County Court Clerk's Office. And further part of this 10.69 acres is part of the original conveyance from J. Walker Stewart and his wife, Edith Stewart, to Ernest Cornelison and Viola F.

Cornelison, which deed is dated January 3, 1956 and recorded in Deed Book 164 at page 114, Madison County Court Clerk's Office.

Ernest Cornelison died intestate a resident of Madison County, Kentucky on November 22, 1990 and left surviving his wife, Viola Cornelison, and his only child, Kenneth Cornelison. See Affidavit of Descent of Ernest Cornelison recorded in Deed Book 416, at page 83, Madison County Court Clerk's Office.

Viola Cornelison died testate a resident of Madison County, Kentucky, on March 6, 1992 and left all her property to her son, Kenneth Cornelison, by her will recorded in Will Book 34 at page 611, Madison County Court Clerk's Office.

The parties covenant that Earnest Cornelison is one and the same person as Ernest Cornelison.

The second party is given a right of way through the lands of first parties to the land conveyed herein, which right of way begins at highway Old Ky. 52 and leads into the property of the second parties. The parties will maintain this right of way, and first parties has the right to use the passway.

It is agreed no houses will be built on the 10.69 acres.

It is agreed and understood that the gravel drive adjoining the western boundary of the Grantors' 10.69 acre tract is hereby conveyed to the Grantees.

The 1992 tobacco and corn bases go with the land conveyed to the second parties.

The 1992 real estate taxes will be prorated, and possession of the farm is given with the deed.

Being the same property conveyed to Thomas J. Congleton and Darnetta W. Congleton, husband and wife, by Deed dated June 11, 1992, and of record in the Madison County Clerk's office.

**Parcel B:**

A certain tract of land located on the north side of Witt Road and on the west bank of Muddy Creek in Eastern Madison County and being more particularly described as follows:

Beginning at a P.K. Nail in the center of Witt Road and also being a common corner with a farm owned by Eastern Kentucky University, thence leaving said road and with said E.K.U. line a series of calls:



N 31° 35' 18"E, 501.16 feet to a post, N 68° 02' 17" E, 229.97 feet to a post, S 37° 27' 46"E, 650.86 feet to a post, N 48° 27' 18"E, 1650.90 feet to the center of Muddy Creek, thence with said creek center a series of calls: N 39° 48' 44"W, 624.82 feet, N 28° 04' 33"W, 340.00 feet, N 30° 08' 29"W, 179.23 feet, N 23° 29' 55"W, 125.40 feet, N 06° 07' 50"W, 93.54 feet, N 12° 40' 08"E, 173.22 feet, N 20° 01' 22"E, 227.77 feet, thence leaving said creek and up the hill with the line of the E. Cornelison farm a series of calls: N 74° 33' 55"W, 62.76 feet, N 89° 03' 35"W, 55.01 feet, N 86° 54' 49"W, 228.33 feet to a post in the line of the Ernest Cornelison Heirs farm, thence with said Cornelison line fence: N 07° 58' 06"E, 162.60 feet to a metal fence post, thence a new line in the Cornelison farm: N 83° 24' 43"W, 1451.88 feet to a marked tree in the west line of the Cornelison Farm bordering the L. Masters Farm, Thence with said masters line a series of calls: S 20° 41' 31"W, 1725.69 feet, S 05° 08' 06 "W, 841.66 feet to a P.K. nail in the center of Witt Road, thence with said road center: S 60° 49' 43" E, 1071.22 feet to the point of beginning.

This tract contains 139.11 acres by survey of Alton Flynn of Flynn surveying in Richmond, Kentucky.

Being the same property conveyed to Thomas J. Congleton and Darnetta W. Congleton, husband and wife, by deed dated the 11<sup>th</sup> day of June, 1991, and of record in Deed Book 416, Page 85, in the Madison County Clerk's Office.

**Parcel C:**

TRACT NO. 1: A certain tract or parcel of land lying and being in the County of Madison and State of Kentucky, and bounded as follows: BEGINNING at a stone on the line of Ab. Stivers tract and corner to the 125 acres sold to M. Edwards thence N 62-1/2 deg. E. 30 poles, to a stake in the branch below a big spring, thence down the branch N 71-1/2 deg. E 9 poles to a stake, thence N 58 deg. E 34.6 poles to a stake in said branch at (4) (see plat) thence leaving the branch N 38 W 14 poles to a stake on the side of a cliff of rocks, thence N 25 E 10 poles to a stake in a chasm between the rocks that have fallen apart, at 6 thence N 18 W 5 poles to a stake, thence leaving the cliff N 11 E 18 poles down a steep hill to a stake in the branch at 8, thence down the branch as it meanders N 79 E 11 poles, to a stake, S 56 E 10 poles, S 35-1/2 E 16 poles to the forks of the branch at 11, thence S 74 E 9 poles to a stake corner to the lands of Jason Walker at 12, thence with his line, S 4-1/2 W 178 poles to a black locust post or stob in the ground near a gate, thence along the road N 87 W 74 poles to a stone corner to Edwards 125 acres at 14, thence with a line of the said Edwards tract N 4-1/2 W 114 poles to the beginning, containing 82-1/4 acres, more or less.

TRACT NO. 2: A certain tract or parcel of land in Madison County, Kentucky, on the waters of Muddy Creek and bounded and described as follows: BEGINNING on a stone near a stump on the south edge of a dirt road known as the Big Road a

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corner in W. L. Clarke's line, thence with his line and along the edge of the road S 85 E 6.08 chains to a stake opposite Clarke's corner thence crossing the road and with Clarke's line N 2-3/4 W 29.12 to a stake a corner of rail fence a corner to said Clarke and Joseph Alexander thence with Alexander line along a fence S 64-1/4 W 8.34 chains to a small walnut about 8 inches in diameter S 87-1/4 W 0.93 chains to a stone thence leaving the fence with new lines with Chambers home tract S 8-3/4 E 13.74 chains to a stake in a line fence 15 inches from a marked post on the north side of a small pond thence S 8-1/2 E 11.54 chains to the beginning, containing 19.82 acres.

Being the same property conveyed to Tommy J. Congleton and Darnetta W. Congleton, husband and wife, by Master Commissioner's Deed dated the 2<sup>nd</sup> day of May, 1988, and of record in Deed Book 392, Page 475, in the Madison County Clerk's Office.

**Parcel D:**

A certain tract of land located on the east side of Moberly Road and being approximately .8 miles north of KY 52 and being described as follows:

Beginning at a steel pin set in the east right of way of Moberly Road and a common corner with John Wiseman, thence with said road right of way one call: N 61° 48' 00" W, 805.93 feet to a steel pin, thence leaving said road and a new line in the McIntosh land three calls: N 33° 58' 13" E, 566.82 feet to a steel pin, thence S 56° 40' 15" E, 62.27 feet to a steel pin, thence N 42° 26' 44" E, 219.73 feet to a steel pin in the existing fence line with the James W. McKinney land, thence with said McKinney line one call: S 49° 18' 29" E, 706.72 feet to a steel pin at the John Wiseman line, thence with said Wiseman line fence one call: S 33° 39' 44" W, 621.13 feet to the beginning, containing 12.60 acres. For further reference see plat recorded in Plat Book 15, Page 321, in the Madison County Court Clerk's Office.

Being the same property conveyed to Tommy Congleton and Darnetta Congleton, husband and wife, by deed dated the 5<sup>th</sup> day of August, 1998, and of record in Deed Book 491, Page 733, in the Madison County Clerk's Office.

**Parcel E:**

A tract of land in Madison County on the waters of Hickory Lick branch of Muddy Creek bounded and described as follows:

Beginning at a White Oak corner to the dower interest allotted to Susan Hisle, thence with line of same S 67 E 7-6/10 poles to the center of the old road corner to J. P. Oldham tract in all 32 poles to a stone on his line in the center of the new road and corner to Monroe Lackey tract (now M. M. Broughton) thence with the center of the road and meanders of the same S 36 1/4 West 48 1/2 poles to the old road S

31 West 21 poles S 57 W 106 poles S 26 W 3 poles to a stake on the road a corner to said Broughton tract also a corner to H. J. Pearson and the tract conveyed to Clara Yates, thence with the David Miller road North 87 West 69 1/2 poles to a stone corner to Robert Ford, thence with his line N 1/2 East 50-8/10 poles to a stake a corner to the James C. Miller 308 acre tract, thence with the line of same, North 71 poles to a stone corner to the Susan Hisle dower tract from T. R. Hume heirs, thence with line of same S 88 1/4 E 156 poles to a stake thence N 3 #110 poles to the beginning, containing 100 acres more or less.

There is hereby reserved and excluded from the above-described property, to be retained by Parties of the First Part, a certain tract of land located on the West side of the Brassfield-Bybee Road approximately 1700 feet North of its intersection with Meadowbrook Road, south of Bybee, in Madison County, Kentucky and being bounded by survey made November 29, 1982, by Charles E. Black, a licensed Land Surveyor (L. S. 670) and further described as follows:

Beginning at a concrete nail in the centerline of Brassfield-Bybee Road and common corner to Hazel F. Jones; thence with said centerline, 5 calls, S 35° 57' 16" W 748.02 feet to a concrete nail; thence S 39° 15' 30" W 147.13 feet to a concrete nail; thence S 43° 20' 10" W 103.60 feet to a concrete nail; thence S 52° 16' 59" W 85.54 feet to a concrete nail; thence S 56° 56' 42" W 178.19 feet to a concrete nail; and new corner to Darrell Bicknell; thence leaving said centerline with new lines dividing the lands of Bicknell, 3 calls, N 20° 12' 30" W 494.10 feet to a steel pin by a post; thence N 56° 46' 55" E 324.57 feet to a steel pin; thence N 05° 18' 42" E 435.31 feet to a steel pin by a post in the line of Hazel F. Jones; thence leaving the new lines of Bicknell with the line of Jones S 79° 06' 51" E 691.71 feet to the point of beginning and containing 11.34 acres.

Additionally, there is excepted the following:

1. A right of way easement to South Central Bell Telephone Company, from Lawrence Johnson, dated October 25, 1971 and recorded in Deed Book 260, at Page 125.
2. A right of way agreement and easement to: Columbia Gulf Transmission Company, from Lawrence Johnson, dated May 13, 1963 and recorded in Deed Book 205, at Page 422.
3. A right of way agreement and easement to Columbia Gulf Transmission Company, from Lawrence Johnson and Nancy Johnson, dated February 17, 1970 and recorded in Deed Book 248, at Page 305.
4. A right of way agreement and easement to Gulf Interstate Gas Company, from Lawrence Johnson, dated June 24, 1953 and recorded in Deed Book 156 at Page 143.

5. Subject to ingress and egress from Meadowbrook to Maupin Farm.

Being the same property conveyed to Tommy Congleton and Darnetta Congleton, husband and wife, by deed dated the 10th day of December, 1982, and of record in Deed Book 347, Page 313, in the Madison County Clerk's Office.

Parcel F: — PVA Parcel 0130-000-0002

Tract No. 1:

A certain Tract of land located in Madison County, Kentucky at the end of Pine Grove Road approximately nine-tenths of a mile east of the Bybee-Brassfield Road, and shown as Tract No. 1 on a Plat of Subdivision for Miller-Patton Auction Co., Inc., recorded in Plat Book 8, Page 332 of the Madison County Clerk's Records at Richmond, Kentucky, and being more particularly described as follows:

Beginning at a point in the center of Pine Grove Road where the blacktop ends approximately nine-tenths of a mile east of the Bybee-Brassfield Road, and running thence South 88 degrees 51 minutes 00 seconds East a distance of 887.40 feet to a point in the center of gravel road; thence North 69 degrees 29 minutes 00 seconds East a distance of 97.86 feet to a point in the center of gravel road; thence North 53 degrees 09 minutes 00 seconds East a distance of 220.40 feet to a point in the center of gravel road; thence North 55 degrees 11 minutes 00 seconds East a distance of 473.22 feet to a point in the center of gravel road, a corner to Tract No. 4; thence North 14 degrees 04 minutes 05 seconds West a distance of 2560.61 feet to a point for a corner; thence North 86 degrees 30 minutes 00 seconds West a distance of 742.50 feet to a point; thence South 03 degrees 24 minutes 14 seconds West a distance of 2458.16 feet to a point; thence South 03 degrees 57 minutes 58 seconds West a distance of 495.36 feet to the point of beginning, and containing 3344502.515 square feet or 76.7792 acres of land, more or less.

Tract No. 2:

A certain tract of land located in Madison County, Kentucky at the end of Pine Grove Road approximately nine-tenths of a mile east of the Bybee-Brassfield Road, and shown as Tract No. 4 on a Plat of Subdivision for Miller-Patton Auction Co., Inc., recorded in Plat Book 8, Page 332 of the Madison County Clerk's Records at Richmond, Kentucky, and being more particularly described as follows:

Beginning at a point in the center of a 50 foot wide egress-ingress and utility easement, said point also being a common corner to Tract No. 1 and Tract No. 4, and running thence North 51 degrees 54 minutes 00 seconds East a distance of 707.54 feet to a point in the center of a 50 foot easement; thence North 54 degrees 45 minutes 00 seconds East a distance of 396.70 feet to a point in the center of a 50 foot easement; thence north 62 degrees 26 minutes 00 seconds East a distance of

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577.94 feet to a point in the line dividing Tract No. 3 and Tract No. 4; thence North 25 degrees 20 minutes 22 seconds West a distance of 1157.44 feet to a point a corner to Tract No. 3 and Tract No. 4; thence South 68 degrees 30 minutes 00 seconds West a distance of 297.01 feet to a point; thence South 80 degrees 00 minutes 00 seconds West a distance of 165.00 feet to a point; thence North 29 degrees 56 minutes 22 seconds West a distance of 142.16 feet to a point; thence South 89 degrees 55 minutes 02 seconds West a distance of 207.90 feet to a point; thence North 57 degrees 05 minutes 18 seconds West a distance of 955.85 feet to a point, a corner to Tract No. 1 and Tract No. 4; thence South 14 degrees 04 minutes 05 seconds East a distance of 2560.61 feet to the point of beginning and containing 2400383.621 square feet or 55.1052 acres of land, more or less.

Being the same property conveyed to Tommy J. Congleton and Darnetta W. Congleton, husband and wife, by deed dated the 23<sup>rd</sup> day of December, 1988, and of record in Deed Book 396, Page 427, in the Madison County Clerk's Office.

**Parcel G:**

A certain tract or parcel of land in Madison County, Kentucky, on the waters of the Hickory Lick Fork of Muddy Creek and bounded as follows, to-wit: Beginning at a stake on Dillard Berryman's line, thence with said line North 87-1/2 West 50 7/10 poles to a stake on Howard Maupin's line, thence with same South 5 West 57-1/2 poles to a stake, a corner to Jasper Gilbert, thence with his line South 84 East 60 poles to a stake on said line and corner to Harry Duncan, thence a new line a North 5-1/2 W 40 poles to a stake, thence North 20-1/2 poles to the beginning, containing twenty (20) acres and ten (10) perches.

Also a certain tract or parcel of land situated in Madison County, Kentucky, on the waters of Muddy Creek and adjoining the lands of J. Speed Smith and bounded as follows: Beginning at Jas Asbills (sic) southwest corner; thence with his line West 73 East 5.17 poles to a stake at said Carvalla Smiths corner; thence with her line West 73 3/10 poles to a stake at said Carvalla Smiths corner, thence South 70 poles to a stake on a line of J. Speed Smith; thence with his line East 72-3/10 poles to the beginning, containing 28-1/4 acres.

Being the same property conveyed to Tommy Congleton and Darnetta W. Congleton, husband and wife, by deed dated the 7<sup>th</sup> day of March, 1987, and of record in Deed Book 382, Page 543, in the Madison County Clerk's Office.

**Parcel H:**

A certain tract or parcel of land consisting of 112 acres, more or less, situated about 12 miles East of Richmond, Kentucky on the Richmond-Brassfield Road, bounded and described as follows:

**BEGINNING** at a point in the center of County Road #60, a corner to Mersey Smith and in line of Robert Ford; thence with the center of said road Ford's line north 84 1/2 degrees 159. 7 poles to another point in the center of the road formerly two white oaks continuing with the center of the road and Ford North 63 degrees East 18. 6 poles to a stake in center of road and 12 feet from a sassafras marked as pointer a corner to 50 acres conveyed to Clara Yates by the Heirs of Dillard Berryman, thence her line South 1 degree West 120 poles to a stake in line of Myrtle Duncan; thence her line South 77 1/2 degrees West 18 1/2 poles to a stone West 152 poles to a stake corner to Mersey Smith; thence her line north 2 degrees East 53 1/2 poles North 5 degrees West 45 poles to the beginning.

(1) This deed [conveyance] is subjected to a right of way [agreement] dated July 31, 1953, recorded in Deed Book 156, at page 134, in Madison County Court Clerk's Office. Said right having been given to Gulf Interstate Highway [Gulf Interstate Gas Company] and all other easements of record or in use. Also, easement to Gulf Interstate Oil Company recorded in Deed Book 201 at page 579. (2) The family graveyard on the 112 acres is reserved and also ingress and egress for said graveyard is reserved.

**(B) Old Railroad Right of Way -- 2.89 Acres**

Also another tract of land known as the railroad right of way 66 feet in width, lying 33 feet in width on each side of the center line of main tract of the Richmond, Nicholasville, Irvine and Beattyville Railroad, later the Louisville and Atlantic Division, now the Eastern Kentucky Division, abandoned of the railroad of the Louisville and Nashville Railroad Company, beginning at a point in the South side of the Public Road at valuation station 5758/30, and extending in a southerly direction with width of 66 feet, lying 33 feet in width on each side of the center line of main tract of said Eastern Kentucky Division, abandoned, a distance of 1873 feet to a point in the original property line between the lands of L.M. Scrivner and the lands of Dillard Berryman, at valuation station 5777/03 and containing 2.89 acres, more or less.

Being the same property conveyed to Tommy J. Congleton and Darnetta W. Congleton, by deed dated the 24<sup>th</sup> day of January, 1973, and of record in Deed Book 268, Page 287, in the Madison County Clerk's Office.

**Parcel I: - PVA Parcel**

A certain tract of land located in Madison County, Kentucky at the end of Pine Grove Road approximately nine-tenths of a mile east of the Bybee-Brassfield Road, and shown as Tract No. 2 on a plat of Subdivision for Miller-Patton Auction Co., Inc. recorded in Plat Book 8, Page 332 of the Madison County Clerk's records at Richmond, Kentucky, and being more particularly described as follows:

Parcel 0023

Beginning at a point in the center of Pine Grove Road where the blacktop ends approximately nine-tenths of a mile east of the Bybee-Brassfield Road and running: thence South 03 degrees 58 minutes 00 seconds West a distance of 11.30 feet to a point for a corner; thence South 88 degrees 30 minutes 00 seconds East a distance of 1018.32 feet to a point; thence South 88 degrees 30 minutes 04 seconds East a distance of 144.98 feet to a point; thence South 83 degrees 04 minutes 51 seconds East a distance of 143.71 feet to a point; thence South 78 degrees 10 minutes 23 seconds East a distance of 413.17 feet to a point; thence South 78 degrees 10 minutes 23 seconds East a distance of 471.04 feet to a point; thence South 78 degrees 10 minutes 23 seconds East a distance of 420.00 feet to a point for a corner; thence North 56 degrees 17 minutes 35 seconds East a distance of 929.74 feet to a point for a corner; thence North 10 degrees 45 minutes 14 seconds West a distance of 354.75 feet to a point, a corner to Tract No. 3; thence North 23 degrees 22 minutes 36 seconds West a distance of 886.47 feet to a point in the center of a 50 foot easement in the line of Tract No. 3; thence South 62 degrees 26 minutes 00 seconds West a distance of 577.94 feet to a point in the center of a 50 foot easement; thence South 54 degrees 45 minutes 00 seconds West a distance of 396.70 feet to a point, thence South 51 degrees 54 minutes 00 seconds West a distance of 707.54 feet to a point, a corner to Tract No. 1; thence South 55 degrees 11 minutes 00 seconds West a distance of 473.22 feet to a point in the center of a 50 foot easement; thence South 53 degrees 09 minutes 00 seconds West a distance of 220.40 feet to a point, thence South 69 degrees 29 minutes 00 seconds West a distance of 97.86 feet to a point in the center of a 50 foot easement; thence North 88 degrees 51 minutes 00 seconds West a distance of 887.40 feet to the point of beginning, and containing 2085652.8 square feet or 47.8800 acres of land, more or less.

Being the same property conveyed to Tommy J. Congleton, a married person, by deed dated the 13<sup>th</sup> day of December, 1990, and of record in Deed Book 411, Page 775, in the Madison County Clerk's Office.

**Parcel J:**

A certain tract of land located south of Kentucky Highway No. 52 in the Moberly area of Madison County and being more particularly described as follows:

Beginning at a set fence post on the north side of King's Branch and in the east line of the Combs farm, thence with said Combs line a series of calls: S00° 04' 08"W, 33.23 feet to a tree, S20° 56' 57"E, 72.66 feet to a tree, S02° 58' 51"W, 59.61 feet to a tree, S05° 53' 57"W, 185.64 feet to a tree, S57° 08' 45"W, 48.09 feet to a tree, S25° 52' 27"W, 86.80 feet to a tree, S83° 20' 03"W, 54.62 feet to a gate post, S17° 44' 21"W, 15.88 feet to a gate post, S53° 52' 44"W, 160.07 feet to a set post, S18° 51' 12"W, 237.79 feet to a set post, thence leaving said Combs line and a new line in the Grant-Brumfield tract a series of calls: S56° 32' 47"E, 736.35 feet to a set post, S74° 41' 51"E, 378.12 feet to a set post, N89° 25' 47"E, 111.53 feet to a set

post, S87° 30' 54"E, 583.72 feet to a set post in the west line of the Tommy Congleton farm, thence with said Congleton line a series of calls: N21° 21' 12"E, 443.89 feet to a tree, N20° 51' 48"E, 206.30 feet to a tree, N09° 00' 18"W, 154.68 feet to a set post, N09° 27' 19"W, 551.51 feet to a set post at the south east corner of a tract of land owned by Ken Cornelison, thence leaving said Congleton line and with said Cornelison line a series of calls: S79° 57' 17"W, 261.60 feet to a tree, S67° 02' 10"W, 103.24 feet to a set post, N07° 17' 21"W, 45.00 feet to a point on the north side of King's Branch, thence leaving said Cornelison line and a new line in the Grant-Brumfield tract on the north side of said branch: S82° 24' 03"W 225.57 feet, N55° 29' 29"W, 97.08 feet, N82° 24' 19"W 75.66 feet, S39° 48' 20"W, 78.10 feet, N90° 00' 00"W, 350.00 feet, N11° 18' 36"W, 127.48 feet, N90° 00' 00"W, 190.00 feet, S67° 52' 06"W 110.50 feet to the point of beginning. This tract contains 44.21 acres. For further reference, see plat of property recorded in Plat Book 11, Page 70 in the Madison County Court Clerk's Office.

**THERE IS EXCLUDED:** Tract 7-A containing 2.60 acres and Tract 7-B containing 3.03 acres as shown on the minor plat recorded in Plat Book 16. Page 37 in the Madison County Court Clerk's Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Tommy J. Congleton and Darnetta W. Congleton, husband and wife, by deed dated the 5<sup>th</sup> day of January, 1998 and of record in Deed Book 497, Page 239, in the Madison County Clerk's Office.

DOCUMENT NO: 256816  
RECORDED ON: MAY 17, 2001 07:38:55AM  
TOTAL FEES: \$38.00  
COUNTY CLERK: MARY JANE GINTER  
COUNTY: MADISON COUNTY  
DEPUTY CLERK: BILLY GABBARD

BOOK 529 PAGES 70 - 85



Wasting Deed

5

2300  
661.50  
1.2050

After recording please return to:  
COY, GILBERT & GILBERT

MADISON COUNTY  
D630 PG254

DEED

This deed of conveyance dated the 27<sup>th</sup> day of December, 2007, by and between **ROBERT B. CONGLETON and KATHY L. CONGLETON, husband and wife**, of 930 Meadowbrook Road, Richmond, Madison County, Kentucky 40475; and **WENDELL E. COMBS and DIANA V. COMBS, husband and wife**, of 414 Dreyfus Road, Berea, Madison County, Kentucky, 40403; and **RICHARD CHRISTOPHER CLARK and WENDEE COMBS CLARK, husband and wife**, of 3185 Berea Road, Richmond, Madison County, Kentucky 40475, parties of the first part, and **ROBERT B. CONGLETON and KATHY L. CONGLETON, husband and wife**, of 930 Meadowbrook Road, Richmond, Madison County, Kentucky 40475, parties of the second part,

WITNESSETH: That the first parties, for and in consideration of an agreement between the parties to divide jointly owned property, do hereby **BARGAIN, SELL, GRANT and CONVEY** unto the parties of the second part, for their joint lives with remainder in fee simple to the survivor thereof, his or her heirs and assigns, the following described property, located in Madison County, Kentucky, to-wit:

**TRACT #1:** A certain tract and boundary of land situated in Madison County, Kentucky, and bounded as follows:

BEGINNING at a stake in the Big Hill Road and corner to Thos. S. Ellis and Wm. Hocker, thence with Hocker's line N 89-1/2 E 93 poles to a stake near the corner of Humes' field, thence S 88 E 133 poles to a stone in Hocker's line and corner to John Challis, thence with Challis' line S 3/4 E 184 poles to a large red oak, corner to Coleman Covington, thence N 89-1/4 W 89.7 poles to a stone in Feltner's line, thence with Thos. R. Humes' line N 3/4 W 185.2 poles to a stone corner to said Humes, thence N 88 W 45.3 poles to a stake near corner of Humes' field S 89-1/2 W 93.2 poles to a stone in the Big Hill Road, thence with the road N 33 E 1-1/2 poles to the BEGINNING, **containing 102 acres, more or less.**

Parcel 0005  
Sh. 1

**TRACT #2:** A certain tract or parcel of land located in Madison County, Kentucky, on the waters of Drowning Creek, and on the dirt road leading from Brassfield Pike to the Harold Rice Farm and bounded and described by survey made June 24, 1954:

BEGINNING at the northeast corner of the tract herein described, said corner being in the center of a county road and being a corner of Hubert Jones and Evans Mason in a line of W. L. and F. A. Clark, brothers, thence leaving the road with the two lines (fenced) of Jones and Mason as follows: S 29° 22' E 1,716 feet to Jones and Mason's

corner in Mrs. Monroe Turpin's line; thence with Mrs. Turpin's line (fenced) N 82° 29' W 1,355 feet to Turpin's corner in W. L. and F. A. Clark's line; thence with said Clark line N 2° 00' E 2,070 feet to the center of the above mentioned county road; thence with the center of said road and said Clark brother's line S 86° 09' E 1,144 feet to the BEGINNING, **containing 66.07 acres, more or less.**

Parcel ODBS  
Gr. 2

**TRACT #3:** A certain tract or parcel of land situated in Madison County, Kentucky, on the waters of Drowning Creek and being known as part of the B. F. Hubbard Farm, BEGINNING at a point in the road at a gate corner to the Alexander Farm, thence with the Alexander Farm's Southeast to corner at Dozier, thence with the Dozier line in an Eastern direction with Dozier, Hardy, and Pearson to a stone in the Pearson line, thence leaving Pearson, a new line North to a point, a stone set twenty (20) feet west of the barn; thence still in a Northwest direction a new line to the point of BEGINNING, **containing eighty (80) acres, more or less.**

There is **EXCLUDED** from the above described property, title to that portion of the property, within the bounds of Pine Grove Road and/or Brassfield Road, which was conveyed to Madison County, by deed dated July 5, 1950, from Hubert Jones and Hazel Jones, his wife; and Evans Mason and Myrtle Lee Mason, his wife, and recorded in Deed Book 147 at page 34; and by deed dated May 19, 1986, from Evans Mason and Myrtle Mason, to the Madison County Fiscal Court, and recorded in Deed Book 376 at page 627, in the office of the Madison County Clerk, references to which are hereby made for a more particular description of said property.

AND BEING A PART of the same property conveyed to Wendell E. Combs, Richard Christopher Clark, and Robert B. Congleton, all married men, by deed dated March 15, 2006, from Myrtle Mason (a/k/a Myrtle P. Mason, Myrtle Pitcher Mason, and Myrtle Lee Mason), individually and as Attorney-In-Fact for her husband, Evans Mason (a/k/a Evans ToJo Mason), and recorded in Deed Book D604 at page 165, in the office of the Madison County Clerk, Richmond, Kentucky.

Possession to said property shall be given upon delivery of deed.

**TO HAVE AND TO HOLD** the same, together with all appurtenances thereunto belonging unto the parties of the second part, for their joint lives with remainder in fee simple to the survivor thereof, his or her heirs and assigns forever.

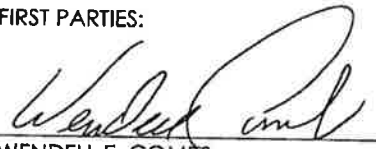
Said parties of the first part do hereby release and relinquish unto the said parties of the second part, their heirs and assigns, all of their right, title and interest in and to the above-described property, including homestead and all exemptions allowed by law, and hereby covenant to and with the said parties of the second part, their heirs and assigns, that they are lawfully seized in fee simple to said property and have a good right to convey the same as herein done, and that said property is free and clear of all encumbrances of whatever nature and that they will **WARRANT GENERALLY** the title to said property.

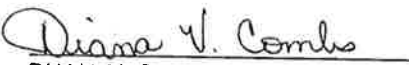
Provided, however, there is excepted from the foregoing warranty and covenants, the following:

1. Any restrictive covenants of record in the Madison County Clerk's Office.
2. All conditions and/or restrictions, if any, affecting the property herein conveyed and contained on any plat of record in the aforesaid Clerk's Office.
3. Zoning and building restrictions, regulations and ordinances, if any.
4. Easements and rights-of-way of whatever nature and kind reserved and recorded in the aforesaid Clerk's Office.

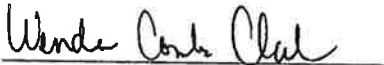
**CONSIDERATION CERTIFICATE:** We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property; and that the fair market value of the property is \$992,000.00. The second parties join in this instrument for the sole purpose of certifying the consideration paid.

FIRST PARTIES:

  
WENDELL E. COMBS

  
DIANA V. COMBS

  
RICHARD CHRISTOPHER CLARK

  
WENDEE COMBS CLARK

FIRST PARTIES/SECOND PARTIES:

  
ROBERT B. CONGLETON

  
KATHY L. CONGLETON

STATE OF KENTUCKY

COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was acknowledged and sworn before me by **WENDELL E. COMBS**, party of the first part, this the 27 day of December, 2007.

  
Notary Public  
My commission expires: 2/19/09

STATE OF KENTUCKY

COUNTY OF MADISON


The foregoing Deed and Consideration Certificate was acknowledged and sworn before me by **DIANA V. COMBS**, party of the first part, this the 27 day of December, 2007.

  
Notary Public  
My commission expires: 2/19/09

STATE OF KENTUCKY

COUNTY OF MADISON

The foregoing Deed and Consideration Certificate was acknowledged and sworn before me by **RICHARD CHRISTOPHER CLARK**, party of the first part, this the 27 day of December, 2007.

  
Notary Public  
My commission expires: 2/19/09

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STATE OF KENTUCKY

COUNTY OF MADISON

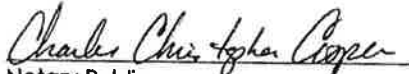
The foregoing Deed and Consideration Certificate was acknowledged and sworn before me by **WENDEE COMBS CLARK**, party of the first part, this the 27 day of December, 2007.

  
Notary Public  
My commission expires: 2/19/09

STATE OF KENTUCKY

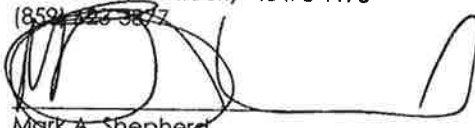
COUNTY OF MADISON

The foregoing Consideration Certificate was acknowledged and sworn before me by **ROBERT B. CONGLETON and KATHY L. CONGLETON, husband and wife**, parties of the second part, this 27<sup>th</sup> day of December, 2007.

  
Notary Public  
My commission expires: 8/19/2011

Prepared by and after recording return to:

COY, GILBERT & GILBERT  
212 North Second Street  
P.O. Box 1178  
Richmond, Kentucky 40476-1178  
(859) ~~423-3877~~

  
Mark A. Shepherd

DOCUMENT NO: 401762  
RECORDED ON: JANUARY 08, 2008 11:45:56AM  
TOTAL FEES: \$23.00  
TRANSFER TAX: \$661.50  
COUNTY CLERK: WILLIAM E GABBARD  
COUNTY: MADISON COUNTY  
DEPUTY CLERK: LORENA BURNS  
BOOK 0630 PAGES 254 - 258

1-11-89  
mailed to  
Richard J. Congleton  
1017 Speedwell Rd.  
Rich. Ky. By: mmy

396/661

Robert B. Congleton's  
1/2 interest Vesling Deed  
D E E D

RECEIVED  
MARY JANE GINTER  
Jan 10 2 15 PM '89  
MADISON CO. CLERK  
KENTUCKY

Trusts  
1/2  
cont.  
Back  
Chain  
merge

44

THIS DEED, made and entered into this 10th day of January, 1989, by and between FARM CREDIT BANK OF LOUISVILLE, successor-in-interest to the FEDERAL LAND BANK OF LOUISVILLE due to a merger between the Federal Land Bank of Louisville and the Federal Intermediate Credit Bank of Louisville as required by the Agricultural Credit Act of 1987, hereinafter referred to as "Party of the First Part", and RICHARD T. CONGLETON and ROBERT B. CONGLETON, 1017 Speedwell Road, Richmond, Kentucky 40475, hereinafter referred to as "Party of the Second Part":

W I T N E S S E T H:

NOW, THEREFORE, for and in consideration of the sum of Forty-Five Thousand and no/100 Dollars (\$45,000.00) cash in hand paid to the Party of the First Part, the receipt of which is hereby acknowledged, Party of the First Part does hereby grant, convey, and release unto the Party of the Second Part, in fee simple, their heirs and assigns forever, all the right, title and interest of the Party of the First Part in and to the following described real property located in Madison County, Kentucky, and more fully described and bounded as follows, to-wit:

A certain Tract of land located in Madison County, Kentucky at the end of Pine Grove Road approximately nine/tenths of a mile east of the Bybee-Brassfield Road, and shown as Tract No. 2 on a Plat of Subdivision for Miller-Patton Auction Co., Inc., recorded in Plat Book 8, Page 332 of the Madison County Clerk's Records at Richmond, Kentucky, and being more particularly described as follows:

Beginning at a point in the center of Pine Grove Road where the blacktop ends approximately nine/tenths of a mile east of the Bybee-Brassfield Road; and running: thence South 03 degrees 58 minutes 00 seconds West a distance of 11.30 feet to a point for a corner; thence South 88 degrees 30 minutes 00 seconds East a distance of 1018.32 feet to a point; thence South 88 degrees 30 minutes 04 seconds East a distance of 144.98 feet to a point; thence South 83 degrees 04 minutes 51 seconds East a distance of 143.71 feet to a point; thence South 78 degrees 10 minutes 23 seconds East a distance of 413.17 feet to a point; thence South 78 degrees 10

STATE TAX \$ 45.00  
PAID Jan 10, 1989  
MARY JANE GINTER, CLERK  
BY Coral Crest D.C.

396-661

minutes 23 seconds East a distance of 471.04 feet to a point; thence South 78 degrees 10 minutes 23 seconds East a distance of 420.00 feet to a point for a corner; thence North 56 degrees 17 minutes 35 seconds East a distance of 929.74 feet to a point for a corner; thence North 10 degrees 45 minutes 14 seconds West a distance of 354.75 feet to a point, a corner to Tract No. 3; thence North 23 degrees 22 minutes 36 seconds West a distance of 886.47 feet to a point in the center of a 50 foot Easement in the line of Tract No. 3; thence South 62 degrees 26 minutes 00 seconds West a distance of 577.94 feet to a point in the center of a 50 foot Easement; thence South 54 degrees 45 minutes 00 seconds West a distance of 396.70 feet to a point; thence South 51 degrees 54 minutes 00 seconds West a distance of 707.54 feet to a point, a corner to Tract No. 1; thence South 55 degrees 11 minutes 00 seconds West a distance of 473.22 feet to a point in the center of a 50 foot Easement; thence South 53 degrees 09 minutes 00 seconds West a distance of 220.40 feet to a point; thence South 69 degrees 29 minutes 00 seconds West a distance of 97.86 feet to a point in the center of a 50 foot Easement; thence North 88 degrees 51 minutes 00 seconds West a distance of 887.40 feet to the point of beginning, and containing 2085652.8 square feet or 47.8800 acres of land, more or less.

Being part of the same property conveyed to Federal Land Bank of Louisville by deed dated June 23, 1988 from Paul E. Fagan, Master Commissioner, et al, and of record in Deed Book 392, Page 479 of the Madison County Clerk's Office.

TO HAVE AND TO HOLD the above-described property, together with all rights, appurtenances, privileges, and improvements thereunto belonging, unto the said Party of the Second Part, in fee simple, their heirs and assigns forever.

Party of the First Part does hereby release and relinquish unto the Party of the Second Part all of its right, title and interest in and to the above-described property, including the Homestead Exemption and all other exemptions allowed by law, and does covenant to and with said Party of the Second Part, their heirs and assigns, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done; that the title to said property is clear, perfect and unencumbered, and it will WARRANT GENERALLY the said title.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made

subject to, any and all conditions, restrictions, and easements of record in the aforesaid clerk's office affecting this property.

IN WITNESS WHEREOF, Party of the First Part, by and through its duly authorized representative, has hereunto set its hand this the day and year first above written.

FARM CREDIT BANK OF LOUISVILLE  
BY AND THROUGH ITS AUTHORIZED  
AGENT AND ATTORNEY IN FACT,  
FEDERAL LAND BANK ASSOCIATION  
OF LEXINGTON, KENTUCKY (Power-  
of-Attorney of record in  
Miscellaneous Book 61, Page  
543)

BY: Susan M. Holtzman

TITLE: Special Accounts Loan Officer

STATE OF KENTUCKY            )  
  )  
COUNTY OF Madison            )

The foregoing instrument was acknowledged before me  
by Susan M. Holtzman, Special Accounts Loan Officer  
of Federal Land Bank Association of Lexington, Kentucky, agent  
for Farm Credit Bank of Louisville, on behalf of said Bank on  
this 10th day of January, 1989.

My Commission expires: November 7, 1990

David Watts Smith  
NOTARY PUBLIC, STATE AT LARGE,  
KENTUCKY

This Instrument Prepared By:

Kathy W. Gray  
KATHY W. GRAY  
STURGILL, TURNER & TRUMPT  
155 East Main Street  
Lexington, Kentucky 40507  
Telephone: (606) 255-8581  
Attorneys at Law

R:<k>flb

Recorded this the 11th day of Jan, 1989.  
Madison County Clerk MARY JANE GINTER  
By: Carol Stuart D.C.