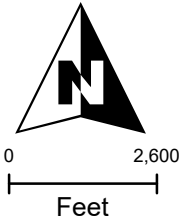


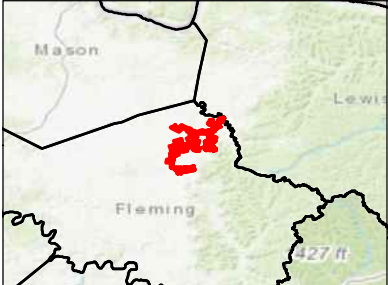
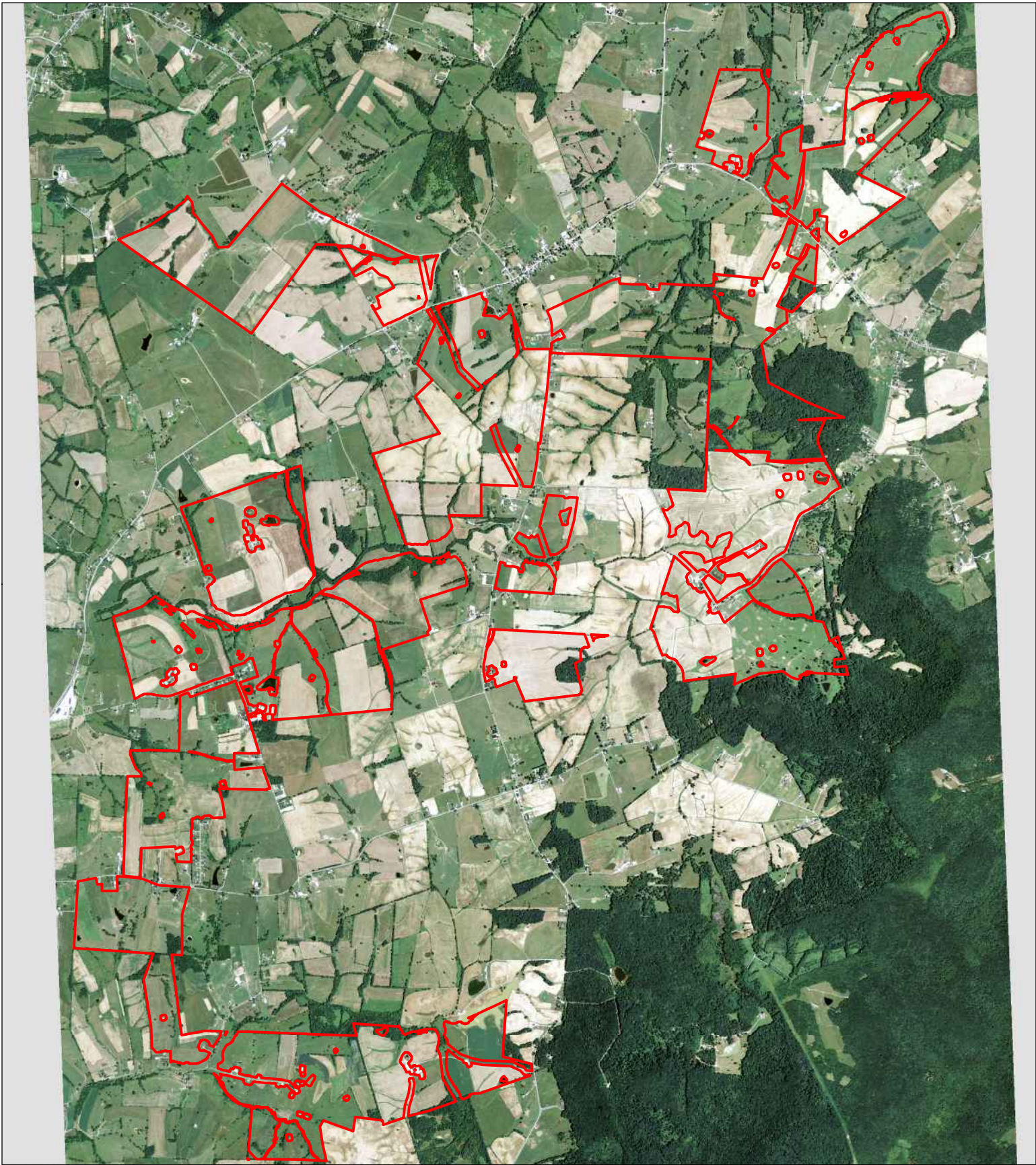
- Legend**
- Subject Properties
 - End of Aerial Imagery



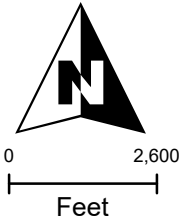
Hummingbird Solar
Phase I ESA
Fleming County, Kentucky

2010 Aerial Photograph
Provided by: USDA

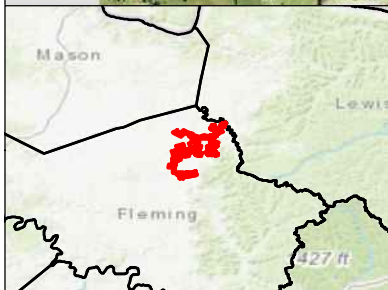
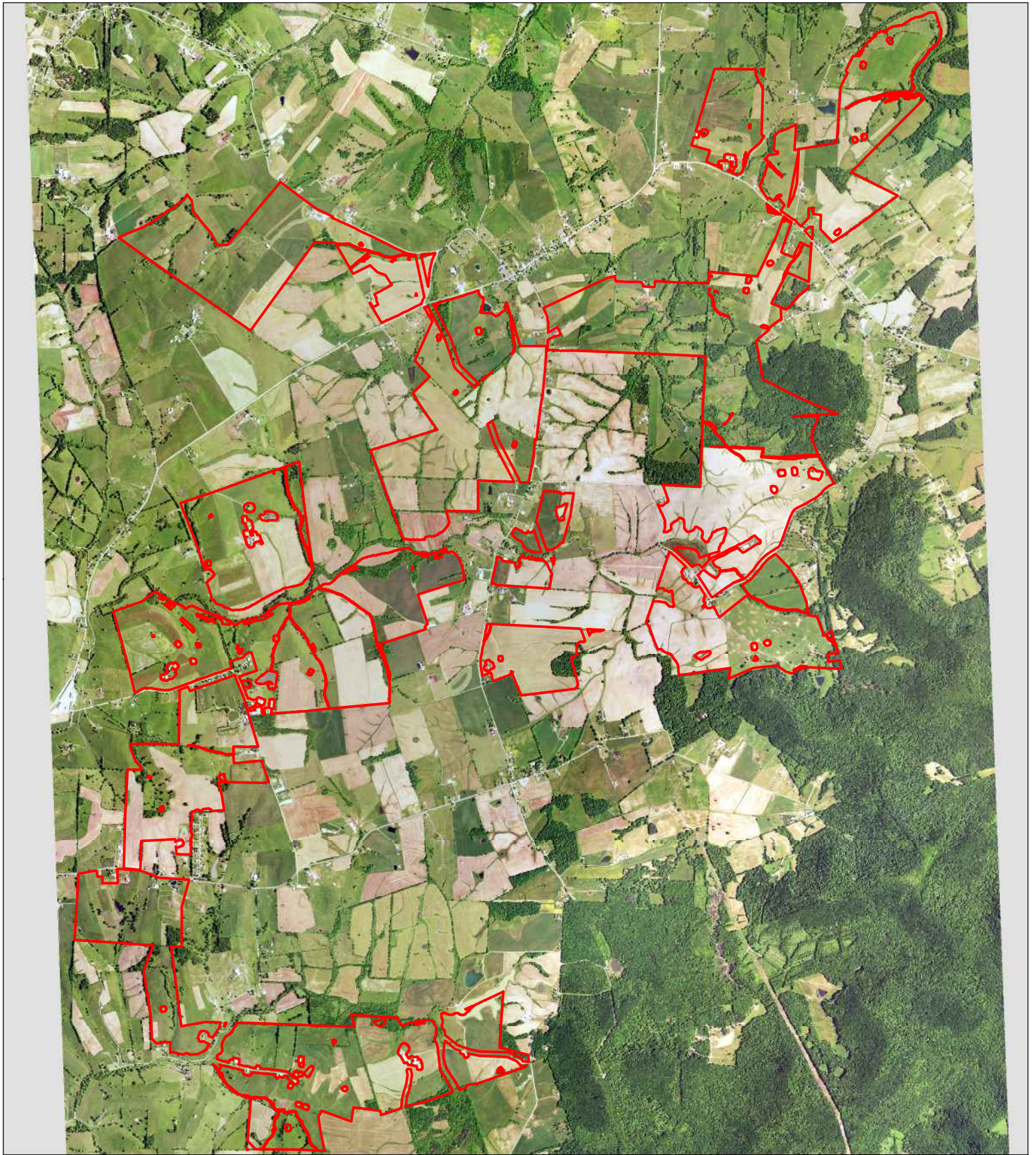
Date: February 2022	Project No: E320201702	Appendix: D-10
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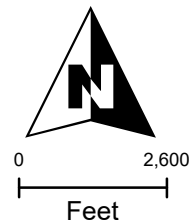
- Legend**
- Subject Properties
 - End of Aerial Imagery



<small>now</small>		
Hummingbird Solar Phase I ESA Fleming County, Kentucky		
2014 Aerial Photograph <i>Provided by: USDA</i>		
Date:	Project No:	Appendix:
February 2022	E320201702	D-11



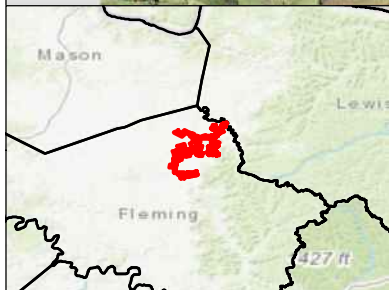
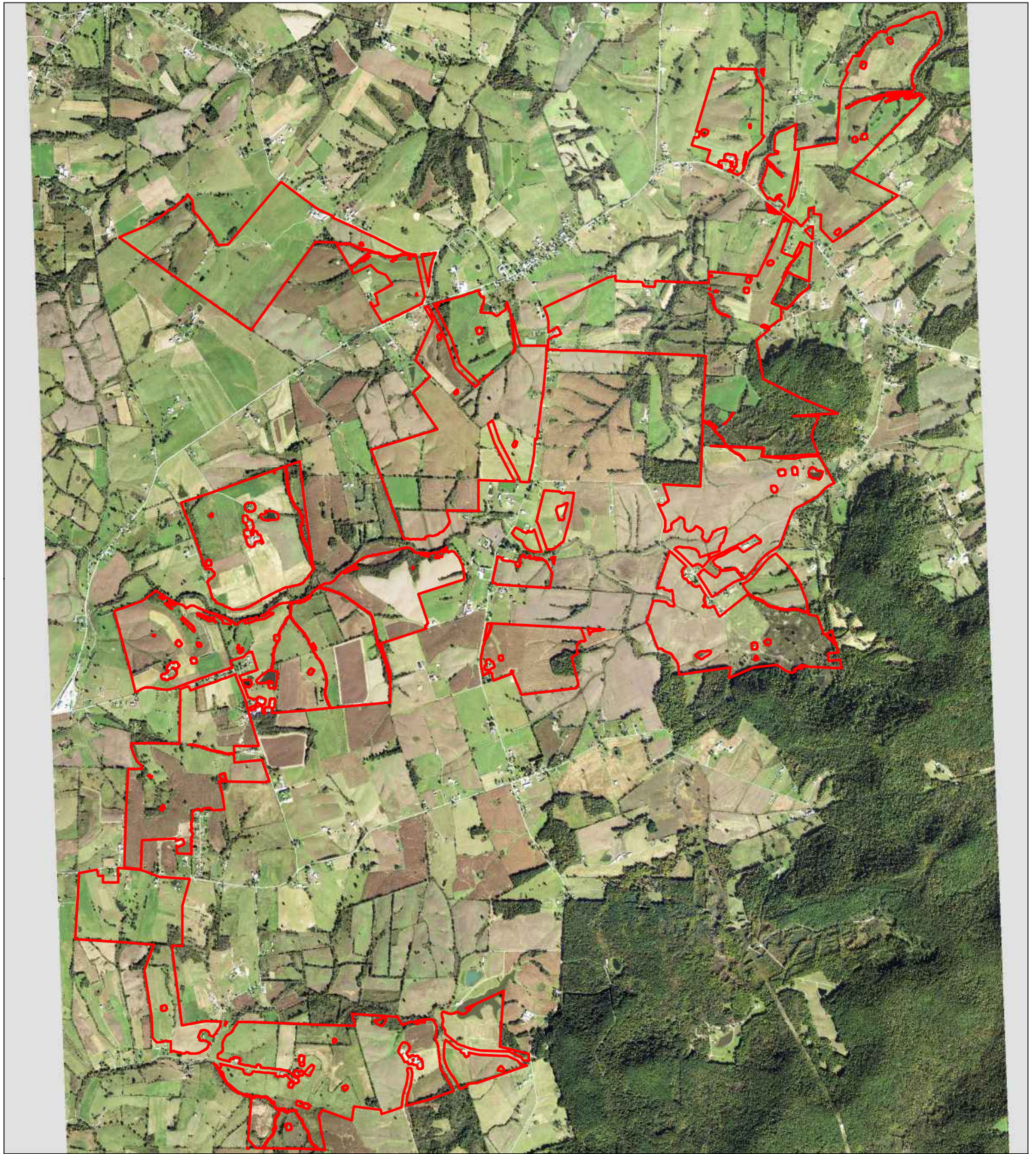
- Legend**
- Subject Properties
 - End of Aerial Imagery



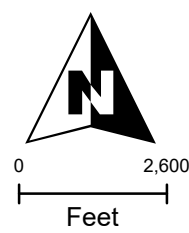
Hummingbird Solar
Phase I ESA
Fleming County, Kentucky

2016 Aerial Photograph
Provided by: USDA

Date: February 2022	Project No: E320201702	Appendix: D-12
------------------------	---------------------------	--------------------------



- Legend**
- Subject Properties
 - End of Aerial Imagery



Hummingbird Solar
Phase I ESA
Fleming County, Kentucky

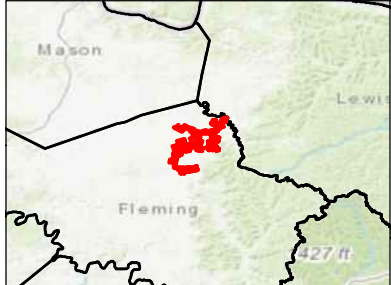
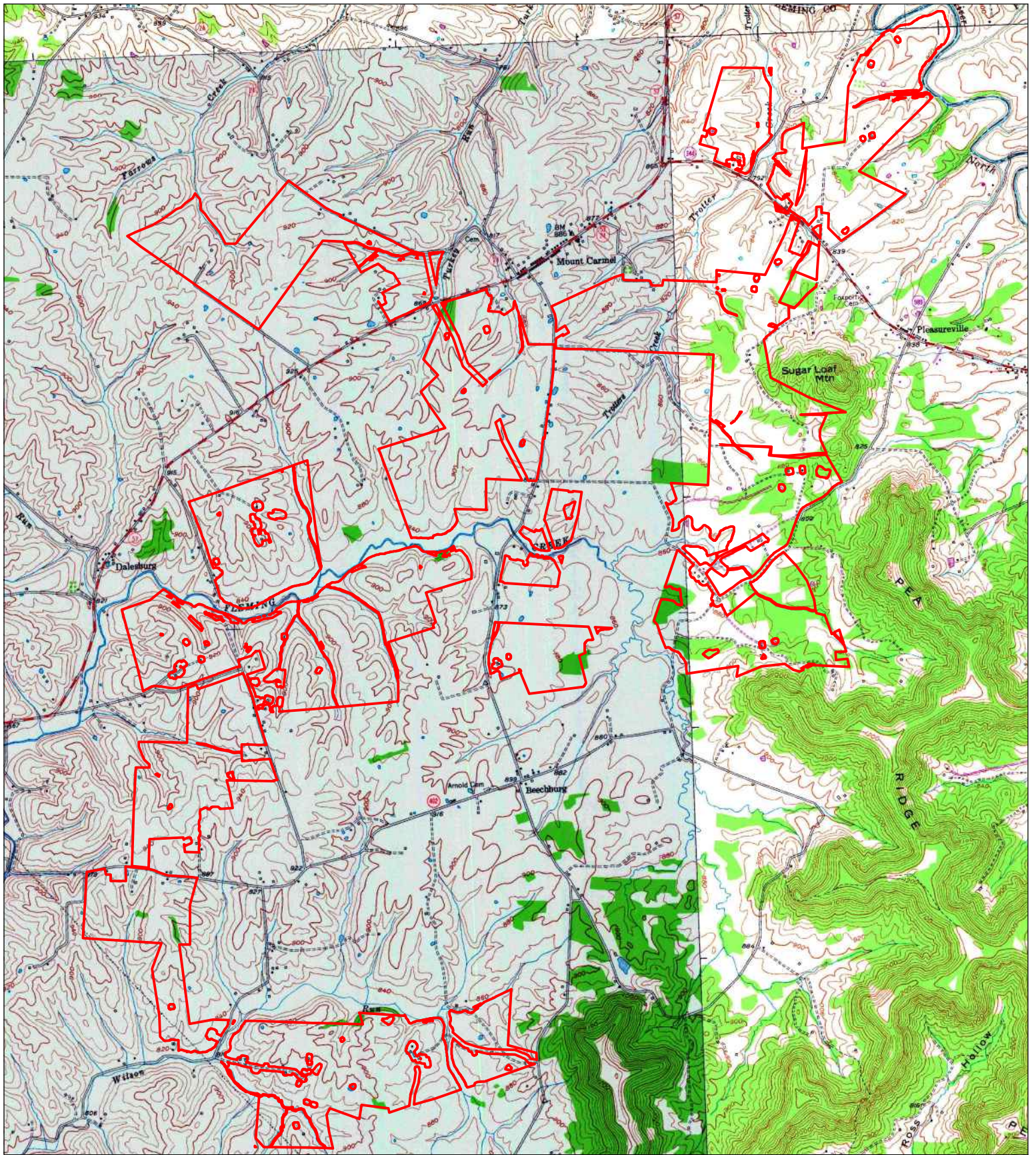
2018 Aerial Photograph
Provided by: USDA

Date: February 2022	Project No: E320201702	Appendix: D-13
------------------------	---------------------------	--------------------------


Appendix G



Topographic Maps





Legend
 Subject Properties

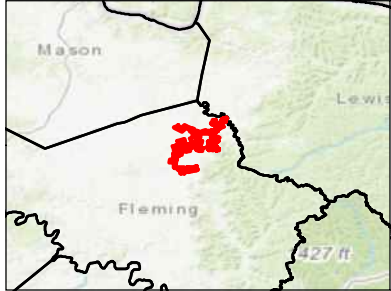
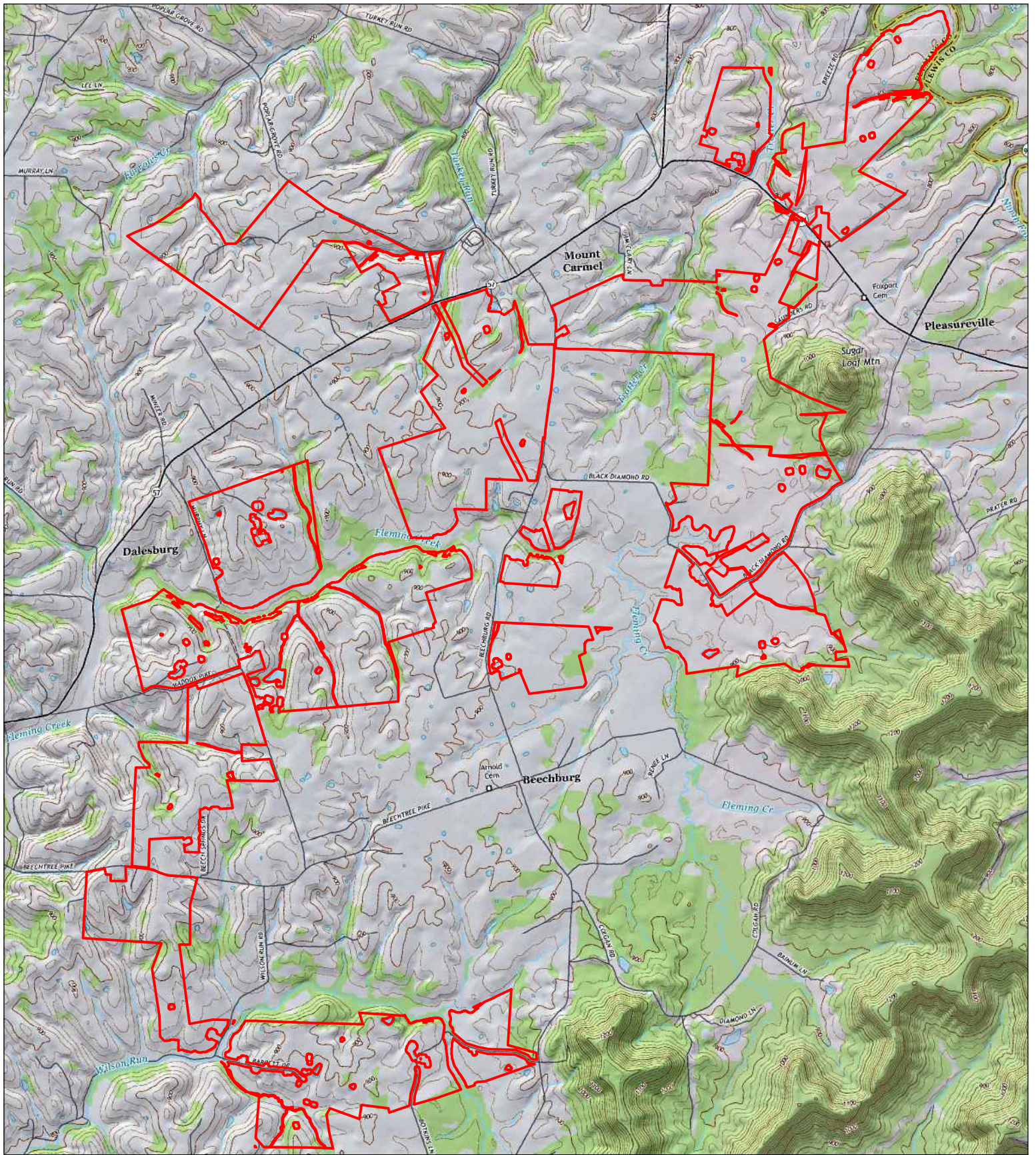

 0 2,600
 Feet

Hummingbird Solar
 Phase I ESA
 Fleming County, Kentucky

1951 Topographic Map
USGS 7.5 Quads: Flemingsburg, Tollesboro, Orangeburg & Burtonville, KY



Date: February 2022	Project No: E320201702	Appendix: F-1
------------------------	---------------------------	-------------------------



Legend
 Subject Properties


 0 2,600

Feet

Hummingbird Solar
Phase I ESA
Fleming County, Kentucky

2016 Topographic Map
USGS 7.5 Quads: Flemingsburg,
Tollesboro, Orangeburg & Burtonville, KY

Date: February 2022	Project No: E320201702	Appendix: F-2
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Appendix H

Fire Insurance Rate Maps





Hummingbird

Hummingbird

Flemingsburg, KY 41041

Inquiry Number: 5652216.3

May 15, 2019

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/15/19

Site Name:

Hummingbird
Hummingbird
Flemingsburg, KY 41041
EDR Inquiry # 5652216.3

Client Name:

Cardno, Inc.
1142 West 2320 South
Salt Lake City, UT 84119
Contact: Alisha Strong



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Cardno, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 5017-439C-97D3
PO # NA
Project NA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 5017-439C-97D3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix I

Environmental Lien Search





ENVIRONMENTAL LIEN SEARCH

Project Property: 457 BARRETT DR
WALLINGFORD, KY 41093
Order No: 23080100478-EL1
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 238A W/2 HSES

Assessor's Parcel Number(s): 059-00-00-010.00 AND 10019

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL1

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL1

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

457 BARRETT DR
WALLINGFORD, KY 41093

CURRENT OWNER

DONOHOO RAPP PROPERTIES, LLC

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: EUNICE M. GRAY ESTATE AND DARREL M. GRAY, EXECUTOR
Grantee: DONOHOO RAPP PROPERTIES, LLC
Deed Dated: 10/28/2019
Deed Recorded: 11/04/2019
Instrument: BOOK D273 / PAGE 177

LEGAL DESCRIPTION

FARM 238A W/2 HSES

Assessor's Parcel Number (s): 059-00-00-010.00 AND 10019

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL1

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

523980

THIS INDENTURE made and entered into this 28th day of October, 2019, by and between **EUNICE M. GRAY ESTATE**, with a mailing address of 300 Meadow Lane, Flemingsburg, KY 41041, by **Darrel M. Gray, Executor**, pursuant to Order of the Fleming District Court, Case No. 19-P-00082, and by Will recorded in Will Book 9, Page 420, Fleming County Clerk's Office, Party of the First Part, and **DONOHOO RAPP PROPERTIES, LLC**, a Kentucky Limited Liability Company, with a business mailing address of 5903 Wolfpen Pleasant Hill Road, Milford, OH 45150, Party of the Second Part.

The in-care-of tax mailing address for the current tax year is c/o Donohoo Rapp Properties, LLC, 5903 Wolfpen Pleasant Hill Road, Milford, OH 45150.

WITNESSETH:

THAT for and in consideration of the sum of **FIVE HUNDRED SEVENTY-ONE THOUSAND TWO HUNDRED DOLLARS (\$571,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained, granted and sold and does by these presents hereby sell and convey unto the Party of the Second Part, its successors and assigns forever, the following described real estate, to wit:

TRACT 1: Lying and being in Fleming County, Kentucky, and described and bounded as follows, to-wit:

BEGINNING in center of Wilson Run turnpike, and corner to Jordan; thence with the Jordan line S 50¼ E 10.6 rods to a post; thence S 62 E 4 rods; S 57 E 4 rods; S 21½ E 5.84 rods S 30½ E 8.44 rods; S 44½ E 6.4 S 33¼ E 7.68 rods to an elm on south side of branch; thence crossing branch N 75½ E 196 rods to an elm; thence S 46.75 E 20.8 rods to a post; thence S 65 E 16.65 rods to a thorn tree; thence S 79.75 E 9.04 rods to a post; corner to Jordan, and W.D. Dalton; thence with the Dalton line N 15 E 0.18 rods; thence S 76½ E 12.28 rods to a post; thence S 82½ E 48.32 rods to an anchor post; thence S 70 E 105.8 rods to a post, corner to Dalton in C.R. Bishops line; thence with the Bishop lines N 7 E 22.12 rods to a post; thence S 81.75 E 42.6 rods to a post in Bishops line, and corner to Mrs. Dorsey; thence with her line N 14½ W 156.56 rods to a post; thence N 86¼

Return To:
Stewart Title Company
207 Grandview Drive, Suite 150
Mitchell, KY 41017

FLEMING COUNTY
D273 PG177

W 92.24 rods to a post; corner to John L. Zacharys land; thence with his lines S 6 W 30.92 rods; S 10½ W 20.6 rods; S 11 W 19.12 rods to a post; thence S 33½ W 10.6 rods to a post at roadway; thence down same N 57.75 W 4.6 rods; N 91½ W 18 rods; N 75½ W 4 rods; N 83.75 W 33.68 rods; N 75½ W 22.72 rods; N 78 W 21.92 rods; N 70 W 27.88 rods to center of Wilson Run road; thence down same S 42½ W 2.68 rods; S 85 W 2 rods to the beginning, containing 127 acres 48 square rods.

Being the same property conveyed to William B. Gray and Eunice Gray, from Alice Saunders, widow, et al., by deed dated February 1950, and recorded in Deed Book 107, Page 465, Fleming County Clerk's Office. William B. Gray died on June 26, 1991, leaving Eunice M. Gray as sole owner of the property pursuant to the survivorship provision in said deed. Eunice M. Gray died testate on July 23, 2019, giving the Executor the power to sell real estate. See will recorded in Will Book 9, Page 420, Fleming County Clerk's Office.

TRACT 2:

A certain tract of land lying and being in Fleming County, Kentucky, and Beginning in the center of the Wilson Run Turnpike and corner to Avery Newman's tract; thence with the Newman's lines, S 70° East 27.68 rods; South 76° East 21.92 rods; South 75½° East 22.72 rods; thence South 83¼° East 33.68 rods; South 75½° East 4 rods; South 81½° East 18 rods to a gate post; thence South 57¾° East 4.6 rods to a post; thence leaving roadway, North 33½° East 10.6 rods; North 11° East 19.12 rods; North 10 ½° East 20.6 rods; North 6° East 30.92 rods to a post, corner to Newman; thence North 86¼° West 96.64 rods to a post; thence North 56° West 7.2 rods to an elm; thence South 40° West 4.52 rods to a wild cherry; thence South 86½° West 1.76 rods to a locust; thence North 85½° West 11.76 rods to center of Wilson Run Road; thence down the same its approximate center, South 14° West 11.64 rods; South 32½° West 2 rods; South 37¼° West 10 rods; South 29½° West 18 rods; South 23½° West 21.32 rods to the Beginning, **CONTAINING 56 Acres**, more or less.

Being the same property conveyed to W. B. Gray and Eunice Gray, his wife, from Estle Newsome and Verna Lucille Newsome, his wife, by deed dated December 24, 1957, and recorded in Deed Book 115, Page 24, Fleming County Clerk's Office. William B. Gray died on June 26, 1991, leaving Eunice M. Gray as sole owner of the property pursuant to the survivorship provision in said deed. Eunice M. Gray died testate on July 23, 2019, giving the Executor the power to sell real estate. See will recorded in Will Book 9, Page 420, Fleming County Clerk's Office.

TRACT 3:

A certain tract of land lying and being in Fleming County, Kentucky and more particularly described as follows:

Beginning in the fence line of Second Parties farm corner to Harold Himes and

wife and the property conveyed by this deed; thence in a general Southerly direction following the Himes property line to a point corner to Betty Hamm's property; thence at an approximate right angle following the property line of Betty Hamm and Purnell and First Parties other property which is not being conveyed, to Don Hamm's property line; thence in a general Northerly direction following Don Hamm's property line to Second Parties other property; thence following Second Parties other property line following a general Westerly and Northwesterly course to the beginning, containing 55 acres, more or less.

Being the same property conveyed to William B. Gray and Eunice Gray, his wife, from W. Bruce Gardner and Geneva Gardner, his wife, by deed dated March 24, 1979, and recorded in Deed Book 148, Page 241, Fleming County Clerk's Office. William B. Gray died on June 26, 1991, leaving Eunice M. Gray as sole owner of the property pursuant to the survivorship provision in said deed. Eunice M. Gray died testate on July 23, 2019, giving the Executor the power to sell real estate. See will recorded in Will Book 9, Page 420, Fleming County Clerk's Office.

William B. Gray referred to herein is one and the same person as W. B. Gray and William Barrett Gray. Eunice M. Gray referred to herein is one and the same person as Eunice Gray.

The 2019 property taxes assessed on the above-described property shall be paid by the Party of the First Part.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Party of the Second Part, its successors and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.

EUNICE M. GRAY ESTATE

By: Darrel M. Gray Exec.
Darrel M. Gray, Executor

FLEMING COUNTY
3
D273 PG179

CERTIFICATE

It is hereby certified by the Grantor and the Grantee that the sum of \$571,200.00 as set out in the above Deed is the full consideration paid for the property.

Further, the parties acknowledge that this deed, prepared by John C. Price, Attorney at Law, is based solely on information supplied by one or more of the parties to this conveyance, which information includes the description of the property sold or conveyed, and the price paid for the property or the value of the property. John C. Price has no liability for any errors, inaccuracies or omissions in this deed resulting from the information provided, and makes no representations with respect to the accuracy of the property description or to any mortgages, liens, encumbrances, taxes, or rights of others which may exist against the property (unless John C. Price, by separate instrument(s) addressed to the Grantee(s), issued a title examination letter and/or title insurance policy). John C. Price has not personally examined the property. All parties hereto consent to this disclaimer by signing this deed.

EUNICE M. GRAY ESTATE - Grantor

By: *Darrel M. Gray*
Darrel M. Gray, Executor

DONOHOO RAPP PROPERTIES, LLC - Grantee

By: *Donovan L. Donohoo, Jr.*
Donovan L. Donohoo, Jr., Member

By: *Spencer C. Rapp*
Spencer C. Rapp, Member

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Darrel M. Gray, Executor of the Eunice M. Gray Estate, Grantor, this 28 day of October, 2019.



GERALDINE WARD
Notary Public, Kentucky
State At Large
My Commission Expires
April 29, 2022
Notary ID# 598742

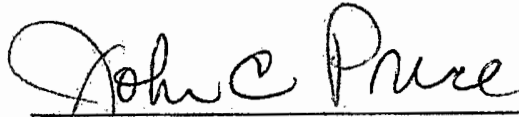
Geraldine Ward
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: _____

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Donovan L. Donohoo, Jr. and Spencer C. Rapp, the Members of Donohoo Rapp Properties, LLC, Grantee, this 28th day of October, 2019.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: _____

PREPARED BY:


JOHN C. PRICE
SUIT, PRICE, PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338



GERALDINE WARD
Notary Public, Kentucky
State At Large
My Commission Expires
April 29, 2022
Notary ID# 598742

<r/Deeds/D-Donohoo Rapp Properties, LLC (Gray, Eunice Estate)>

DOCUMENT NO: 96865
RECORDED: November 04, 2019 03:05:00 PM
TOTAL FEES: \$23.00 TRANSFER TAX: \$571.50
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DAWNELLA
COUNTY: FLEMING COUNTY
BOOK: D273 PAGES: 177 - 181

FLEMING COUNTY
5
D273 PG181



ENVIRONMENTAL LIEN SEARCH

Project Property: 1495 BEECHBURG RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL2
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 194.8384AC W/HSE

Assessor's Parcel Number(s): 071-00-00-004.00 AND 1841

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL2

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL2

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1495 BEECHBURG RD
WALLINGFORD, KY 41093

CURRENT OWNER

SPENCER RAPP AND REBECCA RAPP

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: LEROY YODER, JR. AND MARY A. YODER
Grantee: SPENCER RAPP AND REBECCA RAPP
Deed Dated: 01/13/2006
Deed Recorded: 01/13/2006
Instrument: BOOK D226 / PAGE 57

LEGAL DESCRIPTION

FARM 194.8384AC W/HSE

Assessor's Parcel Number (s): 071-00-00-004.00 AND 1841

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL2

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

LEROY YODER JR AND WIFE
TO-----DEED
SPENCER RAPP AND WIFE

This DEED OF CONVEYANCE, made and entered into this 13th day of January, 2006, by and between LeRoy Yoder, Jr. and Mary A. Yoder, husband and wife, with an address of 1495 Beechburg Road, Wallingford, Kentucky 41093, parties of the first part, Grantors, and Spencer Rapp and Rebecca Rapp, husband and wife, with an address of 1702 Poplar Plains Road, Flemingsburg, Kentucky 41041, parties of the second part, Grantees,

WITNESSETH:

For and in consideration of the sum of SIX HUNDRED THOUSAND DOLLARS, \$(600,000.00), the receipt of which is hereby fully acknowledged, the parties of the first part have bargained and sold, and do hereby sell, alien, and convey, unto the parties of the second part, jointly and equally for and during their joint natural lives with remainder in fee simple to the survivor of them, the heirs and assigns of such survivor forever, all of their right, title and interest in and to the following described real property located in Fleming County, Kentucky, and more particularly described to-wit:

TRACT NO. I

PARCEL NO. I:

A certain tract of land located in Fleming County, Kentucky, and being more particularly described as follows:

BEGINNING at the edge of Kentucky Highway #3301 and corner to Second Parties other property; thence N 75 deg. W 848.5 feet; thence N 08 deg. E 1811 feet; thence S 68 deg. W 774.5 feet; thence S 63 deg. W 438 feet; thence S 02 deg. W 48 feet; thence N 84 deg. W 425 feet; thence N 54 deg. W 120 feet; thence N 83 deg. W 200 feet; thence S 45 deg. W 172 feet; thence S 16 deg. E 208 feet; thence S 13 deg. E 400 feet; thence S 52 deg. E 57 feet; thence S 22 deg. E 200 feet; thence S 60 deg. E 600 feet; thence S 07 deg. E 839 feet; thence N 76 deg. E 1644 feet; thence N 00 deg. E 70 feet to the beginning, containing 67.136 acres, more or less.

PARCEL NO. II:

A tract of land fronting on Kentucky Highway 3301 and on the East side thereof and bordered by the property of Adrian William and Shirley Williams, and containing .30 acres, more or less.

Being the same property conveyed to LeRoy Yoder, Jr. and Mary A. Yoder, his wife, from Steve Fearin and Cathy Fearin, his wife, by a deed of conveyance dated April 1, 1993, of record in Deed Book 176, Page 393, of the Fleming County Clerk's Office.

THERE IS EXCEPTED AND NOT HEREIN CONVEYED, the following described property:

A certain tract or parcel of land located in Fleming County, Kentucky, and being more particularly described as follows:

A tract of land fronting on Kentucky Highway 3301 and on the East side thereof and bordered by the property of Adrian Williams and Shirley Williams and Salyers and containing 0.30 acres, more or less.

Being the same property conveyed to Adrian Williams and Shirley Williams, husband and wife, from Leroy Yoder, Jr. and Mary A. Yoder, husband and wife, by a deed of conveyance dated April 1, 1993, of record in Deed Book 176, Page 398, of the Fleming County Clerk's Office.

TRACT NO. II

Property located in Fleming County, Kentucky, and more particularly described as follows:

BEGINNING at post, corner to Clarence Gray; thence with his lines N 63 ½ W 600 feet to a sycamore; thence N 24 W 194 feet to a post; thence N 44 W 66 feet to an elm; thence N 13 ½ W 200 feet to a post; thence N 19 ½ W 182 feet to a post; thence N 79 ½ W 234 feet to a walnut; thence S 82 W 253 feet to a walnut; thence N 41 ½ W 107 feet to a buckeye; thence N 86 W 106 feet to a dead ash; thence N 30 W 30 feet to an elm; thence S 58 W 50 feet; N 80 W 145 feet; N 55 W 136 feet to a sycamore; thence crossing the branch S 52 W 48 feet to an ash; thence S 69 ¼ feet to a gum; thence N 85 W 1133 feet to a post; thence S 13 ½ E 2739 feet to a post corner to Irvin Ham's; thence N 71 ½ E 600 feet to the western side of passway; thence S 17 17 E 1563 feet to the center of County Road; thence N 71 ½ E 24 feet; thence N 17 W 1563 feet to a post, corner to Howard Sousley; thence with his line N 71 ½ E 1718 feet to a post; thence S 17 E 18 feet to a post; thence N 71 ½ E 176 feet to a post; thence N 11 W 831 feet to the beginning, containing 124.93 acres plus the roadway 0.87 acre.

Being the same property conveyed to LeRoy Yoder, Jr. and Mary A. Yoder, his wife, from Abe Troyer, Jr. and Mattie Troyer, his wife, by a deed of conveyance dated May 12, 1997, of record in Deed Book 189, Page 607, of the Fleming County Clerk's Office.

TRACT NO. III

A certain tract of land fronting on Kentucky Highway No. 3301, located near Beechburg, Fleming County, Kentucky, and which is more particularly described as follows:

BEGINNING at an iron corner of Adrian and Shirley Williams and in the right of way fence line of Kentucky 3301; thence with the Williams line N 73 deg. 50' 11" W for 256.67 feet; thence N 63 deg. 52' 02" W for 255.84 feet to a stake; thence N 66 deg. 21' 06" W for 283.02 feet to a stake; thence S 13 deg. 47' 52" W for 250.38 feet to a point; thence with the H.T. Fearin line fence S 73 deg. 51' 14" E for 816.53 feet to a point in the right of way of Kentucky 3301 and being 20.00 feet from center of said road; thence N 3 deg. 08' 20" E for 180.11 feet to the beginning at an iron rod 35.00 feet from center of Kentucky 3301. This parcel contains 3.6384 acres.

Being the same property conveyed to Leroy S. Yoder, Jr. and Mary A. Yoder, husband and wife, from Adrian Williams and Shirley Williams, husband and wife, by a deed of conveyance dated February 24, 1993, of record in Deed Book 176, Page 286, of record in the Fleming County Clerk's Office.

TO HAVE AND TO HOLD, the same together with all the appurtenances thereunto belonging unto the second parties, jointly and equally for and during their joint natural lives with remainder in fee simple to the survivor of them, the heirs and assigns of such survivor forever, together with the Covenant of General Warranty of Title, except that the within conveyance is made subject to all easements and restrictions which may appear of record affecting said property.

CONSIDERATION CERTIFICATE

First parties and second parties, upon being duly sworn, do hereby certify pursuant to KRS Chapter 382, that the above stated consideration in the amount of \$600,000.00 is the true, correct, and full consideration paid for the property herein conveyed. We further certify our

understanding that falsification of the stated consideration or sales price of said property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00. Second parties have executed this deed of conveyance only for the purpose of certifying the consideration paid for said real property, pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto as of the day, month and year first herein written.

FIRST PARTIES (GRANTORS):

SECOND PARTIES (GRANTEES):

LeRoy Yoder, Jr.
LeRoy Yoder, Jr.
Mary A. Yoder
Mary A. Yoder

Spencer Rapp
Spencer Rapp
Rebecca Rapp
Rebecca Rapp

STATE OF KENTUCKY)
: SCT.
MONTGOMERY COUNTY)

The foregoing Deed of Conveyance and Consideration Certificate was acknowledged and sworn to before me by LeRoy Yoder, Jr. and Mary A. Yoder, husband and wife, on this the 13th day of January, 2006.

My Commission expires: 4-27-07

Mark Staben
NOTARY PUBLIC, KENTUCKY STATE-AT-LARGE

STATE OF KENTUCKY)

: SCT.

MONTGOMERY COUNTY)

The foregoing Deed of Conveyance and Consideration Certificate was acknowledged and sworn to before me by Spencer Rapp and Rebecca Rapp, husband and wife, on this the 13th day of January, 2006.

My commission expires: 4-27-07

Mykey Shaton
NOTARY PUBLIC

The foregoing DEED OF CONVEYANCE was prepared by:

Leah N. Hawkins

LEAH N. HAWKINS,
ATTORNEY AT LAW
29 SOUTH MAYSVILLE STREET
MT. STERLING, KENTUCKY 40353
(859) 498-0868

DOCUMENT# 19723
DATE: 1-13-06 TIME: 4:07
DEED TAX 600.00
MARILYN SPENCER, FLEMING CO CLERK
BY Dawnella Jarvis DC
BOOK D926 PAGE 57



ENVIRONMENTAL LIEN SEARCH

Project Property: 707 MADDUX PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL3
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 138 A W/HSE & MH

Assessor's Parcel Number(s): 058-00-00-024.00 AND 2535

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL3

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL3

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

707 MADDOX PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

ROBERT ANDREW LIST, GILBERT E. LIST AND DOTTIE A. LIST

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: GILBERT E. LIST AND DOTTIE A. LIST
Grantee: ROBERT ANDREW LIST, GILBERT E. LIST AND DOTTIE A. LIST
Deed Dated: 12/13/2008
Deed Recorded: 12/19/2008
Instrument: BOOK 236 / PAGE 553
Notes: AFFIDAVIT OF SURVIVORSHIP RECORDED ON 09/28/2011 IN BOOK/PAGE NO. 245/259

LEGAL DESCRIPTION

FARM 138 A W/HSE & MH

Assessor's Parcel Number (s): 058-00-00-024.00 AND 2535

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL3

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

138.04 Acres, More or Less
Mattox Pike
Fleming County, Kentucky

THIS DEED OF CONVEYANCE made and entered into by and between Gilbert E. List and Dottie A. List, husband and wife, of 1731 Garvey Road, Erlanger, Kentucky 41018, parties of the first part, and Robert Andrew List, married, of 5480 Mt. Carmel Road, Flemingsburg, Kentucky 41041 and Gilbert E. List and Dottie A. List, husband and wife, with a mailing and tax billing address of 1731 Garvey Road, Erlanger, Kentucky 41018, parties of the second part:

WITNESSETH: That for no monetary consideration and in consideration of the love and affection first parties bear for Robert Andrew List, their son, and further to vest fee simple title in second parties as tenants by the entirety, first parties have bargained and sold and do by these presents bargain, sell, grant and convey unto the said second parties, equally and jointly for life with remainder in fee simple to the survivor, his or her heirs and assigns forever, the following described real property, to-wit:

A certain tract or parcel of land located about four (4) miles northeast of Flemingsburg, on Mattox Pike and more particularly described as follows: BEGINNING at a point in the center of Mattox Pike, a corner to W.R. Luman; thence with the center of Mattox Pike or nearly so; North 64° East 4.71 chains; South 80-3/4° East 8.86 chains, and North 73° East 27.99 chains to a point in the center of same opposite of Clover Dirt Road; thence said dirt road North 16-1/2° West 20.55 chains to an old set stone on East side of said road, a corner to Purnell; thence with Purnell's line North 15° East 2.10 chains to an old set stone on South bank of Fleming Creek as it meanders, North 46° West 8.85 chains; North 50° West 2.96 chains; North 89-1/2° West 4.52 chains, South 57-1/2° West 4.75 chains; North 54° West 8.40 chains to a stone abutment on the south side of the creek; thence North 70-1/2° West 1.52 chains to a fence post, a corner to Cooper; thence with said Cooper's line, South 44-1/4° West 4.68 chains to a set stone; thence South 72-1/4° West 14.2 chains to a set stone, a corner to Meadows; thence with said Meadows line South 13° East passing Storde's corner at 9.96 chains; Luman's at 28.31 chains, in all 34.53 chains to the point of beginning, containing 138.04 acres.

Being the same property conveyed to Gilbert E. List and Dottie A. List, husband and wife, by deed from William A. Rudicill and Mary Sue Rudicill, husband and wife, and Daniel D. Cupps and Sandra K.R. Cupps, husband and wife, and Bank of Maysville, as Qualified Intermediary, dated November 15, 2005 and recorded in Deed Book 225, page 239, Fleming County Court Clerk's Records.

TO HAVE AND TO HOLD the above described real property, together with all buildings and improvements thereon, and all privileges and appurtenances thereunto belonging or in anywise appertaining unto the said second parties, equally and jointly for life with remainder in fee simple to the survivor, his or her heirs and assigns forever, with covenant of General Warranty of title, subject to restrictions and easements of record.

First parties hereby verify under oath (acknowledging that falsification of the same is a Class D felony) pursuant to KRS Chapter 382 that the property herein conveyed is transferred by gift and without monetary consideration. We further certify that the full estimated fair cash value of the property herein conveyed is \$430,000.00.

IN TESTIMONY WHEREOF, witness the hands of first parties this _____ day of December, 2008.

Gilbert E. List
Gilbert E. List

Dottie A. List
Dottie A. List

STATE OF KENTUCKY
COUNTY OF MASON...SCT.

This is to certify that the foregoing deed and consideration certificate were signed, acknowledged, sworn to and affirmed before me by Gilbert E. List and Dottie A. List, this 13th day of December, 2008.

Matthew Jones
NOTARY PUBLIC, State of Ky. at Lg.

My Commission Expires 11/3/2009

We, Gilbert E. List, Dottie A. List and Robert Andrew List, second parties, do hereby certify, pursuant to KRS Chapter 382, that the property herein conveyed is transferred by gift and without monetary consideration. We further certify that the full estimated fair cash value of the property herein conveyed is \$430,000.00.

IN TESTIMONY WHEREOF, witness the hands of second parties this 13th day of December, 2008.

Gilbert E. List
Gilbert E. List

Dottie A. List
Dottie A. List

Robert A. List
Robert Andrew List

Signed, acknowledged and sworn to before me by Gilbert E. List and Dottie A. List, this 13th day of December, 2008.

Matthew Jones
NOTARY PUBLIC, State of Ky. at Lg.

My Commission Expires 11/3/2009

Signed, acknowledged and sworn to before me by Robert Andrew List, this 13th day of December, 2008.

Emily C. Anderson
NOTARY PUBLIC, State of Ky. at Lg.

My Commission Expires 01/29/2011

I hereby certify that this instrument has been prepared by

Jacqueline S. Wyatt

FOX, WOOD, WOOD & ESTILL
ATTORNEYS AT LAW
24 WEST THIRD STREET
MAYSVILLE, KY 41056

DOCUMENT ID: 30160
DATE: 12-19-08 TIME: 11:45
COUNTY: MASON
CLERK: Dawnella Jones DC
PAGE: 0336 OF 053

AFFIDAVIT OF SURVIVORSHIP

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF BOONE)

Affiant, **DOROTHY A. LIST, ALSO KNOWN AS DOTTIE A. LIST**, being first duly sworn, deposes and says that she is the surviving spouse of **GILBERT E. LIST**, who died on December 21, 2010. Affiant states that, as of the date of Gilbert E. List's death, Gilbert E. List, Dorothy A. List (aka Dottie A. List) and Robert Andrew List owned, as joint tenants with right of survivorship, the following described real property located at 138.04 acres more or less, on Mattox Pike, Flemingsburg, Fleming County, Kentucky, to-wit:

Group No. _____ PIDN: 058-00-00-024.00

Please see Exhibit "A" attached for Legal Description.

Affiant states that this Affidavit is given for the purpose of confirming the vesting of the decedent's interest in the above described real estate in the names of **DOROTHY A. LIST (AKA DOTTIE A. LIST)**, a widow, and **ROBERT ANDREW LIST**, a married man, whose wife's name is Cynthia G. List, as a result of the death of Gilbert E. List. A copy of the death certificate has been attached as **Exhibit B**.

Dorothy A. List
DOROTHY A. LIST, AKA DOTTIE A. LIST

On this 7th day of July, 2011, before me, a notary public in and for said County and State, personally came **DOROTHY A. LIST, AKA DOTTIE A. LIST**, and acknowledged the signing thereof to be her voluntary act.

My commission expires: _____



WILLIAM L. MONTAGUE
Notary Public, Kentucky
State At Large
My Commission Expires
July 26, 2014

I hereby certify that this instrument was prepared by:

William L. Montague
William L. Montague, Esq.
Frost Brown Todd, LLC
7310 Turfway Road, Suite 210
Florence, Kentucky 41042
(859) 817-5920

FLEMING COUNTY
D245 PG259

Exhibit B
Registrar of Vital Statistics
Certified Copy



THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

2915902

KENTUCKY CERTIFICATE OF DEATH 116 201038432

10. DECEDENT'S LEGAL NAME (First, Middle, Last) (Include AKA's if any) GILBERT LIST				11. IF FEMALE, DECEDENT'S LAST NAME PRIOR TO FIRST MARRIAGE		12. SEX Male	
3. ACTUAL OR PRESUMED DATE OF DEATH (Mo/Day/Yr) (Specify Month) December 21, 2010		4. SOCIAL SECURITY NUMBER 401 50 5369		5a. AGE-LAST BIRTHDAY (Years) 81		5b. Under 1 Year Months: _____ Days: _____ Hours: _____ Minutes: _____	
6. PLACE OF DEATH (Check only one) HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> Dead on Arrival <input type="checkbox"/> OTHER: <input checked="" type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing Home/Long Term Care Facility <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)		9. FACILITY NAME (If not institution, give street and number) Hospice of St. Elizabeth		10. CITY OR TOWN, STATE AND ZIP CODE Edgewood, KY 41017			
11. BIRTHPLACE (City and State or Foreign Country) Covington, Kentucky		12. MARITAL STATUS <input checked="" type="checkbox"/> Married <input type="checkbox"/> Married but Separated <input type="checkbox"/> Widowed <input type="checkbox"/> Never Married <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		13. SURVIVING SPOUSE (If wife, give name prior to first marriage) Dorothy Perraut			
14. DECEDENT'S USUAL OCCUPATION (Kind of work done during most of working life) Dairy Farmer		15. KIND OF BUSINESS/INDUSTRY Farming		16. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
17a. RESIDENCE - State Kentucky		17b. COUNTY Kenton		17c. CITY OR TOWN Erlanger		17d. STREET AND NUMBER 1731 Garvey Rd.	
17e. ZIP CODE 41018		17f. INSIDE CITY LIMITS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
18. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death.) <input type="checkbox"/> 8 th Grade or Less <input type="checkbox"/> 9 th -12 th Grade, No Diploma <input type="checkbox"/> High School Graduate or GED Completed <input type="checkbox"/> Some College Credit but No Degree <input type="checkbox"/> Associates Degree (e.g., AA, AS) <input type="checkbox"/> Bachelor's Degree (e.g., BA, AB, BS) <input type="checkbox"/> Master's Degree (e.g., MA, MS, MEd, MEd, MEd, MEd, MBA) <input type="checkbox"/> Doctorate (e.g., PhD, EdD) or Professional Degree (e.g., MD, DDS, DVM, LLB, JD)				19. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if the decedent is not Spanish/Hispanic/Latino.) <input checked="" type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, other Spanish/Hispanic/Latino (Specify) _____			
20. DECEDENT'S RACE (Check all that apply. Check the "Other" box if the decedent considers himself or herself to be: <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other (Specify) _____				21. DECEDENT'S RACE (Check all that apply. Check the "Other" box if the decedent considers himself or herself to be: <input type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other (Specify) _____			
21. FATHER'S NAME (First, Middle, Last) John List				22. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Roselyn L. Schoemuller			
23a. INFORMANT'S NAME Dorothy List		23b. RELATIONSHIP TO DECEDENT Wife		23c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 1731 Garvey Rd. Erlanger, KY 41018			
24. METHOD OF DISPOSITION (Check only one) <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify) _____		25. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) St. John Cemetery		26. LOCATION - City, Town and State Ft. Mitchell, KY			
27. SIGNATURE OF FUNERAL SERVICE LICENSEE (If person acting as such) <i>[Signature]</i>		28. DATE SIGNED (Mo/Day/Yr) 12/23/10		29. KY LICENSE NUMBER (of licensee) 6030			
30. DATE PRONOUNCED DEAD (Mo/Day/Yr) December 21, 2010		31. ACTUAL OR PRESUMED TIME OF DEATH 8:20 AM		32. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
33. PART I. Enter the chain of events - diseases, injuries, or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. END STAGE RENAL DISEASE 10 yrs b. DUE TO (OR AS A CONSEQUENCE OF): c. Enter the UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST d. DUE TO (OR AS A CONSEQUENCE OF):							
34. MANNER OF DEATH: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be Determined							
35. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Probably <input type="checkbox"/> Unknown		38. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Unknown if pregnant within past year			
39. DATE OF INJURY (Mo/Day/Yr) (Specify Month)		40. TIME OF INJURY		41. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		42. PLACE OF INJURY (e.g., Decedent's home; contribution also, restaurant, wooded area)	
43. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify) _____		44. DESCRIBE HOW INJURY OCCURRED: _____					
45. LOCATION OF INJURY (Street and Number, City or Town, State, Zip Code)		46. TO BE COMPLETED BY CERTIFIER: To the best of my knowledge, death occurred at the time, date, place and due to the cause(s) and manner stated. SIGNATURE: <i>[Signature]</i> 50. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (ITEM 33) Christopher Heeb, M.D. 2900 Chancellor Drive Crestview Hills, KY 41017					
47. DATE CERTIFIED (Mo/Day/Yr) 12/24/10		48. LICENSE NUMBER 29619		49. TITLE OF CERTIFIER M.D.			
51. REGISTRAR'S SIGNATURE Paul F. Royce		52. DATE FILED (Mo/Day/Yr) JAN 05 2011					

FORM VS NO. 1-A
(REVISED 7/2010)

FLEMING COUNTY
D245 PG260



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

I, Paul F. Royce, Registrar of Vital Statistics, hereby certify this to be a true and correct copy of the certificate of birth, death, marriage or divorce of the person therein named, and that the original certificate is registered under the file number shown. In testimony whereof I have hereunto subscribed my name and caused the official seal of the Office of Vital Statistics to be affixed at Frankfort, Kentucky this 05 day of January, 2011 M.P.
Paul F. Royce
 State Registrar

EXHIBIT "A"

Property Address: 138.04 acres, more or less, on Mattox Pike, Flemingsburg, KY

PIDN No.: 058-00-00-024.00

Legal Description:

A certain tract or parcel of land located about four (4) miles northeast of Flemingsburg, on Mattox Pike and more particularly described as follows: BEGINNING at a point in the center of Mattox Pike, a corner to W. R. Luman; thence with the center of Mattox Pike or nearly so, North 64 degrees East 4.71 chains; South 80.75degrees East 8.86 chains, and North 73 degrees East 27.99 chains to a point in the center of same opposite of Clover Dirt Road; thence with said dirt road North 16.5 degrees West 20.55 chains to an old set stone on East side of said road, a corner to Purnell; thence with Purnell's line North 15 degrees East 2.10 chains to an old set stone on South bank of Fleming Creek as it meanders, North 46 degrees West 8.85 chains; North 50 degrees West 2.96 chains; North 89.5 degrees West 4.52 chains; South 57.5 degrees West 4.75 chains; North 54 degrees West 8.40 chains to a stone abutment on the south side of the creek; thence North 70.5 degrees West 1.52 chains to a fence post, a corner to Cooper; thence with said Cooper's line, South 44.25 degrees West 4.68 chains to a set stone; thence South 72.25 degrees West 14.2 chains to a set stone, a corner to Meadows; thence with said Meadows' line South 13 degrees East passing Storde's corner at 9.96 chains; Luman's at 28.31 chains, in all 34.53 chains to the point of beginning, containing 138.04 acres, more or less.

Being the same premises conveyed to Gilbert E. List and Dottie A. List, husband and wife, by deed from William A. Rudicill and Mary Sue Rudicill, husband and wife, and Daniel D. Cupps and Sandra K.R. Cupps, husband and wife, and Bank of Maysville, as Qualified Intermediary, dated November 15, 2005, and recorded in Deed Book 225, Page 239 of the Fleming County Court Clerk's Records. Being also the same property conveyed to Gilbert E. List and Dottie A. List, husband and wife, and Robert Andrew List, married, for their joint lives, remainder to the survivor of them by deed dated December 13, 2008, and recorded December 19, 2008 in Deed Book 236, Page 553, of the Fleming County, Kentucky Clerk's Records.

CINLibrary 0121225.0583441 2334810v1

FLEMING COUNTY
D245 PG261

DOCUMENT NO: 42305
RECORDED: September 28, 2011 12:03:44 PM
TOTAL FEE: \$13.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DAWNELLA
COUNTY: FLEMING COUNTY
BOOK: D245 PAGES: 259 - 261



ENVIRONMENTAL LIEN SEARCH

Project Property: 5480 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL4
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 229.29AC W/HSE & MH NR DALESBUR

Assessor's Parcel Number(s): 058-00-00-015.00 AND 8941

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL4

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL4

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

5480 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

ROBERT A. LIST AND CYNTHIA G. LIST

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: O. TODD FRYMAN
Grantee: ROBERT A. LIST AND CYNTHIA G. LIST
Deed Dated: 04/05/2001
Deed Recorded: 04/06/2001
Instrument: BOOK D206 / PAGE 624

LEGAL DESCRIPTION

FARM 229.29AC W/HSE & MH NR DALESBUR

Assessor's Parcel Number (s): 058-00-00-015.00 AND 8941

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL4

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

O TODD FRYMAN
 TO-----DEED
 ROBERT A LIST AND WIFE

THIS INDENTURE made and entered into this 5th day of April 2001, by and between O. TODD FRYMAN, single, of Route 3, Box 76, Flemingsburg, KY 41041, Party of the First Part, and ROBERT A. LIST and CYNTHIA G. LIST, husband and wife, of 1731 Garvey Rd., Erlanger, KY 41018, Parties of the Second Part.

WITNESSETH:

THAT for and in consideration of the sum of **THREE HUNDRED THIRTY-FIVE THOUSAND (\$335,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained, granted and sold and does by these present hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, the following described real estate, to wit:

A certain tract or parcel of land lying and being in Fleming County, Kentucky, and lying on the waters of Fleming Creek and being more particularly described as follows:

BEGINNING at a fence post and stone on the east side of a farm lane, corner to Edward Kitchen; thence with said farm lane and Kitchen's line N 31 deg. 45' W 83 poles and 8 links to a fence post; in the south right of way of Highway No. 57, and being a corner to George Waterman; thence with south R/W of said Highway No. 57 S 60 deg. 00' W 39 links to a fence post, corner to Kelley and lying on the west side of a farm road; thence with the above road and Kelley's line S 31 deg. 45' E 83 poles and 6 links to a fence post on the west side of said farm road; thence leaving said road and with the line of Kelley's S 75 deg. 45' W 60 poles 22 links to a wild cherry tree on the East side of a county road; thence with the East R/W of county road S 21 deg. 45' E 12 poles 9 links to a wild cherry; thence S 18

deg. 45' E 40 poles 10 links; S 18 deg. 15' E 36 poles 9 links; S 15 deg. 30' E 12 poles 12 links; S 19 deg. 00' E 36 poles 9 links to a fence post; thence S 16 deg. 45' E 49 poles 23 links to a box elder on the north side of Fleming Creek S 01 deg. 15' W 4 poles 6 links to three ash trees on the south side of said creek; corner to Brooks Dillion and Alexanders; thence with the line of Alexanders S 53 deg. 30' E 2 poles to Delmar Earls line in all 4 poles, 4 links to a stake; thence with the line of Delmar Earls S 60 deg. 15' E 23 poles 20 links to a willow tree; thence N 80 deg. 30' E 22 poles 9 links; N 81 deg. 15' E 29 poles 9 links to a hickory; thence N 29 deg. 15' E 4 poles 2 links; N 15 deg. 00' E 9 poles 9 links to a locust on the south side of creek; thence N 75 deg. 30' E 10 poles 12 links; N 53 deg. 00' E 3 poles 7 links; N 71 deg. 45' E 4 poles 11 links to a fence post west of a large box elder; thence crossing creek N 03 deg. 00' W 6 poles 23 links to a fence post on the north side of creek by a large elm and a rock fence; thence N 61 deg. 15' E 23 poles 7 links to a fence post; thence N 61 deg. 30' E 42 poles 9 links to a stone corner to Emmons; thence with the line of Emmons N 02 deg. 00' W 185 poles 12 links to a large wild cherry, corner to Edward Kitchen; thence with the line of Edward Kitchen S 74 deg. 00' W 149 poles 15 links to the place of beginning, and containing 230 acres, more or less.

THERE IS EXCEPTED therefrom and not conveyed herewith the following real estate which was conveyed to Alger Tester and Irene Tester, his wife, by Deed from Russell Zornes and Cathryn Zornes, his wife, dated the 27th day of November, 1985, and of record in D.B. 160, Page 767, Fleming County Clerk's Office:

A certain house and tract of land lying or situated on the East side of County Road No. 5038, Murphy Lane, 0.5 mile South of Ky. Hwy. No. 57, the Flemingsburg-Mt. Carmel Road, in Fleming County, Kentucky and more specifically described as follows:

BEGINNING at a 1/2 inch Re-Bar in the East Right-of-Way line of Murphy Lane, said point being 15 feet from the center of said road and also being a new corner to Russell and Cathryn Zornes, (the parent tract), conveyance of said Zornes' property recorded in D.B. 140, Page 508 Fleming County Clerk's Office; thence with said Zornes' line for the following calls:

North 73 Deg. 05 Min. 34 Sec. East, 188.23 feet to a 1/2 inch Re-Bar; thence South 14 Deg. 38 Min. 54 Sec. East, 163.68 feet to a 1/2 inch Re-Bar; thence South 74 Deg. 05 Min. 12 Sec. West, 190.94 feet to a 1/2 inch Re-Bar in the aforesaid Right-of-Way line of Murphy Lane; thence along said Right-of-Way line North 13 Deg. 38 Min. 39 Sec. West, 160.50 feet to the point of beginning, containing 0.705 acre.

Being the same property, less the exception, conveyed one-half (1/2) to O. Todd Fryman and Lisa Lee Fryman, his wife, and one-half (1/2) to Donald Lee and June A. Lee, his wife, by deed dated May 17, 1990, from Russell Zornes and

Cathryn Zornes, his wife, and recorded in Deed Book 169, Page 489; also being the same property, less the exception, that Donald Lee and June A. Lee, his wife, conveyed their one-half (1/2) interest to O. Todd Fryman and Lisa Lee Fryman, by deed dated February 17, 1995, and recorded in Deed Book 181, Page 692; and also being the same property, less the exception, in which Lisa Lee Fryman conveyed her one-half (1/2) interest to O. Todd Fryman, by deed dated _____, and recorded in Deed Book 206, Page 452, all of record in the Fleming County Clerk's Office.

The 2001 real estate taxes shall be paid by Second Parties.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to applicable restrictions and easements of record.

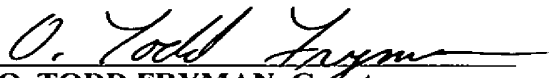

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.


O. TODD FRYMAN

CERTIFICATE

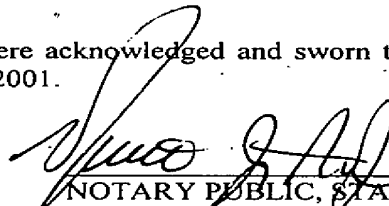
It is hereby certified by the Grantor and the Grantees that the sum of \$335,000.00 as set out in the above Deed is the full consideration paid for the property.


ROBERT A. LIST, Grantee


O. TODD FRYMAN, Grantor

CYNTHIA G. LIST, Grantee

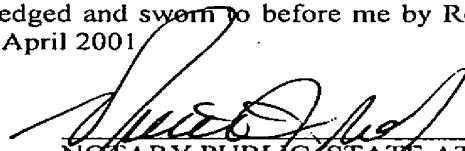
STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by O. Todd Fryman, Grantor, this 27th day of April 2001.

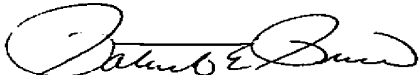

NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: Nov. 21, 2001

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Robert A. List and Cynthia G. List, Grantees, this 27th day of April 2001.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: Nov. 21, 2001

PREPARED BY:


PATRICK E. PRICE
SUIT, McCARTNEY & PRICE, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

</Deeds/D-List, Robert & Cynthia (Todd Fryman)>

DOCUMENT# 2981
DATE: 4-6-01 TIME: 10:49
TOTAL FEES: 14- DEED TRANSFER TAX 335.00
MARILYN SPENCER, FLEMING COUNTY CLERK
BY Dawnelle J. Jure DC
BOOK D206 PAGE 624



ENVIRONMENTAL LIEN SEARCH

Project Property: 6690 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL5
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 53A W/1998 28X68 FLEETWOOD

Assessor's Parcel Number(s): 069-00-00-023.00 AND 8388

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL5

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

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Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL5

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

6690 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

JAMES CALVIN ROBINSON AND MARY MICHELLE ROBINSON

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: MARK A. FOLLMER
Grantee: JAMES CALVIN ROBINSON AND MARY MICHELLE ROBINSON
Deed Dated: 08/29/1997
Deed Recorded: 09/05/1997
Instrument: BOOK 190 / PAGE 655

LEGAL DESCRIPTION

FARM 53A W/1998 28X68 FLEETWOOD

Assessor's Parcel Number (s): 069-00-00-023.00 AND 8388

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL5

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

MARK A FOLLMER
TO-----DEED
JAMES CALVIN ROBINSON AND WIFE

THIS INDENTURE made and entered into this 29th day of August, 1997, by and between MARK A. FOLLMER, single, of Route 3, Flemingsburg, Fleming County, Kentucky, 41041, Party of the First Part, and JAMES CALVIN ROBINSON and MARY MICHELLE ROBINSON, his wife, of Route 3, Box 281, Flemingsburg, Fleming County, Kentucky, 41041, Parties of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of the sum of EIGHTY-THREE THOUSAND DOLLARS, (\$83,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained, granted and sold and does by these presents hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, the following described real estate, to wit:

A certain tract or parcel of land, lying and being in Fleming County, State of Kentucky, about 5 miles Northeast of Flemingsburg on the Mt. Carmel turnpike road and bounded as follows:

BEGINNING at a stake upon the center of the turnpike, the Northwest corner of the Nute farm; thence with the center of the pike S 45-1/2 W 8 poles; S 65 W 52-3/4 poles to a corner of toll house lot; thence with a line of same S 29 E 28-1/2 poles to a stake; thence S 36 W 84-1/10 poles to a set stone, corner to Lot No. 2; thence with the lien of same S 42-1/2 E 137-1/2 poles to a set stone, corner to same and also to Marshall; thence with his line N 49-1/4 E 34-1/3 poles to a stone, corner to Foxworthy; thence with his and Cook's line N 28-1/4 W 157-1/4 poles to the beginning, containing 53 acres.

Being the same property conveyed Mark A. Follmer and Debbie A. Follmer, his wife, from Jean W. Denny, Guardian for Landy Watts, by Deed dated February 22, 1988, recorded in D.B. 165, page 162; and the same property conveyed Mark A. Follmer, single, from Debbie A. Follmer, single, by Deed dated July 14, 1995, and recorded in Deed Book 183, page 44, all of record in the Fleming County Clerk's Office.

The 1997 real estate taxes shall be prorated between the parties as of the date of closing.

The First Party retains all the 1997 tobacco crop and the right to use the barns until the 1997 crop is completed, and also the First Party retains the right to use the home until

Mary Michelle Robinson
Delivered To: _____
Date: 9-9-97
By: _____

September 1, 1997.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY OF TITLE, subject however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.

Mark A. Follmer
MARK A. FOLLMER

CERTIFICATE

It is hereby certified by the Grantor and the Grantees that the sum of \$83,000.00 as set out in the above Deed is the full consideration paid for the property.

Mark A. Follmer
MARK A. FOLLMER, Grantor

James Calvin Robinson
JAMES CALVIN ROBINSON, Grantee

Mary Michelle Robinson
MARY MICHELLE ROBINSON, Grantee

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Mark A. Follmer, single, Grantor this 29th day of August, 1997.

Patrick E. Price
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 8-29-98

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by James Calvin Robinson and Mary Michelle Robinson, his wife, Grantees, this 29th day of August, 1997.

Patrick E. Price
NOTARY PUBLIC, STATE AT LARGE
My Comm. Expires: 8-29-98

PREPARED BY:

Patrick E. Price
PATRICK E. PRICE
SUIT, MCCARTNEY & PRICE
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<pDEEDS/D-Robinson>

STATE OF KENTUCKY)

) SCT:

COUNTY OF FLEMING)

I, MARILYN SPENCER, CLERK OF THE COUNTY AND STATE FORESAID
DO HEREBY CERTIFY THAT THE FOREGOING DEED FROM
MARK A FOLLMER TO JAMES CALVIN ROBINSON AND WIFE
WAS PRODUCED TO ME AND LODGED FOR RECORDED AT 3:35PM
THE 5th DAY OF September 1997 BEARING 83.00 LEVY TAX
WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN
DULY RECORDED IN MY OFFICE IN DEED BOOK 190 PAGE 655
FLEMING COUNTY CLERKS OFFICE.
WITNESS MY HAND THIS THE 8th DAY OF September 1997

MARILYN SPENCER, CLERK

BY Dawnella Jarvis DC



ENVIRONMENTAL LIEN SEARCH

Project Property: MT CARMEL BEECHBURG RD
WALLINGFORD, KY 41093

Order No: 23080100478-EL6

Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 29.3635AC

Assessor's Parcel Number(s): 069-00-00-045.00 AND 5885

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL6

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- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

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Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL6

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

MT CARMEL BEECHBURG RD
WALLINGFORD, KY 41093

CURRENT OWNER

SANDRA D. CAUDILL

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: ELWOOD C. KEGLEY AND GEORGIA KEGLEY
Grantee: SANDRA D. CAUDILL
Deed Dated: 01/13/1999
Deed Recorded: 01/15/1999
Instrument: BOOK 195 / PAGE 710

LEGAL DESCRIPTION

FARM 29.3635AC

Assessor's Parcel Number (s): 069-00-00-045.00 AND 5885

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL6

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

ELWOOD KEGLEY AND WIFE
TO-----DEED

SANDRA D CAUDILL
THIS INDENTURE made and entered into this 13th day of
January, 1999, by and between ELWOOD C. KEGLEY and GEORGIA KEGLEY,
husband and wife, of Route 1, Box 225, Wallingford, Kentucky 41093,
Parties of the First Part; and SANDRA D. CAUDILL, single, of Route
1, Wallingford, Kentucky 41093, Party of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of the sum of FORTY-ONE-
THOUSAND-ONE-HUNDRED-EIGHT DOLLARS and 90/100 (\$41,108.90), cash in
hand paid, the receipt of which is hereby acknowledged, all in
fulfillment of that certain Land Contract entered into between
these same parties on the 9th day of October, 1996, it being of
record in D.B. 187, Page 23, Fleming County Clerk's Office, Parties
of the First Part have bargained, granted and sold and do by these
presents hereby sell and convey unto the Party of the Second Part,
her heirs and assigns forever, the following described real estate,
to-wit:

A certain tract of land lying or situated on the East
side of County Road No. 1027, the Mt. Carmel-Beechburg
Road and upon the waters of the Fleming County Creek,
located approximately 0.50 mile South of County Road No.
1023, the Black Diamond Road in Fleming County, Kentucky
and more particularly described as follows:

BEGINNING at a .35 inch x 2.9 inch Steel Nail Marker
(set) in the center of the Mt. Carmel Beechburg Road,
said point being in the Northwest corner of Charles R.
Marshall, et al (D.B. 163, Page 750);

thence along the center of said road for the following
six (6) calls:

1. North 15 deg. 25 min. 48 sec. East, 65.02 ft. to a
nail (set);
2. Thence North 16 deg. 24 min. 47 sec. East, 65.00 ft.
to nail (set);
3. Thence North 18 deg. 35 min. 15 sec. East, 415.56 ft.
to a nail (set);
4. Thence North 16 deg. 41 min. 11 sec. East, 99.98 ft.
to a nail (set);
5. Thence North 14 deg. 43 min. 55 sec. East, 100.04 ft.
to a nail (set);
6. Thence North 16 deg. 05 min. 27 sec. East, 16.49 ft.
to a .35 inch x 2.39 inch Steel Nail Marker (set) said
point the Southwest corner of Tract No. 7;

thence with the South line of Tract No. 7 for the
following five (5) calls:

Mailed To Sandra Caudill
Date 1-16-99
By D. F. Davis

1. South 65 deg. 28 min. 29 sec. East, 27.46 ft. to a $\frac{1}{2}$ inch rebar (set witness corner);

2. Thence continuing South 65 deg. 28 min. 29 sec. East, 169.82 ft. to a $\frac{1}{2}$ inch rebar (set) in line with the South side of the existing barn and _____ ft. from (Westerly) the Southwest corner of said barn;

3. Thence South 19 deg. 09 min. 42 sec. West, 18.00 ft. to a $\frac{1}{2}$ inch rebar (set);

4. Thence South 70 deg. 43 min. 14 sec. East, running 18 ft. from and parallel to the south side of said barn 144.47 ft. to a $\frac{1}{2}$ inch rebar (set);

5. Thence South 71 deg. 33 min. 59 sec. East, 270.69 ft. to a $\frac{1}{2}$ inch rebar (set), said point being the Southeast corner of Tract No. 7;

thence with the East line of Tract No. 7, North 36 deg. 43 min. 49 sec. East, 112.34 ft. to a post, corner to Tract No. 2, said point witnessed by a $\frac{1}{2}$ inch rebar North 61 deg. 27 min. 06 sec. West at a distance of 0.24 ft.; thence continuing North 36 deg. 43 min. 49 sec. East, along the East line of Tract No. 2 passing a $\frac{1}{2}$ inch rebar (set witness corner) at 129.36 ft., for a total distance of 173.51 ft. to the center of Fleming Creek, said point being the Northeast corner of Tract No. 2 and in the line of Tract No. 3; thence continuing North 36 deg. 43 min. 49 sec. East, 54.67 ft. along the line of Tract No. 3 to a $\frac{1}{2}$ inch rebar (set) in the existing fence line;

thence continuing with Tract No. 3 and along the existing fence for the following eight (8) calls:

1. South 70 deg. 10 min. 12 sec. East, 215.86 ft. to a post;

2. Thence South 68 deg. 14 min. 02 sec. East, 113.20 ft. to a post;

3. Thence South 77 deg. 41 min. 36 sec. East, 128.52 ft. to a post;

4. Thence South 84 deg. 25 min. 35 sec. East, 44.26 ft. to a post;

5. Thence North 65 deg. 33 min. 48 sec. East, 175.27 ft. to a post;

6. Thence North 74 deg. 09 min. 10 sec. East, 179.84 ft. to a $\frac{1}{2}$ inch rebar (set);

7. Thence crossing the Fleming Creek South 4 deg. 08 min. 22 sec. West, 117.51 ft. to a post on the South side of said creek;

8. Thence South 6 deg. 37 min. 15 sec. West, 159.07 ft. to a post in the North line of Tract No. 8;

thence with the line of Tract No. 8 for three (3) calls:

1. South 75 deg. 19 min. 07 sec. West, 11.02 ft. to a $\frac{1}{2}$ inch rebar (set);

2. Thence South 27 deg. 02 min. 06 sec. West 26.93 ft. to a $\frac{1}{2}$ inch rebar (set);

3. Thence South 14 deg. 17 min. 18 sec. West, 730.74 ft. to a point in the line of aforesaid Marshalls, said point

a common corner to Tract No. 1 and Tract No. 8, with said line passing a $\frac{1}{2}$ inch rebar (set witness corner) at North 14 deg. 17 min. 18 sec. East, a distance of 8.00 ft. from said corner;

thence with the line of said Marshalls North 80 deg. 06 min. 34 sec. West, 1599.74 ft. to the point of beginning; **Containing 29.3635 acres.**

Being a part of the same real estate conveyed to Elwood Kegley (aka Elwood C. Kegley) and Georgia Kegley, his wife, by deed from Virginia V. Carpenter, dated September 27, 1976, and recorded in D.B. 142, Page 146, Fleming County Clerk's Office.

Also, being a part of Parcel No.2 of the same property conveyed to Elwood Kegley (aka Elwood C. Kegley) and Georgia Kegley, his wife, by deed from Virginia K. Carpenter, widow, dated July 13, 1966, and recorded in D.B. 124, Page 240, Fleming County Clerk's Office.

This is a revised survey, completed by W.T. (Tommy) Carpenter, R.L.S. 2380 on September 30, 1996. The property described in this document is depicted as Tract No. 1 on the Revised Plat of the Survey of the Elwood Kegley, Sr. and Georgia Kegley Properties. Said plat is intended to become a part of this description and is on file in Plat Cabinet No. 1, Slide No. 125, Fleming County Clerk's Office.

The $\frac{1}{2}$ inch rebars called for in this description are a minimum of 18 inches in length and bear a one (1) inch diameter plastic I.D. cap stamped "W.T.C., R.L.S. 2380". The .35 inch x 2.9 inch Steel Nail Markers are stamped "Survey Mark".

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY.**

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part this the Day and Year first hereinabove written.

Elwood C. Kegley
ELWOOD C. KEGLEY

Georgia Kegley
GEORGIA KEGLEY

CONSIDERATION CERTIFICATE

We, Elwood C. Kegley and Georgia Kegley, husband and wife, First Parties herein, and Sandra D. Caudill, single, Second Party herein, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$41,108.90, is the

true, correct and full consideration paid for the property herein conveyed.

PARTIES OF THE FIRST PART:

PARTY OF THE SECOND PART:

Elwood C. Kegley
ELWOOD C. KEGLEY

Sandra D. Caudill
SANDRA D. CAUDILL

Georgia Kegley
GEORGIA KEGLEY

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared Elwood C. Kegley and Georgia Kegley, husband and wife, who produced, signed and acknowledged the foregoing Deed to Sandra D. Caudill, single, to be their free act and deed for all purposes therein contained; and who, after first being duly sworn, further acknowledged the information contained in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 13th day of January, 1999.

Sandra Kegley
Notary Public, State at Large

My Comm. Expires: 4-11-2001

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared Sandra D. Caudill, the Second Party herein who, after first being duly sworn, acknowledged the information in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 13th day of January, 1999.

[Signature]
Notary Public, State at Large

My Comm. Expires: 9-26-2000

Prepared By:

William T. Walton
William T. Walton
MacDonald & Walton
105 North Main Cross Street
Flemingsburg, Kentucky 41041

STATE OF KENTUCKY)

) SCT:

COUNTY OF FLEMING)

I, MARILYN SPENCER, CLERK OF THE COUNTY AND STATE FORESAID
DO HEREBY CERTIFY THAT THE FOREGOING DEED FROM

ELWOOD C KEGLEY AND WIFE TO SANDRA D CAUDILL

WAS PRODUCED TO ME AND LODGED FOR RECORD AT 3:36PM

THE 15TH DAY OF JANUARY 19 99 BEARING 41.50 LEVY TAX

WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN

DULY RECORDED IN MY OFFICE IN DEED BOOK 195 PAGE 710

FLEMING COUNTY CLERKS OFFICE.

WITNESS MY HAND THIS IS 16TH DAY OF JANUARY 19 99

MARILYN SPENCER, CLERK

BY Dawnella Jarvis DC



ENVIRONMENTAL LIEN SEARCH

Project Property: *FOXPORT RD
WALLINGFORD, KY 41093*

Order No: *23080100478-EL7*

Date Completed: *08/03/2023*

The following is the current property legal description (See deed for full legal description):

LOT .867AC

Assessor's Parcel Number(s): 080-00-00-012.00 AND 6837

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL7

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL7

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

FOXPORT RD
WALLINGFORD, KY 41093

CURRENT OWNER

EULA GRACE SKAGGS, SINGLE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: EULA GRACE SKAGGS, SINGLE
Grantee: EULA GRACE SKAGGS, SINGLE
Deed Dated: 06/29/2018
Deed Recorded: 02/01/2018
Instrument: BOOK D266 / PAGE 502

LEGAL DESCRIPTION

LOT .867AC

Assessor's Parcel Number (s): 080-00-00-012.00 AND 6837

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL7

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 25th day of June, 2018 by and between **EULA GRACE SKAGGS, single**, of 971 Foxport Road, Wallingford, Kentucky 41093, Party of the First Part; and **EULA GRACE SKAGGS, single**, of 971 Foxport Road, Wallingford, Kentucky 41093, Party of the Second Part. *The in-care of tax mailing address for the current tax year is c/o Eula Grace Skaggs, 971 Foxport Road, Wallingford, Kentucky 41093.*

WITNESSETH:

THAT for and in consideration of First Party's desire to place the real estate herein in her correct name of Eula Grace Skaggs, which was inadvertently placed in the name of Eula Gray Skaggs by a deed dated the 17th day of June, 2014 of record in Deed Book 253, Page 592, Fleming County Clerk's Office, First Party does hereby grant and convey unto Party of the second part, her heirs and assigns forever, in fee simple, the following described real estate, to-wit:

Being a 0.867 acre tract of land located southeast of Ky Hwy 57 and on the northeast side of Ky Hwy 344 (Foxport Road) in Fleming County, Kentucky and being more particularly described as follows:

Beginning at an iron pin & cap set near the north right of way of Ky Hwy 344 corner to Roscoe N. Miller DB 115 Pg 162 and corner to Julius R. & Ramona May DB 150 Pg 16; Thence along the May line N 52-52-15 E 156.19' to an iron pin & cap set corner to Miller; Thence continuing along the May line S 73-27-59 E 98.04' to an iron pin & cap set near the west side of a gravel passway in the line of George Jr., & Eula P. Skaggs DB 132 Pg 40; Thence along the Skaggs line S 07-14-45 W 303.17' to a point corner to Miller and Skaggs at the north right of way of Ky Hwy 344;

Thence along the north right of way of Ky Hwy 344 N 37-34-02 W (passing a reference iron pin & cap set at 19.89') a total distance of 295.68' to the point of beginning containing 0.867 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC 5/30/2014. (Field survey completed on 5/16/14 with an unadjusted traverse closure of 1:19,963) All iron pin & caps set were ½" X 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

Bearings coordinated to the ½" iron pin & caps found (Wright 2808) Michael A. & Heather Dawn Hughes DB 229 Pg 187, 30.811 acre tract.

Property subject to all legal right of ways, easements of record and unrecorded conveyances.

Property subject to all utilities.

Property subject to any existing right of way for Ky Hwy 344 for benefit of the Commonwealth of Kentucky (no reference found).

Being the same property conveyed to Eula Gray Skaggs, single, from The Estate of Roscoe N. Miller by deed dated the 17th day of June, 2014, and of record in Deed Book 253, Page 592, Fleming County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, her heirs and assigns forever, in fee simple, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to any and all applicable restrictions and easements of record.

IN TESTIMONY WHEREOF witness the hands of the Party of the First Part this the Day and Year first hereinabove written.


EULA GRACE SKAGGS

CONSIDERATION CERTIFICATE

We, **Eula Grace Skaggs, single**, First Party herein, and **Eula Grace Skaggs, single**, Second Party herein, do hereby certify, pursuant to KRS Chapter 382, that the herein described property is transferred with transferred without any monetary consideration. We further certify that the full estimated fair cash value of the property herein conveyed is \$5,000.00. ***THE PREPARER OF THIS DEED WAS NOT REQUESTED TO DO A TITLE SEARCH AND DID NOT DO A TITLE SEARCH.**

PARTY OF THE FIRST PART:

PARTY OF THE SECOND PART:

Eula Grace Skaggs
EULA GRACE SKAGGS

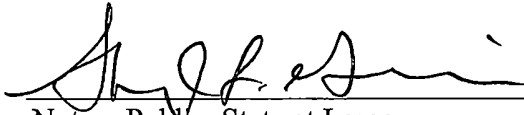
Eula Grace Skaggs
EULA GRACE SKAGGS

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Eula Grace Skaggs**, who produced, signed and acknowledged the foregoing Deed to **Eula Grace Skaggs, single**, to be her free act and deed for all purposes therein contained; and who, after first being duly sworn, further acknowledged the information contained in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 29th day of January, 2018.



Notary Public, State at Large

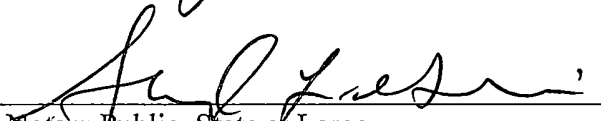
My Comm. Expires: 8/4/20

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Eula Grace Skaggs, single**, Second Party herein who, after first being duly sworn, also acknowledged the information in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 23rd day of Jan., 2018.



Notary Public, State at Large

My Comm. Expires: 8/4/20

Prepared By: 

Kimberly Leet Razor
Attorney-At-Law
129 West Water Street
Flemingsburg, Kentucky 41041
Phone: 606-845-2771
Fax: 606-849-3010
E-mail: kimrazorlaw@outlook.com

DOCUMENT NO: 63238
RECORDED: February 01, 2018 12:25:00 PM
TOTAL FEES: \$20.00 TRANSFER TAX: \$0.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DANIELLA
COUNTY: FLEMING COUNTY
BOOK: D266 PAGES: 502 - 505



ENVIRONMENTAL LIEN SEARCH

Project Property: 425 BURTONVILLE RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL8
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 10A W/OLD HSE

Assessor's Parcel Number(s): 081-40-00-001.00 AND 6837

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL8

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL8

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

425 BURTONVILLE RD
WALLINGFORD, KY 41093

CURRENT OWNER

SKAGGS EULA G

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 10A W/OLD HSE

Assessor's Parcel Number (s): 081-40-00-001.00 AND 6837

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL8

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: 971 FOXPORT RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL9
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 129A W/HSE

Assessor's Parcel Number(s): 080-00-00-008.00 AND 9171

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL9

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- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL9

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

971 FOXPORT RD
WALLINGFORD, KY 41093

CURRENT OWNER

SKAGGS EULA G

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 129A W/HSE

Assessor's Parcel Number (s): 080-00-00-008.00 AND 9171

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL9

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: 864 FOXPORT RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL10
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 88.47AC W/HSE

Assessor's Parcel Number(s): 081-00-00-001.00 AND 9985

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL10

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL10

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

864 FOXPORT RD
WALLINGFORD, KY 41093

CURRENT OWNER

JUNIOR SKAGGS AND EULA SKAGGS

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: JUNIOR SKAGGS AND EULA SKAGGS , TOM MACDONALD AND JANET
MACDONALD
Grantee: JUNIOR SKAGGS AND EULA SKAGGS
Deed Dated: 05/07/1991
Deed Recorded: 05/07/1991
Instrument: BOOK D171 / PAGE 689

LEGAL DESCRIPTION

FARM 88.47AC W/HSE

Assessor's Parcel Number (s): 081-00-00-001.00 AND 9985

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL10

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

JUNIOR SKAGGS & WIFE

TO-----DEED

TOM MACDONALD & WIFE

TO-----DEED

JUNIOR SKAGGS & WIFE

THIS INDENTURE made and entered into this 7th day of May, 1991, by and between JUNIOR SKAGGS and EULA SKAGGS, husband and wife, of Route 1, Wallingford, Kentucky, Parties of the First Part and TOM MacDONALD and JANET MacDONALD, husband and wife, of Route 2, Flemingsburg, Kentucky 41041, Parties of the Second Part and JUNIOR SKAGGS and EULA SKAGGS, husband and wife, of Route 1, Wallingford, Kentucky 41093, Parties of the Third Part.

W I T N E S S E T H:

THAT for and in consideration of the agreement by Second Parties to immediately reconvey the property hereinafter set out to the Third Party as set out herein, and for no monetary consideration, First Parties do hereby sell, grant, and convey unto the Parties of the Second Part, in fee simple, with covenants of general warranty, the following described real estate, to wit:-

Three certain tracts of land lying and being in Fleming County, Kentucky, on the waters of Trotters Branch, near Mt. Carmel, and which are more particularly described as follows:

FIRST TRACT: Adjoining Elizabeth Adams lands on the west and South; bounded on the east by oak stump being corner N.A. Glascock and J.P. Lukins land on the North by dirt road containing two acres, more or less.

SECOND TRACT: Also another tract of land lying in Fleming County, Kentucky. Situated about one mile Southeast of the town of Mt. Carmel and bounded as follows, to-wit:

BEGINNING at a stake corner to L.D. Tolle; thence East 46 poles to a stake; thence South 1 pole to a stake; thence East 31 poles to a stake one pole South West of the widow Power's corner; thence 1 pole South 11 East parallel with their line 60 South poles to a red oak and white oak; thence East 27 poles to a stake; thence South 7-1/2 East 14 poles to a stake; thence South 54 West 22 poles to a stake; thence North 74-1/2 poles West 102 poles to a stake in G. Clary's line; thence North 60 poles to the beginning, containing 41 acres, 2 roods and 38 poles, more or less.

THIRD TRACT: Also another tract or parcel of land lying and being in the County and State aforesaid and bounded and described as follows, to-wit:

BEGINNING at a set stone on the Mt. Carmel and Escalapia and Kinniconick turnpike about 73 feet South East from a white locust the corner of John Davis in J.S. Wallingford's line and across the turnpike and running nearly south to a set stone in the line of Mary L. Lukins and J.W. Miller corner and thence along the old road to J.S. Wallingford's line and running along with said Wallingford's line and the line of the Mulchey land to

Delivered To: Eula Skaggs
Date: 5-1-91
By: Anna B. M. Roberts
Attorney

MACDONALD & WALTON
ATTORNEYS-AT-LAW
105 N. MAIN CROSS ST.
FLEMINGSBURG, KY.
41041
TEL. (606) 845-2771

the Mt. Carmel, Escalapia and Kinniconick turnpike and with said turnpike to the beginning, containing 50 acres, more or less.

THERE IS EXCEPTED AND NOT CONVEYED HEREBY that certain right of passway reserved for traveling and hauling over said land on a strip not to exceed 15 feet wide running along the traveled road or portion over which is accustomed to go nearest the line of Jos. Likins.

Being the same real estate in which an undivided 1/3 interest was conveyed to Junior Skaggs, married, by deed from Cynthia Skaggs, a widow, dated the 7th day of May, 1991 and of record in D.B. 171, Page 683; and the said Junior Skaggs having acquired the remaining undivided 2/3 interest in the above described property by deed from Mattie Lancaster, et als, dated the 7th day of May, 1991 and of record in D.B. 171, Page 686; all citations to the office of the Fleming County Clerk.

And in consideration of the premises, the said Parties of the Second Part hereby sell, grant and convey with **COVENANTS OF SPECIAL WARRANTY**, unto the Parties of the Third Part, jointly and equally for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part and Parties of the Second Part this the Day and Year first hereinabove written.

PARTIES OF THE FIRST PART:

PARTIES OF THE SECOND PART:

Junior Skaggs
Junior Skaggs

Tom MacDonald
Tom MacDonald

Eula Skaggs
Eula Skaggs

Janet MacDonald
Janet MacDonald

CONSIDERATION CERTIFICATE

We, Junior Skaggs and Eula Skaggs, his wife, First Parties herein; Tom MacDonald and Janet MacDonald, his wife, Second Parties herein and Junior Skaggs and Eula Skaggs, his wife, Third Parties herein, do certify, pursuant to KRS Chapter 382, that no

consideration was paid for this transfer, but the estimated fair cash value of the property interest herein conveyed is \$90,000.00.

PARTIES OF THE FIRST PART:

Junior Skaggs
Junior Skaggs

Eula Skaggs
Eula Skaggs

PARTIES OF THE SECOND PART:

Tom MacDonald
Tom MacDonald

Janet MacDonald
Janet MacDonald

PARTIES OF THE THIRD PART:

Junior Skaggs
Junior Skaggs

Eula Skaggs
Eula Skaggs

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared Junior Skaggs and Eula Skaggs, his wife, (First Parties herein) who produced, signed, and acknowledged the foregoing Deed to Tom MacDonald and Janet MacDonald, husband and wife to be their free act and deed for all purposes therein contained and who further acknowledged the information contained in the Consideration Statement to be true and correct; and before me also appeared Tom MacDonald and Janet MacDonald, his wife, (Second Parties herein) who produced, signed and acknowledged the foregoing deed to Junior Skaggs and Eula Skaggs, his wife, to be their free act and deed for all purposes therein contained; and before me also appeared all of Third Parties herein who acknowledged the information contained in the Consideration Statement to be true and correct.

MACDONALD & WALTON
ATTORNEYS-AT-LAW
105 N. MAIN CROSS ST.
FLEMINGSBURG, KY.
41041

TEL. (606) 445-2771

Witness my hand and official seal this 7th day of May, 1991.

Barbara Kegley
Notary Public, State at Large
My Comm. Expires: 4-11-93

Prepared By:

Thomas L. MacDonald
Thomas L. MacDonald
MacDonald & Walton
105 North Main Cross Street
Flemingsburg, Kentucky 41041

STATE OF KENTUCKY)
) SCT:
COUNTY OF FLEMING)

I, Anna B. McRoberts, Clerk of the County and State aforesaid, do hereby certify that the foregoing Deed from Junior Skaggs & wife to Tom MacDonald & wife to Junior Skaggs & wife was produced to me and lodged for record the 7th day of May, 1991, at 2:32PM, whereupon the same together with this certificate has been duly recorded in my office in Deed Book 171, page 689, Fleming County Clerks Office.

Witness my hand this the 10th day of May, 1991.

Anna B. McRoberts, Clerk

By Stephen Harmon, DC



ENVIRONMENTAL LIEN SEARCH

Project Property: *FOXPORT RD
WALLINGFORD, KY 41093*

Order No: *23080100478-EL11*

Date Completed: *08/04/2023*

The following is the current property legal description (See deed for full legal description):

FARM 53.53AC NR FOXPORT

Assessor's Parcel Number(s): 080-00-00-005.00 AND 24210

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL11

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL11

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

FOXPORT RD
WALLINGFORD, KY 41093

CURRENT OWNER

ANDREW WOODSON GRAHAM

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: KATHY POLLEY INMAN AND DARRELL DOYLE , THE ESTATE OF ROSCOE N. MILLER
Grantee: ANDREW WOODSON GRAHAM
Deed Dated: 07/01/2014
Deed Recorded: 07/01/2014
Instrument: BOOK D253 / PAGE 721

LEGAL DESCRIPTION

FARM 53.53AC NR FOXPORT

Assessor's Parcel Number (s): 080-00-00-005.00 AND 24210

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL11

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 1st day of July 2014, by and between **KATHY POLLEY INMAN and DARRELL DOYLE, CO-EXECUTORS OF THE ESTATE OF ROSCOE N. MILLER**, with a mailing address of 532 Hall Rd., Flemingsburg, KY 41041 (For authority of Co-Executors to sell said real estate, see Will Book 7, Page 343, Fleming County Clerk's Office), Party of the First Part, and **ANDREW WOODSON GRAHAM**, single, of 574 Lakeside Dr., Flemingsburg, KY 41041, Party of the Second Part.

The in-care-of tax mailing address for the current tax year is c/o Andrew Woodson Graham, 8639 Mt. Carmel Rd., Flemingsburg, KY 41041.

WITNESSETH:

THAT for and in consideration of the sum of **NINETY-FIVE THOUSAND DOLLARS (\$95,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained, granted and sold and does by these presents hereby sell and convey unto the Party of the Second Part, his heirs and assigns forever, the following described real estate, to wit:

A certain tract or parcel of land lying and being in Fleming County, Kentucky on the North side of the Mt. Carmel-Foxport Road and being more particularly described as follows:

Beginning at a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808", corner to Michael A. Hughes (D.B. 229, Pg. 187) and Randall Meadows (D.B. 206, Pg. 527); thence with said Hughes the following five calls S 07°51'49" W a distance of 905.86' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808", by fence post; thence S 19°40'52" W a distance of 346.94' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808" by fence post; thence S 33°43'31" W a distance of 313.64' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808", by fence post; thence N 55°36'16" W a distance of 69.54' to a ½" steel rebar (set this survey) as reference pin with plastic cap stamped "Roy A. Wright, PLS 2808"; thence N 55°36'16" W a distance of

30.79' to a corner fence post, corner to Freddie Applegate (D.B. 213, Pg. 224); thence with said Applegate the following four calls N 38°18'19" W a distance of 216.16' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808"; thence S 62°25'17" W a distance of 148.85' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808"; thence N 52°09'24" W a distance of 153.42' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808"; thence S 56°04'33" W a distance of 83.31' to a ½" steel rebar (found this survey) with plastic cap stamped "Property Corner, Roy A. Wright, PLS 2808", 30' from center of KY 344 in North right of way line (D.B. 91C, Pg. 326 & 327); thence with said North right of way line of KY 344 the following five calls N 43°37'26" W a distance of 170.87' to a point on survey (no monument set); thence N 39°48'06" W a distance of 298.88' to an iron pin (set this survey); thence with a curve turning to the left with an arc length of 435.35' with a radius of 1181.70' with a chord bearing of N 50°21'21" W with a chord length of 432.89' to a point on survey (no monument set); thence N 29°05'24" E a distance of 20.00' to a point on survey (no monument set); thence with a curve turning to the left with an arc length of 35.65' with a radius of 1201.70' with a chord bearing of N 61°45'36" W with a chord length of 35.65' to an iron pin (set this survey) in the West right of way line of Breeze Road (County Road No. 1025); thence with said right of way line the following nineteen calls N 71°52'08" E a distance of 37.44' to a point on survey (no monument set); thence with a curve turning to the left with an arc length of 114.33' with a radius of 145.91' with a chord bearing of N 49°25'12" E with a chord length of 111.43' to a point on survey (no monument set); thence N 26°58'17" E a distance of 91.18' to an iron pin (set this survey); thence N 26°58'17" E a distance of 155.50' to an iron pin (set this survey); thence N 19°05'00" E a distance of 135.12' to a point on survey (no monument set); thence with a curve turning to the right with an arc length of 125.48' with a radius of 540.32' with a chord bearing of N 25°44'12" E with a chord length of 125.20' to a point on survey (no monument set); thence N 32°23'23" E a distance of 13.83' to a point on survey (no monument set); thence with a curve turning to the right with an arc length of 107.87' with a radius of 271.18' with a chord bearing of N 43°47'08" E with a chord length of 107.16' to a point on survey (no monument set); thence N 55°10'53" E a distance of 138.67' to a point on survey (no monument set); thence with a curve turning to the left with an arc length of 216.29' with a radius of 706.79' with a chord bearing of N 46°24'53" E with a chord length of 215.44' to a point on survey (no monument set); thence N 37°38'54" E a distance of 137.23' to a point on survey (no monument set); thence N 41°42'59" E a distance of 69.32' to an iron pin (set this survey); thence N 36°57'57" E a distance of 166.35' to an iron pin (set this survey); thence N 38°14'55" E a distance of 121.46' to a point on survey (no monument set); thence with a curve turning to the left with an arc length of 211.28' with a radius of 846.20' with a chord bearing of N 31°05'46" E with a chord length of 210.73' to a point on survey (no monument set); thence N 23°56'36" E a distance of 134.68' to a point on survey (no monument set); thence N 29°45'36" E a distance of 111.91' to a point on survey (no monument set); thence with a curve turning to the right

with an arc length of 147.42' with a radius of 158.03' with a chord bearing of N 56°29'05" E with a chord length of 142.13' to a point on survey (no monument set); thence N 83°12'35" E a distance of 140.94' to an iron pin (set this survey); thence N 83°12'35" E a distance of 159.46' to an iron pin (set this survey) corner to said Randall Meadows (D.B. 206, Pg. 527); thence with said Meadows the following two calls S 07°19'49" W a distance of 1167.89' to an iron pin (set this survey) by corner post; thence N 86°07'29" E a distance of 144.38' to the point of beginning.

The above described parcel contains 53.53 acres as surveyed by Roy A. Wright Surveying, LLC, P.L.S. #2808, June 26, 2014. All iron pins set this survey are 1/2" x 18" steel re-bar with an orange plastic cap stamped " Roy A. Wright, P.L.S. #2808". All Bearings stated herein are oriented prior survey of Michael A. Hughes property by Roy A. Wright, PLS, May 15, 2005, using found iron pins as shown hereon.

The above described is subject to any and all right of ways and or easements whether shown herein or not.

Being a part of the same land conveyed to Roscoe N. Miller, then single, by L.A. MacDonald and wife, by deed dated July 20, 1972, and recorded in Deed Book 134, Page 249; Roscoe N. Miller remarried his wife, Dorothy K. Miller, on February 14, 1974; Dorothy K. Miller died on July 18, 2000, leaving Roscoe N. Miller a single person on the date of his death on March 27, 2014; all of record in the Fleming County Clerk's Office.

The 2014 property taxes assessed on the above-described property shall be prorated between the parties as of the date of this closing.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.


KATHY POLLEY INMAN, CO-EXECUTOR
ROSCOE N. MILLER ESTATE, GRANTOR


DARRELL DOYLE, CO-EXECUTOR
ROSCOE N. MILLER ESTATE, GRANTOR

CERTIFICATE

It is hereby certified by the Grantor and the Grantee that the sum of \$95,000.00 as set out in the above Deed is the full consideration paid for the property.

Further, the parties acknowledge that this deed, prepared by Marvin W. Suit, Attorney at Law, is based solely on information supplied by one or more of the parties to this conveyance, which information includes the description of the property sold or conveyed, and the price paid for the property or the value of the property. Marvin W. Suit has no liability for any errors, inaccuracies or omissions in this deed resulting from the information provided, and makes no representations with respect to the accuracy of the property description or to any mortgages, liens, encumbrances, taxes, or rights of others which may exist against the property (unless Marvin W. Suit, by separate instrument(s) addressed to the Grantee, issued a title examination letter and/or title insurance policy). Marvin W. Suit has not personally examined the property. All parties hereto consent to this disclaimer by signing this deed.

Kathy Polley Inman Co-Ex
KATHY POLLEY INMAN, CO-EXECUTOR
ROSCOE N. MILLER ESTATE, GRANTOR

Darrell Doyle Co-Ex
DARRELL DOYLE, CO-EXECUTOR
ROSCOE N. MILLER ESTATE, GRANTOR

Andrew Woodson Graham
ANDREW WOODSON GRAHAM, GRANTEE

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Kathy Polley Inman, Co-Executor of the Estate of Roscoe N. Miller, Grantor, this 1st day of July 2014.

Rhonda P. Hawkins
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 01-14-2015

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Darrell Doyle, Co-Executor of the Estate of Roscoe N. Miller, Grantor, this 1st day of July 2014.

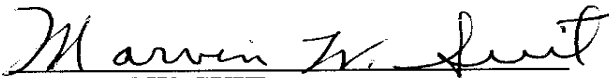
Rhonda P. Hawkins
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 01-14-2015

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Andrew Woodson Graham, Grantee, this 1 day of July 2014.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 9/10/16

PREPARED BY:


MARVIN W. SUIT
SUIT, PRICE, PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<r/Deeds/D-Graham, Andrew (Roscoe Miller Estate)>

DOCUMENT NO: 52145
RECORDED: July 01, 2014 02:53:00 PM
TOTAL FEES: \$23.00
TRANSFER TAX: \$95.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: CHRISTA
COUNTY: FLEMING COUNTY

BOOK: D253 PAGES: 721 - 725

FLEMING COUNTY
D253 PG725



ENVIRONMENTAL LIEN SEARCH

Project Property: 395 FOXPORT RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL12
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 92.25A W/HSE NR FOXPORT

Assessor's Parcel Number(s): 069-00-00-002.00 AND 7018

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL12

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL12

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

395 FOXPORT RD
WALLINGFORD, KY 41093

CURRENT OWNER

ANDREW T. HEFLIN, SINGLE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: DIANA F. HEFLIN, SINGLE
Grantee: ANDREW T. HEFLIN, SINGLE
Deed Dated: 09/01/1998
Deed Recorded: 09/01/1998
Instrument: BOOK D194 / PAGE 284

LEGAL DESCRIPTION

FARM 92.25A W/HSE NR FOXPORT

Assessor's Parcel Number (s): 069-00-00-002.00 AND 7018

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL12

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

DIANA F HEFLIN
TO _____ DEED
ANDREW T HEFLIN

THIS INDENTURE, made and entered into this 1st day of September, 1998, by and between DIANA F. HEFLIN, single, of Route 3, Flemingsburg, Fleming County, Kentucky 41041, Party of the First Part, and ANDREW T. HEFLIN, single, of Route 1, Wallingford, Fleming County, Kentucky 41093, Party of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of a divorce decree in Civil Action No. 97-CI-00094, Fleming Circuit Clerk's Office, the Party of the First Part has bargained, granted and conveyed and does by these presents hereby grant all her undivided interest unto the Party of the Second Part, his heirs and assigns forever, the following described real estate to wit:

A certain tract or parcel of land lying in Fleming County, Kentucky and described as follows:-

Beginning in center of Highway No. 344, corner to Carl Breeze; thence out center of Highway, S. 64 degrees 00' E. 989.5 ft. to corner to Nolan Miller. Thence leaving highway with his line, N. 42 degrees 50' E. 158.0 ft, to center of County Road. Thence out center of County Road N. 27 degrees 25' E. 298.0 feet; thence N. 16 degrees 05' E. 150.0 ft; thence N. 31 degrees 11' E. 145.0 ft; thence N. 51 degrees 47' E. 312.0 ft; thence N. 39 degrees 00' E. 247.6 ft. to corner to Donald Meadows. Thence leaving County Road with his line N. 47 degrees 00' W. 156.5 ft., to Post. Thence N. 07 degrees 22' E. 1680.5 ft, to Post Corner to Walter Mattingly. Thence with his line N. 85 degrees 40' W. 1337.2 ft, to Post Corner to D.E. Foxworthy. Thence with his line, S. 19 degrees 50' W. 2105.0 ft, to Post Corner to Carl Breeze. Thence with his line, S. 71 degrees 17' E. 525.6 ft, to Post. Thence S. 25 degrees 40' W. 380.8 ft, to center of Highway No. 344. The Beginning. Containing 92.255 acres.

Being the same property conveyed to Andrew T. Heflin and Diana F. Hefline by deed from Melvin Lynch and Marjorie Lynch, dated February 12, 1982, and recorded in Deed Book 153, Page 697, Fleming County Clerk's Office. The second parties had their marriage dissolved by the Fleming Circuit Court in 1997, Civil Action No. 97-CI-00094.

TO HAVE AND TO HOLD, all her undivided interest in and to the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY, subject, however, to applicable restrictions and easements of record.

Mailed
Delivered to: Andrew Heflin
Date: 9-2-98
By: Dawn Miller

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.


DIANA F. HEFLIN

CERTIFICATE

It is hereby certified by the Grantor and the Grantee that the estimated full fair cash value of the above-described property is \$91,000.00.


DIANA F. HEFLIN, Grantor


ANDREW T. HEFLIN, Grantee

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Diana F. Heflin, single, Grantor, this 1st day of September, 1998.

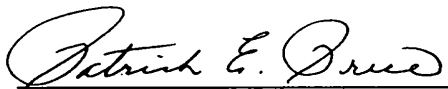

NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 8-29-2000

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Andrew T. Heflin, single, Grantee, this 1st day of September, 1998.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: _____

PREPARED BY:


PATRICK E. PRICE
SUIT, MCCARTNEY & PRICE
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<tr/deed/D-Hefl-DIV>

STATE OF KENTUCKY)

) SCT:

COUNTY OF FLEMING)

I, MARILYN SPENCER, CLERK OF THE COUNTY AND STATE FORESAID
DO HEREBY CERTIFY THAT THE FOREGOING DEED FROM
DIANA F HEFLIN TO ANDREW T HEFLIN

WAS PRODUCED TO ME AND LODGED FOR RECORD AT 4:15PM
THE 1st DAY OF September 1998 BEARING -0- LEVY TAX
WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN
DULY RECORDED IN MY OFFICE IN DEED BOOK 194 PAGE 284.
FLEMING COUNTY CLERKS OFFICE.

WITNESS MY HAND THIS IS 2nd DAY OF September 1998

MARILYN SPENCER, CLERK

BY Dawnella Jarvis DC



ENVIRONMENTAL LIEN SEARCH

Project Property: MT CARMEL RD
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL13
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 83.403A NR MT CARMEL

Assessor's Parcel Number(s): 069-00-00-024.00 AND 2771

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL13

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL13

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

MT CARMEL RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

RICK HORD AND TERESA HORD

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: JAMES THOMAS ESHAM AND MARY LEWIS ESHAM
Grantee: RICK HORD AND TERESA HORD
Deed Dated: 02/25/1994
Deed Recorded: 03/01/1994
Instrument: BOOK D178 / PAGE 647

LEGAL DESCRIPTION

FARM 83.403A NR MT CARMEL

Assessor's Parcel Number (s): 069-00-00-024.00 AND 2771

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL13

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

JAMES THOMAS ESHAM & WIFE

TO-----DEED

RICK HORD & WIFE

DEED

THIS INDENTURE, made and entered into this 25th day of February, 1994, by and between JAMES THOMAS ESHAM and MARY LEWIS ESHAM, husband and wife, of 205 East 9th Street, Williamstown, West Virginia, 26187, of the first part, GRANTORS, and RICK HORD and TERESA HORD, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of Route 1, Tollesboro, Kentucky, 41189, of the second part, GRANTEES.

W I T N E S S E T H:

That the parties of the first part, for and in consideration of the sum of NINETY FIVE THOUSAND (\$95,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell, alien and convey unto the parties of the second part, RICK HORD and TERESA HORD, husband and wife, jointly as aforesaid, the following described real property in Fleming County, Kentucky, and more particularly described as follows, to-wit:

PROPERTY DESCRIPTION

A tract of land on the waters of Turkey Run and on the Mt. Carmel and Flemingsburg Road in Fleming County, Kentucky, and bounded as follows: BEGINNING at a point in the Flemingsburg-Mt. Carmel Road corner to Geo. Watts; thence with Watts S. 27 30' E. 39.40 chs. to corner of Chas. Marshall; thence with Marshall N. 51 E. 26.02 chs. to a passway and corner to Brice Hinton; thence N. 16 W. 18.40 chs.; thence N. 10 30' E. 93 chs.; thence S. 76 W. 3.15; thence N. 24 30' W. 2.78; thence N. 89 18' W. 1.23 chs.; thence N. 48 30' W. 1.21 chs.; thence N. 72 30' W. 3.02 chs.; thence N. 10 38' W. 4.65 chs. to a point in the Mt. Carmel Road; thence with the road S. 74 30' W. 9 chs. S. 76 15' W. 12 chs. S. 73 30' W. 2.80 chs. to the beginning, said tract containing 88.82 acres.

Being the same property conveyed to James Thomas Esham and Mary Lewis Esham, husband and wife, by deed from Suza L. Moody and William C. Moody, her husband, dated September 25, 1992, recorded in Deed Book 175, page 129, Fleming County Court Clerk's Records.

Included in this conveyance is the easement to the barn retained and described in Deed Book 177, page 600, Fleming County Court Records.

There is a discrepancy in description at the tenth call from previous deeds and it is understood between the parties that the Parties of the First Part are conveying all the property they received in the deed heretofore referred to.

Delivered To: _____
Date: _____
By: _____

There is excepted and not conveyed herein that certain tract or parcel of land containing 5.4176 acres conveyed by James Thomas Esham and Mary Lewis Esham, husband and wife, to Lloyd T. Shindlebower and Jane Shindlebower, husband and wife, dated September ____, 1993, recorded in Deed Book 177, page 600, Fleming County Court Records.

This property is subject to all legal roadways, right-of-ways and easements of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances thereunto belonging unto the parties of the second part, RICK HORD and TERESA HORD, husband and wife, jointly as aforesaid, their heirs and assigns, forever, with covenants of General Warranty.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto subscribed our names the day and date first above written.

CONSIDERATION CERTIFICATE

We, the undersigned Grantors and Grantees, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$95,000.00, is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

GRANTORS

James Thomas Esham

JAMES THOMAS ESHAM
Mary Lewis Esham

MARY LEWIS ESHAM

GRANTEES

Rick Hord

RICK HORD
Teresa Hord

TERESA HORD

Attorneys at Law, 317 Second Street, P. O. Box 40, Vanceburg, Kentucky.

BY: T. W. Beaman

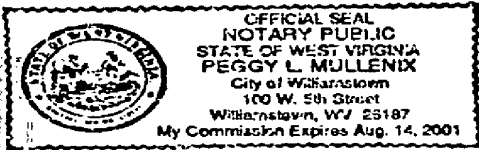
STATE OF KENTUCKY
COUNTY OF LEWIS

The foregoing instrument was acknowledged before me by JAMES THOMAS ESHAM, the Grantor, this 28 day of February, 1994.

M. D. Ruff
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY AT LARGE
My Commission Expires: 8/24/94

STATE OF West Virginia
COUNTY OF Wood

The foregoing instrument was acknowledged before me by MARY LEWIS ESHAM, the Grantor, this 21st day of February, 1994.



Peggy L. Mullenix
NOTARY PUBLIC
Wood County,
My Commission Expires: 08/14/2001

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing instrument was acknowledged before me by RICK HORD and TERESA HORD, husband and wife, this 28 day of February, 1994.

M. D. Ruff
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY AT LARGE
My Commission Expires: 8/24/94

STATE OF KENTUCKY
COUNTY OF FLEMING

I, ANNA B. MCROBERTS, Clerk of the County and State aforesaid, do hereby certify that the foregoing Deed and Consideration Certificate was, on this 1ST day of MARCH, 1994, lodged in my office for record, AT 2:30 PM, whereupon the same with the foregoing, and this certificate have been duly recorded in my said office in Deed Book 178, page 647, BEARING \$95.00 FOR TAX LEVY.

Given under my hand, this 1ST day of MARCH, 1994.

ANNA B. MCROBERTS, CLERK
BY: Phyllis Harmon, D.C.



ENVIRONMENTAL LIEN SEARCH

Project Property: 1412 MADDUX PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL14
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 132.47A W/HSE

Assessor's Parcel Number(s): 058-00-00-035.00 AND 382

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL14

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- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
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Thank You for Your Business

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL14

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1412 MADDOX PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

RICHARD E. LOWE, SINGLE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: QUIT CLAIM DEED
Grantor: DONNA M. LOWE, SINGLE
Grantee: RICHARD E. LOWE, SINGLE
Deed Dated: 07/02/2009
Deed Recorded: 07/02/2009
Instrument: BOOK D238 / PAGE 142

LEGAL DESCRIPTION

FARM 132.47A W/HSE

Assessor's Parcel Number (s): 058-00-00-035.00 AND 382

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL14

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS QUITCLAIM DEED, made and entered into this 2nd day of July, 2009, by and between **DONNA M. LOWE**, single, of 1412 Maddox Pike, Flemingsburg, Kentucky 41041, Party of the First Part, and **RICHARD E. LOWE**, single, of 1412 Maddox Pike, Flemingsburg, Kentucky 41041, Party of the Second Part.

WITNESSETH:

THAT without any additional monetary consideration, and in consideration of and pursuant to the Property Settlement and Separation Agreement entered into by the parties herein on June 15, 2009, entered in the Fleming Circuit Court, Civil Action No. 09-CI-00148, the receipt of which is hereby acknowledged, with no additional consideration statement necessary pursuant to KRS 382.135(2)(b), the Party of the First Part has hereby bargained, granted, and sold, and does by these presents hereby sell and convey by quitclaim unto the Party of the Second Part, in fee simple, his heirs and assigns forever, the following described real estate, to-wit:-

PARCEL NO. I

FIRST: **BEGINNING** in the center of a lane at the South East corner of the Magowan farm; thence with this line west 22 poles and 11 links to a set stone; thence S 10 W 21 poles to a set stone; thence S 8 E 28 poles to middle of road 14 links back from a set stone; thence with said lane N 18 E 18 poles and 2 links to the beginning. Containing Three and one-quarter (3-1/4) acres.

Note: Reference was made to a certain deed in this tract's chain of title dated 04-18-07, at D.B. 70, Page 308, for corrections to certain calls in the immediately preceding deed in this chain.

SECOND: A certain tract of land lying on the waters of Fleming Creek in Fleming County, Kentucky and bounded as follows:

BEGINNING at N.W. corner of Mrs. Maddox's house lot & in line of John Caldwell land; thence N 86-3/4 W 51-2/10 poles to a set stone; thence S 9-7/8 E 58 poles to a new stone under the fence and corner to the lands retained by first party; thence a new line S 86-3/4 E 84-6/10 poles to center of pike; thence with same N 18 W 42-2/10 poles to a stake on center of pike corner to house lot;

thence with lines of same S 85 W 28-4/10 poles; S 4-5/8 W 21-3/10 poles to the beginning. Containing 25 acres.

Note: Reference was made to a certain deed in this tract's chain of title dated 02-07-19, at D.B. 83, Page 255, for corrections to certain calls in the immediately preceding deed in this chain.

Being the same property conveyed to Richard E. Lowe and Donna Lowe, husband and wife, from Houston Duff, widower, et als, by deed dated May 24, 1994, and recorded in Deed Book 179, Page 480, Fleming County Clerk's Office.

PARCEL NO. II

This parcel of land is a portion of the Shirley Brewer property located on KY Hwy 3304 in Fleming County, Kentucky. The parent tract is on record in Deed Book 144, page 724 located in the Fleming County Clerk's Office and is more exactly described as follows:

Beginning at an iron pin set a corner to the remainder of the Shirley Brewer property and the Duane Lowe property (D.B. 209, page 691); thence with the Lowe line for the following calls; thence N 05 deg. 56 min. 32 sec. E, 1069.26 feet to an iron pin found; thence N 00 deg. 32 min. 15 sec. E, 668.13 feet to an iron pin found a corner to the Lowe property and the David and Mary Lindberg property (D.B. 164, page 664); thence S 88 deg. 36 min. 46 sec. E, 63.13 feet with the Lindberg line to an iron pin set a corner to the Lindberg property and the Michael Hill property (D.B. 210, page 200); thence S 86 deg. 20 min. 39 sec. E, 834.81 feet with the Hill line to an iron pin set a corner to the Hill property and the Michael and Linda Hill property (D.B. 192, page 52); thence with the Michael and Linda Hill line for the following calls; thence S. 84 deg. 12 min. 39 sec. E 497.54 feet to an iron pin set; thence S 87 deg. 08 min. 53 sec. E, 384.21 feet to an iron pin set a corner to the Hill property and the Richard and Donna Lowe property (D.B. 179, page 480); thence S 09 deg. 03 min. 12 sec. E, 954.01 feet with the Lowe line to an iron pin set a corner to the Lowe property and the Robert Marshall property (D.B. 115, page 325); thence S 08 deg. 40 min 01 sec. E, 772.62 feet with Marshall line to an iron pin set a corner to the Marshall property and the Mark IV Properties and Rentals (D.B. 189, page 3, and D.B. 201, page 599); thence N 88 deg. 17 min. 29 sec. W, 865.26 feet with the line to the Mark IV Properties and Rentals to an iron pin set a corner to the Mark IV Properties and Rentals and the remainder to the Brewer property; thence N 86 deg. 47 min. 20 sec. W, 1295.64 feet with the Brewer line to the point of beginning containing an area of 3,358,714.4 square feet (77.11 Acres).

This parcel of land was surveyed by Alan Justice Engineering and Surveying, Inc. during the month of December 2002. All iron pins set are ½" rebar marked with I.D. caps. The basis of bearing for this was an adjoining tract bearing off the North East side of the Mark IV Properties and Rentals. This is a Class B survey

and the unadjusted error of closure of the random traverse was 1 in 30,947.

The above described property does not have access to a public roadway and the sole means of ingress and egress to the property is through property currently owned by the Parties of the Second Part as more particularly described in Deed Book 179, Page 480, Fleming County Clerk's Office.

Being the same property conveyed to Richard E. Lowe and Donna M. Lowe, his wife, from Shirley Brewer, single, by deed dated December 30, 2002, and recorded in Deed Book 213, Page 599, Fleming County Clerk's Office.

PARCEL NO. III

This parcel of land is a portion of the Shirley Brewer property located on Ky. Hwy. 3301 (Fleming-Beechburg Road) in Fleming County, Kentucky. The parent tract is on record in Deed Book 144, page 724, located in the Fleming County Clerk's Office and is more exactly described as follows:

BEGINNING at an iron pin found a corner to the Richard and Donna Lowe property (D.B. 213, page 599) and the Mark IV Properties (D.B. 189, page 3); thence S 02 deg. 00 min. 00 sec. W, 732.43 feet with the Mark IV Properties line, the Jason and Christina Hamm line (D.B. 201, Page 565 and D.B. 215, Page 313), the Glen and Goldie Moore property (D.B. 196, Page 97), and the other Mark IV Properties line to an iron pin set a corner to the Mark IV Properties property and the remainder of the Shirley Brewer property (D.B. 144, Page 724); thence N 89 deg. 25 min. 21 sec. W, 1337.52 feet with the Brewer line to an iron pin set a corner to the Brewer property and the Duane Lowe property (D.B. 208, Page 691); thence with the line of the Duane Lowe property for the following calls: N 04 deg. 58 min. 39 sec. E, 763.90 feet to an iron pin found; thence N 05 deg. 56 min. 32 sec. E, 30.22 feet to an iron pin found a corner to the Duane Lowe property and the Richard and Donna Lowe property; thence S 86 deg. 47 min. 20 sec. E, 1295.64 feet with the Richard and Donna Lowe line to the point of beginning containing an area of 1004052.6 square feet (23.05 Acres).

This parcel of land was surveyed by Alan Justice Engineering and Surveying, Inc. during the month of April 2005. All iron pins set are ½" rebar marked with I.D. caps. The basis of bearing for this survey was a parent tract bearing. This is a Class A survey and the unadjusted error of closure of the random traverse was 1 in 192,692.

Being the same property conveyed to Richard E. Lowe and Donna M. Lowe, his wife, from Shirley Brewer, single, by deed dated June 2, 2005, and recorded in Deed Book 223, Page 231, Fleming County Clerk's Office.

PARCEL NO. IV

This parcel of land is a portion of the Shirley Brewer property located on Ky. Hwy. 3301 in Fleming County, Kentucky. The parent tract is on record in Deed Book 144, page 724, located in the Fleming County Clerk's Office and is more exactly described as follows:

BEGINNING at an iron pin found a corner to the Richard and Donna Lowe property (D.B. 223, page 231) and the Mark IV Properties (D.B. 189, page 3); thence S 02 deg. 00 min. 00 sec. W, 402.42 feet with the Mark IV Properties line to an iron pin found a corner to the Mark IV Properties property and the Kenny and Karen Hunt property (D.B. 225, page 725); thence N 85 deg. 46 min. 19 sec. W, 407.32 feet with the Hunt line to an iron pin found a corner to the Hunt property and the remainder of the Shirley Brewer property; thence N 04 deg. 03 min. 04 sec. W, 377.59 feet with the Brewer line to an iron pin set a corner to the Brewer property and the Lowe property; thence S 89 deg. 25 min. 21 sec. E, 446.96 feet with the Lowe line to the point of beginning containing an area of 166003.5 square feet (3.81 Acres).

This parcel of land was surveyed by Alan Justice Engineering and Surveying, Inc. during the month of April 2007. All iron pins set are ½" rebar marked with I.D. caps. The basis of bearing for this survey was along the South East side of the Richard and Donna Lowe property. This is a Class A survey and the unadjusted error of closure of the random traverse was 1 in 156,346.

Being the same property conveyed to Richard E. Lowe and Donna M. Lowe, his wife, from Shirley Brewer, single, by deed dated September 14, 2007, and recorded in Deed Book 232, Page 286, Fleming County Clerk's Office.

Donna M. Lowe and Donna Lowe referred to herein is one and the same person.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Party of the Second Part, in fee simple, his heirs and assigns forever, and the Party of the First Part does hereby release unto the Party of the Second Part, his heirs and assigns forever, all her right and expectancy of dower in said premises.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.

Donna M. Lowe
DONNA M. LOWE

CERTIFICATE

This is to certify that the transfer affected is a transfer between husband and wife or between former spouses as part of a divorce proceeding and is exempt from transfer tax according to KRS 142.050(7)(e) and is exempt from the consideration statement pursuant to KRS 382.135(2)(b).

Donna M. Lowe
DONNA M. LOWE, Grantor

Richard E. Lowe
RICHARD E. LOWE, Grantee

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Donna M. Lowe, single, Grantor, this 2nd day of July, 2009.

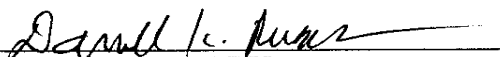
John P. Davis
NOTARY PUBLIC, STATE AT LARGE
My Comm. Expires: 08-12-12

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Richard E. Lowe, single, Grantee, this 2nd day of July, 2009.


NOTARY PUBLIC, STATE AT LARGE
My Comm. Expires: 08-12-12

PREPARED BY:


DARRELL K. RUARK
SUIT, McCARTNEY, PRICE,
PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<tr/Deed/D-Lowe, Richard (Donna)-QUITCLAIM>

6

DOCUMENT# 33272
DATE: 7/2/09 TIME: 3:00
DEED TAX _____
JARROD R. FRITZ, FLEMING CO. CLERK
BY [Signature] DC
BOOK D238 PAGE 142



ENVIRONMENTAL LIEN SEARCH

Project Property: 808 BREEZE RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL15
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 112.5 AC W/HSE

Assessor's Parcel Number(s): 080-00-00-003.00 AND 6715

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL15

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- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL15

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TARGET PROPERTY INFORMATION

ADDRESS

808 BREEZE RD
WALLINGFORD, KY 41093

CURRENT OWNER

KEVEN LEE O'CULL AND GWEN DEE O'CULL

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: ODA JEAN WELLS
Grantee: KEVEN LEE O'CULL AND GWEN DEE O'CULL
Deed Dated: 05/16/1988
Deed Recorded: 05/16/1988
Instrument: BOOK D165 / PAGE 534

LEGAL DESCRIPTION

FARM 112.5 AC W/HSE

Assessor's Parcel Number (s): 080-00-00-003.00 AND 6715

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL15

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

ODA JEAN WELLS

TO-----DEED

KEVEN LEE O'CULL & WIFE

THIS INDENTURE made and entered into this the 16th day of May, 1988, by and between ODA JEAN WELLS, An Unmarried Person, Party of the First Part, and KEVEN LEE O'CULL & GWEN DEE O'CULL, his wife, of Route 1, Wallingford, KY 41093, Parties of the first part.

W I T N E S S E T H:-

THAT for and in consideration of the sum of ONE (\$1.00) DOLLAR, and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained, granted and sold and does by these presents hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, the following described real estate, to-wit;-

Two certain tracts of land lying in Fleming County, Kentucky, and bounded and described as follows, and also lying in Lewis County, KY.

TRACT NO. I:- A certain tract of land lying in Fleming County, Kentucky, and bounded and described as follows:-

BEGINNING at a set stone in a fork of the State Road corner to James Williams, now H. C. Breeze; thence with a line of same dividing the road equally N 19 3/4 E 148 1/4 poles to a stake; thence N 28 1/2 E to a thorn bush on the east side of the road; thence with division fence to a water gap across the North Fork; thence dividing the Creek equally to the line of Jesse Ruggles, now A. T. Warder, to a stake in the center of the creek; thence with the same W 65 3/4 E 43 1/2 poles; S 59 E 12 poles; S 39 1/2 E 19 1/2 poles; S 22 1/4 E 14 poles; S 4 1/2 E 20 poles; S 12 1/2 W 10 3/4 poles; S 47 3/4 W 42 poles; S 30 1/2 W 40 poles; S 1/2 E 8 poles S 43 E 18 3/4 poles to a stake in the center of the creek, corner to Roberts; thence with the center of a lane N 88 1/2 W 164 2/10 poles to the beginning, containing 112 1/2 acres and 35 poles.

Deed:
Date:
By:

TRACT NO. II: Another tract of land adjoining the above lying in the County of Lewis, Kentucky, and bounded as follows:- BEGINNING at a set stone on the North side of Creek in Ruggles' (now Warder's line); thence down the Creek 130 poles to a water gap at a set stone and wide enough to contain 1 1/2 acres, more or less.

Being the same land conveyed to Steve W. Wells and Oda Jean Wells, his wife, by Troy Risner, et al, by deed dated September 28, 1970, and recorded in D.B. 131, Page 197; and Steve W. Wells having died on August 13, 1987, leaving the Grantor herein the sole owner thereof, all of record in the Fleming County Court Clerk's Office.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.

Oda Jean Wells

ODA JEAN WELLS

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing instrument was acknowledged to before me by ODA JEAN WELLS, An Unmarried Person, this ^{16th} day of May, 1988.

Milkenia P. Whoman

NOTARY PUBLIC, KY. AT LARGE
MY COMM. EXPIRES: 4/28/90

PREPARED BY:

Martin W. Suit

SUIT, MCCARTNEY & PRICE
ATTORNEYS AT LAW
207 Court Square
Flemingsburg, KY 41041

STATE OF KENTUCKY) SCT:
COUNTY OF FLEMING)

I, Anna B. McRoberts, Clerk of the County and State aforesaid, do hereby certify that the foregoing Deed from Oda Jean Wells to Keven Lee O'Cull & wife was produced to me and lodged for record the 16th day of May, 1988, at 3:03PM, whereupon the same together with this certificate has been duly recorded in my office in Deed Book 165, page 534, Fleming County Clerks Office.
Witness my hand this the 17th day of May, 1988.

Anna B. McRoberts, Clerk
By *M. L. Harmon*, DC



ENVIRONMENTAL LIEN SEARCH

Project Property: 1175 MADDOX PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL16
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 134A W/HSE

Assessor's Parcel Number(s): 058-00-00-032.00 AND 2723

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL16

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL16

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1175 MADDOX PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

BEN PEACHEY AND JUDY PEACHEY, HUSBAND AND WIFE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: MERLIN MILLER AND MARY MILLER, HUSBAND AND WIFE
Grantee: BEN PEACHEY AND JUDY PEACHEY, HUSBAND AND WIFE
Deed Dated: 05/17/1996
Deed Recorded: 05/17/1996
Instrument: BOOK D185 / PAGE 580

LEGAL DESCRIPTION

FARM 134A W/HSE

Assessor's Parcel Number (s): 058-00-00-032.00 AND 2723

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL16

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

MERLIN & MARY MILLER
TO DEED
BEN & JUDY PEACHEY

THIS INDENTURE made and entered into this 17th day of May, 1996 by and between MERLIN MILLER and MARY MILLER, husband and wife, of Route 1, Wallingford, Kentucky 41041, Parties of the First Part and BEN PEACHEY and JUDY PEACHEY, husband and wife, of Route 3, Box 40, Flemingsburg, Kentucky 41041, Parties of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of the total sum of ONE HUNDRED NINETY THOUSAND NINE HUNDRED FIFTY DOLLARS (\$190,950.00), of which sum \$106,537.17 is cash in hand this day paid, the receipt of which is hereby acknowledged; and the balance of said sum of \$84,412.83 being First Parties' debt this day assumed by Parties of the Second Part, which debt is owed to Mabel Emmons, single, and which debt is secured by lien in a certain deed dated the 14th day of April, 1993, being of record in D.B. 176, Page 483, and which assumption is evidenced by a certain Assumption Agreement signed by Debtors and Creditor of even date herewith, and which assumption continues to be secured by the continuation of the lien in the above-referenced deed, and in this deed by reference thereto, the Parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with the remainder to the survivor of them in fee simple, his or her heirs and assigns forever, the following described real estate, to-wit:

Located in Fleming County, Kentucky, and beginning at a stake in the center of the old Clover Road corner to Geo. Wallingford; thence with the center of said road S 21-1/2 E 34 poles S 8-1/4 E 16.2 poles S 16 E 13-1/2 poles to a stake in the center of the road opposite a set stone near the fence on the East side of the road; thence N 86-3/4 E 226.7 poles to a set stone on the West side of the fence in Marshall's line; thence with same N 8-1/2 E 26.7 poles N 77-1/2 E 4.4 poles N 18 W 84.6 poles to the end of the fence, corner to Marshall; thence with Marshall and Wallingford's lines S 72-7/8 W 235-1/2 poles to the beginning, containing 134 acres.

Being the same real estate conveyed to Merlin Miller and Mary Miller, husband and wife, by deed from Mabel Emmons, single dated the 14th day of April, 1993 and of record in D.B. 176, Page 483, Fleming County Clerk's Office.

The 1996 taxes assessed to this property are to be paid by the Parties of the Second Part.

Mailed Ben & Judy Peachey
Delivered to: Rt 3 Box 40
Flemingsburg, Ky
Date: 5-17-96
By: Merlin Miller, J/C

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life with the remainder to the survivor of them in fee simple, his or her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY** (but subject to the lien assumed herein).

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part this the Day and Year first hereinabove written.

Merlin Miller
MERLIN MILLER

Mary Miller
MARY MILLER

CONSIDERATION CERTIFICATE

We, Merlin Miller and Mary Miller, husband and wife, First Parties herein, and Ben Peachey and Judy Peachey, husband and wife, Second Parties herein, all duly affirming, do all hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$190,950.00, is the true, correct and full consideration paid for the property herein conveyed.

PARTIES OF THE FIRST PART:

PARTIES OF THE SECOND PART:

Merlin Miller
MERLIN MILLER

Ben Peachey
BEN PEACHEY

Mary Miller
MARY MILLER

Judy Peachey
JUDY PEACHEY

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared Merlin Miller and Mary Miller, husband and wife, who produced, signed and acknowledged the foregoing Deed to Ben Peachey and Judy Peachey, husband and wife, to be their free act and deed for all purposes therein contained; and who further affirmed the information contained in the Consideration Statement to be true and correct.

Witness my hand and official seal this 17th day of May, 1996.

[Signature]
Notary Public, State at Large

My Comm. Expires: 9-26-96

DONALD E.
WALTON
ATTORNEYS-AT-LAW

141 N. CROSS ST.
LOUISVILLE, KY.
40202

(606) 843-2771

STATE OF KENTUCKY

COUNTY OF FLEMING

And before me also appeared Second Parties herein, who affirmed the information in the Consideration Statement to be true and correct.

Witness my hand and official seal this 17th day of May, 1996.

Notary Public, State at Large

My Comm. Expires: 7-25-96

Prepared By:

Thomas L. MacDonald
MacDonald & Walton
105 North Main Cross Street
Flemingsburg, Kentucky 41041

Note: No title done. None requested.

STATE OF KENTUCKY)

SCT

COUNTY OF FLEMING)

I, MARILYN SPENCER, CLERK OF THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING DEED FROM

MERLIN & MARY MILLER TO BEN & JUDY PEACHEY WAS PRODUCED TO ME AND LODGED FOR RECORD AT 11:41 A.M.

THE 17th DAY OF MAY 19 96 BEARING \$191.00 LEVY TAX WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN DULY RECORDED IN MY OFFICE IN DEEDBOOK 185 PAGE 580

FLEMING COUNTY CLERKS OFFICE

WITNESS MY HAND THIS THE 17th DAY OF MAY 19 96

MARILYN SPENCER, CLERK

BY Paula Mincee DC

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ENVIRONMENTAL LIEN SEARCH

Project Property: CARPENTER RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL17
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 182AC

Assessor's Parcel Number(s): 070-00-00-006.00 AND 985

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL17

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL17

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

CARPENTER RD
WALLINGFORD, KY 41093

CURRENT OWNER

BEN PEACHEY AND JUDY PEACHEY

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: WILLIAM J. YODER AND LYDIA A. YODER , THE WILLIAM J. LYDIA YODER LIVING TRUST
Grantee: BEN PEACHEY AND JUDY PEACHEY
Deed Dated: 05/17/2005
Deed Recorded: 03/13/2007
Instrument: BOOK 223 / PAGE 11

LEGAL DESCRIPTION

FARM 182AC

Assessor's Parcel Number (s): 070-00-00-006.00 AND 985

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL17

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

WILLIAM J YODER LIVING TRUST AND MET ALS
TO-----DEED
BEN PEACHEY AND WIFE

THIS INDENTURE made and entered into this 17 day of May, 2005 by and between **WILLIAM J. & LYDIA YODER LIVING TRUST**, dated September 19, 2002; with **WILLIAM J. YODER and LYDIA A. YODER**, as Trustee(s), of 12431 Duck Lake Canal Road, Dade City, Florida 33525, Party of the First Part and **BEN PEACHEY and JUDY PEACHEY**, husband and wife, of 1175 Maddox Pike, Flemingsburg, Kentucky 41041, Parties of the Second Part.

WITNESSETH:

THAT for and in consideration of the sum of **TWO HUNDRED TWENTY THOUSAND DOLLARS and 00/100 Dollars, (\$220,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, Party of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real estate, to-wit:

TRACT I

Parcel I: BEGINNING at an iron pin, said pin being a corner of Wallace Coblentz and a point in the right of way of the Mt. Carmel - Beechburg Road; thence with Wallace Coblentz line S 79° W for 2048.3 feet to iron pin; thence N 11° W for 590.7 feet; thence S 79° W for 2338.7 feet to iron pin; thence S 17° 06' E 1152.8 feet to a post; thence turning down the hill N 77° 32' E for 229.5'; thence North 78° 06' E

300.08'; thence N 77° 44' E for 300.0 feet; thence S 86° E for 39.2 feet to a point on the east side of branch; thence S 11° 57' E for 367.8 feet to a post; thence N 79° E for 2936.0 feet to an iron pin at the right of way of the Mt. Carmel - Beechburg Road; thence with said right of way N 13° 27' E for 700.0 feet; thence N 19° 52' E for 336.3 feet to the beginning and containing 110.00 acres.

THERE IS EXCEPTED FROM THE FOREGOING Parcel I approximately .843 acres which was conveyed to the Trustees of the Mt. Carmel Bible Fellowship Church on the 2nd day of November, 1987, by a deed recorded in Deed Book 164, Page 585, Fleming County Clerk's Office, Flemingsburg, Kentucky.

THERE IS FURTHER EXCEPTED FROM Parcel I a certain 36.9857 acre tract (subject to a retained right-of-way transferred to Peachey this day) in a deed to Joseph H. Sommers, et ux, by deed dated the 17th day of May, 2005, and more particularly described as follows:

Being a 36.9857 acre tract of land and a portion of that large Tract of land conveyed William J. Yoder and Lydia Yoder Living Trust, William J. Yoder and Lydia A. Yoder, as Trustee(s), by deed from William J. Yoder and Lydia A. Yoder, dated the 8th day of August, 2003; off Parcel I therein and situated and located on the west side of the Mt. Carmel and Beechburg Road and being more particularly bound and described as follows:

Beginning at an iron pin with cap stamped JHP 723 set for the southeast property corner in the west right of way line of the Mt. Carmel and Beechburg Road common to Darrel P. Maddox, et al (D.B. 214, Page 92); thence with the line and property line fence of Maddox, S 78° 13' 28" W a distance of 1584.60' to a wooden fence post found for the southwest property corner; thence with a division line and fence, N 11° 24' 25" W a distance of 932.49' to a wooden fence post found for the northwest property corner common to remaining land of William J. Yoder, et al (D.B. 211, Page 257, Parcel I);

thence with the line of Yoder and then Daniel Esh, et ux (D.B. 176, Page 415), N 79° 17' 28" E a distance of 1616.00' to a wooden fence post found for the southwest corner of the Bible Fellowship Church (D.B. 164, Page 585); thence with the line of the Church, S 76° 23' 19" E a distance of 354.80' to an iron pin with cap stamped JHP 723 set for the northeast property corner in the west right of way line of the Mt. Carmel and Beechburg Road; thence with the right of way line of the road, S 17° 54' 43" W a distance of 130.70' to an iron pin with cap set; thence continuing with the right of way of the highway, S 12° 57' 01" W a distance of 700.01' back to the point of beginning, having an area of 1,511,096.4998 square feet, or 36.9857 acres more or less.

The above described **36.9857** acre tract of land is subject to any legal easements of record for access and utilities, including but not limited to an access and utility easement for the benefit of Yoder, their heirs and assigns as more particularly described in the deed from Yoder to Joseph H. Sommers and Rhoda Sommers, husband and wife, at Deed Book 233, Page 6, Fleming County Clerk's Office, dated May 17, 2005.

The bearings for the above described **36.9857** acre tract of land is based on the west line on the Bible Fellowship Church as surveyed by James H. Pollitte PLS 723 in March 2005.

Parcel II: A certain access and utility easement located near Beechburg in Fleming County and more particularly described as follows:

BEGINNING at the southeast property corner in the west right of way of the Mt. Carmel and Beechburg Road; thence with the south property line, S 78° 13' 28" W a distance of 1327.54' to wooden fence post; thence leaving the property line, N 87° 18' 28" W a distance of 246.52' to a point in the west property line, located 62.33 feet from the southwest property corner; thence leaving the west property line, N 11° 24' 25" W a distance of 70.39'; thence S 45° 41' 42" E a distance of 78.21'; thence S 87° 57' 20" E a distance of 197.12'; thence N 78° 13' 26" E a distance of 936.72'; thence N 64° 27' 44" E a distance of 140.06'; thence N 77° 53' 20" E a distance of 126.11'; thence N 88° 24' 43" E a distance of 146.89' to the west right of way of the Mt. Carmel and Beechburg Road; thence with the right of way line, S 12° 33' 59" W a distance of 30.82' back to the point of beginning; having an area of 41615.83 square feet, or **0.9555 acres more or less.**

Said access utility easement was reserved by Yoder in the deed from William J. and Lydia Yoder Living Trust, with William J. Yoder and Lydia A. Yoder, as Trustee(s), to Joseph H. Sommers and Rhoda Sommers, husband and wife, by deed dated the 17 day of May, 2005, and of record in Deed Book 233, Page 6, Fleming County Clerk's Office.

Parcel III: A certain tract or parcel of land lying and being in Fleming County, Kentucky and which is more particularly described as follows:

BEGINNING at an iron rod corner to Daniel Coblentz; thence with Coblentz line S 79° 00' 00" W for 2338.70 feet to a corner of Coblentz and in the Delmar Earls line; thence with the Earls line N 17° 06' 00" W for 696.60 feet to a point across Fleming Creek and a corner of Emmons; thence with the Emmons line N 56° 24' 00" E for 290.00 feet; thence S 40° 10' 00" E for 22.10 feet; thence N 63° 01' 00" E for 638.00 feet to a post at Dan Esh corner; thence crossing creek S 16° 03' 00" E for 82.10 feet to a large ash tree on the South bank of Fleming Creek; thence S 80° 07' 00" E for

71.40 feet; thence S 70° 04' 00" E for 163.00 feet; thence S 79° 41' 00" E for 252.40 feet; thence S 88° 30' 00" E for 260.10 feet; thence N 72° 02' 00" E for 175.00 feet; thence N 61° 50' 00" E for 269.20 feet; thence N 53° 20' 00" E for 280.40 feet to an iron rod corner of Dan Esh; thence up the hill with Dan Esh line S 11° 00' 00" W for 635.60 feet to Daniel Coblenz line at the beginning. **Containing 31.120 acres.**

TRACT I being a part of the same real estate conveyed William J. & Lydia Yoder Living Trust, with William J. Yoder and Lydia A. Yoder as Trustee(s) from William J. Yoder and Lydia A. Yoder, his wife, by deed dated the 8th day of August, 2003, and of record in Deed Book 216, Page 741, Fleming County Clerk's Office.

TRACT II

Parcel No 1: BEGINNING at an iron pin in the right of way of Mt. Carmel-Beechburg Road and being a corner of Daniel Coblenz; thence with the Daniel Coblenz line S 79° W for 2048.3 feet to an iron pin; thence N 11° W for 590.7 feet to iron pin; thence S 79° W for 2338.7 feet to iron pin in fence; thence N 17° 06' W for 696.6 feet, thence N 56° 24' E for 290.0 feet across water gap to the north side of Fleming Creek; thence S 40° 10' E for 222.1 feet; thence N 63° 01' E for 638.0 feet; thence N 26° 50' E for 103.1 feet; thence N 43° 04' E for 462.3 feet; thence N 79° 27' E for 478.5 feet; thence S 86° 13' E for 80.0 feet; thence S 76° 48' E for 561.8 feet to a corner of Abe Weaver; thence with Weaver line S 11° 30' E for 78.4 feet to iron pin; thence following the north side of Fleming Creek S 82° 08' E for 110.5 feet; thence S 70° 08' E for 110.8 feet; thence S 23° 43' E for 194.5 feet; thence S 85° 38' E for 382.8 feet; thence N 73° 20' E for 336.4 feet; thence N 20° 07' E for 131.5 feet; thence N 70° 42' E for 180.6 feet; thence S 67° 55' E for 117.5 feet; thence N 79° 05' E for 210.0 feet; thence N 8° 42' E for 115.6 feet; thence N 24° 27' E for 78.8 feet; thence N 71° 39' E for 145.0 feet; thence S 70° 46' E for 184.5 feet; thence S 80° 14' E for 121.0 feet; thence N 65° 05' E for 242.0 feet; thence N 77° 03' E for 133.7 feet; thence S 76° 01' E for 115.9 feet; thence S 48° 46' E for 73.8 feet; thence S 7° 06' E for 285.4 feet; thence S 42° 24' E for 69.4 feet to an iron pin in the right of way of Mt. Carmel Beechburg Road; thence with the right of way of said road S 44° 43' W for 456.0 feet; thence S 34° 09' W for 100.0 feet; thence S 18° 03' W for 500.0 feet to the beginning and **containing 114.54 acres.**

THERE IS EXCEPTED FROM THE FOREGOING approximately .844 acres which was conveyed to the Trustees of the Mt. Carmel Bible Fellowship Church on the 2nd day of November, 1987, by a deed recorded in Deed Book 164, Page 585, Fleming County Clerk's Office, Flemingsburg, Kentucky.

THERE IS ALSO EXCEPTED FROM THE ABOVE PROPERTY AND NOT CONVEYED HEREIN the following parcel of land.

A certain tract or parcel of land conveyed to Daniel Coblentz and Susanna Coblentz, husband and wife, from Daniel Esh and Caroline Esh, husband and wife, by deed dated the 6th day of April, 1993 and of record in Deed Book 176, Page 420, Fleming County Clerk's Office, located in Fleming County, Kentucky, and which is more particularly described as follows:

BEGINNING at an iron rod corner of Daniel Coblentz; thence with Coblentz line S 79° 00' 00" W for 2338.70 feet to a corner of Coblentz and in the Delmar Earls line; thence with the Earls line N 17° 06' 00" W for 696.60 feet to a point across Fleming Creek and a corner of Emmons; thence with the Emmons line N 56° 24' 00" E for 290.00 feet; thence S 40° 10' 00" E for 222.10 feet; thence N 63° 01' 00" E for 638.00 feet to a post at Dan Esh corner; thence crossing creek S 16° 03' 00" E for 82.10 feet to a large ash tree on the south bank of Fleming Creek; thence S 80° 07' 00" E for 71.40 feet; thence S 70° 04' 00" E for 163.00 feet; thence S 79° 41' 00" E for 252.40 feet; thence S 88° 30' 00" E for 260.10 feet; thence N 72° 02' 00" E for 175.00 feet; thence N 61° 50' 00" E for 269.20 feet; thence N 53° 20' 00" E for 280.40 feet to an iron rod corner of Dan Esh; thence up the hill with Dan Esh line S 11° 00' 00" W for 635.60 feet to Daniel Coblentz line at the beginning, **containing 31.120 acres.**

THERE IS RESERVED AND NOT CONVEYED HEREBY a certain 16.847 acres parcel of land, which is more particularly described as follows:

BEGINNING at an iron rod with a surveyor cap marked Henry Roark LS1931 at the western line of the church property; thence S 80° 03' 00" W for 352.71 feet to an iron rod with cap; thence with the line of N 7° 32' 00" E for 195.45 feet; thence N 10° 19' 10" W for 338.40 feet to an iron rod with a cap; thence N 26° 33' 00" W for 256.00 feet to an iron rod; thence N 83° 02' 00" W for 164.00 feet to an iron at top of hill; thence down the hill N 2° 34' 00" W for 202.00 feet to an iron rod; thence N 61° 16' 00" W for 47.00 feet to an iron rod on northwest side of Fleming Creek; thence following the north side of Fleming Creek N 7° 26' 14" E for 95.96 feet; thence N 70° 42' 00" E for 180.60 feet; thence N 71° 56' 00" E for 72.70 feet to an iron rod at corner of Helmeth and Blades; thence N 71° 56' 00" E for 18.00 feet; thence S 67° 55' 00" E for 117.50 feet; thence N 79° 05' 00" E for 210.00 feet to an iron rod on north side of Fleming Creek; thence across the creek S 4° 01' 00" W for 235.00 feet to an iron rod; thence S 53° 50' 00" E for 821.02 feet to an iron rod a right of way of Beechburg-Mt. Carmel Road; thence S 19° 05' 00" W for 337.10 feet to a corner of the church property; thence N 76° 22' 00" W for 380.00 feet; thence S 13° 38' 00" W for 174.58 feet to the beginning.

THERE IS FURTHER EXCEPTED AND NOT CONVEYED HEREBY a certain tract of land conveyed to Leon D. Esh and Nancy Z. Esh, husband and wife, from Dan Esh and Caroline Esh, husband and wife, by a deed dated the 29th day of

November, 2001, and of record in Deed Book 210, Page 52, Fleming County Clerk's Office, and which is more particularly described as follows:

All monuments referred to herein as an iron rebar is a set of found ½" diameter schedule 40 steel rebar 18" in length with an orange survey cap marked Henry Roark LS1931. All bearings were calculated from the observed magnetic bearing along the Dan Esh fence line on 11-14-01.

Beginning at an iron rebar found in the right of way of Beechburg-Mt. Carmel Road at a corner of Dan Esh property D.B. 166, Page 252; thence with the Dan Esh line N 53° 50' 00" W for 821.02 feet to an iron rebar; thence continuing with the Esh line across North Fork Creek to an iron rebar at a corner of Dan Esh and Anthony Blades property D.B. 178, Page 98; thence along the northern side of North Fork Creek with the Blades line N 15° 47' 30" E for 77.15 feet; thence N 24° 27' 00" E for 78.80 feet to iron rebar; thence N 71° 39' 00" E for 145.00 feet; thence S 70° 46' 00" E for 184.50 feet to an iron rebar; thence S 80° 14' 00" E for 121.00 feet; thence continuing with the Anthony Blades line on the northern side of the North Fork Creek N 65° 05' 00" E 242.00 feet to an iron rebar; thence N 77° 03' 00" E for 133.70 feet; thence S 76° 01' 00" E for 115.90 feet to an iron rebar; thence continuing with the Blades line S 48° 46' 00" E for 73.80 feet; thence S 7° 06' 00" E for 285.40 feet to an iron rebar; thence with the Blades line S 42° 24' 00" E for 69.40 feet to an iron rebar on the north side of North Fork Creek and being a point in the right of way of Beechburg-Mt. Carmel Road; thence with the right of way of Beechburg-Mt. Carmel Road S 46° 29' 00" W for 402.65 feet to an iron rebar; thence with right of way S 40° 37' 00" W for 107.60 feet to an iron rebar; thence with the right of way S 28° 22' 00" W for 70.95 feet to an iron rebar; thence with the right of way S 18° 14' 00" W for 135.51 feet to the beginning. This parcel contains 14.95 acres according to a survey done by Henry Roark PLS 1931 on 11-14-01.

Parcel No. 2: BEGINNING at an iron rod corner of Daniel Coblentz and in Eric Carpenter line; thence with Coblentz S 8° 07' 00" E for 644.0 feet to an iron rod corner to Dan Esh and on north side of Fleming Creek; thence down the north side of Fleming Creek S 71° 56' 00" W for 72.70 feet; thence S 70° 42' 00" W for 180.60 feet; thence S 20° 07' 00" W for 131.50 feet; thence S 73° 20' 00" W for 336.40 feet; thence N 85° 38' 00" W for 382.80 feet; thence continuing on the north side of creek N 23° 43' 00" W for 194.50 feet; thence N 70° 08' 00" for 110.80 feet; thence N 82° 08' 00" W for 110.50 feet; thence N 11° 30' 00" W for 78.40 to a point in Quinton Emmons estate N 13° 58' 00" W for 872.40 feet to corner of Eric Carpenter; thence with the Carpenter line S 80° 56' 00" E for 1411.80 feet to the beginning. This parcel contains 27.9210 acres.

TRACT II being the same real estate conveyed William J. & Lydia Yoder Living Trust, with William J. Yoder and Lydia A. Yoder as Trustee(s), from William Yoder

and Lydia A. Yoder his wife, by deed dated the 8th day of August, 2003, and of record in Deed Book 216, Page 746, Fleming County Clerk's Office.

IT IS SPECIFICALLY AGREED AND UNDERSTOOD that this conveyance includes the right-of-way reserved by the Yoder Trusts in the deed to Joseph H. Sommers, et ux this day made, same being particularly described as a part of said deed in Deed Book 223, Page 6, Fleming County Clerk's Office.

The 2005 property taxes shall be paid by buyers. *B.P. J.P.*
TO HAVE AND TO HOLD the above described real estate together with all and singular

the rights, privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject however to any and all easements and restrictions of record.

IN TESTIMONY WHEREOF witness the hands of the Party of the First Part this the Day and Year first hereinabove written.

WILLIAM J. & LYDIA YODER LIVING TRUST

By: William J. Yoder
WILLIAM J. YODER, Trustee

By: Lydia A. Yoder
LYDIA A. YODER, Trustee

CONSIDERATION CERTIFICATE

We, **William J. & Lydia Yoder Living Trust, with William J. Yoder and Lydia A. Yoder as Trustee(s)**, First Party herein, and **Ben Peachey and Judy Peachey, husband and wife,**

Second Parties herein, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$220,000.00, is the true, correct and full consideration paid for the property herein conveyed.

PARTY OF THE FIRST PART:

PARTIES OF THE SECOND PART:

**WILLIAM J. & LYDIA YODER
LIVING TRUST**

By: William J. Yoder
WILLIAM J. YODER, Trustee

Ben Peachey
BEN PEACHEY

By: Lydia A. Yoder
LYDIA A. YODER, Trustee

Judy Peachey
JUDY PEACHEY

STATE OF FLORIDA
COUNTY OF Tasco

Before me personally appeared **William J. & Lydia Yoder Living Trust, with William J. Yoder and Lydia A. Yoder as Trustee(s)**, personally known to me, who produced, signed and acknowledged the foregoing Deed to Ben Peachey and Judy Peachey, husband and wife, to be their free act and deed for all purposes therein contained; and who, after first being duly sworn, further acknowledged the information contained in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 17 day of May, 2005.

Jane K. Brill
Notary Public, State at Large
My Comm. Expires: 12/13/08



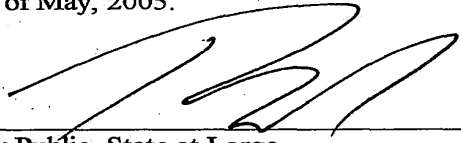
JANE K. BRILL
Notary Public, State Of Florida
My Commission Expires 12/13/08
Commission # DD378891

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Ben Peachey and Judy Peachey, husband and wife**, personally known to me, Second Parties herein who, after first being duly sworn, also acknowledged the information in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 19th day of May, 2005.



Notary Public, State at Large

My Comm. Expires: 9-26-2008

Prepared By:



THOMAS L. MacDONALD
MacDonald, Walton & Razor, PLLC
105 North Main Cross Street
Flemingsburg, Kentucky 41041

DOCUMENT# 17407
DATE: 5-20-05 TIME: 10:42
DEED TAX 220.00
MARILYN SPENCER, FLEMING CO CLERK
BY Dawson Ellis DC
BOOK D223 PAGE 11



ENVIRONMENTAL LIEN SEARCH

Project Property: 1517 WILSON RUN RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL18
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 70.098AC W/HSE

Assessor's Parcel Number(s): 059-00-00-012.00 AND 7570

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL18

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL18

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1517 WILSON RUN RD
WALLINGFORD, KY 41093

CURRENT OWNER

DONALD YOUNG AND SHARON YOUNG, HIS WIFE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: BUELL B. YOUNG AND GEORGIA W. YOUNG, HIS WIFE
Grantee: DONALD YOUNG AND SHARON YOUNG, HIS WIFE
Deed Dated: 02/02/1981
Deed Recorded: 02/02/1981
Instrument: BOOK 152 / PAGE 47

LEGAL DESCRIPTION

FARM 70.098AC W/HSE

Assessor's Parcel Number (s): 059-00-00-012.00 AND 7570

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL18

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

BUELL B. YOUNG and GEORGIA W. YOUNG, his wife

TO*****DEED

DONALD EUGENE YOUNG and SHARON K. YOUNG, his wife

THIS INDENTURE made and entered into this 2nd day of February, 1981, by and between BUELL B. YOUNG and GEORGIA W. YOUNG, his wife, of Route One, Wallingford, Kentucky, parties of the First Part and DONALD EUGENE YOUNG and SHARON K. YOUNG, his wife, of Route One, Wallingford, Kentucky, parties of the Second Part.

WITNESSETH:

THAT For and in consideration of love and affection, and by way of gift and for no other consideration, parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the parties of the Second Part, jointly and equally for life with the remainder to the survivor in fee simple, his or her heirs and assigns forever, subject to a life estate and the restrictions set forth herein, the following described real estate, to-wit:

Two parcels of real estate:

FIRST: Two tracts of land situated in Fleming County, Kentucky, on the waters of Wilson Run and beginning at a set stone on the West side of Wilson Run Road and Wilson Run branch, corner to Tract No. 3 in Louis Bower line (now Roe Johnson); thence with said line up the road and branch N 81 3/4 W 7.06 chs. to a set stone corner to said Johnson; thence S 77-1/4 E 5.25 chs. to a set stone on the West bank of the road and branch corner to same; thence N 87 3/4 E 10.89 chs. to a set stone in the southeast corner of the intersection of a small branch and Wilson Run, a corner to said Johnson; thence with his line N 32 E 4.62 chs. to a set stone on the S.E. side of the road; thence S 26-1/4 W 6.76 chs. to a point at the junction of the fence, corner to same; thence with said Johnson's line, crossing the road and continuing with the line of Lizzie Carpenter heirs, in all and S 87-1/2 E 16.42 chs. to a point, corner to same; thence with another line of same N 5 E 25.3

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Attorneys-at-Law
105 Main Cross St.
Flemingsburg, Ky.
41041

Tel. (606) 845-2771

Delivered To Sharon Young
Date 2-3-81
By James A. M. Roberts, Jr. By/Doc.

chs. to a set stone, corner to the above mentioned Carpenter line and in Triplett's line; thence with same N 88-1/4 W 9.29 chs. crossing the Wilson Run Road and branch to a point corner to Donaldson; thence with his line N 87-1/2 W 10.5 chs. to a turn in the fence; thence S 80 W 22.02 chs. to a post corner to said Donaldson and Tract No. 3; thence with a line of the latter S 2 E 11.96 chs. to the beginning. Containing according to the old deed 74 acres and 15 poles. From which there is excepted two small tracts sold by E. P. Carpenter to Louis Bower on October 23, 1917 and of record in Deed Book 81, Page 394, Fleming County Court Clerk's Office.

Said land so excepted is bounded and described as follows:

Beginning at a bunch of swamp ash bushes standing just at the fork of grade of turnpike; thence with the old line of Bower (now Johnson) N 82-1/2 E 28 poles, S 77 E 21 poles, N 87 E 33 poles to a stone in the branch; thence N 3 W 1.3 poles to the center of the turnpike; thence following generally the center of the turnpike S 84-1/2 W 26-1/2 poles, N 75 W 28 poles, N 85 W 14 poles, N 74 W 28 poles, S 54-1/2 W 6.7 poles to a point in the pike in the line of said Carpenter; thence S 2 E 1 pole to the beginning. Containing 1 acre and 35 poles. The second tract excepted described as follows: beginning at a stake on the southeast bank of Josephus Earls road, corner to the land owned by Johnson; thence with the general course of the old worn fence S 25 W 27.2 poles to the junction of the fence; thence S 87 E 20 poles to a stake on the S.E. side of the branch; thence down the branch N 37-1/2 W 26.7 poles to a stake in the center of the road; thence N 28 W 5.7 poles to the beginning. Containing 2 acres, 2 quarters and 2 poles. Leaving the net amount conveyed to Charles G. Carpenter 70 Acres and 18 poles.

There is also excepted and not conveyed herein the following described tract:

Beginning in the Wilson Run Road, corner to Bert Jordan in the line of Carpenter; thence with Jordan line S 50 E 17.16 poles to a point in the land leading to Edmonds property (now Katherine Andrews); thence S 25 E 14 poles, S 39 E 12 poles, S 32-1/4 E 10 poles, S 54 E 4.16 poles to the corner of Katherine Andrews; thence with a line of same S 86-1/2 E 34.8 poles to a post; thence N 4-1/2 E 105 Poles to Mrs. Prather's line (now Landreth Andrews); thence with his line N 76-1/2 W 31.72 poles; thence N 58 W 5 poles to an elm tree; thence S 35 W 3.2 poles to a set stone; thence N 86-1/2 W 13.32 poles to the center of the Wilson Run Road; thence down the center of same S 14 W 11.64 poles S 32-1/2 W 2 poles, S 37-3/4 W 10 poles, S 29-1/2 W 18 poles, S 23-1/2 W 24 poles, S 86-1/2 W 2 poles to the beginning. Containing 36 Acres and 48 poles, which deed is of record in Deed Book 93, page 226, Fleming County Court Clerk's Office. Leaving 34 Acres and 10 poles hereby conveyed to Second Party.

SECOND: Located on the Wilson Run Road in Fleming County, Kentucky and described as follows:

Beginning at a post in line of Medley Brown; thence N 6-1/2 W 126.54 rods to a stake 2 feet west of a locust; thence N 84-1/2 W 29.04 rods to a stone in Walker Kidwell's (now Asa Skaggs) line; thence with his lines S 21 W 43.12 rods to a black walnut tree; thence S 2-1/2 E 4 rods to a post; thence S 6 E 16 rods; thence S 7.75 E 29.6 rods to a post; thence S 8-1/4 E 27.4 rods, S 1-1/2 E 20 rods to a post; thence leaving Kidwell's (now Skaggs) line and with the Brown line N 81-1/4 E 49.88 rods to the beginning, containing 37.87 acres.

Being the same land conveyed Buell B. Young from George D. Fisher and Addie L. Fisher by deed dated September 3, 1964, same being of record in D. B. 122, page 219, Fleming County Clerk's Office, Flemingsburg, Kentucky.

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105 Main Cross St.
Flemingsburg, Ky.
41041

Tel. (606) 845-2771

Parties of the First Part reserve a life estate jointly and severally, and until the decease of both of them in the house and yard area both in the rear of the house and in front of same which is presently under fence, and extending to the Wilson Run Road.

This conveyance is further subject to the restriction that the real property described herein shall not be sold during the life time of First Parties, or either of them, without their written consent, and in violation of this restriction the title to the said real property shall revert to First Parties or the survivor of them.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the parties of the Second Part, jointly and equally for life with the remainder to the survivor of them in fee simple, his or her heirs and assigns forever, subject however to a life estate as set forth and described herein, and further subject to the restriction with respect to the sale of the said property during the lifetime of First Parties or either of them, with COVENANTS OF GENERAL WARRANTY.

IN TESTIMONY WHEREOF, Witness the Hands of the parties of the First Part this the Day and Year first hereinabove written

Buell B. Young
Buell B. Young

Georgia W. Young
Georgia W. Young

STATE OF KENTUCKY
COUNTY OF FLEMING

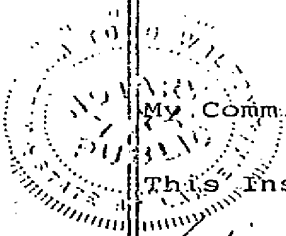
Before me personally appeared Buell B. Young and Georgia W. Young, his wife, who produced, signed and acknowledged the foregoing Deed to Donald Eugene Young and Sharon K. Young, his wife, to be their free act and deed for all purposes therein contained.

MACDONALD,
WALTON &
MACDONALD
Attorneys-at-Law
105 Main Cross St.
Flemingsburg, Ky.
41041

Tel. (606) 845-2771

WITNESS my hand and official seal this 2nd day of February, 1981.

William T. Walton
Notary Public, State of Ky.
At Large



My Comm. Expires: 3-25-1982

This Instrument Prepared By:

William T. Walton
William T. Walton
MacDonald, Walton & MacDonald
105 Main Cross Street
Flemingsburg, Kentucky 41041

STATE OF KENTUCKY
COUNTY OF FLEMING

I, Anna B. McRoberts, Clerk of the County Court in and for the County and State aforesaid, do hereby certify that the foregoing Deed from Buell B. Young and wife to Donald Eugene Young and wife was produced to me and lodged for record the 2nd. day of Feb. 1981, at 3:30 p.m., bearing none for tax levy, whereupon the same together with this certificate has been duly recorded in my office in Deed Book 152, Page 47, Fleming County Court Clerk's Office.

Witness my hand this the 3rd. day of February, 1981.

Anna B. McRoberts, Clerk
By Linda Davis D.C.

MACDONALD,
WALTON &
MACDONALD
Attorneys-at-Law
105 Main Cross St.
Flemingsburg, Ky.
41041

Tel. (606) 845-2771



ENVIRONMENTAL LIEN SEARCH

Project Property: 2017 CARPENTER RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL19
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 80A

Assessor's Parcel Number(s): 069-00-00-035.00 AND 8948

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL19

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL19

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

2017 CARPENTER RD
WALLINGFORD, KY 41093

CURRENT OWNER

SHERRI GRIFFITH
RAYMOND HACKWORTH, MARRIED

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: RAYMOND HACKWORTH, DECEASED
Grantee: SHERRI GRIFFITH
Deed Dated: 01/22/2020
Deed Recorded: 01/24/2020
Instrument: BOOK 274 / PAGE 13
Notes: AFFIDAVIT OF DESCENT AND AFFIDAVIT CONCERNING TRANSFER OF REAL PROPERTY

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL19

Type of Instrument: DEED
Grantor: BONITA R. HACKWORTH, MARRIED
Grantee: RAYMOND HACKWORTH, MARRIED
Deed Dated: 03/09/1994
Deed Recorded: 01/05/1995
Instrument: BOOK 181 / PAGE 385

LEGAL DESCRIPTION

FARM 80A

Assessor's Parcel Number (s): 069-00-00-035.00 AND 8948

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL19

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

COMMONWEALTH OF KENTUCKY
FLEMING DISTRICT COURT
CASE NO.: 19-P-00063

IN RE THE ESTATE OF
RAYMOND HACKWORTH, DECEASED

AFFIDAVIT OF DESCENT AND
AFFIDAVIT CONCERNING TRANSFER OF REAL PROPERTY

* * *

Comes now Sherri Griffith, and after being duly sworn, states that she is the Administratrix of the Estate of Raymond Hackworth, deceased, who died a resident of Fleming County, Kentucky, on May 27, 2019, and that the decedent was seised of a 100% interest in the following described property, to wit:

PARCEL NO. I:

Located on the Beechburg Road (also known as Hussey Pike and Kentucky Highway No. 402) about four (4) miles northeast of Flemingsburg, Fleming County, Kentucky, and being more particularly described as follows, to-wit:

TRACT NO. 1: A certain tract or boundary of land lying on the waters of Wilson Run in Fleming County, Kentucky and bounded generally as follows: On the North by the land of Patrick Fay's heirs and James Jessee; on the East by James Jessee and Arnold heirs; on the South by the Arnold heirs and Robert Weare, and on the West by the Fay heirs, containing in all 121 acres and 16 poles, more or less.

From Tract No. 1 herein conveyed **THERE IS EXCEPTED** the following-described tract of land conveyed Madison Lowe by W. E. Lowe and Rosa Lowe, his wife, by deed dated January 25, 1954, of record in Deed Book 111 at Page 521, Fleming County Court Clerk's Office, to-wit:

A certain tract or parcel of land lying and being on the Southeastern side of the Wilson Run Beechburg Road, bounded and described as follows, viz: **BEGINNING** at a corner post at the Southeast corner of the division fence between Lowe and Carpenter and where the lands of Arthur Carpenter join the lands of the said W. E. Lowe; thence, northward with a line running parallel with the county road, to where the lands of Nesbit Asbury joins the lands of the said W. E. Lowe at a corner post on the East side thereof; thence, with the division fence between Lowe and Asbury in a southeastern direction to the point of beginning, containing 60 acres, more or less.

TRACT NO. 2: This being a part of the dower assigned by Mary Triplett in the division of the lands of G. B. Triplett, deceased, and described as follows: **BEGINNING** at a stone in the road near the school house; thence with said road N 82¼ W 5 54/100 poles to a stone in the line of Harriett Evans, deceased; thence with her line S 3-7/8 W 11-6/10 poles to a stone; thence with a line of Lot #4 of the division of said lands S 82¼ E 56 16/100 poles to a stone on the edge of the road; thence N 1½ W 11-6/10 poles to the beginning, containing four (4) acres.

TRACT NO. 3: Being Lot #4 in the division of the lands of G. B. Triplett, deceased, and beginning at a stake corner to Lot #3 in Section 2 of said division, and corner to G. Arnold at Fig. 29 on the plat of said division; thence with a line of Section 2 N 1 ½ W 56-96/100 poles to a stone corner to the dower timber land; thence with a line of same N 82 ¼ W 74-18/100 poles to a stone corner to Lot #3 Section 1; thence East 62-84/100 poles to a stone in the edge of the road, corner to same; thence N 3 ¾ W 9 58/100 poles to the beginning, containing 26 acres.

Being the same real estate conveyed to Raymond M. Hackworth and Bonita R. Hackworth, husband and wife, from Dennis Lowe, Sr., Administrator with the Will Annexed of the Estate of William E. Lowe, deceased, by deed dated January 3, 1966 and of record in Deed Book 123, Page 468, Fleming County Clerk's Office.

PARCEL NO. II:

A small tract or parcel of land located in Fleming County, Kentucky and being more particularly described as follows:

A small tract of land located in Fleming Co., Ky., on the waters of Wilson and bounded on the North by the Hussey pike; on the East by Maddison Lowe; on the South by Bumgardner; and on the West by Wilson Run Road, containing 11 Acres, more or less.

Being the same real estate conveyed to Raymond Hackworth and Bonita Hackworth, husband and wife, from Madison Lowe and Viola Lowe, husband and wife, by deed dated October 29, 1968 and of record in Deed Book 127, Page 243, Fleming County Clerk's Office.

PARCEL NO. III:

A tract of land located near Beechburg, Fleming County, Kentucky, with the improvements thereon and bounded and described as follows:

TRACT NO. I: BEGINNING at a set stone in the road running with the road S 70 W 62 poles to a corner in same road; thence S 20 E 66.6 poles to a stake upon the west side of a beech, which beech is a corner to Fielding Green and Clara Arbild; thence with Green's line N 68 E 63-3/4 poles, to a set stone corner to same in Jess DeBell's line; thence with same N 21-1/2 W 64.8 poles to the beginning, containing 25 acres, 2 quarters and 34 poles, more or less.

TRACT NO. II: BEGINNING at a stone; thence S 34-1/2 E 43 poles to two white oaks; thence 56 W 66 poles to a stone; thence N 34 W 86 poles to a beech tree marked _____; thence N 68 E 65 poles to the beginning, containing 32-1/2 acres, more or less.

There is **EXCEPTED** and not conveyed herein a tract of land heretofore conveyed to Malcolm Bigelow and wife on October 6, 1956, and of record in D.B. 116, Page 395, Fleming County Clerk's Office, said tract of land being more particularly described as follows:

A certain tract of land lying in Fleming County, Kentucky, on the Cold Spring Road and **BEGINNING** at a post in the fenceline next to the Cold Spring road; thence with an existing fenceline and with the line of the land belonging to the party of the Second Part, back from said road 90 feet to a post; thence following another fenceline and with the land of the party of the second part 16 feet to a post; thence following another fenceline

and the land of party of the second part 40 feet to a post; thence in a line that is parallel with the Cold Spring Road 178.5 feet to a stake; thence with a line that is parallel with the 90 foot call above, 130 feet to the fenceline that fronts on the Cold Spring road; thence with the fenceline on the Cold Spring Road 162.5 feet to the beginning, containing one-half acre, more or less.

Being the same real estate conveyed to Raymond Hackworth and Bonita Hackworth, husband and wife, from R.T. Fearin and Mary Gardner, Co-Executors of the Estate of C.H. Fearin, deceased, by deed dated March 1, 1972 and of record in Deed Book 133, Page 385, Fleming County Clerk's Office.

PARCEL NO. IV:

All that certain tract of land lying and being in Fleming County, Kentucky, on the Mt. Carmel and Beechburg Turnpike and bounded as follows:

BEGINNING in center of Mt. Carmel, Beechburg turnpike; thence leaving road with Dr. Wallingford's line N 87-3/8 E 40.16 rods to a post at end of picket fence; thence N 59-1/2 W 2 rods to a post, corner to Thomas Power; thence with his line S 50-1/8 W 136.96 rods to a set stone, to Mrs. Wrightman, and in Mrs. Turner's line; thence with her line S 40 E 56 rods to a point at turn in old road; thence N 57-1/2 E 29.88 rods to a post; thence S 59 E 73.12 rods to a set stone on West side of road; thence up said road N 7-1/2 E 14.04 rods; N 10-1/4 E 72 rods; N 4-3/4 E 62.52 rods to the beginning, containing 80 acres, and 25 square rods.

Also a certain passway or tract of land being near Mt. Carmel, Kentucky, in Fleming County, Ky., bounded generally as follows:

BEGINNING at the Marshall turnpike; thence in a westerly direction to the land of Mrs. Mary A. Power, a distance of ____ feet, more or less, and lying between the farms of the late Robert Marshall and the farm of Dr. A.M. Wallingford and Son and being 16 feet wide said passway being described in the deed from Mrs. Alice F. Glascock to Dr. A.M. Wallingford and Son as follows: thence N 88 W parallel to the Marshall line and 16 feet from it 40.6 poles to a point at a turn in the old Poplar Plains dirt road and 16 feet from Marshall's corner, Reference is made to said lines in said deed recorded in D.B. 60, page 163, for more particular description.

Being the same real estate conveyed to Raymond Hackworth and Bonita Hackworth, husband and wife, from William T. Walton, Special Commissioner of the Fleming Circuit Court by deed dated April 20, 1978 and of record in Commissioner's Deed Book 5, Page 163, Fleming County Clerk's Office.

All of the above parcels also being the same property in which Bonita R. Hackworth, married, conveyed all her undivided one-half (1/2) interest unto Raymond M. Hackworth, married, by deed dated March 9, 1994, and recorded in Deed Book 181, Page 385, Fleming County Clerk's Office.

Bonita R. Hackworth referred to herein is one and the same person as Bonita Hackworth, and Raymond M. Hackworth referred to herein is one and the same person as Raymond Hackworth.

At the time of his death, Raymond Hackworth was unmarried and died intestate with his only heir being as follows:

NAME	AGE	ADDRESS	RELATIONSHIP	INTEREST INHERITED
Sherri Griffith	Legal	313 Tri County Road Seamon, OH 45679	Daughter	100%

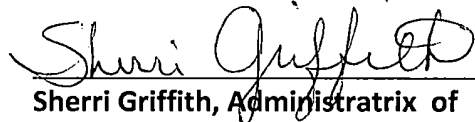
All real estate passed to the heir in accordance with the laws of intestate succession.

Affiant further states that the fair cash value of the above-described real property is as follows:

PARCEL NO. I and PARCEL NO. II: \$302,000.00

PARCEL NO. III: \$245,000.00

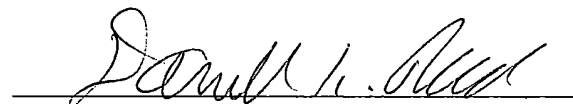
PARCEL NO. IV: \$300,000.00



Sherri Griffith, Administratrix of
Raymond Hackworth Estate and
Heir at Law of Raymond Hackworth

STATE OF KENTUCKY
COUNTY OF FLEMING

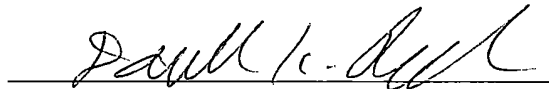
Subscribed and sworn to before me by Sherri Griffith, Administratrix of the Raymond Hackworth Estate, and heir at law of Raymond Hackworth, this 22nd day of January, 2020.



NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-2020

ID NO. 569767

PREPARED BY:



DARRELL K. RUARK
SUIT, PRICE, PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

DOCUMENT NO: 97508
RECORDED: January 24, 2020 11:59:00 AM
TOTAL FEES: \$46.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DAWNELLA
COUNTY: FLEMING COUNTY
BOOK: D274 PAGES: 13 - 16

<r/Probate/Af-CTRP & AfDesc-Hackworth, Raymond>

FLEMING COUNTY
D274 PG16

BONITA R. HACKWORTH
TO ————— DEED
RAYMOND M. HACKWORTH

THIS INDENTURE made and entered into this 9th day of March, 1994, by and between BONITA R. HACKWORTH, married, of Route #3, Box 49, Flemingsburg, Fleming County, Kentucky, 41041, Party of the First Part and RAYMOND M. HACKWORTH, married, of Route #3, Box 49, Flemingsburg, Fleming County, Kentucky 41041, Party of the Second Part.

W I T N E S S E T H:

THAT for no monetary consideration First Party does hereby give, grant and convey unto the Party of the Second Part, in fee simple, her undivided one-half (1/2) interest in the herein-described real estate, with covenants of general warranty, the following described real estate, to-wit:

PARCEL NO. I:

Located on the Beechburg Road (also known as Hussey Pike and Kentucky Highway No. 402) about four (4) miles northeast of Flemingsburg, Fleming County, Kentucky, and being more particularly described as follows, to-wit:

TRACT NO. 1: A certain tract or boundary of land lying on the waters of Wilson Run in Fleming County, Kentucky and bounded generally as follows: On the North by the land of Patrick Fay's heirs and James Jessee; on the East by James Jessee and Arnold heirs; on the South by the Arnold heirs and Robert Weare, and on the West by the Fay heirs, containing in all 121 acres and 16 poles, more or less.

From Tract No. 1 herein conveyed THERE IS EXCEPTED the following-described tract of land conveyed Madison Lowe by W. E. Lowe and Rosa Lowe, his wife, by deed dated January 25, 1954, of record in Deed Book 111 at Page 521, Fleming County Court Clerk's Office, to-wit:

A certain tract or parcel of land lying and being on the Southeastern side of the Wilson Run Beechburg Road, bounded and described as follows, viz: BEGINNING at a corner post at the Southeast corner of the division fence between Lowe and Carpenter and where the lands of Arthur Carpenter join the lands of the said W. E. Lowe; thence, northward with a line running parallel with the county road, to where the lands of Nesbit Asbury joins the lands of the said W. E. Lowe at a corner post on the East side thereof; thence, with the division fence between Lowe and Asbury in a southeastern direction to the point of beginning, containing 60 acres, more or less.

TRACT NO. 2: This being a part of the dower assigned by Mary Triplett in the division of the lands of G. B. Triplett, deceased, and described as follows: BEGINNING at a stone in the road near the school house; thence with said road N 82 1/4 W 5 54/100 poles to a stone in the line of Harriett Evans, deceased; thence with her line S 3-7/8 W 11-6/10 poles to a stone; thence with a line of Lot # 4 of the division of said lands S 82 1/4 E 56 16/100 poles to a stone on the edge of the road; thence N 1 1/2 W 11-6/10 poles to the beginning, containing four (4) acres.

TRACT NO. 3: Being Lot # 4 in the division of the lands of G. B. Triplett, deceased, and beginning at a stake corner to Lot # 3 in

Raymond M. Hackworth
Box 49
Flemingsburg, KY 41041
Mailed To: _____
Delivered To: _____
Date: 1-6-95
Shirley Hester

DONALD &
ALTON
ATTORNEYS-AT-LAW
MAIN CROSS ST.
FLEMINGSBURG, KY.
41041
06) 845-2771

Section 2 of said division, and corner to G. Arnold at Fig. 29 on the plat of said division; thence with a line of Section 2 N 1 1/2 W 56-96/100 poles to a stone corner to the dower timber land; thence with a line of same N 82 1/4 W 74-18/100 poles to a stone corner to Lot # 3 Section 1; thence East 62-84/100 poles to a stone in the edge of the road, corner to same; thence N 3 3/4 W 9 58/100 poles to the beginning, containing 26 acres.

Being the same real estate conveyed to Raymond M. Hackworth and Bonita R. Hackworth, husband and wife, from Dennis Lowe, Sr., Administrator with the Will annexed of the Estate of William E. Lowe, deceased, by deed dated January 3, 1966 and of record in Deed Book 123, Page 468, Fleming County Clerk's Office.

PARCEL NO. II:

A small tract or parcel of land located in Fleming County, Kentucky and being more particularly described as follows:

A small tract of land located in Fleming Co., Ky., on the waters of Wilson and bounded on the North by the Hussey pike; on the East by Maddison Lowe; on the South by Bumgardner; and on the West by Wilson Run Road, containing 11 Acres, more or less.

Being the same real estate conveyed to Raymond Hackworth and Bonita Hackworth, husband and wife, from Madison Lowe and Viola Lowe, husband and wife, deed dated October 29, 1968 and of record in Deed Book 127, Page 243, Fleming County Clerk's Office.

PARCEL NO. III:

A tract of land located near Beechburg, Fleming County, Kentucky, with the improvements thereon and bounded and described as follows:

TRACT NO. I: BEGINNING at a set stone in the road running with the road S 70 W 62 poles to a corner in same road; thence S 20 E 66.6 poles to a stake upon the west side of a beech, which beech is a corner to Fielding Green and Clara Arbild; thence with Green's line N 68 E 63-3/4 poles, to a set stone corner to same in Jess DeBell's line; thence with same N 21-1/2 W 64.8 poles to the beginning, containing 25 acres, 2 quarters and 34 poles, more or less.

TRACT NO. II: BEGINNING at a stone; thence S 34-1/2 E 43 poles to two white oaks; thence S 56 W 66 poles to a stone; thence N 34 W 86 poles to a beech tree marked _____; thence N 68 E 65 poles to the beginning, containing 32-1/2 acres, more or less.

There is EXCEPTED and not conveyed herein a tract of land heretofore conveyed to Malcolm Bigelow and wife on October 6, 1956, and of record in D. B. 116, Page 395, Fleming County Clerk's Office, said tract of land being more particularly described as follows:

A certain tract of land lying in Fleming County, Kentucky, on the Cold Spring Road and BEGINNING at a post in the fenceline next to the Cold Spring road; thence with an existing fenceline and with the line of the land belonging to the party of the Second Part, back from said road 90 feet to a post; thence following another fenceline and with the land of the party of the second part 16 feet to a post; thence following another fenceline and the land of party of the second part 40 feet to a post; thence in a line that is parallel with the Cold Spring Road 178.5 feet to a stake; thence with a line that is parallel with the 90-foot call above, 130 feet to the fenceline that fronts on the Cold Spring Road; thence with the fenceline on the Cold Spring Road 162.5 feet to the beginning, containing one-half acre, more or less.

Being the same real estate conveyed to Raymond Hackworth and Bonita Hackworth, husband and wife, from R.T. Fearin and Mary Gardner, Co-Executors of the Estate of C.H. Fearin, deceased, by deed dated March 1, 1972 and of record in Deed Book 133, Page 385, Fleming County Clerk's Office.

PARCEL NO IV:

All that certain tract of land lying and being in Fleming County, Kentucky, on the Mt. Carmel and Beechburg Turnpike and bounded as follows:

BEGINNING in center of Mt. Carmel, Beechburg turnpike; thence leaving road with Dr. Wallingford's line N 87-3/8 E 40.16 rods to a post at end of picket fence; thence N 59-1/2 W 2 rods to a post, corner to Thomas Power; thence with his line S 50-1/8 W 136.96 rods to a set stone, to Mrs. Wrightman, and in Mrs. Turner's line; thence with her line S 40 E 56 rods to a point at turn in old road; thence N 57-1/2 E 29.88 rods to a post; thence S 59 E 73.12 rods to a set stone on West side of road; thence up said road N 7-1/2 E 14.04 rods; N 10-1/4 E 72 rods; N 4-3/4 E 62.52 rods to the beginning, containing 80 acres, and 25 square rods.

Also a certain passway or tract of land being near Mt. Carmel Kentucky, in Fleming,, County, Ky., bounded generally as follows:

BEGINNING at the Marshall turnpike; thence in a westerly direction to the land of Mrs. Mary A. Power, a distance of ___ feet, more or less, and lying between the farms of the late Robert Marshall and the farm of Dr. A. M. Wallingford and Son and being 16 feet wide said passway being described in the deed from Mrs. Alice F. Glascock to Dr. A. M. Wallingford and Son as follows: thence N 88 W parallel to the Marshall line and 16 feet from it 40.6 poles to a point at a turn in the old Poplar Plains dirt road and 16 feet from Marshall's corner, Reference is made to said lines in said deed recorded in D. B. 60, page 163, for more particular description.

Being the same real estate conveyed to Raymond Hackworth and Bonita Hackworth, husband and wife, from William T. Walton, Special Commissioner of the Fleming Circuit Court by deed dated April 20, 1978 and of record in Commissioner's Deed Book 5, Page 163, Fleming County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging to Party of the First Part, an undivided one-half interest, unto the Party of the Second Part, his heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

IN TESTIMONY WHEREOF, witness the hand of the Party of the First Part and Parties of the Second Part this the Day and Year first hereinabove written.

PARTY OF THE FIRST PART:

PARTY OF THE SECOND PART:

Bonita R. Hackworth
Bonita R. Hackworth

Raymond Hackworth
Raymond Hackworth

CONSIDERATION CERTIFICATE

We, Bonita R. Hackworth, married, First Party herein and Raymond M. Hackworth, married, Second Party herein; do certify, pursuant to KRS Chapter 382, that no monetary consideration was paid for the property herein conveyed, but that the estimated fair cash value of said property is \$ 120,400.

PARTY OF THE FIRST PART:

PARTY OF THE SECOND PART:

Bonita R. Hackworth
Bonita R. Hackworth

Raymond Hackworth
Raymond Hackworth

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared Bonita R. Hackworth, married, who produced, signed and acknowledged the foregoing Deed to Raymond Hackworth, married, to be her free act and deed for purposes therein contained, and who also acknowledged the information contained in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 9th day of March, 1994.

William T. Walton
Notary Public, State at Large

My Comm. Expires: 4-9-1994

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared Raymond M. Hackworth, Second Party herein who acknowledged the information contained in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 9th day of March, 1994.

William T. Walton
Notary Public, State at Large
My Comm. Expires: 4-9-1994

Prepared By:

William T. Walton
William T. Walton
MacDonald & Walton
105 North Main Cross Street
Flemingsburg, Kentucky 41041
(606) 845-2771

STATE OF KENTUCKY) SCT:
COUNTY OF FLEMING)

I, PHYLLIS B. HARMON, CLERK OF THE COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE FOREGOING DEED FROM BONITA R. HACKWORTH
TO RAYMOND M. HACKWORTH WAS PRODUCED TO ME AND LODGED FOR
RECORD THE 5TH DAY OF JANUARY 19 95, AT 1:50PM,

WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN DULY
RECORDED IN MY OFFICE IN DEED BOOK 181 PAGE 385
FLEMING COUNTY CLERKS OFFICE.

WITNESS MY HAND THIS THE 6TH DAY OF JANUARY 19 95.

PHYLLIS B. HARMON, CLERK
Phyllis B. Harmon

ONALD &
LTON
YS-AT-LAW

IN CROSS ST.
SBURG, KY.
041

845-2771



ENVIRONMENTAL LIEN SEARCH

Project Property: 1423 CARPENTER RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL20
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 118 A W/HSE

Assessor's Parcel Number(s): 069-00-00-043.00 AND 1357

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL20

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL20

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1423 CARPENTER RD
WALLINGFORD, KY 41093

CURRENT OWNER

ERIC CARPENTER AND AILEEN CARPENTER

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 118 A W/HSE

Assessor's Parcel Number (s): 069-00-00-043.00 AND 1357

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL20

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: 103 MADDOX PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL21
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 109.5 AC W/HSE

Assessor's Parcel Number(s): 058-00-00-031.00 AND 6015

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL21

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL21

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

103 MADDOX PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

EARLS GENEVA

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 109.5 AC W/HSE

Assessor's Parcel Number (s): 058-00-00-031.00 AND 6015

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL21

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: 1151 BLACK DIAMOND RD
WALLINGFORD, KY 41093

Order No: 23080100478-EL22

Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 384.76 A W/3 HSES & 2MHS

Assessor's Parcel Number(s): 070-00-00-001.00 AND 7765

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL22

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL22

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1151 BLACK DIAMOND RD
WALLINGFORD, KY 41093

CURRENT OWNER

CAUDILL HELEN L

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 384.76 A W/3 HSES & 2MHS

Assessor's Parcel Number (s): 070-00-00-001.00 AND 7765

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL22

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: SAUNDERS RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL23
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 60AC

Assessor's Parcel Number(s): 081-00-00-046.00 AND 25906

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL23

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL23

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

SAUNDERS RD
WALLINGFORD, KY 41093

CURRENT OWNER

HELEN CAUDILL, SINGLE AND TANNER FLOYD, SINGLE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: EMANUEL GRABER AND ADA GRABER, HIS WIFE
Grantee: HELEN CAUDILL, SINGLE AND TANNER FLOYD, SINGLE
Deed Dated: 05/04/2018
Deed Recorded: 05/08/2018
Instrument: BOOK D267 / PAGE 531

LEGAL DESCRIPTION

FARM 60AC

Assessor's Parcel Number (s): 081-00-00-046.00 AND 25906

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL23

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 4th day of May 2018 by and between EMANUEL GRABER and ADA GRABER, his wife, of 543A Thomas Lane, Tollesboro, KY 41189, Parties of the First Part, and HELEN CAUDILL, single, of 1151 Black Diamond Road, Wallingford, KY 41093, and TANNER FLOYD, single, of 1151 Black Diamond Road, Wallingford, KY 41093, Parties of the Second Part.

The in-care-of tax mailing address for the current tax year is c/o Helen Caudill, 1151 Black Diamond Road, Wallingford, KY 41093.

WITNESSETH:

THAT for and in consideration of the sum of **ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$128,000.00)** the receipt of which is hereby acknowledged, the Parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, the following described real estate, to wit:

Being a 70.00 acre tract of land located approximately 2000' South of Saunders Road near Pleasureville in Fleming County, Kentucky and being more particularly described as follows:

Beginning at a ½" iron pin & cap found (Wright 2808) corner to Othel L. Jr. & Dora Jean Fields and Marcia D. & Carmen D. Fields DB 219 PG 372, corner to Conard & Helen Caudill DB 147 PG 518 Tract III and in the line of Gary & Glenna Turner and Gary Lee II & Jamie Turner DB 227 PG 189; Thence along the Turner line N02°18'57" E a distance of 584.98' to a ½" iron pin & cap found (Wright 2808); Thence continuing along the Turner line N03°24'38" E a distance of 104.12' to an iron pin & cap set new corner to Cooksey & Fields Tracts 1 & 2; Thence along the new line of Cooksey & Fields Tracts 1 & 2 S 67°24'14" E a distance of 215.95' to an iron pin & cap set at a 10" Double Honey Locust; Thence continuing along the new line of Cooksey & Fields Tracts 1 & 2 S49°26'08"E a distance of 265.22' to an iron pin & cap set; Thence N54°22'25"E a distance of 130.99' to an iron pin & cap set; Thence N54°50'26"E a distance of 118.00' to an iron pin & cap set; Thence N53°18'33"E a distance of 67.20' to an iron pin & cap set; Thence N33°29'41"E a distance of 40.99' to a 12" Double Cedar (painted); Thence N32°53'48"E a distance of 170.12' to an iron pin & cap set; Thence N14°46'20"E a distance of 45.21' to an iron pin & cap set; Thence S85°14'32"E a distance of 273.00' to

an iron pin & cap set; Thence S83°12'00"E (passing a 12" White Oak-painted at 999.73') a total distance of 1003.73' to an iron pin & cap set; Thence N87°38'15"E a distance of 488.09' to an iron pin & cap set; Thence N88°25'20"E a distance of 485.11' to an iron pin & cap set; Thence N 89°00'56"E a distance of 544.13' to a ½" iron pin & cap found (Wright 2808) corner to Larry & Donna Smith DB 222 PG 106; Thence along the Smith line S25°41'58"W a distance of 234.90' to a ½" iron pin & cap found (Wright 2808); Thence continuing along the Smith line S22°24'48"W a distance of 287.25' to a ½" iron pin & cap found (Wright 2808 – disturbed); Thence S 19°10'02"W a distance of 233.13' to a ½" iron pin & cap found (Wright 2808); Thence S17°20'33"W a distance of 99.93' to a ½" iron pin & cap found (Wright 2808); Thence S43°54'52"W a distance of 21.79' to a ½" iron pin & cap found (Wright 2808); Thence S21°21'22"W a distance of 68.17' to a ½" iron pin & cap found (Wright 2808); Thence S28°36'17"W a distance of 43.63' to a ½" iron pin & cap found (Wright 2808); Thence S33°09'30"W a distance of 205.08' to a ½" iron pin & cap found (Wright 2808 – disturbed) corner to Caudill; Thence along the Caudill line N41°21'09"W a distance of 23.28' to a ½" iron pin & cap found (Wright 2808 – disturbed); Thence continuing along the Caudill line N86°42'00"W a distance of 217.85' to a ½" iron pin & cap found (Wright 2808 – disturbed); Thence N89°40'58"W a distance of 75.36' to a ½" iron pin & cap found (Wright 2808 – disturbed); Thence S87°08'17"W a distance of 794.36' to a ½" iron pin & cap found (Wright 2808 – disturbed); Thence N86°45'53"W a distance of 418.23' to a ½" iron pin & cap found (Wright 2808); Thence N09°00'32"E a distance of 228.47' to a ½" iron pin & cap found (Wright 2808); Thence N87°36'38"W a distance of 619.68' to a ½" iron pin & cap found (Wright 2808); Thence N85°38'36"W (passing a reference iron pin & cap set at 500.00') a total distance of 1009.12' to the point of beginning containing 70.00 acres according to the survey by Travis A McGlone PLS 3919 of Buffalo Trace Surveying LLC 3/29/2017 (Field survey completed on 3/29/2017 as a Rural class survey).

All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

Bearings coordinated to the Kentucky State Plane Coordinate System KY1Z (Single Zone) (NAD 83) per GPS observations on date of survey 3/3/2017.

Property subject to all legal right of ways, easements of record and unrecorded conveyances.

Trees marked with 3 orange horizontal painted lines.

70.00 acre tract being accessed by an old dirt road along the South West property line of Larry & Donna Smith DB 222 PG 106 per agreement.

Being the same property conveyed to Emanuel Graber and Ada Graber, husband and wife, from Othel L. Cooksey, Jr., single, by deed dated May 30, 2017, and recorded in Deed Book 263, Page 757, Fleming County Clerk's Office.

THERE IS EXCEPTED FROM THE FOREGOING and reserved herein, the property described as follows:

Being a 10.000 acre tract of land located approximately 1000' North West of Black Diamond Road in Fleming County, Kentucky and being more particularly described as follows:

Beginning at a ½" iron pin & cap found (Wright 2808 – disturbed) corner to Emanuel & Ada Graber DB 263 PG 757 and the North East corner of Conrad & Helen Caudill DB 147 PG 518; Thence along the new division line of Graber N29°08'31"W a distance of 417.04' to an iron pin & cap set; Thence continuing along the new line of Graber N05°58'50"W a distance of 186.91' to an iron pin & cap set; Thence N20°04'49"E a distance of 537.70' to a ½" iron pin & cap found (T. McGlone PLS 3919) in the line of Jason Schwartz DB 263 PG 762; Thence along the Schwartz line N89°00'56"E a distance of 544.13' to a ½" iron pin & cap found (Wright 2808) corner to Larry & Donna Smith DB 222 PG 106; Thence along the Smith line S25°41'58"W a distance of 234.90' to a ½" iron pin & cap found (Wright 2808); Thence continuing along the Smith line S22°24'48"W a distance of 287.25' to a ½" iron pin & cap found (Wright 2808); Thence S19°10'02"W a distance of 233.13' to a ½" iron pin & cap found (Wright 2808); Thence S17°20'33"W a distance of 99.93' to a ½" iron pin & cap found (Wright 2808); Thence S43°54'52"W a distance of 21.79' to a ½" iron pin & cap found (Wright 2808); Thence S21°21'22"W a distance of 68.17' to a ½" iron pin & cap found (Wright 2808); Thence S28°36'17"W a distance of 43.63' to a ½" iron pin & cap found (Wright 2808); Thence S33°09'30"W a distance of 205.08' to a ½" iron pin & cap found (Wright 2808 – disturbed) in the line of Caudill; Thence along the Caudill line N41°21'09"W a distance of 23.28' to the point of beginning containing 10.000 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC 4/16/2018 (Field survey completed on 4/12/2018 with a Topcon 236w total station as a rural class survey having an unadjusted traverse of 1:30,420 as shown in file 2018/graber emanuel and reviewed on 4/16/2018).

All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

All monuments are new unless noted as found (record).

Bearings coordinated to the Kentucky State Plane Coordinate System Single Zone (NAD 83) per GPS observations on original date of survey 3/3/2017.

Property subject to all legal right of ways, easements of record and unrecorded conveyances.

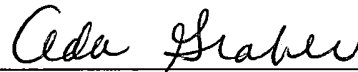
10.000 acre parcel subject to the old dirt road for access to Black Diamond Road, said road runs along the Smith and Caudill boundary line.

The Parties agree to be equally responsible for the construction and maintenance of a boundary fence between the property conveyed herein and the reserved property. Said agreement shall be a covenant running with the land.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hands of the Parties of the First Part, this the day and date first above written.


EMANUEL GRABER


ADA GRABER

CERTIFICATE

It is hereby certified by the Grantors and the Grantees that the sum of \$128,000.00 as set out in the above Deed is the full consideration paid for the property.

Further, the parties acknowledge that this deed, prepared by Darrell K. Ruark, Attorney at Law, is based solely on information supplied by one or more of the parties to this conveyance, which information includes the description of the property sold or conveyed, and the price paid for the property or the value of the property. Darrell K. Ruark has no liability for any errors, inaccuracies or omissions in this deed resulting from the information provided and makes no representations with respect to the accuracy of the property description or to any mortgages, liens, encumbrances, taxes, or rights of others which may exist against the property (unless Darrell K. Ruark, by separate instrument(s) addressed to the Grantee(s), issued a title examination letter and/or title insurance policy). Darrell K. Ruark has not personally examined the property. All parties hereto consent to this disclaimer by signing this deed.


EMANUEL GRABER - Grantor


ADA GRABER - Grantor


HELEN CAUDILL - Grantee


TANNER FLOYD - Grantee

STATE OF KENTUCKY
COUNTY OF Fleming

The foregoing Deed and Certificate were acknowledged and sworn to before me by Emanuel Graber and Ada Graber, Grantors, this 4th day of May 2018.

Darrell K. Ruark
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-27-2020

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Helen Caudill, Grantee, this 4th day of May 2018.

Darrell K. Ruark
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-27-2020

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Tanner Floyd, Grantee, this 4th day of May 2018.

Darrell K. Ruark
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-27-2020

PREPARED BY:

Darrell K. Ruark
DARRELL K. RUARK
SUIT, PRICE, PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

DOCUMENT NO: 64052
RECORDED: May 08, 2018 08:28:00 AM
TOTAL FEES: \$23.00 TRANSFER TAX: \$128.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DAWNELLA
COUNTY: FLEMING COUNTY
BOOK: 0267 PAGES: 531 - 535

<rk/Deeds/D-Caudill, Helen & Floyd, Tanner (Graber)>

FLEMING COUNTY
D267 PG535



ENVIRONMENTAL LIEN SEARCH

Project Property: *CARPENTER RD
WALLINGFORD, KY 41093*

Order No: *23080100478-EL24*

Date Completed: *08/03/2023*

The following is the current property legal description (See deed for full legal description):

FARM 48.12AC

Assessor's Parcel Number(s): 069-00-00-047.00 AND 5639

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL24

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL24

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

CARPENTER RD
WALLINGFORD, KY 41093

CURRENT OWNER

JIMMIE D. KEGLEY AND GERALDINE V. KEGLEY, HUSBAND AND WIFE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: JIMMIE D. KEGLEY AND GERALDINE V. KEGLEY, HUSBAND AND WIFE AND
MICHELLE FRYMAN, SINGLE
Grantee: JIMMIE D. KEGLEY AND GERALDINE V. KEGLEY, HUSBAND AND WIFE
Deed Dated: 04/30/2004
Deed Recorded: 05/04/2004
Instrument: BOOK D218 / PAGE 622

LEGAL DESCRIPTION

FARM 48.12AC

Assessor's Parcel Number (s): 069-00-00-047.00 AND 5639

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL24

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

JIMMIE D KEGLEY AND WIFE
 TO-----DEED
 MICHELLE FRYMAN
 TO-----DEED
 JIMMIE D KEGLEY AND WIFE

THIS INDENTURE made and entered into this 30th day of April, 2004, by and between **JIMMIE D. KEGLEY and GERALDINE V. KEGLEY, husband and wife**, of 170 Black Diamond, Wallingford, Kentucky 41093, Parties of the First Part; and **MICHELLE FRYMAN, single**, of 1658 Chrissie Lane, Maysville, Kentucky 41056, Party of the Second Part; and **JIMMIE D. KEGLEY and GERALDINE V. KEGLEY, husband and wife** of 170 Black Diamond, Wallingford, Kentucky 41093, Parties of the Third Part.

WITNESSETH:

THAT for and in consideration of the agreement by Second Party to immediately reconvey the property hereinafter set out to the Third Parties as set out herein, and for no monetary consideration, First Parties do hereby sell, grant and convey unto the Party of the Second Part, in fee simple, with covenants of general warranty, the following described real estate, to-wit:

A certain tract of land fronting on County Road No. 1027, the Mt. Carmel-Beechburg Road and County Road No. 1023, the Black Diamond Road and also lying upon the waters of Fleming Creek in Fleming County, Kentucky and more specifically described as follows:

Beginning at a P.K. nail (set) in the center of the existing bridge over Fleming Creek on the Mt. Carmel-Beechburg Road, said point being the Northwest corner of Tract No. 2; thence along the center of said road for the following ten (10) calls:

(1) North 44 deg. 10 min. 08 sec. East, 100.02 ft. to a nail (set);
(2) Thence North 41 deg. 22 min. 13 sec. East, 99.98 ft. to a nail (set);
(3) Thence North 39 deg. 40 min. 45 sec. East, 100.00 ft. to a nail (set);
(4) Thence North 37 deg. 01 min. 31 sec. East, 49.95 ft. to a nail (set);
(5) Thence North 34 deg. 16 min. 32 sec. East, 50.00 ft. to a nail (set);
(6) Thence North 26 deg. 33 min. 55 sec. East, 49.95 ft. to a nail (set);
(7) Thence North 22 deg. 50 min. 34 sec. East, 246.41 ft. to a nail (set);
(8) Thence North 25 deg. 55 min. 00 sec. East, 69.99 ft. to a nail (set);
(9) Thence North 26 deg. 42 min. 59 sec. East, 69.99 ft. to a nail (set);
(10) Thence North 28 deg. 56 min. 44 sec. East, 250.39 ft. to a .35 inch x 2.9 inch steel nail marker (set), said point being the Southwest corner of Tract No. 4; thence with the line of Tract No. 4 and along the existing fence for the following two (2) calls:

(1) South 62 deg. 38 min. 15 sec. East, 197.13 ft. to a ½ inch rebar (set);
(2) Thence North 21 deg. 42 min. 35 sec. East, 214.55 ft. to a corner post, said point being Southeast corner of Elwood H. Kegley and Barbara Kegley (D.B. 162, P. 412); thence along the line of Elwood H. Kegley and Barbara Kegley for the following two (2) calls:

(1) North 20 deg. 19 min. 55 sec. East, 125.71 ft. to a ½ inch rebar (set);
(2) Thence North 14 deg. 11 min. 37 sec. East, 183.41 ft. to a .35 inch x 2.9 inch steel nail marker (set) in the center of the Black Diamond Road; thence along the center of Black Diamond Road for the following two (2) calls:

(1) South 82 deg. 13 min. 30 sec. East, 381.87 ft. to a nail (set);
(2) Thence South 83 deg. 17 min. 20 sec. East, 135.74 ft. to a .35 inch x 2.9 inch steel nail marker (set), said point being the Northwest corner of Jimmie Kegley and Geraldine Kegley (D.B. 159, P. 317); thence with the line of Jimmie and Geraldine Kegley for the following three (3) calls:

(1) South 7 deg. 00 min. 22 sec. West, 150.00 ft. to a point;
(2) Thence South 82 deg. 59 min. 38 sec. East, 200.00 ft. to a point;
(3) Thence North 7 deg. 00 min. 22 sec. East, 150.00 ft. to a point in the center of said road; thence continuing along the center of Black Diamond Road for the following four (4) calls:

(1) South 82 deg. 59 min. 38 sec. East, 92.52 ft. to a .35 inch x 2.9 inch steel nail marker (set);
(2) Thence South 82 deg. 54 min. 20 sec. East, 476.64 ft. to a nail (set);
(3) Thence South 82 deg. 12 min. 33 sec. East, 439.39 ft. a nail (set);
(4) Thence South 81 deg. 28 min. 51 sec. East, 296.27 ft. to a .35 inch x 2.9 inch steel nail marker (set), said point being the Northwest corner of Tract No. 5; thence with the line of Tract No. 5 and along the existing fence for the following eight (8) calls:

(1) South 0 deg. 07 min. 59 sec. West, 163.26 ft. to a post;
 (2) Thence South 1 deg. 14 min. 49 sec. East, 35.54 ft. to a post;
 (3) Thence South 1 deg. 26 min. 08 sec. West, 75.47 ft. to a post;
 (4) Thence South 0 deg. 29 min. 36 sec. West, 350.28 ft. to a post;
 (5) Thence South 3 deg. 30 min. 03 sec. West, 151.24 ft. to a post;
 (6) Thence South 3 deg. 46 min. 27 sec. West, 253.26 ft. to a post;
 (7) Thence South 3 deg. 39 min. 37 sec. West, 249.92 ft. to a post;
 (8) Thence South 4 deg. 21 min. 02 sec. West, 446.79 ft. to a corner/gate post, said point a corner to Tract No. 6; thence with the line of Tract No. 6 and along the existing fence for the following five (5) calls:

(1) South 83 deg. 08 min. 30 sec. West, 543.85 ft. to a post;
 (2) Thence South 87 deg. 30 min. 53 sec. West, 55.13 ft. to a post;
 (3) Thence South 83 deg. 13 min. 38 sec. West, 48.62 ft. to a post;
 (4) Thence North 79 deg. 36 min. 37 sec. West, 28.77 ft. to a post on the East side of Fleming Creek;
 (5) Thence crossing Fleming Creek South 81 deg. 54 min. 38 sec. West, 50.93 ft. to a post, said point a corner to Tract No. 1; thence with the line of Tract No. 1 and along the existing fence for the following eleven (11) calls:

(1) South 88 deg. 29 min. 33 sec. West, 381.56 ft. to a post;
 (2) Thence South 87 deg. 46 min. 48 sec. West, 438.41 ft. to a post;
 (3) Thence South 83 deg. 08 min. 46 sec. West, 113.21 ft. to a corner/gate post;
 (4) Thence North 6 deg. 37 min. 15 sec. East, 159.07 ft. to a post on the South side of Fleming Creek;
 (5) Thence crossing Fleming Creek North 4 deg. 08 min. 22 sec. East, 117.51 ft. to a ½ inch rebar (set);
 (6) Thence South 74 deg. 09 min. 10 sec. West, 179.84 ft. to a post;
 (7) Thence South 65 deg. 33 min. 48 sec. West, 175.27 ft. to a post;
 (8) Thence North 74 deg. 25 min. 35 sec. West, 44.26 ft. to a post;
 (9) Thence North 77 deg. 41 min. 36 sec. West, 128.52 ft. to a post;
 (10) Thence North 68 deg. 14 min. 02 sec. West, 113.20 ft. to a post;
 (11) Thence North 70 deg. 10 min. 12 sec. West, 215.86' to a ½ inch rebar (set); thence leaving said fence South 36 deg. 43 in. 49 sec. West, 54.67 ft. to the center of Fleming Creek, said point being the Northeast corner of Tract No. 2; thence with the line of Tract No. 2 and generally along the center of Fleming Creek for the following three (3) calls

(1) North 40 deg. 46 min. 09 sec. West, 59.19 ft. to a point at the water gap;
 (2) Thence North 27 deg. 02 min. 59 sec. West, 237.35 ft. to a point;
 (3) thence North 39 deg. 19 min. 31 sec. West, 333.53 ft. to the point of beginning; **containing 107.3330 Acres.**

This is a new survey, completed by W. T. (Tommy) Carpenter, R.L.S. 2380 in December, 1992. The property described in this document is depicted as Tract No. 3 on the plat of the survey of the Elwood Kegley, Sr. and Georgia Kegley Properties. Said plat is intended to become a part of this description for clarification and is on file in Plat Cabinet No. 1, Slide No. 125, Fleming County Clerk's Office.

The .35 inch x 2.9 inch steel nail markers called for in this description are stamped "SURVEY MARK".

THERE IS EXCEPTED AND NOT CONVEYED HEREIN a certain tract of land conveyed to Wanda E. Davis, married, from Elwood C. Kegley and Georgia M. Kegley, husband and wife, by a deed dated the 25th day of January, 2001, and of record in Deed Book 206, Page 34, Fleming County Clerk's Office, and which is more particularly described as follows:

A certain parcel of land lying or situated East of County Road No. 1027, the Mt. Carmel-Beechburg Road and South of County Road No. 1023, the Black Diamond Road, in Fleming County, Kentucky and more specifically described as follows:

Beginning at a ½ inch rebar and cap (set previous survey), said point a common corner to Tract No. 3 and Tract No. 4 of Elwood Kegley, Sr., et ux (Plat Cabinet No. 1, Slide No. 125); thence with the common line of said tracts North 21 deg. 42 min. 35 sec. East, 214.55 ft. to a corner post, said point being the southeast corner of Elwood H. Kegley, et ux (D.B. 162, P. 412) and the southwest corner of Parcel No. 2 on the plat of this survey described herein; thence with the south line of said Parcel No. 2 South 68 deg. 00 min. 45 sec. West, passing a ½ inch rebar and cap (witness corner set this survey) at 5.00 ft. and passing another ½ inch rebar and cap (witness corner set this survey) at 207.19 ft. (5.00 ft. + 202.19 ft.), for a total distance of 211.19 ft. to a corner post, said point being the southeast corner of aforesaid Parcel No. 2 and a new corner to aforesaid Tract No. 3 for the following two (2) calls:

- (1) South 17 deg. 38 min. 07 sec. West, 206.15 ft. to a ½ inch rebar and cap (set this survey);
- (2) Thence North 70 deg. 17 min. 36 sec. West, 225.97 ft. to the point of beginning; **containing 1.0544 Acres.**

This description was prepared in conjunction with a Class "A" survey field completed by William T. (Tommy) Carpenter, PLS 2380 on July 3, 1999. A plat depicting this survey (Drawing No. 099-023) is intended to be a part of this description. The ½ inch rebars set this survey are twenty four (24) inches long and bear a one (1) inch diameter yellow plastic I.D. cap stamped W.T.C.-2380-

PROP. COR. @ property corners and W.T.C.-2380-WIT.COR. @ witness corners. The ½ inch rebars set the previous survey are eighteen (18) inches long and bear a one(1) inch diameter yellow plastic I.D. cap stamped W.T.C., RLS 2380. The .35 inch x 2.9 inch steel nail markers set this survey are stamped "SURVEY MARK". The bearings stated in this description are magnetic in origin and referenced as noted on said plat.

THERE IS FURTHER EXCEPTED AND NOT CONVEYED HEREIN a certain tract of land conveyed to Elwood H. Kegley and Barbara J. Kegley, husband and wife, from Elwood C. Kegley and Georgia Kegley, husband and wife, by a deed dated the 10th day of August, 1999, and of record in Deed Book 199, Page 113, Fleming County Clerk's Office and which is more particularly described as follows:

A certain parcel of land lying or situated East of County Road No. 1027, the Mt. Carmel Beechburg Road and adjoining the abandoned portion of County Road No. 1023, the Black Diamond Road on the South side in Fleming County, Kentucky and more specially described as follows:

BEGINNING at a point in the center of the abandoned portion of Black Diamond Road, said point a common corner to Elwood H. Kegley, et ux (D.B. 162, P. 412) and Tract No. 3 of Elwood Kegley, Sr., et ux (Plat Cabinet No. 1, Slide No. 125); thence with the center of said road South 82 deg. 13 min. 30 sec. East 186.38 ft. to a .35 inch x 2.9 inch steel nail marker (set this survey), said point a new corner to aforesaid Tract No. 3; thence with a new line of Tract No. 3 South 12 deg. 29 min. 51 sec. West, passing a ½ inch rebar and cap (witness corner set this survey) at 18.69 ft., for a total distance of 357.97 ft., to a corner post, said point being the Northeast corner of Parcel No. 1 on the plat of this survey described herein; thence with the North line of Parcel No. 1 North 68 deg. 00 min. 45 sec. West, passing a ½ inch rebar and cap (witness corner set this survey) at 4.00 ft. and passing another ½ inch rebar and cap (witness corner set this survey) at 206.19 ft. (4.00 ft. + 202.19 ft.), for a total distance of 211.19 ft. to a corner post, said point a common corner to aforesaid Elwood H. Kegley, et ux, and Tract No. 4 on aforesaid Elwood Kegley, Sr., et ux plat; thence with the line of Elwood H. Kegley for the following two (2) calls:

- (1) North 20 deg. 19 min. 55 sec. East, 125.71 ft. to a ½ inch rebar and cap (set previous survey);
- (2) Thence North 14 deg. 11 min. 37 sec. East, passing a ½ inch rebar and cap (witness corner set this survey) at 168.41 ft., for a total distance of 183.41 ft. to the point of beginning; containing 1.4799 acres.

The above described property is subject to an easement to East Ky. Power Co. as recorded in Easement Book No., 12, Page 389, Fleming County Clerk's Office.

This description was prepared in conjunction with a Class "A" survey field completed by William T. (Tommy) Carpenter, PLS 2380 on July 3, 1999. A plat depicting this survey (drawing No. 099-023) is intended to be a part of this description. The ½ inch rebars set this survey are twenty four (24) inches long and bear a one (1) inch diameter yellow plastic I.D. cap stamped W.T.C.-2380-Prop.Cor. at property corners and W.T.C.-2380 Wit. Cor at witness corners. The ½ inch rebars set the previous survey are eighteen (18) inches long and bear a one (1) inch diameter yellow plastic I.D. Cap stamped W.T.C., RLS 2380. The .35 inch x 2.9 inch steel nail markers set this survey are stamped "Survey Mark". The bearings stated in this description are magnetic in origin and referenced as noted on said plat.

Being the same real property conveyed to Jimmie D. Kegley, married, from Georgia M. Kegley, widow, by a deed dated the 30th day of April, 2004, and of record in Deed Book 218, Page 614, Fleming County Clerk's Office.

And in consideration of the premises, the said Party of the Second Part does hereby sell, grant and convey with **COVENANTS OF SPECIAL WARRANTY**, unto the Parties of the Third Part, jointly and equally for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part and Party of the Second Part this the Day and Year first hereinabove written.

PARTIES OF THE FIRST PART:

PARTY OF THE SECOND PART:

Jimmie D. Kegley
Jimmie D. Kegley

Michelle Fryman
Michelle Fryman

Geraldine V. Kegley
Geraldine V. Kegley

CONSIDERATION CERTIFICATE

We, **Jimmie D. Kegley and Geraldine V. Kegley, husband and wife**, Parties of the First Part; **Michelle Fryman, single**, Party of the Second Part; and **Jimmie D. Kegley and Geraldine V. Kegley, husband and wife**, Parties of the Third Part, do hereby certify, pursuant

to KRS Chapter 382, that no monetary consideration was paid for the property herein conveyed, this being a straw deed, but that the estimated fair cash value of said property is \$57,639.00.

PARTIES OF THE FIRST PART:

PARTY OF THE SECOND PART:

Jimmie D. Kegley
Jimmie D. Kegley

Michelle Fryman
Michelle Fryman

Geraldine V. Kegley
Geraldine V. Kegley

PARTIES OF THE THIRD PART:

Jimmie D. Kegley
Jimmie D. Kegley

Geraldine V. Kegley
Geraldine V. Kegley

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared **Jimmie D. Kegley and Geraldine V. Kegley, husband and wife**, Parties of the First Part, who produced, signed and acknowledged the foregoing Deed to **Michelle Fryman, single**, to be their free act and deed for all purposes therein contained, and who also, after first being duly sworn, stated that the information contained in the Consideration Certificate is true and correct.

Witness my hand and official seal this 30th day of April, 2004.

Karen Cartmill
Notary Public, State at Large

My Comm. Expires: 12/03/04

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared **Michelle Fryman, single**, Party of the Second Part, who produced, signed and acknowledged the foregoing Deed to **Jimmie D. Kegley and Geraldine V.**

Kegley, husband and wife, to be their free act and deed for all purposes therein contained, and who also, after first being duly sworn, stated that the information contained in the Consideration Certificate is true and correct.

Witness my hand and official seal this 30th day of April, 2004.

Karen Cartmill
Notary Public, State at Large

My Comm. Expires: 12/03/04

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared **Jimmie D. Kegley and Geraldine V. Kegley, husband and wife**, Third Parties herein, who after first being duly sworn, stated that the information contained in the Consideration Certificate is true and correct.

Witness my hand and official seal this 30th day of April, 2004.

Karen Cartmill
Notary Public, State at Large

My Comm. Expires: 12/03/04

Prepared By:

William T. Walton
William T. Walton
MacDonald, Walton & Razor, PLLC
105 North Main Cross Street
Flemingsburg, Kentucky 41041

DOCUMENT# 14088
DATE: 5-4-04 TIME: 4:19
DEED TAX _____
8 MARILYN SPENCER, FLEMING CO CLERK
BY Dawnella Jarvis DC
BOOK D218 PAGE 1033



ENVIRONMENTAL LIEN SEARCH

Project Property: 1392 BLACK DIAMOND RD
WALLINGFORD, KY 41093

Order No: 23080100478-EL25

Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 282.798A W/HSE

Assessor's Parcel Number(s): 070-00-00-002.00 AND 9819

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL25

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL25

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1392 BLACK DIAMOND RD
WALLINGFORD, KY 41093

CURRENT OWNER

JOHNNY R. TUCKER, SINGLE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: QUIT CLAIM DEED
Grantor: MARY SUE TUCKER, SINGLE
Grantee: JOHNNY R. TUCKER, SINGLE
Deed Dated: 12/05/2002
Deed Recorded: 12/09/2002
Instrument: BOOK D213 / PAGE 493

LEGAL DESCRIPTION

FARM 282.798A W/HSE

Assessor's Parcel Number (s): 070-00-00-002.00 AND 9819

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL25

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

MARY SUE TUCKER, SINGLE

TO: QUITCLAIM DEED

JOHNNY R. TUCKER, SINGLE

This Quit Claim Deed, made and entered into this 5th day of December, 2002, by and between MARY SUE TUCKER, single, of 3217 Dover Road, Augusta, Kentucky, 41002, GRANTOR, and JOHNNY R. TUCKER, single, of 1322 Black Diamond Road, Wallingford, Kentucky, 41093, GRANTEE, witnesseth:

That for and in consideration of the settlement of all real property issues pursuant to that certain Dissolution of Marriage action styled Civil Action No. 02-CI-000147 in the Bracken Circuit Court and for no monetary consideration, both of which are hereby acknowledged, GRANTOR hereby gives, grants, remises, releases and forever quit claims unto the GRANTEE, his heirs and assigns forever, all such right and title said GRANTOR has or ought to have in and to the following described real property:

A tract of land fronting on Black Diamond Road also known as Gorman Pike, approximately 1.7 miles Southeast of Mt. Carmel, Fleming County, Kentucky, and which is more particularly described as follows:-

Consisting of 419.92 acres located in Fleming County, Kentucky, and described as follows:

Beginning in the center of road and corner of Duard Carpenter; thence with his line South 20½ degrees west 2075 feet to a post; thence south 17½ degrees east 922 feet to a post; thence south 45 degrees east 100 feet; thence south 11½ degrees east 493 feet to a post; thence south 75 degrees east 126 feet to a post; thence north 84 degrees east 1580 feet to a post; thence south 9 degrees west 300 feet; south 12 degrees west 100 feet; south 20 3/4 degrees west 225 feet; south 5 degrees west 211 feet to a wild cherry; thence south 15 degrees east 519 feet to a stump; thence north 64 3/4 degrees east 759 feet to a hickory; thence south 70 degrees east 532 feet to a crooked white oak; thence south 40 degrees east 246 feet; south 30 degrees east 453 feet; south 35 degrees east 152 feet; south 79 degrees east 198 feet; south 88 degrees east 330 feet; south 86½ degrees east 1155 feet; thence north 3 degrees west 1875 feet to a post; thence north 78 degrees east 1155 feet; thence north 3 degrees west 1875 feet to a post; thence north 78 degrees east 165 feet to center of old road; thence with the center of said road north 22½ degrees west 660 feet; north 10 degrees west 1320 feet; due west 99 feet; north 12 degrees west 924 feet; north 6 deg. west 253 feet; with the line of same south 59 degrees west 483 feet; south 57 3/4 degrees west 300 feet; south 74½ degrees west 226 feet; south 56 degrees west 192 feet; south 42 degrees west 572 feet; south 52½ degrees west 174 feet; south 60 degrees west 400 feet to forks of road; thence north 35½ degrees west 858 feet; north 38 degrees west 445.5 feet and north 55 degrees west 693 feet to the beginning, containing 421 acres, more or less, but subject to legal highways.

THERE IS EXCEPTED AND NOT CONVEYED a cemetery located on the above property and described as follows: Beginning in center of old road 165 feet from beginning of call, north 22½ degrees west 660 feet; thence leaving road with line of cemetery, south 71½ degrees west 223 feet to a post; thence north 20½ degrees west 219 feet to a post; thence north 72 deg. east 213 feet to a center of old road; thence up road south 22½ degrees east 216 feet to the beginning, containing 1.08 acres, leaving in said tract 419.92 acres.

THERE IS ALSO EXCEPTED AND NOT CONVEYED HEREIN a certain tract of land conveyed to Arthur Caudill Company from Charles E. Noble and May L. Noble, husband and wife, by deed dated the 17th day of November, 1964, and of record in Deed Book 122, Page 354, Fleming County Clerk's Office.

Beginning in the center of the road, and corner to Duard Carpenter; thence leaving the road with his line S. 20 degrees 30' W. 2019 feet to a post; thence S. 16 degrees E. 617.0 feet to a post; thence S. 25 degrees 15' E. 310.0 feet to a post; thence S. 38 degrees E. 92.0 feet to a White Oak; thence S. 14 deg. 30' E. 253.0 feet to a Hickory; thence S. 2 deg. 15' E. 262.0 feet to a post; thence S. 78 deg. 30' E. 130.0 feet to a post; thence N. 34 deg. 30' E. 1579.0 feet to a gate; thence N. 2 deg. W. 1207 feet to a post; thence N. 36 deg. W. 493.5 feet to a post; thence N. 21 deg. 30' W. 200.0 feet to a post; thence N. 11 deg. E. 29.0 feet to center of road; thence N. 29 deg. 30' W. 1000.00 feet with center of road; thence N. 38 deg. 30' W. 134.5 feet with center of road; thence N. 44 deg. 30' W. 500.0 feet with center of road; thence N. 51 deg. W. 107.0 feet to the beginning, containing 106.4 acres, more or less, with said tract of land being sold by the boundary and not by the acre.

(This conveyance described the acres as being 120 acres, however, a later survey showed the correct acreage as being 106.4 acres. For further reference see a deed dated May 30, 1970 and of record in Deed Book 131, Page 436, Fleming County Clerk's Office).

SOURCE OF TITLE: Being the same real estate conveyed to Johnny R. Tucker and Mary Sue Tucker, husband and wife, by deed of Charles O. Noble, et. als., dated June 8, 1995, and of record at Deed Book 182, Page 514, Fleming County Records.

This conveyance is made subject to all restrictions and easements of record. The 2002 real estate taxes shall be paid by Grantee.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereto, unto GRANTEE, as above stated. IN WITNESS WHEREOF, GRANTOR has hereunto set her hand on the day and year first above written.

Mary Sue Tucker

 MARY SUE TUCKER
 GRANTOR

STATE OF KENTUCKY)
)
 COUNTY OF BRACKEN)

Before me, a duly authorized Notary Public in the State of Kentucky personally appeared Mary Sue Tucker and acknowledged her signature as Grantor herein on this 5th day of December, 2002.

My Commission Expires: 8-03-2003

Betty J. Fields
Notary Public, State of Ky. at Large

CONSIDERATION CERTIFICATE

We, Mary Sue Tucker and Johnny R. Tucker, do hereby certify pursuant to KRS Chapter 382 that no monetary consideration was paid for the property hereinabove described and that the fair market value of the property is \$ 141,500.00. We understand that falsification of the stated consideration is a Class D Felony, subject to one to five years imprisonment and fines up to \$10,000.00.

Mary Sue Tucker
MARY SUE TUCKER
GRANTOR

Johnny R. Tucker
JOHNNY R. TUCKER
GRANTEE

STATE OF KENTUCKY)
)
COUNTY OF BRACKEN)

Before me, a duly authorized Notary Public in the State of Kentucky, personally appeared Mary Sue Tucker, who after being first duly sworn, executed the foregoing certificate on this 5th day of December, 2002.

My Commission Expires: 8-03-2003

Betty J. Fields
Notary Public, State of Ky. at Large

STATE OF KENTUCKY)
)
COUNTY OF BRACKEN)

Before me, a duly authorized Notary Public in the State of Kentucky appeared Johnny R. Tucker, who after being first duly sworn, executed the foregoing certificate on this 9th day of December, 2002.

My Commission Expires: 9/8/2006

W. D. Schumacher
Notary Public, State of Ky. at Large

THIS INSTRUMENT PREPARED BY:

W. D. Schumacher
Mark A. Schumacher
Rudd & Schumacher
Attorneys at Law
P.O. Box 25
Brooksville, Kentucky 41004
(606) 735-2950

DOCUMENT# 90044
DATE: 9-02 TIME: 1:55
DEED TAX _____
MARILYN SPENCER, FLEMING CO CLERK
BY Dawnella Jones DC
BOOK D213 PAGE 493

TITLE NOT CHECKED.

Description furnished by Seller. Preparer transcribed description furnished but is not a surveyor and does not certify same. That certification must be obtained from a surveyor/engineer.



ENVIRONMENTAL LIEN SEARCH

Project Property: 6551 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041

Order No: 23080100478-EL26

Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 95A W/2006 28X68 CLAYTON

Assessor's Parcel Number(s): 057-00-00-009.01 AND 4017

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL26

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL26

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

6551 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

LARRY M. COFFEY AND DAVETTA COFFEY

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: LARRY MICHAEL COFFEY AND DAVETTA COFFEY, BILL WALTON
Grantee: LARRY M. COFFEY AND DAVETTA COFFEY
Deed Dated: 01/28/2008
Deed Recorded: 02/01/2008
Instrument: BOOK D233 / PAGE 501

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL26

Type of Instrument: DEED
Grantor: OWEN STEPHENS, JR., AND MARY B. STEPHENS
Grantee: LARRY MICHAEL COFFEY
Deed Dated: 04/04/1995
Deed Recorded: 04/04/1995
Instrument: BOOK D182 / PAGE 135

LEGAL DESCRIPTION

FARM 95A W/2006 28X68 CLAYTON

Assessor's Parcel Number (s): 057-00-00-009.01 AND 4017

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL26

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 28 day of January, 2008, by and between **LARRY MICHAEL COFFEY and DAVETTA COFFEY, husband and wife**, of 6551 Mt. Carmel Road, Flemingsburg, Kentucky 41041, Parties of the First Part; and **BILL WALTON, single**, of 105 North Main Cross Street, Flemingsburg, Kentucky 41041, Party of the Second Part; and **LARRY M. COFFEY and DAVETTA COFFEY, husband and wife**, of 6551 Mt. Carmel Road, Flemingsburg, Kentucky 41041, Parties of the Third Part.

WITNESSETH:

THAT for and in consideration of First Parties desire to have the herein described real estate titled in their joint names with right of survivorship, and in further consideration of the agreement by Second Party to immediately reconvey the property hereinafter set out to the Third Parties as set out herein, and for no monetary consideration, First Parties do hereby sell, grant and convey unto the Party of the Second Part, in fee simple, with covenants of general warranty, the following described real estate, to-wit:

Lying and being near Kentucky Route 57 and being a part of the same property conveyed to Larry M. Coffey as recorded in Deed Book 182, Page 135 in the office of the Clerk of Fleming County, Kentucky and being more particularly described as follows:

North based on a previous survey dated March 15, 2002.

All iron pins set are ½" x 18" rebar with orange plastic surveyors cap stamped PLS 3303.

BEGINNING at an iron pin set a corner to Larry M. Coffey (Deed Book 182, page 135); thence with the Coffey line North 23 deg. 30 min. 07 sec. West, a distance of 281.11 feet to an iron pin set; thence North 63 deg. 15 min. 37 sec. East, a distance of 146.78 feet to an iron pin set; thence South 27 deg. 47 min. 14 sec. East, a distance

of 273.08 feet to an iron pin set, said pin being North 78 deg. 19 min. 48 sec. West, a distance of 1188.87 feet from the intersection of State Route 57 and Kilbreth Valley Road and also North 02 deg. 21 min. 54 sec. West, a distance of 580.43 feet from a fence post a corner to Coffey and Foxworthy; thence continuing with the Coffey line South 60 deg. 39 min. 19 sec. West, a distance of 167.82 feet to the POINT OF BEGINNING; said described tract **containing 1.00 acre.**

There is also conveyed a 15' right-of-way along an existing gravel roadway from State Route 57 to the above described property.

Subject to all legal right-of-ways and easements being of record or not of record.

The tract is more fully shown on a map or plat as surveyed, drawn and dated May 27, 2003 by Markus Johnson Professional Land Surveyor No. 3303 Johnson's Land Surveying and attached hereto and made a part hereof by reference.

Being a part of the same real estate conveyed Larry Michael Coffey, then single, by deed from Owen Stephens, Jr., et ux dated the 4th day of April, 1995 and of record in D.B. 182, Page 135, Fleming County Clerk's Office.

THERE IS ALSO CONVEYED HEREBY a certain 2006 28x72 Clayton double-wide mobile home bearing VIN #CAP019315TN-AB which is situated upon the above-described real estate.

And in consideration of the premises, the said Party of the Second Part does hereby sell, grant and convey with **COVENANTS OF SPECIAL WARRANTY**, the above-described property to Larry Micahel Coffey and Davetta Coffey, husband and wife, jointly and equally for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part and Party of the Second Part this the Day and Year first hereinabove written.

PARTIES OF THE FIRST PART:

PARTY OF THE SECOND PART:


LARRY MICHAEL COFFEY


BILL WALTON


DAVETTA COFFEY

CONSIDERATION CERTIFICATE

We, **Larry Michael Coffey and Davetta Coffey, husband and wife**, Parties of the First Part; **Bill Walton, single**, Party of the Second Part; and **Larry Michael Coffey and Davetta Coffey, husband and wife**, Parties of the Third Part, do hereby certify, pursuant to KRS Chapter 382, that no monetary consideration was paid for the property herein conveyed, this being a straw deed, but that the estimated fair cash value of said property is \$ 25⁰⁰⁰⁰.

PARTIES OF THE FIRST PART:

PARTY OF THE SECOND PART:

Larry Michael Coffey
LARRY MICHAEL COFFEY

Bill Walton
BILL WALTON

Davetta Coffey
DAVETTA COFFEY

PARTIES OF THE THIRD PART:

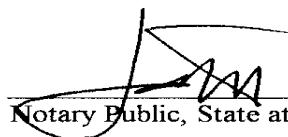
Larry Michael Coffey
LARRY MICHAEL COFFEY

Davetta Coffey
DAVETTA COFFEY

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared **Larry Michael Coffey and Davetta Coffey, husband and wife**, who produced, signed and acknowledged the foregoing Deed to **Bill Walton, single**, to be their free act and deed for all purposes therein contained, and who also, after first being duly sworn, stated that the information contained in the Consideration Certificate is true and correct.

Witness my hand and official seal this 28 day of January, 2008.

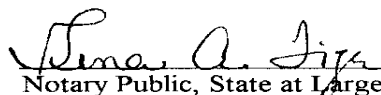


Notary Public, State at Large
My Comm. Expires: 9/10/08

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared **Bill Walton, single**, Party of the Second Part, who produced, signed and acknowledged the foregoing Deed to **Larry Michael Coffey and Davetta Coffey, husband and wife**, to be his free act and deed for all purposes therein contained, and who also, after first being duly sworn, stated that the information contained in the Consideration Certificate is true and correct.

Witness my hand and official seal this 22nd day of January, 2008




Notary Public, State at Large
My Comm. Expires: 11-4-08

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared **Larry Michael Coffey and Davetta Coffey, husband and wife**, Third Parties herein, who after first being duly sworn, stated that the information contained in the Consideration Certificate is true and correct.

Witness my hand and official seal this 28 day of January, 2008.



Notary Public, State at Large

My Comm. Expires: 2/10/08

Prepared By:



Thomas L. MacDonald
MacDonald, Walton & Razor, PLLC
105 North Main Cross Street
Flemingsburg, Kentucky 41041

INDEXED 26390
DATE 0-1-08 TIME 2:29
FLEMING CO. CLERK
Sharon McRay DC
D833 501

OWEN STEPHENS, JR. & MARY B. STEPHENS

TO _____ DEED

LARRY MICHAEL COFFEY

THIS INDENTURE made and entered into this 4th day of April, 1995 by and between OWEN STEPHENS, JR. and MARY B. STEPHENS, husband and wife, of Route 3, Flemingsburg, Fleming County, Kentucky, 41041, Parties of the First Part and LARRY MICHAEL COFFEY, single, of Route 3, Flemingsburg, Fleming County, Kentucky, 41041, Party of the Second Part.

WITNESSETH:

THAT for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS, (\$120,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the Party of the Second Part, his heirs and assigns forever, the following described real estate, to-wit:

A certain parcel or tract of land located in Fleming County, Kentucky on the waters of Fleming Creek and described as follows, to-wit:-

BEGINNING at a stake Chas. Nute's former and in a line of said Henderson' former tract; thence with a line of same N 36-3/8 E 23 poles and 14 links to a stake upon the center of the Maysville and Mt. Carmel turnpike; thence with the center of same S 64-1/4 E 130 poles S 76 E 10 poles N 85 E 39-4/10 poles to the forks of the two pikes; thence with the center of Flemingsburg pike S 22-1/2 W 24 poles S 6-7/8 W 41 poles; S 24 W 26 poles S 63-1/4 W 73-4/10 poles to a stake on the south east side of the turnpike corner to said Chas. Nute; thence with his line N 30-3/8 W 48 poles to a set stone in said line; thence N 59-5/8 E 1 poles to a set stone on the dirt road; thence N 30-3/8 W 127-8/10 poles to the beginning, containing 95 acres, 2 quarters and 2 poles.

Being a part of the same real estate, referred to as Tract II, conveyed to Owen Stephens, Jr. and Mary Lu Stephens, his wife, from Noel Hester Executor of the Estate of P.U. Doyle by deed dated May 29, 1979, same being of record in Deed Book 148, Page 732, Fleming County Clerk's Office, Flemingsburg, Kentucky.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

Delivered To: Mary Lu Stephens
Date: 4-10-95
By: Larry Michael Coffey

DONALD & ALTON
NEYS-AT-LAW
MAIN CROSS ST.
FLEMINGSBURG, KY.
41041
606) 845-2771

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part this the Day and Year first hereinabove written.

Owen Stephens, Jr.
OWEN STEPHENS, JR.

Mary B. Stephens
MARY B STEPHENS

CONSIDERATION CERTIFICATE

We, Owen Stephens, Jr. and Mary B. Stephens, husband and wife, First Parties herein, and Larry Michael Coffey, single, Second Party herein, duly sworn, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of \$120,000.00, is the true, correct and full consideration paid for the property herein conveyed.

PARTIES OF THE FIRST PART:

PARTY OF THE SECOND PART:

Owen Stephens, Jr.
OWEN STEPHENS, JR.

Larry Michael Coffey
LARRY MICHAEL COFFEY

Mary B. Stephens
MARY B STEPHENS

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared Owen Stephens, Jr. and Mary B. Stephens, husband and wife, who produced, signed and acknowledged the foregoing Deed to Larry Michael Coffey, single, to be their free act and deed for all purposes therein contained; and who further swore to the information contained in the Consideration Statement to be true and correct.

Witness my hand and official seal this 4th day of April, 1995.

William T. Walton
Notary Public, State at Large
My Comm. Expires: 4-7-1998

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me appeared Larry Michael Coffey, Second Party herein who swore to the information in the Consideration Statement to be true and correct.

Witness my hand and official seal this 4th day of April, 1995.

William T. Walton
Notary Public, State at Large
My Comm. Expires: 4-4-1998

Prepared By:

William T. Walton
WILLIAM T. WALTON
MacDonald & Walton
105 North Main Cross Street
Flemingsburg, Kentucky 41041

STATE OF KENTUCKY) **SCR**
COUNTY OF FLEMING)

I, PHYLLIS B. HARMON, CLERK OF THE COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE FOREGOING DEED FROM OWEN STEPHENS, JR.
& MARY B. STEPHENS TO LARRY MICHAEL COFFEY

WAS PRODUCED TO ME AND LOGGED FOR
RECORD THE 4TH DAY OF APRIL, 1995, AT 2:41 PM,
BEARING \$120.00 FOR TAX LEVY.

WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN DULY
RECORDED IN MY OFFICE IN DEED BOOK 182, PAGE 135
FLEMING COUNTY CLERKS OFFICE.

WITNESS MY HAND THIS THE 7TH DAY OF APRIL, 1995
PHYLLIS B. HARMON, CLERK

Phyllis B. Harmon



ENVIRONMENTAL LIEN SEARCH

Project Property: 1185 POPLAR GROVE RD
FLEMINGSBURG, KY 41041

Order No: 23080100478-EL27

Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 225.88AC W/HSE

Assessor's Parcel Number(s): 057-00-00-009.00 AND 9652

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL27

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL27

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1185 POPLAR GROVE RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

STEPHENS MARY LOU

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 225.88AC W/HSE

Assessor's Parcel Number (s): 057-00-00-009.00 AND 9652

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL27

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: 6582 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL28
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 124.5A W/HSE

Assessor's Parcel Number(s): 069-00-00-022.00 AND 4300

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL28

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL28

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

6582 MOUNT CARMEL RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

THOMAS M. SKAGGS, A SINGLE MAN

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: LEROY S. YODER, JR., AND MARY A. YODER, HIS WIFE
Grantee: THOMAS M. SKAGGS, A SINGLE MAN
Deed Dated: 03/25/1988
Deed Recorded: 03/25/1988
Instrument: BOOK D165 / PAGE 293

LEGAL DESCRIPTION

FARM 124.5A W/HSE

Assessor's Parcel Number (s): 069-00-00-022.00 AND 4300

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL28

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

LEROY S. YODER, JR. & WIFE
TO ----- DEED
THOMAS M. SKAGGS

THIS INDENTURE made and entered into this 25 day of March 1988, by and between LeROY S. YODER, JR., and MARY A. YODER, his wife, of Route 3, Flemingsburg, Kentucky, Parties of the First Part, and THOMAS M. SKAGGS, a single man, of Route 1, Box 119, Wallingford, Kentucky, Party of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of the sum of ONE DOLLAR, (\$1.00), and other good and valuable consideration, all cash in hand paid, the receipt of which is hereby acknowledged, Parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto Party of the Second Part, in fee simple, his heirs and assigns forever, the following described real estate, to-wit:

Three contiguous tracts of land located on the southeast side of Kentucky Highway No. 57, approximately .7 mile southwest of Mt. Carmel and 6.3 miles northeast of Flemingsburg in Fleming County, Kentucky, and more particularly described as follows, to-wit:

FIRST TRACT

BEGINNING at a set stone in the line of DeBell farm (formerly W. P. Emmons); thence with a line of same South 18-3/4 degrees East 66 poles to a stake, corner to Marshall; thence with his line South 87 degrees East 155 1/2 poles to a stake corner to same; thence with another line of same North 4 1/2 degrees East 62 poles to a set stone corner to tract number two; thence with a line of same and passing at 57.1 poles to a set stone corner to dower; thence with same North 87 degrees West in all 180.6 poles to the beginning, containing 65 acres, more or less.

SECOND TRACT

BEGINNING at a set stone in the center of the highway opposite a Locust on the south side of the road and outside of the fence marked as a corner to dower; thence with the line of same south 27-3/4 degrees East 28 1/2 poles to a set stone; thence south 68 degrees East 26 1/2 poles to a set stone from which an elm above the spring bears south 43 degrees west 47 links; thence south 32-3/4 degrees east 163.6 poles to a set stone, a corner to dower and also in the line of tract number one; thence with the line of same south 87 degrees east 57.1 poles to a set stone at fig. 20 and in Marshall's line; thence west of same north 4 1/2 degrees east 18.4 poles to a stake west of a beech; thence with another line of same north 41 degrees west 56.2 poles to a set stone corner to Marshall and also corner to tract number three, fig. 2; thence with a line of tract number three north 42 1/2 degrees west 137 1/2 poles to a set stone southwest corner to toll house lot; thence with the line of same north 43 degrees west 27 poles north 30 degrees west 7.70 poles to the center of the pike; thence with same south 66 1/2 degrees west 36 poles to the beginning, containing 60 acres, more or less.

FROM THIS BOUNDARY THERE IS EXCEPTED and not included a small tract heretofore conveyed by Lutie Turner to C.G. Lytle and now owned by Porter and Lyons, bounded and described as follows, to-wit:

Delivered To: Tommy Skags
Date: 11-1-88
By: Anna B. Marshall CO
Boyer

M. DONALD & ALTON
ATTORNEYS-AT-LAW
105 N. MAIN CROSS ST.
FLEMINGSBURG, KY.
41041
TEL. (800) 845-2771

BEGINNING at a stake in the center of the turnpike opposite a locust upon the south side of the pike outside of the fence and original corner and in the dower line; thence with the dower line south 27-3/4 degrees east 28 poles to a set stone; thence south 68 degrees east 26 1/2 poles to a set stone near the spring; thence north 32-3/4 degrees west 48 poles in the center of the pike opposite a set stone on the south side of same; thence with the center of the pike south 66 1/2 degrees west 13 poles to the beginning, containing three acres, three quarters and 31 poles, more or less.

THIRD TRACT

BEGINNING at a set stone in the south side of the Flemingsburg and Mt. Carmel Highway in Charles Nute's line; thence with Nute's line south 30 degrees East 7.7 poles; thence south 43 degrees east 27 poles and 3 lengths to a corner of Nute's and Mrs. O'Bannon's line; thence north 33 1/2 degrees east 9 poles and 4 lengths to a stake in O'Bannon's line; thence north 32 degrees west 28 poles and 15 lengths to the center of the pike; thence south 66 1/2 degrees west 14 poles and 8 lengths to the beginning, containing two acres, three quarters, and 13 poles, more or less.

All subject to the pole line agreement granted to the Kentucky Rural Electrification Company on April 9, 1936, of record at Misc. Easement Book 5, Page 44, Fleming County Clerk's Office.

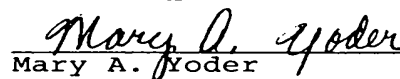
Being the same real estate conveyed to LeRoy S. Yoder, Jr., and Mary A. Yoder, husband and wife, by Deed from Gideon L. Renno and Salina E. Renno, husband and wife, dated the 15th day of October 1981, and of record in D.B. 153, Page 341, Fleming County Clerk's Office.

The 1988 property taxes due and payable in the fall of said year are to be paid entirely by Second Party herein.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, in fee simple, his heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

IN TESTIMONY WHEREOF, Witness the Hands of the Parties of the First Part this the Day and Year first hereinabove written.


LeRoy S. Yoder, Jr.


Mary A. Yoder

STATE OF KENTUCKY
COUNTY OF FLEMING

Before me personally appeared LeRoy S. Yoder, Jr., and Mary A. Yoder, his wife, who produced, signed and acknowledged the

foregoing Deed to Thomas M. Skaggs, a single man, to be their free act and deed for all purposes therein contained.

Witness my hand and official seal this 25 day of March 1988.

Jessy Clark
Notary Public, State at Large
My Comm. expires: 4-26-89

STATE OF KENTUCKY)
) SCT:
COUNTY OF FLEMING)

I, Anna B. McRoberts, Clerk of the County and State aforesaid, do hereby certify that the foregoing Deed from LeRoy S. Yoder, Jr. & wife to Thomas M. Skaggs was produced to me and lodged for record the 25th day of March, 1988, at 4:05PM, bearing \$150.00 for tax levy, whereupon the same together with this certificate has been duly recorded in my office in Deed Book 165, page 293, Fleming County Clerks Office.

Witness my hand this the 25th day of March, 1988.

Anna B. McRoberts, Clerk

By Thelma Starnes, DC

MACDONALD &
WALTON
ATTORNEYS-AT-LAW
105 N. MAIN CROSS ST.
FLEMINGSBURG, KY.
41041
TEL. (606) 845-2771

This Instrument Prepared By:

William T. Walton
William T. Walton
MacDonald & Walton
105 N. Main Cross Street
Flemingsburg, Kentucky 41041



ENVIRONMENTAL LIEN SEARCH

Project Property: 203 POPLAR GROVE RD
FLEMINGSBURG, KY 41041

Order No: 23080100478-EL29

Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 96AC

Assessor's Parcel Number(s): 057-00-00-038.00 AND 3823

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL29

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL29

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

203 POPLAR GROVE RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

CHERYL B. SOUDER, MARRIED

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: ARTHUR THOMAS BIERLEY, WIDOWER
Grantee: CHERYL B. SOUDER, MARRIED
Deed Dated: 10/30/1998
Deed Recorded: 11/02/1998
Instrument: BOOK D195 / PAGE 73

LEGAL DESCRIPTION

FARM 96AC

Assessor's Parcel Number (s): 057-00-00-038.00 AND 3823

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL29

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

ARTHUR THOMAS BIERLEY
TO-----DEED
CHERYL B SOUDER

THIS INDENTURE made and entered into this 30 day of October, 1998, by and between **ARTHUR THOMAS BIERLEY**, widower, of Route 3, Flemingsburg, KY 41041, Party of the First Part, and **CHERYL B. SOUDER**, married, of Route 3, Flemingsburg, KY 41041, Party of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of the love and affection that the Party of the First Part holds for his daughter, the Party of the Second Part, the Party of the First Part has bargained, granted and given and does by these presents hereby give and convey unto the Party of the Second Part, her heirs and assigns forever, the following described real estate, to wit:

TRACT 1: Located in Fleming County, Ky., on the Maysville, Mt. Carmel Turnpike near the mouth of Farrows Creek and bounded as follows:

BEGINNING at a point in center of said turnpike road a corner to Dornin; thence with center of said turnpike or nearly so S 47-1/2 E. 7.63 chs. S 37 E 6.16 chs. S 8 E 5.05 chs; S 14 W. 6.85; S 14 E 5.70 chs to point in center of same a corner to McCormick; thence leaving the road with McCormicks line S 73 W 20.75 chs. to leaving the road with McCormicks line S 73 W. 20.75 chs. to fence post a corner to same; thence with another line of same fence post a corner to same; thence with another line of same S 57 W 10.62 chs. to a stake at forks of branch; thence up the S. 84 W 10.34 chs. to a stake on north bank of branch a corner to W.A. Bailey; thence continuing up the branch with the Bailey line S 58 W 15.70 chs. to a fence post corner to same; thence leaving the branch with Bailey's line N 2175 E 21.70 chs. to a fence post in Jolly line and corner to Baldrige; thence with Jollys line N 72.75 E 27.30 chs. to a fence post corner to Jollys; his line N 48.75 W 3.47 chs. to a fence post corner to Dorin; thence with Dorins line N 48 E 24.60 chs. to the beginning, containing 113.31 acres.

Being the same land conveyed Thomas Bierley and William Bierley, by deed from Harry Cropper and Emma Cropper, his wife, dated March 13, 1958, and recorded in Deed Book 115, Page 224, and also the same property conveyed Arthur Thomas Bierley by deed from Frances Brewer and Robert Brewer, her husband, dated December 13, 1962, and recorded in Deed Book 120, Page 179, and also the same property in which Arthur Thomas Bierley conveyed Mabel Bierley, his wife, a one-half (1/2) interest by deed dated May 15, 1978, recorded in Deed Book 146, Page 47, and Mabel Bierley having died testate a resident of Fleming County, Kentucky, on July 6, 1996, leaving her interest in the above described property to Arthur Thomas Bierley, see Will recorded in Will Book Z, Page 402, all of record in the Fleming County Clerk's Office.

The above tract is subject to a Fence and Boundary Line Agreement between Arthur Thomas Bierley and Donalee Lee and June A. Lee, his wife, dated October 30, 1998,

mailed Cheryl Souder
Lithograph: 11-10-98
By: Donalee Lee

and recorded in Deed Book _____, Page _____, Fleming County Clerk's Office.

TRACT 2: A certain tract or parcel of land lying in Fleming County, Kentucky and BEGINNING at the intersection of the land of Charles T. Bailey; the party of the first part and the parties of the second part; with the line of the parties of the second part to a post; thence with the line of the parties of the second part to a hickory in the line fence on the west side of the water gap; thence with a new straight line to the beginning, containing 1 Acre, more or less.

Being the same property conveyed William L. Bierley and Arthur Bierley by deed from Betty Jane Jolly, widow, dated April 26, 1960, recorded in Deed Book 117, Page 519; also the same property conveyed Arthur Thomas Bierley by deed from Frances Brewer and Robert Brewer, her husband, dated December 13, 1962, recorded in Deed Book 120, Page 179; also the same property, in which Arthur Thomas Bierley conveyed Mabel Bierley, his wife, an undivided one-half (1/2) interest by deed dated May 15, 1978, recorded in Deed Book 146, Page 47, and Mabel Bierley having died testate a resident of Fleming County, Kentucky, on July 6, 1996, leaving her interest in the above described property to Arthur Thomas Bierley, see Will recorded in Will Book Z, Page 402, all of record in the Fleming County Clerk's Office.

THERE IS EXCEPTED FROM THE FOREGOING and not conveyed herein, and retained by the First Party, the following described property:

A certain tract or parcel of land lying and being in Fleming County, Kentucky near the town of Mt. Carmel on the Mt. Gilead road near the mouth of Farrows Creek and being more particularly described as follows:

Beginning at an iron pin (set this survey) by a corner post corner to Robert Applegate (D.B. 142, Pg. 495); thence with the grantor the following seven calls: Following the original dividing lines between D.B. 115, Pg. 224 and D.B. 133, Pg. 563, South 4 degrees 06 minutes 00 seconds West, 165.00 feet to an iron pin (set this survey); thence North 73 degrees 00 minutes 00 seconds East, 159.00 feet to an iron pin (set this survey); thence North 63 degrees 05 minutes 00 seconds East, 184.00 feet to an iron pin (set this survey); thence North 58 degrees 10 minutes 00 seconds East, 178.50 feet to an iron pin (set this survey); thence North 70 degrees 00 minutes 00 seconds East, 74.00 feet to an iron pin (set this survey); thence South 46 degrees 35 minutes 00 seconds East, 27.00 feet to an iron pin (set this survey); thence North 50 degrees 08 minutes 00 seconds East, 431.52 feet to an iron pin (set this survey); thence with grantor and a new dividing line made this survey the following nine calls: South 74 degrees 17 minutes 28 seconds West, 46.11 feet to an iron pin (set this survey); thence North 88 degrees 15 minutes 45 seconds West, 67.13 feet to an iron pin (set this survey); thence North 50 degrees 07 minutes 23 seconds West, 61.06 feet to an iron pin (set this survey); thence North 35 degrees 10 minutes 00 seconds West, 123.36 feet to an iron pin (set this survey); thence North 51 degrees 44 minutes 47 seconds West, 254.87 feet to an iron pin (set this survey); thence North 37 degrees 47 minutes 26 seconds West, 54.73 feet to an iron pin (set this survey); thence North 10 degrees 08 minutes 21 seconds West, 70.39 feet to an iron pin (set this survey); thence North 2 degrees 16 minutes 48 seconds East, 301.62 feet

to an iron pin (set this survey); thence North 15 degrees 07 minutes 40 seconds West, 242.56 feet to an iron pin (set this survey) corner to Virgil Reid (D.B. 184, Pg. 621); thence with Reid and fence line South 73 degrees 31 minutes 40 seconds West, 298.46 feet to an iron pin (set this survey) corner to said Applegate; thence with Applegate and fence line South 3 degrees 02 minutes 17 seconds West, 1195.18 feet to the point of beginning.

The above described parcel contains 14.597 acres as surveyed by Roy A. Wright, L.S. #2808, September 17, 1998. All iron pins set this survey are 1/2" re-bar with an orange plastic cap stamped "Property corner, R.A. Wright, L.S. #2808". All bearings stated herein are referred to magnetic meridian as observed on this date.

THERE IS FURTHER EXCEPTED FROM THE FOREGOING and not conveyed herein the following described property, and retained by the First Party, the following described property:

A certain tract or parcel of land lying and being in Fleming County, Kentucky near the town of Mt. Carmel on the Mt. Gilead road near the mouth of Farrows Creek and being more particularly described as follows:

Beginning at a point in the center of Mt. Gilead Road said point being located South 57 degrees 45 minutes 08 seconds East, 158.85 from the grantors Northwest property corner; thence with the center of said road the following five calls: South 41 degrees 09 minutes 43 seconds East, 62.70 feet; thence South 46 degrees 10 minutes 45 seconds East, 68.81 feet; thence South 45 degrees 07 minutes 45 seconds East, 136.84 feet; thence South 41 degrees 00 minutes 09 seconds East, 93.31 feet; thence South 33 degrees 41 minutes 02 seconds East, 145.18 feet; thence leaving said road with grantor and a new dividing line the following eight calls: South 62 degrees 30 minutes 00 seconds West, 15.00 feet to an iron pin (set this survey); thence South 62 degrees 30 minutes 00 seconds West, 40.40 feet to an iron pin (set this survey); thence North 63 degrees 24 minutes 19 seconds West, 78.09 feet to an iron pin (set this survey); thence North 43 degrees 31 minutes 58 seconds West, 82.35 feet to an iron pin (set this survey); thence North 43 degrees 50 minutes 31 seconds West, 89.98 feet to an iron pin (set this survey); thence North 32 degrees 26 minutes 46 seconds West, 42.30 feet to an iron pin (set this survey); thence North 21 degrees 30 minutes 32 seconds West, 218.07 feet to an iron pin (set this survey); thence North 47 degrees 41 minutes 02 seconds East, 14.92 feet to the point of beginning.

The above described parcel contains (0.909) acres as surveyed by Roy A. Wright, L.S. #2808, October 2, 1998. All iron pins set this survey are 1/2" re-bar with an orange plastic cap stamped "Property corner, R.A. Wright, L.S. #2808". All bearings stated herein are referred to magnetic meridian as observed on this date.

Arthur Thomas Bierley, Thomas Bierley, and Arthur Bierley referred to herein are one and the same person.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Party of the Second Part, her heirs and

assigns forever, with COVENANTS OF GENERAL WARRANTY, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.

Arthur Thomas Bierley
ARTHUR THOMAS BIERLEY

CERTIFICATE

It is hereby certified by the Grantor and the Grantee that the above property is transferred by gift and without monetary consideration and that the estimated full fair cash value of the property is \$ 43,550.00.

Arthur Thomas Bierley
ARTHUR THOMAS BIERLEY, Grantor

Cheryl B. Souder
CHERYL B. SOUDER, Grantee

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Arthur Thomas Bierley, Grantor, this 30 day of October, 1998.

Patrick E. Price
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 8.29.2002

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Cheryl B. Souder, Grantee, this 30 day of October, 1998.

Patrick E. Price
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 8.29.2002

PREPARED BY:

Patrick E. Price

PATRICK E. PRICE
SUIT, MCCARTNEY & PRICE
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<r/deeds/D-SouderCh>

STATE OF KENTUCKY)

) SCT:

COUNTY OF FLEMING)

I, MARILYN SPENCER, CLERK OF THE COUNTY AND STATE FORESAID
DO HEREBY CERTIFY THAT THE FOREGOING DEED FROM
ARTHUR THOMAS BIERLEY TO CHERYL B SOUDER

WAS PRODUCED TO ME AND LODGED FOR RECORD AT 3:28PM
THE 2ND DAY OF NOVEMBER 1998 BEARING -0- LEVY TAX
WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN
DULY RECORDED IN MY OFFICE IN DEED BOOK 195 PAGE 73
FLEMING COUNTY CLERKS OFFICE.

WITNESS MY HAND THIS IS 6TH DAY OF NOVEMBER 1998

MARILYN SPENCER, CLERK

BY Dawnella Jarvis DC



ENVIRONMENTAL LIEN SEARCH

Project Property: BEECHTREE PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL30
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 61AC

Assessor's Parcel Number(s): 059-00-00-002.00 AND 8720

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL30

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL30

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

BEECHTREE PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

MELODYE B. GALBREATH, BRADLEY EDWARD GALBREATH AND JAMES THOMAS GALBREATH

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: MELODYE B. GALBREATH, THE ESTATE OF MARY ANN BREWER
Grantee: MELODYE B. GALBREATH, BRADLEY EDWARD GALBREATH, JAMES THOMAS GALBREATH
Deed Dated: 11/15/2021
Deed Recorded: 12/08/2021
Instrument: BOOK D281 / PAGE 591

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL30

Type of Instrument: DEED
Grantor: JAMES GILMER BREWER AND MARY ANN BREWER, WILLIAM T. WALTON
Grantee: JAMES G. BREWER AND MARY ANN BREWER
Deed Dated: 12/02/2008
Deed Recorded: 12/02/2008
Instrument: BOOK D236 / PAGE 423

LEGAL DESCRIPTION

FARM 61AC

Assessor's Parcel Number (s): 059-00-00-002.00 AND 8720

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL30

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

COMMONWEALTH OF KENTUCKY
FLEMING DISTRICT COURT
CASE NO.: 21-P-00003

IN RE THE ESTATE OF

MARY ANN BREWER, Deceased

AFFIDAVIT CONCERNING TRANSFER
OF REAL PROPERTY

* * *

Comes now Melodye B. Galbreath, after being duly sworn, and states that she is the Executrix of the Estate of Mary Ann Brewer, deceased, who died a resident of Fleming County, Kentucky, on December 15, 2020; that the decedent was seized of the following described real property located in Fleming County, Kentucky, at her death, to wit:

Two certain tracts of land located in Fleming County, Kentucky and more particularly described as follows:

Tract No. I: Beginning at the center of the Beechburg and Flemingsburg Turnpike opposite a dirt road; thence with the meanderings of the dirt road S 13 W 36 poles; S 28 W 35-1/2 poles; S 13 W 24 poles; S 10 W 25-1/2 poles to a stone in the center of the road and in A. J. Sloops line and corner to Louis Bower; thence N 84 W 73-1/2 poles to a stone corner to Hussey Bros; on a lane; thence N 3 E 104-8/10 poles to the center of the turnpike corner to J. S. Carpenter and Henry Schwartz; thence N 80 E 52 poles; thence N 84 E 49-2/10 poles to the beginning, **containing 61 acres, 2 quarters and 10 poles.**

Tract No. II: Also another tract of land situated on the Flemingsburg-Mt. Carmel Turnpike, including a house, and about one mile east of Flemingsburg, Kentucky, and more particularly described as follows:

Beginning at a point where the land of W. T. Lathram corners with the land of First Parties (Clarence Brewer); thence in a straight line and with the division line between Lathram and Bateman to a set stone where it joins the land of O. H. Jones, said corner being 17 feet south of a large pear tree; thence with the line of said Jones to the center of the Flemingsburg and Mt. Carmel Turnpike; thence with the center of said turnpike in a northerly direction to the property of W. T. Lathram; thence at right angle in a southwesterly direction and with the line of said Lathram to the point of beginning, **containing approximately 3 acres, more or less.**

THERE IS EXCEPTED a tract of land containing 1.03 acres conveyed to Brewer Mini Storage, LLC, a Kentucky Limited Liability Company, from Jimmy Brewer and

Mary Ann Brewer, husband and wife, by deed dated the 30th day of December, 2002, and of record in Deed Book 214, Page 84, Fleming County Clerk's Office.

Being the same property conveyed to James G. Brewer and Mary Ann Brewer, husband and wife, as tenants in common, from William T. Walton, single, by deed dated December 2, 2008, and recorded in Deed Book 236, Page 423, Fleming County Clerk's Office. James G. Brewer died testate, a resident of Fleming County, Kentucky, and pursuant to Item II of his Last Will and Testament recorded in Will Book 6, Page 50, Fleming County Clerk's Office, he devised his one-half (1/2) interest in said property to his wife, Mary Ann Brewer, for her lifetime, with the remainder interest in said property to his daughter, Melodye B. Galbreath, for her lifetime, with the remainder interest to his grandchildren, Bradley Edward Galbreath and James Thomas Galbreath. Mary Ann Brewer died testate on December 15, 2020, thereby extinguishing her life estate in the one-half interest of James G. Brewer, and pursuant to Item II of her Last Will and Testament recorded in Will Book 9, Page 764, Fleming County Clerk's Office, she devised her one-half (1/2) interest in said property to her daughter, Melodye B. Galbreath, for her lifetime, with the remainder in fee simple to her grandchildren, Bradley Edward Galbreath and James Thomas Galbreath, jointly and equally, share and share alike.

The following persons acquired an interest in the real property described above:


Melodye B. Galbreath
886 Wooley Road
Flemingsburg, KY 41041
Lifetime Interest

Bradley Edward Galbreath
2624 Rollins Ridge
Lexington, KY 40511
One-half (1/2) Remainder Interest

James Thomas Galbreath
1278 Beechtree Pike
Flemingsburg, KY 41041
One-half (1/2) Remainder Interest

The affiant further states that the full fair market value of the above-described real property is

\$ 204,000.00 .


MELODYE B. GALBREATH, Executrix
Mary Ann Brewer Estate


STATE OF KENTUCKY
COUNTY OF FLEMING

Subscribed and sworn to before me by Melodye B. Galbreath, Executrix of the Mary Ann
Brewer Estate, this 15th day of November, 2021.



NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-2024
NOTARY ID#: 1CYNP 19433

PREPARED BY:


DARRELL K. RUARK
SUIT, PRICE, PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

</Probate/AfConTrRIProp-Brewer, Mary Ann (DB 236-P 423)>

DOCUMENT NO: 185949
RECORDED: December 08, 2021 03:45:00 PM
TOTAL FEES: \$46.00
COUNTY CLERK: JARROD R. FRITZ
DEPUTY CLERK: JENNIFER
COUNTY: FLEMING COUNTY
BOOK: D281 PAGES: 591 - 593

THIS INDENTURE made and entered into this 2ND day of DECEMBER, 2008 by and between **JAMES GILMER BREWER and MARY ANN BREWER, husband and wife**, of 1278 Beechtree Pike, Flemingsburg, Kentucky 41041, Parties of the First Part; and **WILLIAM T. WALTON, single**, c/o 103 Parkwood Drive, Flemingsburg, Kentucky 41041, Party of the Second Part; and **JAMES G. BREWER and MARY ANN BREWER, husband and wife**, of 1278 Beechtree Pike, Flemingsburg, Kentucky 41041, Parties of the Third Part. *The in-care of tax mailing address for the current tax year is c/o James G. Brewer and Mary Ann Brewer, 1278 Beechtree Pike, Flemingsburg, Kentucky 41041.*

WITNESSETH:

THAT for and in consideration of the Parties of the First Part's desire to change title from joint with survivorship to tenants in common, and in further consideration of the agreement by Second Party to immediately reconvey the property hereinafter set out, and for no monetary consideration, First Parties do hereby sell, grant and convey unto the Party of the Second, in fee simple, with covenants of special warranty, the following described real estate, to-wit:

Two certain tracts of land located in Fleming County, Kentucky and more particularly described as follows:

Tract No. I: Beginning at the center of the Beechburg and Flemingsburg Turnpike opposite a dirt road; thence with the meanderings of the dirt road S 13 W 36 poles; S 28 W 35-1/2 poles; S 13 W 24 poles; S 10 W 25-1/2 poles to a stone in the center of the road and in A. J. Sloops line and corner to Louis Bower; thence N 84 W 73-1/2

poles to a stone corner to Hussey Bros; on a lane; thence N 3 E 104-8/10 poles to the center of the turnpike corner to J. S. Carpenter and Henry Schwartz; thence N 80 E 52 poles; thence N 84 E 49-2/10 poles to the beginning, **containing 61 acres, 2 quarters and 10 poles.**

Tract No. II; Also another tract of land situated on the Flemingsburg-Mt. Carmel Turnpike, including a house, and about one mile east of Flemingsburg, Kentucky, and more particularly described as follows:

Beginning at a point where the land of W. T. Lathram corners with the land of First Parties (Clarence Brewer); thence in a straight line and with the division line between Lathram and Bateman to a set stone where it joins the land of O. H. Jones, said corner being 17 feet south of a large pear tree; thence with the line of said Jones to the center of the Flemingsburg and Mt. Carmel Turnpike; thence with the center of said turnpike in a northerly direction to the property of W. T. Lathram; thence at right angle in a southwesterly direction and with the line of said Lathram to the point of beginning, **containing approximately 3 acres, more or less.**

THERE IS EXCEPTED a tract of land containing 1.03 acres conveyed to Brewer Mini Storage, LLC, a Kentucky Limited Liability Company, from Jimmy Brewer and Mary Ann Brewer, husband and wife, by deed dated the 30th day of December, 2002, and of record in Deed Book 214, Page 84, Fleming County Clerk's Office.

Tracts I and II being a part of the same real estate conveyed James Gilmer Brewer and Mary Ann Brewer, husband and wife, from Jessie Brewer, by deed dated the 20th day of November, 1990, and of record in Deed Book 170, Page 591, Fleming County Clerk's Office.

And in consideration of the premises, the said Party of the Second Part does hereby sell, grant and convey with **COVENANTS OF SPECIAL WARRANTY**, unto the Parties of the Third Part, as tenants in common, subject however to any and all easements and restrictions of record.

IN TESTIMONY WHEREOF witness the hand of the Parties of the First Part and Party of the Second Party this the Day and Year first hereinabove written.

PARTIES OF THE FIRST PART:


JAMES GILMER BREWER


MARY ANN BREWER

PARTY OF THE SECOND PART:

William T. Walton
WILLIAM T. WALTON

CONSIDERATION CERTIFICATE

We, **James Gilmer Brewer and Mary Ann Brewer, husband and wife**, First Parties herein, and **William T. Walton, single**, Second Party herein, and **James G. Brewer and Mary Ann Brewer, husband and wife**, Third Parties herein do hereby certify, pursuant to KRS Chapter 382, that the property herein conveyed is transferred by gift and without consideration. We further certify that the full estimated fair cash value of the property herein conveyed is \$ 125,000.⁰⁰/₁₀₀.

PARTIES OF THE FIRST PART:

James G. Brewer
JAMES GILMER BREWER

Mary Ann Brewer
MARY ANN BREWER

PARTY OF THE SECOND PART:

William T. Walton
WILLIAM T. WALTON

PARTIES OF THE THIRD PART:

James G. Brewer
JAMES G. BREWER

Mary Ann Brewer
MARY ANN BREWER

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me appeared **James Gilmer Brewer and Mary Ann Brewer, husband and wife**, in their capacity as First Parties herein, who produced, signed and acknowledged the foregoing Deed to **William T. Walton**, to be their free act and deed for all purposes therein contained; and who after first being duly sworn further acknowledged the information contained in the Consideration Statement to be true and correct.

Witness my hand and official seal this 2ND day of DECEMBER, 2008.



Notary Public, State at Large
My Comm. Expires: 9-26-2012

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me appeared **William T. Walton, single**, personally known to me, Second Party herein, who produced, signed and acknowledged the foregoing Deed to **James G. Brewer and Mary Ann Brewer, husband and wife**, to be his free act and deed for all purposes therein contained; and who after first being duly sworn further acknowledged the information contained in the Consideration Statement to be true and correct.

Witness my hand and official seal this 2ND day of DECEMBER, 2008.



Notary Public, State at Large
My Comm. Expires: 9-26-2012

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me appeared **James G. Brewer and Mary Ann Brewer, husband and wife,** personally known to me, in their capacity as Third Parties herein, who produced signed and acknowledged the foregoing Deed, to be their free act and deed for all purposes therein contained, and who after first being duly sworn further acknowledged the information contained in the Consideration Statement to be true and correct.

Witness my hand and official seal this 2nd day of DECEMBER, 2008.

Notary Public, State at Large
My Comm. Expires: 9-26-2012

Prepared By:

THOMAS L. MacDONALD
MacDonald, Walton & Razor, PLLC
105 North Main Cross Street
Flemingsburg, Kentucky 41041

DOCUMENT# 30011
DATE: 12-2-08 TIME: 2:56
DEED TAX _____
JANICE R. FRITZ, FLEMING COUNTY CLERK
BY: Bawwella Jones
BOOK D336 PAGE 423



ENVIRONMENTAL LIEN SEARCH

Project Property: 1184 MADDOX PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL31
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 73 AC W/HSE & 2000 28X56 FOUR S

Assessor's Parcel Number(s): 058-00-00-033.00 AND 7061

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL31

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL31

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1184 MADDOX PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

MICHAEL HILL AND BARBARA L. HILL

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: JOHN L. EDMOND AND BARBARA C. EDMOND
Grantee: MICHAEL HILL AND BARBARA L. HILL
Deed Dated: 01/07/1998
Deed Recorded: 01/12/1998
Instrument: BOOK 192 / PAGE 52

LEGAL DESCRIPTION

FARM 73 AC W/HSE & 2000 28X56 FOUR S

Assessor's Parcel Number (s): 058-00-00-033.00 AND 7061

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL31

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

JOHN L EDMOND AND WIFE
TO DEED OF CONVEYANCE
MICHAEL HILL AND WIFE

THIS DEED OF CONVEYANCE made and entered into this 7th day of January, 1998, by and between **John L. Edmond and Barbara C. Edmond**, his wife, of Route 3, Box 38A, Flemingsburg, Fleming County, Kentucky 41041, **GRANTORS**, and **Michael Hill and Barbara L. Hill**, his wife, of 1150 Moores Flat Road, Morehead, Kentucky 40351, **GRANTEES**, for and during their joint lives and with remainder in fee simple to the survivor of them.

WITNESSETH, THAT for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND, (\$125,000.00) DOLLARS, the receipt of which is hereby acknowledged, the GRANTORS have bargained and sold and by these presents, do bargain, transfer, and convey unto the said Grantees, jointly, for and during their joint lifetime, and to the survivor of them, in fee simple, a certain tract or parcel of land, lying and being in Flemingsburg, Fleming County, Kentucky and more particularly described as follows:

Mailed
Delivered To: Michael Hill
Date: 1-13-98
By: Dawnelle J. Jansone

TRACT NO. 1 A certain tract of land situated and being on the waters of Fleming Creek, beginning at a set stone upon the north side of the road opposite the Northwest corner of the orchard and corner to the land heretofore conveyed to Nancy B. Coryell; thence with her line S 20-1/4 E 26 poles to a set stone at the Southwest corner of the orchard; thence S 83-1/2 E 12.6 poles to a set stone at the bars of the stable; thence S 18-1/8 E 35.8 poles to a set stone in the woods; thence N 69-3/4 E 54 poles to a set stone in the center of the old Clover Road, also in the line of the Nash farm; thence dividing the road equally S 18-3/4 E 65.3 poles to a stake corner to Jon Carpenter; thence with his line West 129.1 poles to a stake in a drain in the old Strode land; thence N 92-1/4 poles to a set stone E of the pond in the center of the fence; thence N 69-3/4 E 24.6 poles to the beginning, containing 50 acres. There is **EXCEPTED** and not conveyed in the above boundary a passway 15 feet wide heretofore sold to C. S. Norton.

TRACT NO. 2 BEGINNING at a set stone upon the North side of the road opposite the N.E. corner of the orchard and corner to the land conveyed to Mrs. Lula K. Caldwell; thence with her line S 20-1/4 E 21 poles to a set stone at the S.W. corner of the orchard; thence S 83-1/2 E 13.6 poles to a set stone at the bars of the stable lot; thence S 18-1/8 E 35.8 poles to a set stone in the woods; thence N 69-3/4 E 54 poles to a set stone in the old closed road, also in the line of the Nash farm; thence dividing said road equally as it meanders N 18-3/4 W 5.7 poles to a turn; thence N 22-1/4 W 49-1/4 poles to a stake, corner to the home tract of Mrs. Eliza Strode; thence N 10-1/8 W 12.6 poles; thence with line of

same along North side of the road S 69-3/4 W 67 poles to the beginning, containing 26 acres.

(The above description is intended to include Lots No. 11 and 12 as described on a Plat which is recorded in Deed Book 133, Page 784, and further is intended to include a strip of land excepted out of Deed to Wendell L. Earls and Judy L. Earls, his wife from Clarence E. Jones and Chester J. Jones, dated November 14, 1977, recorded in Deed Book 144, page 766; said strip having been excepted out of Lot No. 6, on Plat recorded in Deed Book 133, page 784, and is 16 feet in width commencing in the center of the Mattox Pike and extending S 15 deg. E 150 feet along the boundary line of Lot No. 5 as shown on the aforementioned Plat, all of record in the Fleming County Clerk's office.)

THERE IS EXCEPTED from the foregoing Lots No.'s 1,2,3,4,5,6,7,8,9 and 10 as described on Plats recorded in Deed Book 133, Page 785 and Deed Book 132, Page 311, Fleming County Clerk's Office.

There is intended to be conveyed 73.42 acres, more or less.

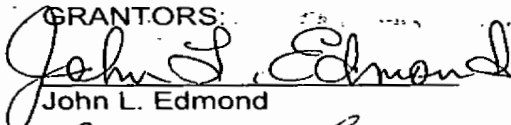
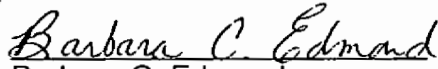
BEING the same property as conveyed to John L. Edmond and Barbara C. Edmond, his wife by Deed of Conveyance from Don L. Edmond, Sr. And Margaret Ann Edmond, his wife dated April 6, 1994, and recorded in Deed Book 179, Page 84, Fleming County Records.

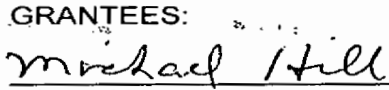
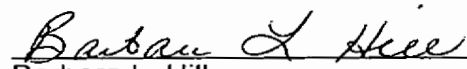
Said property is conveyed subject to all easements, restrictions, and reservations of record.

TO HAVE AND TO HOLD said premises and the appurtenances thereunto belonging unto the Grantees, their successors and assigns, forever, with covenants of GENERAL WARRANTY.

The parties hereto state the consideration reflected in this Deed is the full consideration paid for the property. The Grantees join this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, the GRANTORS and GRANTEES have hereunto subscribed their names the day and date aforesaid.

GRANTORS:

John L. Edmond

Barbara C. Edmond

GRANTEES:

Michael Hill

Barbara L. Hill

STATE OF KENTUCKY
COUNTY OF Bath SS

I, the undersigned Notary Public for the County and State aforesaid, certify that the foregoing Consideration Certificate and Deed of Conveyance from JOHN L. EDMOND and BARBARA C. EDMOND, his wife to MICHAEL HILL and BARBARA L. HILL, his wife was, on this day produced before me in said County and State and was duly sworn to, signed, and acknowledged by JOHN L. EDMOND and BARBARA C. EDMOND, GRANTORS to be their voluntary act and deed.

Given under my hand this 7th day of January 1998.

My commission expires: 1-7-01

Julie Brewer
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF Bath SS

The foregoing Consideration Certificate was acknowledged and sworn to before me this 7th day of January 1998, by Michael Hill and Barbara L. Hill, his wife, GRANTEES

My Commission expires: 1-7-01

Julie Brewer
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF FLEMING SS

I, _____, Clerk of the County Court, in and for the County and State aforesaid, certify that the foregoing Deed of Conveyance from JOHN L. EDMOND and BARBARA C. EDMOND, his wife to MICHAEL HILL and BARBARA L. HILL, his wife was on this day lodged in my office for record, and that it, the foregoing and this certificate have been duly recorded in my said office.

Given under my hand as such Clerk this ___ day of _____, 1998.

_____, CLERK

_____, D.C.

PREPARED BY:
JOYCE PLANCK STEVENS
ATTORNEY AT LAW
105 EAST MAIN STREET
MOREHEAD, KY 40351

Joyce P. Stevens

STATE OF KENTUCKY)

) SCT:

COUNTY OF FLEMING)

I, MARILYN SPENCER, CLERK OF THE COUNTY AND STATE FORESAID
DO HEREBY CERTIFY THAT THE FOREGOING DEED FROM

JOHN L EDMOND AND WIFE TO MICHAEL HILL AND WIFE

WAS PRODUCED TO ME AND LODGED FOR RECORD AT 11:25AM

THE 12th DAY OF January 1998 BEARING 125.00 LEVY TAX

WHEREUPON THE SAME TOGETHER WITH THIS CERTIFICATE HAS BEEN

DULY RECORDED IN MY OFFICE IN DEED BOOK 192 PAGE 52

FLEMING COUNTY CLERKS OFFICE.

WITNESS MY HAND THIS IS 12th DAY OF January 1998

MARILYN SPENCER, CLERK

BY Dawnella Fair DC



ENVIRONMENTAL LIEN SEARCH

Project Property: BEECHTREE PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL32
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 30AC

Assessor's Parcel Number(s): 058-00-00-041.01 AND 17522

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL32

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL32

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

BEECHTREE PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

DUANE R. LOWE, SINGE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: SHIRLEY H. BREWER, SINGLE
Grantee: DUANE R. LOWE, SINGE
Deed Dated: 08/31/2001
Deed Recorded: 08/31/2001
Instrument: BOOK 208 / PAGE 691

LEGAL DESCRIPTION

FARM 30AC

Assessor's Parcel Number (s): 058-00-00-041.01 AND 17522

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL32

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

SHIRLEY H BREWER
TO-----DEED
DUANE R LOWE

THIS INDENTURE made and entered into this 31st day of August, 2001, by and between **SHIRLEY H. BREWER**, single, of Route 3, Box 52, Flemingsburg, Kentucky 41041, Party of the First Part, and **DUANE R. LOWE**, single, of 114 West Water Street, Flemingsburg, Kentucky 41041, Party of the Second Part.

WITNESSETH:

THAT for and in consideration of the sum of **SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained, granted and sold and does by these presents hereby sell and convey unto the Party of the Second Part, his heirs and assigns forever, the following described real estate, to wit:

This parcel of land is a portion of the Shirley Brewer property located on KY Hwy 3301 in Fleming County, Kentucky. The parent tract is on record in Deed Book 144, page 724 located in the Fleming County Clerk's Office and is more exactly described as follows:

Beginning at an iron pin set in the right-of-way line of KY Hwy 3301 a corner to the William and Gilberta Colgan property (D.B. 171, page 614); thence N 04 deg. 36 min. 28 sec. E, 1001.02 feet with the Colgan line to an iron pin set a corner to the Colgan property; thence N 04 deg. 19 min. 46 sec. E, 1589.74 feet with the Colgan line to an iron pin set a corner to the Colgan property and the Mary Sayre property (D.B. 160, page 348); thence with the Sayre line for the following calls; thence S 86 deg. 28 min. 02 sec. E, 442.81 feet to an iron pin set; thence N 21 deg. 35 min. 50 sec. W, 92.72 feet to an iron pin set at a 14" Elm; thence N 20 deg. 56 min. 08 sec. W, 130.57 feet to a P.K. Nail set in a 24" Walnut; thence N 28 deg. 08 min. 46 sec. W, 108.81 feet to an iron pin set at a 12" Triple Hickory; thence N 32 deg. 05 min. 57 sec. W, 97.82 feet to an iron pin set; thence N 18

deg. 09 min. 41 sec. W, 58.47 feet to an iron pin set; thence N 15 deg. 34 min. 20 sec. W, 237.22 feet to an iron pin set a corner to the Sayre property and the David and Mary Lindberg property (D.B. 164, page 664); thence N 86 deg. 26 min. 27 sec. E, 25.09 feet with the Lindberg line to an iron pin set a corner to the Lindberg property; thence S 88 deg. 36 min. 46 sec. E, 287.08 feet with the Lindberg line to an iron pin set a corner to the Lindberg property and the remainder of the Shirley Brewer property (D.B. 144, page 159); thence with the Brewer line for the following calls; thence S 00 deg. 32 min. 15 sec. W, 668.13 feet to an iron pin set; thence S 05 deg. 56 min. 32 sec. W, 1099.48 feet to an iron pin set; thence S 04 deg. 58 min. 39 sec. W, 1521.00 feet to an iron pin set in the right-of-way line of KY Hwy 3301 a corner to the Brewer property; thence with the right-of-way line of KY Hwy 3301 for the following calls; thence N 80 deg. 34 min. 38 sec. W, 97.42 feet to an iron pin set; thence N 82 deg. 59 min. 40 sec. W, 172.40 feet to an iron pin set; thence N 83 deg. 43 min. 01 sec. W, 170.18 feet to the point of beginning containing an area of 1,306,624.9 square feet (30.00 Acres).

This parcel of land was surveyed by Alan Justice Engineering and Surveying, Inc. during the month of July 2001. All iron pins set are 1/2" rebar marked with I.D. caps. The basis of bearing for this survey was a parent tract bearing off the South East side of the Brewer property and the North West side of the Mark IV properties (D.B. 189, Page 3) (S 02 deg. 00 min. 00 sec. W). This is a Class B survey and the unadjusted error of closure of the random traverse was 1 in 18,949.

A plat of said property is recorded in Plat Cabinet 2, Slide 56, Fleming County Clerk's Office to which reference is made for a more particular description.

Being the same property conveyed to Shirley H. Brewer, single, from The Petra Corporation, by deed dated July 27, 2001, and recorded in Deed Book 208, Page 473, Fleming County Clerk's Office. Also being a part of the same property conveyed to Clarence McCullen "Mack" Brewer from Claudie R. Brewer and Jessie E. Brewer, his wife, by deed dated November 8, 1977, and recorded in Deed Book 144, Page 724, Fleming County Clerk's Office. Clarence McCullen "Mack" Brewer devised said property to his wife, Shirley Brewer (aka Shirley H. Brewer) by his Last Will and Testament recorded in Will Book X, Page 680, Fleming County Clerk's Office.

This conveyance is subject to the following conditions:

1. The 2001 property taxes shall be prorated as of the date of closing.
2. No tobacco base is transferred with the above described property.
3. Any and all right to the crops for 2001 shall be retained by the Party of the First Part.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hand of the Party of the First Part, this the day and date first above written.



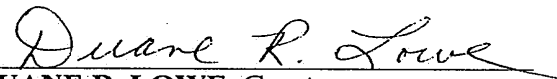
SHIRLEY H. BREWER

CERTIFICATE

It is hereby certified by the Grantor and the Grantee that the sum of \$75,000.00 as set out in the above Deed is the full consideration paid for the property.



SHIRLEY H. BREWER, Grantor



DUANE R. LOWE, Grantee

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing deed and certificate were acknowledged and sworn to before me by Shirley H. Brewer, single, Grantor, this 31st day of August, 2001.



NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-2004

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing certificate was acknowledged and sworn to before me by Duane R. Lowe, single, Grantee, this 31st day of August, 2001.

Darrell K. Ruark
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-2004

PREPARED BY:

Darrell K. Ruark
DARRELL K. RUARK
SUIT, McCARTNEY & PRICE, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<tr/Deed/D-Lowe, Duane R. (Brewer, Shirley)>

DOCUMENT# 4842
DATE: 8-31-01 TIME: 11:42
TOTAL FEES: 14 DEED TRANSFER TAX 75.00
MARILYN SPENCER, FLEMING COUNTY CLERK
BY Darrell K. Ruark DC
BOOK D208 PAGE 691



ENVIRONMENTAL LIEN SEARCH

Project Property: 785 FOXPORT RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL33
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 30.811AC & HSE

Assessor's Parcel Number(s): 080-00-00-005.01 AND 3689

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL33

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL33

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

785 FOXPORT RD
WALLINGFORD, KY 41093

CURRENT OWNER

RANDALL MEADOWS AND WILLA MEADOWS

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: MICHAEL A. HUGHES AND HEATHER DAWN HUGHES
Grantee: RANDALL MEADOWS AND WILLA MEADOWS
Deed Dated: 03/13/2020
Deed Recorded: 03/17/2020
Instrument: BOOK 274 / PAGE 378

LEGAL DESCRIPTION

FARM 30.811AC & HSE

Assessor's Parcel Number (s): 080-00-00-005.01 AND 3689

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL33

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 13th day of March 2020, by and between **MICHAEL A. HUGHES and HEATHER DAWN HUGHES**, husband and wife, of 785 Foxport Road, Wallingford, KY 41093, Parties of the First Part, and **RANDALL MEADOWS and WILLA MEADOWS**, husband and wife, of 508 Pleasant Valley Road, Wallingford, KY 41093, Parties of the Second Part.

The in-care-of tax mailing address for the current tax year is c/o *Randall Meadows, 785 Foxport Road, Wallingford, KY 41093.*

WITNESSETH:

THAT for and in consideration of the sum of **TWO HUNDRED EIGHTY THOUSAND SIX HUNDRED SIXTEEN AND NO/100 DOLLARS (\$280,616.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the Parties of the Second Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, the following described real estate, to wit:

A certain tract of land lying and being in Fleming County, Kentucky near Mt. Carmel on the North side of KY 324 and being more particularly described as follows:

Beginning at an iron pin (set this survey) corner to Julius R. May (D.B. 150, Pg. 16, and D.B. 151, Pg. 557 and being in the North right of way line of KY 324 (30' from center); thence with the said KY 324 right of way line the following five calls 173.44 feet along an arc to the left, having a radius of 1231.33 feet, the chord of which is North 40 degrees 55 minutes 11 seconds West, 173.30 feet to an iron pin (set this survey); thence North 42 degrees 30 minutes 05 seconds East, 19.97 feet to an iron pin (set this survey); thence North 47 degrees 15 minutes 43 seconds West, 100.05 feet to an iron pin (set this survey); thence South 42 degrees 33 minutes 49 seconds West, 20.01 feet to an iron pin (set this survey); thence North 50 degrees 06 minutes 50 seconds West, 405.67 feet to an iron pin (set prior survey) corner to Freddy Applegate (D.B. 213, Pg. 224); thence with Applegate North 38 degrees 42 minutes 23 seconds East, 187.60 feet to an iron pin (set this survey) corner to Grantor's remaining property; thence with Grantor's remainder and a new dividing line the following four calls South 55 degrees 52 minutes 48 seconds

East, 100.48 feet to an iron pin (set this survey); thence North 33 degrees 43 minutes 31 seconds East, 313.59 feet to an iron pin (set this survey); thence North 19 degrees 40 minutes 52 seconds East, 346.94 feet to an iron pin (set this survey); thence North 7 degrees 51 minutes 49 seconds East, 905.86 feet to an iron pin (set this survey) in Eulene M. Meadows (D.B. 206, Pg. 527) fence line; thence with Meadows the following two calls North 85 degrees 27 minutes 35 seconds East, 476.86 feet to an iron pin (set this survey); thence North 85 degrees 44 minutes 12 seconds East, 537.53 feet to an iron pin (set this survey) by corner post, corner to George Skaggs, Jr. (D.B. 132, Pg. 40); thence with Skaggs the following four calls South 6 degrees 24 minutes 19 seconds West, 627.31 feet to an witness iron pin (set this survey) by old gate post; thence South 6 degrees 24 minutes 19 seconds West, 10.00 feet to a point in the center of pass way as called for in D.B. 132, Pg. 40; thence with the center of said pass way North 84 degrees 41 minutes 39 seconds West, 533.65 feet to an iron pin (set this survey) by post; thence South 7 degrees 56 minutes 41 seconds West, 1073.50 feet to an iron pin (set this survey) corner to said Julius May; thence with May the following three calls: South 87 degrees 07 minutes 19 seconds West, 139.96 feet to an iron pin (set this survey); thence South 5 degrees 48 minutes 25 seconds West, 245.31 feet to an iron pin (set this survey); thence South 44 degrees 58 minutes 05 seconds West, 301.47 feet to the point of beginning.

The above described parcel contains 30.811 acres as surveyed by Roy A. Wright L.S. #2808, May 15, 2005. All iron pins set this survey and prior survey are 1/2" re-bar with an orange plastic cap stamped "PROPERTY CORNER, R.A. WRIGHT, L.S. #2808". All witness iron pins set this survey are 1/2" re-bar with a yellow plastic cap stamped "WITNESS CORNER, R.A. WRIGHT, L.S. #2808". All Bearings stated herein are referred to magnetic meridian as oriented to September 28, 2002 survey of Freddy Applegate property by this surveyor.

Being the same property conveyed Michael A. Hughes and Heather Dawn Hughes, his wife, from Will Lengacher and Mary Lengacher, his wife, by deed dated the 7th day of November 2006 and recorded in Deed Book 229, Page 187, Fleming County Clerk's Office.

The 2020 property taxes assessed on the above-described property shall be prorated between the parties as of the date of closing.

The Parties of the Second Part shall receive possession of the above-described property on or by June 1, 2020.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Second Part, jointly and equally for life, with remainder to the survivor in fee simple, his or her heirs and assigns

forever, with COVENANTS OF GENERAL WARRANTY, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hands of the Parties of the First Part, this the day and date first above written.


MICHAEL A. HUGHES


HEATHER DAWN HUGHES

CERTIFICATE

It is hereby certified by the Grantors and the Grantees that the sum of \$280,616.00 as set out in the above Deed is the full consideration paid for the property.

Further, the parties acknowledge that this deed, prepared by Darrell K. Ruark, Attorney at Law, is based solely on information supplied by one or more of the parties to this conveyance, which information includes the description of the property sold or conveyed, and the price paid for the property or the value of the property. Darrell K. Ruark has no liability for any errors, inaccuracies or omissions in this deed resulting from the information provided, and makes no representations with respect to the accuracy of the property description or to any mortgages, liens, encumbrances, taxes, or rights of others which may exist against the property (unless Darrell K. Ruark, by separate instrument(s) addressed to the Grantee(s), issued a title examination letter and/or title insurance policy). Darrell K. Ruark has not personally examined the property. All parties hereto consent to this disclaimer by signing this deed.


MICHAEL A. HUGHES - Grantor

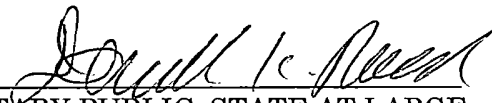

HEATHER DAWN HUGHES - Grantor


RANDALL MEADOWS - Grantee


WILLA MEADOWS - Grantee

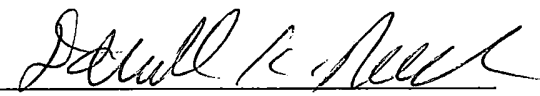
STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Michael
A. Hughes and Heather Dawn Hughes, Grantors, this 13th day of MARCH 2020.

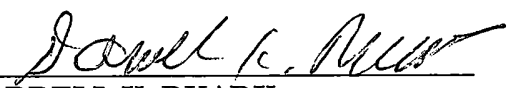

NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-31-2020
MY NOTARY ID: 569767

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Randall Meadows
and Willa Meadows, Grantees, this 13th day of MARCH 2020.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-31-2020
MY NOTARY ID: 569767

PREPARED BY:


DARRELL K. RUARK
SUIT, PRICE, PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

<rk/Deeds/D-Meadows, Randall & Willa (Hughes)>

DOCUMENT NO: 97957
RECORDED: March 17, 2020 08:49:00 AM
TOTAL FEES: \$50.00 TRANSFER TAX: \$281.00
COUNTY CLERK: JARRON R FRITZ
DEPUTY CLERK: DANIELLA
COUNTY: FLEMING COUNTY
BOOK: 0274 PAGES: 378 - 381

FLEMING COUNTY
D274 PG381



ENVIRONMENTAL LIEN SEARCH

Project Property: *CARPENTER RD
WALLINGFORD, KY 41093*

Order No: *23080100478-EL34*

Date Completed: *08/04/2023*

The following is the current property legal description (See deed for full legal description):

FARM 50 AC

Assessor's Parcel Number(s): 069-00-00-031.00 AND 15614

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL34

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL34

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

CARPENTER RD
WALLINGFORD, KY 41093

CURRENT OWNER

DANNY W. MINEER, DARRELL MINEER AND KAREN MINEER, JAMES MINEER AND RUBY MINNER

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: ELBERT CRUMP AND AUDREY CRUMP
Grantee: DANNY W. MINEER, DARRELL MINEER AND KAREN MINEER, JAMES MINEER AND RUBY MINNER
Deed Dated: 09/20/2011
Deed Recorded: 10/05/2011
Instrument: BOOK 245 / PAGE 290

LEGAL DESCRIPTION

FARM 50 AC

Assessor's Parcel Number (s): 069-00-00-031.00 AND 15614

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL34

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 20th day of September, 2011, by and between **ELBERT CRUMP and AUDREY CRUMP**, his wife, of 7314 Mt. Carmel Road, Flemingsburg, Fleming County, KY 41041, Parties of the First Part, and **DANNY MINEER**, single, of 8639 Mt. Carmel Road, Flemingsburg, Fleming County, KY 41041; **DARRELL MINEER and KAREN MINEER**, his wife, of 521 Jim Clary Rd., Flemingsburg, Fleming County, KY 41041; and **JAMES MINEER and RUBY MINEER**, his wife, of 502 Saunders Road, Wallingford, Fleming County, KY 41093, Parties of the Second Part.

The in-care of tax mailing address for the current tax year is c/o Danny Mineer, 8639 Mt. Carmel Road, Flemingsburg, Fleming County, KY 41041.

WITNESSETH:

THAT for and in consideration of the payment of **EIGHTY THOUSAND DOLLARS (\$80,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the payments having been made pursuant to a Land Contract between the parties, said contract being recorded at Deed Book 212, Page 700, Fleming County Clerk's Office, the Parties of the First Part have bargained, granted and sold and do by these presents hereby sell and convey unto the Parties of the Second Part, as tenants in common--that is an undivided one-third (1/3) interest to Danny Mineer, single, his heirs and assigns forever; an undivided one-third (1/3) interest to Darrell Mineer and Karen Mineer, his wife, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever; and an undivided one-third (1/3) interest to James Mineer and Ruby Mineer, his wife, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever--the following described real estate to wit:

A certain tract or parcel of land lying and being in Fleming County, Kentucky and more particularly described as follows:-

FLEMING COUNTY
D245 PG290

BEGINNING at a walnut, corner to J.W. Hardyman's corner; thence with same N 12-1/4 E. 32.56 rods to a post in line of same and corner to Garrett Mineer; thence with his line S 85 E 197.6 rods to a post, corner to John Clara, and Bernard Martin; thence with Martin's and Littleton's line S 5 W 39.44 rods to a stone, corner to Tract No. 2; thence with same N 85 W 248.04 rods to center of Mt. Carmel-Beechburg turnpike; thence N 5 E 5.08 rods to corner of Hardyman; thence with same S 87 E 48.44 rods to the beginning, containing 50 Acres. Subject to right of passway for Tracts No. ___ and 3, and 4 to the turnpike.

Being the same property conveyed Elbert Crump and Audrey Crump, his wife, from Everett E. Lewis and Ruby Lewis, his wife, by deed dated March 18, 1961, and recorded in Deed Book 118, Page 545, Fleming County Clerk's Office. Sally R. Mineer (one and the same as Sally Mineer) having conveyed any interest she had in the property to Danny W. Mineer (one and the same as Danny Mineer), by quitclaim deed dated August 11, 2005, and recorded in Deed Book 224, Page 447, Fleming County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Second Part--that is an undivided one-third (1/3) interest to Danny Mineer, single, his heirs and assigns forever; an undivided one-third (1/3) interest to Darrell Mineer and Karen Mineer, his wife, jointly and equally for life with remainder to the survivor in fee simple; and an undivided one-third (1/3) interest to James Mineer and Ruby Mineer, his wife, jointly and equally for life with remainder to the survivor in fee simple--with **COVENANTS OF GENERAL WARRANTY**, subject, however, to applicable restrictions and easements of record.

IN TESTIMONY WHEREOF, Witness the hand of the Parties of the First Part, this the day and date first above written.

Elbert Crump
ELBERT CRUMP

Audrey Crump
AUDREY CRUMP

FLEMING COUNTY
D245 PG291

CERTIFICATE

It is hereby certified by the Grantors and the Grantees that the sum of \$80,000.00 as set out in the above Deed is the full consideration paid for the property.

Further, the parties acknowledge that this deed, prepared by John C. Price, Attorney at Law, is based solely on information supplied by one (1) or more of the parties to this conveyance, which information includes the description of the property sold or conveyed and the price paid for the property or the value of the property. John C. Price has no liability for any errors, inaccuracies or omissions in this deed resulting from the information provided and makes no representations with respect to the accuracy of the property description or to any mortgages, liens, encumbrances, taxes or rights of others which may exist against the property (unless John C. Price, by separate instrument(s) addressed to the Grantee(s), issued a title examination letter and/or title insurance policy). John C. Price has not personally examined the property. All parties hereto consent to this disclaimer by signing this deed.

Elbert Crump
ELBERT CRUMP, Grantor

Audrey Crump
AUDREY CRUMP, Grantor

Danny Mineer
DANNY MINEER, Grantee

Darrell Mineer
DARRELL MINEER, Grantee

Karen Mineer
KAREN MINEER, Grantee

James Mineer
JAMES MINEER, Grantee

Ruby Mineer
RUBY MINEER, Grantee

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Elbert Crump and Audrey Crump, Grantors, this 20th day of September, 2011.

Roy Lottifield
NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: May 25, 2013

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Danny Mineer, Grantee, this 20th day of September, 2011.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 5/25/2013

STATE OF KENTUCKY
COUNTY OF Fleming

The foregoing Certificate was acknowledged and sworn to before me by Darrell Mineer, Grantee, this 20th day of September, 2011.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 5/25/2013


STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by Karen Mineer, Grantee, this 20th day of September, 2011.



NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: May 25, 2013

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Certificate was acknowledged and sworn to before me by James Mineer and Ruby Mineer, Grantees, this 20th day of September, 2011.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: May 25, 2013

PREPARED BY:


JOHN C. PRICE
SUIT, McCARTNEY, PRICE,
PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

FLEMING COUNTY
D245 PG293

DOCUMENT NO: 42504
RECORDED: October 05, 2011 12:20:33 PM
TOTAL FEE: \$20.00
TRANSFER TAX: \$0.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DAWNELLA
COUNTY: FLEMING COUNTY

BOOK: D245 PAGES: 290 - 293



ENVIRONMENTAL LIEN SEARCH

Project Property: *MT CARMEL RD
FLEMINGSBURG, KY 41041*

Order No: *23080100478-EL35*

Date Completed: *08/03/2023*

The following is the current property legal description (See deed for full legal description):

FARM 69 AC NR MT CARMEL

Assessor's Parcel Number(s): 069-00-00-012.00 AND 1806

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL35

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL35

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

MT CARMEL RD
FLEMINGSBURG, KY 41041

CURRENT OWNER

JAMES W. MINEER AND RUBY F. MINEER

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: CARL BURKHOLDER AND ROSETTA BURKHOLDER, HUSBAND AND WIFE
Grantee: JAMES W. MINEER AND RUBY F. MINEER
Deed Dated: 02/12/1985
Deed Recorded: 02/14/1985
Instrument: BOOK 159 / PAGE 622

LEGAL DESCRIPTION

FARM 69 AC NR MT CARMEL

Assessor's Parcel Number (s): 069-00-00-012.00 AND 1806

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL35

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

Mailed James W. Mineer
Delivered to 2-15-85 CH Wallingford Ky.
Date
By Carroll B. M. Robertson 4/19/85
By [Signature]

CARL BURKHOLDER & WIFE

TO-----DEED

JAMES W. MINEER & WIFE

CARL BURKHOLDER, ET UX
TO: DEED
JAMES W. MINEER, ET UX

)
)
)
)

70 Acres Located Southeast
of Mt. Carmel, Kentucky

THIS DEED OF CONVEYANCE delivered and effective as of February 12, 1985
1985 by Carl Burkholder and Rosetta Burkholder, husband and wife,
as GRANTORS, TO James W. Mineer and Ruby F. Mineer, Route 1, Wallingford,
Kentucky as GRANTEES,

WITNESSETH, that in consideration of the sum of \$57,000 cash in hand
paid, receipt of which is hereby acknowledged, Grantors have bargained
and sold and do hereby grant and convey unto Grantees, equally and
jointly for life with remainder interest in fee simple to the survivor
of them, his or her heirs and assigns forever, that certain tract of
land located in Fleming County, Kentucky, and more particularly des-
cribed as follows, to-wit:

A tract of 70 acres of land more or less, located
southeast of the town of Mt. Carmel, Kentucky,
bounded generally as follows:

On the North by the land of Gilmer Rigdon, east
and west by the lands of Garret Mineer and on the
south by the Mary Goddard lands, containing 70
acres, more or less together with a passway to the
state highway, said passway being described as
follows:

Mrs. Matilda Clary's passway from Rigdon's passway
at Webb line and Mineer corner to Rigdon's garden
corner. Said passway to be 18 feet wide, said
passway is to be fenced by Rigdon starting at
Rigdon's garden corner (N.W. corner) to Mrs. Clary's

line. See M.B. 32, page 486, Fleming County Court Clerk's Office and all other passways or right of ways that are appurtenant to this tract of land to reach the highway in connection with said lands.

Being the same property conveyed to Grantors by deed from Alice Foxworthy, et al, dated 29 April 1983, recorded in Deed Book 156, page 222.

TO HAVE AND TO HOLD the above-described property unto Grantees, equally and jointly for life with remainder interest in fee simple to the survivor, his or her heirs and assigns forever, with-covenant of General Warranty of Title.

IN TESTIMONY WHEREOF, witness the signatures of Grantors as of the date first above written.

Jack H. Engle
Witness

Carl Burkholder
Carl Burkholder

Mary A. Sillow
Witness

Rosetta Burkholder
Rosetta Burkholder

STATE OF OHIO)
) SS.
COUNTY OF

Be it remembered, that on this 29 day of JANUARY 1985, before me, the subscriber, a Notary Public in and for said county, personally came Carl Burkholder and Rosetta Burkholder, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal.

This instrument prepared by
ROYSE, ZWEIGART & KIRK
Attorneys at Law
Maysville, Kentucky

by Charles J. Kirk

Jack H. Engle
Notary Public, State of Ohio
JACK H. ENGLE
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES JULY 11, 1987

STATE OF KENTUCKY)
COUNTY OF FLEMING) SCT:

I, Anna B. McRoberts, Clerk of the County and State aforesaid, do hereby certify that the foregoing Deed from Carl Burkholder & wife to James W. Mineer & wife was produced to me and lodged for record the 14th day of February, 1985, at 2:00PM, bearing \$57.00 for tax levy, whereupon the same together with this certificate has been duly recorded in my office in Deed Book 159, page 622, Fleming County Clerks Office.

Witness my hand this the 14th day of February, 1985.

Anna B. McRoberts, Clerk

By Chyllis Harvix, DC



ENVIRONMENTAL LIEN SEARCH

Project Property: 502 SAUNDERS RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL36
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 25AC W/HSE IN PLEASUREVILLE

Assessor's Parcel Number(s): 081-00-00-007.00 AND 4602

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL36

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

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- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL36

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

502 SAUNDERS RD
WALLINGFORD, KY 41093

CURRENT OWNER

MINEER RUBY

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Comments: NO DEED FOUND 1980 - PRESENT.

LEGAL DESCRIPTION

FARM 25AC W/HSE IN PLEASUREVILLE

Assessor's Parcel Number (s): 081-00-00-007.00 AND 4602

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL36

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.



ENVIRONMENTAL LIEN SEARCH

Project Property: 518 SAUNDERS RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL37
Date Completed: 08/03/2023

The following is the current property legal description (See deed for full legal description):

FARM 89.13AC

Assessor's Parcel Number(s): 081-00-00-042.00 AND 25439

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL37

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- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

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Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL37

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

518 SAUNDERS RD
WALLINGFORD, KY 41093

CURRENT OWNER

JASON SCHWARTZ, SINGLE

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: OTHEL L. COOKSEY, JR. SINGLE
Grantee: JASON SCHWARTZ, SINGLE
Deed Dated: 05/30/2017
Deed Recorded: 05/31/2017
Instrument: BOOK D263 / PAGE 762

LEGAL DESCRIPTION

FARM 89.13AC

Assessor's Parcel Number (s): 081-00-00-042.00 AND 25439

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL37

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 30 day of May, 2017, by and between **OTHEL L. COOKSEY, JR. single**, of P.O. Box 9066, Cincinnati, OH 45209-998, Party of the First Part; and **JASON SCHWARTZ, single**, of 1189 Foxport Road, Wallingford, Kentucky 41093, Party of the Second Part.

WITNESSETH:


THAT for and in consideration of the sum of **TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$220,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, Party of the First Part has bargained, granted and sold and does by these presents hereby sell and convey unto the Party of the Second Part, in fee simple, his heirs and assigns forever, the following real estate located in Fleming County, Kentucky, and being more particularly described on Exhibit "A" Legal Description, attached hereto and incorporated herein by reference.

Source of title:

Being a portion of the same property conveyed to Othel L. Cooksey, Jr., single, from Dora Jean Cooksey, et al by deed dated the 7th day of April, 2017, and of record in Deed Book 263, Page 679, Fleming County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Party of the Second Part, in fee simple, his heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY**, subject however, to any and all applicable restrictions and easements of record.

IN TESTIMONY WHEREOF witness the hands of the Party of the First Part this the Day and Year first hereinabove written.

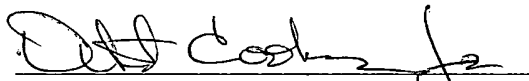

OTHEL L. COOKSEY, JR.

CONSIDERATION CERTIFICATE

We, **Othel L. Cooksey, Jr.**, First Party herein, and **Jason Schwartz, single**, Second Party herein, duly sworn, do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration in the amount of **\$220,000.00**, is the true, correct and full consideration paid for the property herein conveyed. . **THE PREPARER OF THIS DEED WAS NOT REQUESTED TO DO A TITLE SEARCH AND DID NOT DO A TITLE SEARCH.**

PARTY OF THE FIRST PART:

PARTY OF THE SECOND PART:


OTHEL L. COOKSEY, JR.


JASON SCHWARTZ

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Othel L. Cooksey, Jr.** who produced, signed and acknowledged the foregoing Deed to **Jason Schwartz, single**, to be his free act and deed for all purposes therein contained; and who, after first being duly sworn, further acknowledged the information contained in the Consideration Statement to be true and correct.

Witness my hand and official seal this 30 day of May, 2017.


Notary Public, State at Large

My Comm. Expires: 8/15/19

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Jason Schwartz, single**, Second Party herein, who after first being duly sworn, acknowledged the information in the Consideration Statement to be true and correct.

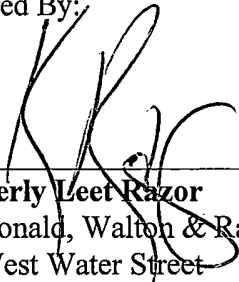
Witness my hand and official seal this 30 day of May, 2017.



Notary Public, State at Large

My Comm. Expires: 8/15/19

Prepared By:



Kimberly Leet Razor
MacDonald, Walton & Razor, PLLC
129 West Water Street
Flemingsburg, Kentucky 41041
Phone: 606-845-2771
Fax: 606-849-3010
E-mail: mwrlaw@windstream.net

EXHIBIT "A"

Being a 89.13 acre tract located at the end of Saunders Road near Pleasureville in Fleming County, Kentucky and being more particularly described as follows:

Beginning at a ½" iron pin & cap found (Wright 2808) on the North side of Saunders Road corner to Othel L. Jr & Dora Jean Cooksey and Marcia D. & Carmen D. Fields DB 219 PG 372 and corner to James W. & Ruby F. Mineer DB 133 PG 720; Thence crossing Saunders Road S32°33'40"E a distance of 38.31' to a ½" iron pin & cap found (Wright 2808) corner to Jonas E. & Martha Schwartz and Jonathon E. Schwartz DB 250 PG 230 Parcel II; Thence along the Schwartz line S46°54'24"W a distance of 85.80' to a ½" iron pin & cap found (Wright 2808); Thence continuing along the Schwartz line S08°37'47"E a distance of 550.17' to a ½" iron pin & cap found (Wright 2808); Thence S07°14'19"E a distance of 453.69' to a ½" iron pin & cap found (Wright 2808); Thence S61°42'31"E (passing a reference iron pin & cap set at 969.57') a total distance of 1308.44' to a ½" iron pin & cap found (Wright 2808); Thence S65°44'42"E a distance of 73.29' to a ½" iron pin & cap found (Wright 2808); Thence S68°14'32"E a distance of 81.11' to a ½" iron pin & cap found (Wright 2808); Thence S70°15'22"E a distance of 153.01' to a ½" iron pin & cap found (Wright 2808); Thence S68°49'47"E a distance of 193.51' to a ½" iron pin & cap found (Wright 2808); Thence S63°58'14"E a distance of 71.61' to a ½" iron pin & cap found (Wright 2808); Thence S66°29'37"E a distance of 289.85' to a ½" iron pin & cap found (Wright 2808); Thence S50°51'26"E a distance of 31.36' to a ½" iron pin & cap found (Wright 2808) corner to Larry & Donna Smith DB 222 PG 106 and new corner to Cooksey & Fields Tracts 1 & 2; Thence along the new line of Cooksey & Fields Tracts 1 & 2 S89°00'56"W a distance of 544.13' to an iron pin & cap set; Thence continuing along the new line of Cooksey & Fields Tracts 1 & 2 S88°25'20"W a distance of 485.11' to an iron pin & cap set; Thence S87°38'15"W a distance of 488.09' to an iron pin & cap set; Thence N83°12'00"W (passing 12" White Oak-painted at 4.00') a total distance of 1003.73' to an iron pin & cap set; Thence N85°14'32"W a distance of 273.00' to an iron pin & cap set; Thence S14°46'20"W a distance of 45.21' to an iron pin & cap set; Thence S32°53'48"W a distance of 170.12' to a 12" Double Cedar (painted); Thence S33°29'41"W a distance of 40.99' to an iron pin & cap set; Thence S53°18'33"W a

FLEMING COUNTY

D263 PG765

distance of 67.20' to an iron pin & cap set; Thence S54°50'26"W a distance of 118.00' to an iron pin & cap set; Thence S54°22'25"W a distance of 130.99' to an iron pin & cap set; Thence N49°26'08"W a distance of 265.22' to an iron pin & cap set at a 10" Double Honey Locust; Thence N67°24'14"W a distance of 215.95' to an iron pin & cap set new corner to Cooksey & Fields Tracts 1 & 2 in the line of Gary & Glenna Turner and Gary Lee II & Jamie Turner DB 227 PG 189; Thence along the Turner line N03°24'38"E (passing a reference iron pin & cap set at 722.17') a total distance of 1657.41' to a ½" iron pin & cap found (Wright 2808) corner to Darrell & Karen Mineer and James & Ruby Mineer DB 245 PG 290; Thence along the Mineer line N03°30'39"E a distance of 305.02' to a ½" iron pin & cap found (Wright 2808) corner to Mineer DB 133 PG 720; Thence along the Mineer DB 133 PG 720 line S88°18'19"E a distance of 563.90' to a ½" iron pin & cap found (Wright 2808); Thence continuing along the Mineer DB 133 PG 720 line S87°20'31"E a distance of 503.20' to a ½" iron pin & cap found (Wright 2808); Thence N75°40'31"E a distance of 22.35' to a ½" iron pin & cap found (Wright 2808); Thence N58°26'36"E a distance of 344.38' to the point of beginning containing 89.13 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC 3/29/2017 (Field survey completed on 3/29/2017 as a Rural class survey)

All iron pin & caps set were ½" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

Bearings coordinated to the Kentucky State Plane Coordinate System KY1Z (Single Zone) (NAD 83) per GPS observations on date of survey 3/3/2017.

Property subject to all legal right of ways, easements of record and unrecorded conveyances.

Property subject to existing right of way of Saunders Road for benefit of the Fleming County Fiscal Court (Ordinance 05-005).

Trees marked with 3 orange horizontal painted lines.

Being a portion of the property conveyed to Othel L. Jr. & Dora Jean Cooksey and Marcia D. & Carmen D. Fields by deed recorded at the Fleming County Clerk's Office in Deed Book 219 Page 372. Also being a portion of the same property conveyed to Othel L. Cooksey, Jr., single, from Dora Jean Cooksey, et al by deed dated the 7th day of April, 2017, and of record in Deed Book 263, Page 679, Fleming County Clerk's Office.

FLEMING COUNTY
D263 PG766

DOCUMENT NO: 61133
RECORDED: May 31, 2017 10:16:00 AM
TOTAL FEES: \$23.00 TRANSFER TAX: \$220.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: JAWNELLA
COUNTY: FLEMING COUNTY
BOOK: D263 PAGES: 762 - 766



ENVIRONMENTAL LIEN SEARCH

Project Property: 1506 BEECHTREE PIKE
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL38
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 54.898AC W/HSE

Assessor's Parcel Number(s): 059-00-00-005.00 AND 24821

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL38

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL38

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1506 BEECHTREE PIKE
FLEMINGSBURG, KY 41041

CURRENT OWNER

KELLEY SMITH, LESLIE LITZLER

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION

FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: KENNETH C. DEARING AND MARILYN J. DEARING
Grantee: KELLEY SMITH, LESLIE LITZLER
Deed Dated: 12/29/2015
Deed Recorded: 12/30/2015
Instrument: BOOK D258 / PAGE 734

LEGAL DESCRIPTION

FARM 54.898AC W/HSE

Assessor's Parcel Number (s): 059-00-00-005.00 AND 24821

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL38

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 29 day of December, 2015 by and between **KENNETH C. DEARING and MARILYN J. DEARING, husband and wife**, of 1630 Beechtree Pike, Flemingsburg, Kentucky 41041, Parties of the First Part; and **KELLEY SMITH, married**, of 2515 Ballantrae Circle, Louisville, Kentucky 40242, and **LESLIE LITZLER, married**, of 1791 Wallingford Road, Flemingsburg, Kentucky 41041, Parties of the Second Part. *The in-care of tax mailing address for the current tax year is c/o Kenneth C. Dearing and Marilyn J. Dearing, 1630 Beechtree Pike, Flemingsburg, Kentucky 41041.*

WITNESSETH:

THAT for and in consideration of the natural love and affection First Parties have for their daughters, Second Parties herein, and for no other consideration, Parties of the First Part have bargained and granted and do by these presents hereby give, grant and convey to Parties of the Second Part, an undivided one-half (½) interest to Kelley Smith, married, her heirs and assigns forever, in fee simple, and an undivided one-half (½) interest to Leslie Litzler, married, her heirs and assigns forever, in fee simple, the following described real estate, to-wit:

A certain tract or parcel of land, lying and being in Fleming County, Kentucky bounded and described as follows, to-wit:

BEGINNING in the center of the Beechburg-Flemingsburg Road and corner to Claude Brewer; thence with his lines, S 12-3/4 degrees West 37 rods to a post; thence

S 33 degrees West 21.7 rods to a post; thence S 30 degrees W 14.72 rods to a post at West end of Water Gap; thence crossing branch South 70 degrees E 1.16 rods to a honey locust; thence S 11-1/2 West 3.4 rods to a post; thence South 30 degrees W 4 rods to a post; thence S 15 degrees W 11 rods to a post; thence S 11 degrees W 27.6 rods to a post; thence South 83-1/2 degrees E 154.2 rods to a post; thence N 7 degrees E 104 rods to the center of the above road; thence out same with its meanders N 80-1/4 degrees W 48.48 rods; N 83-1/2 degrees W 51.57 rods; N 69-3/4 degrees W 30.76 rods to the beginning, containing 98.1 acres more or less.

THERE IS EXCEPTED AND NOT CONVEYED HEREBY a certain tract of land conveyed to James E. Higgins and Ruth Ann Higgins, husband and wife, by deed from Eugene Dearing and Helen Dearing, husband and wife, dated the 30th day of September, 1969, and of record in D.B. 129, Page 71, Fleming County Clerk's Office, and which is more particularly described as follows:

A certain tract of real estate situated on the Flemingsburg-Beechburg Road in Fleming County, Kentucky, and described as follows:

BEGINNING in the center of the Flemingsburg-Beechburg roadway and corner to Raymond Hackworth's land; thence leaving the road with his line S 6 deg. 30' W 140 feet to a stake, corner to Eugene Dearing's land; thence with his line N 80 deg. 20' W 170 feet to a stake; thence N 6 deg. 30' E 140 feet to the center of road; thence out the same S 80 deg. 20' E 170 feet to the beginning, containing 0.54 acre.

THERE IS ALSO EXCEPTED AND NOT CONVEYED HEREBY a certain tract of land conveyed to James Higgins and Ruth Ann Higgins, husband and wife, by deed from Helen Dearing, widow, dated the 19th day of August, 1993 and of record in D.B. 177, Page 496, Fleming County Clerk's Office, and which is more particularly described as follows:

A certain tract of land lying and being in Fleming County, Kentucky bounded and described as follows, to-wit:

BEGINNING at a corner post in the property line of James Higgins and following the line of Higgins' property N 170.0' to a corner post; thence at an approximate 45° angle E 120.0' along the property line of Raymond Hackworth's land to a stake; thence at another approximate 90° angle S 143.0' along the property line of Helen Dearing to a stake; thence at an approximate 90° West 147.0 feet along the property line of Helen Dearing to the point of beginning and containing one-half acre, more or less.

THERE IS FURTHER EXCEPTED AND NOT CONVEYED a tract of land conveyed to Neil Dare, single, from Kenneth C. Dearing and Marilyn J. Dearing,

husband and wife, by deed dated the 24th day of August, 2007, and of record in Deed Book 232, Page 114, Fleming County Clerk's Office and more particularly described as follows:

A certain parcel or tract of land lying or situated on the South side of Ky. Hwy. No. 3301, Beechtree Pike (formerly Beechburg-Flemingsburg Road), located approximately 1.7 miles east of Ky. Hwy. No. 57, the Flemingsburg-Mt. Carmel Road, in Fleming County, Kentucky and more specifically described as follows:

Beginning at a corner post in the South right-of-way line of Ky. Hwy. No. 3301, said point, being 30 feet from the center of the road and an existing common corner to Ruth Ann Higgins (Deed Book 129, Page 71) and Kenneth C. Daring, et ux, the parent tract (Deed Book 178, Page 650); Thence with the line of said Higgins and along an existing fence South 5 deg. 01 min. 43 sec. West, passing a ½ inch rebar and cap (set witness corner) at 5.02 feet and passing another ½ inch rebar and cap (set witness corner) at 108.36 feet (5.02 feet + 103.34 feet), for a total distance of 113.13 feet to a corner post, said point a corner to aforesaid Higgins property and another Ruth Ann Higgins property (Deed Book 177, Page 496); thence with latter said Higgins' lines for the following two (2) calls:

(1) South 3 deg. 51 min. 28 sec. East, passing a ½ inch rebar and cap (set witness corner) at 143.00 feet, for a total distance of 147.00 feet to a corner post;

(2) Thence North 88 deg. 36 min. 28 sec. East, 141.93 feet to a ½ inch rebar and cap (set) in the line of Raymond M. Hackworth (Deed Book 123, Page 468 and Deed Book 181, Page 385, Tracts No. 2 and No. 3); Thence with the line of Hackworth South 5 deg. 43 min. 15 sec. West, passing the common corner of Hackworth and Brian Hunt (Deed Book 193, Page 83) at 1156.00 feet and passing a ½ inch rebar and cap (set witness corner) in the line of Hunt at 1473.74 feet (1156.00 feet + 317.74 feet), for a total distance of 1487.74 feet to a corner post; Thence continuing with the line of said Hunt North 84 deg. 00 min. 23 sec. West, 803.73 feet to a ½ inch rebar and I.D. cap stamped R. A. Wright, L.S. 2808 (found), said point a common corner to Hunt and Jason L. Planck (Deed Book 221, Page 324); Thence with the line of said Planck North 83 deg. 27 min. 23 sec. West, 146.13 feet to a ½ inch rebar and cap (set) at the North base of a fifteen (15) inch Wild Cherry; Thence with new division lines of the parent tract for the following two (2) calls:

(1) North 1 deg. 45 min. 49 sec. East, passing a ½ inch rebar and cap (set witness corner) at 1048.09 feet, for a total distance of 1053.09 feet to a post in an existing fence line;

(2) Thence North 16 deg. 33 min. 44 sec. East 724.10 feet to a ½ inch rebar and cap (set) in aforesaid right-of-way line; thence with the right-of-way line

(Commonwealth of Kentucky, R/W Deed Book 91C, 472 and 474) for the following ten (10) calls:

(1) 24.78 feet along the arc of a curve to the right to a point 40 feet right of Ky. 3301 centerline station 90 + 75, with said curve having a radius of 5690.00 feet and a chord South 81 deg. 18 min. 12 sec. East, 24.78 feet;

(2) Thence North 8 deg. 49 min. 18 sec. East, 15.00 feet to a point 25 feet right of Ky. 3301 centerline station 90+75.

(3) Thence 94.32 feet along the arc of a curve to the right to a Point of Curve (P.C.), with said curve having a radius of 5705.00 feet and a chord South 80 deg. 42 min. 17 sec. East, 94.31 feet;

(4) Thence South 80 deg. 15 min. 00 sec. East, 30.70 feet to a point 25 feet right of Ky. 3301 centerline station 92+00;

(5) Thence South 9 deg. 45 min. 00 sec. West 5.00 feet to a point 30 feet right of Ky. 3301 centerline station 92+00;

(6) Thence South 80 deg. 15 min. 00 sec. East, 515.00 feet to a point 30 feet right of Ky. 3301 centerline station 97+15;

(7) Thence South 9 deg. 45 min. 00 sec. West, 10.00 feet to a point 40 feet right of Ky. 3301 centerline station 97+15;

(8) Thence South 80 deg. 15 min. 00 sec. East, 35.00 feet to a point 40 feet right of Ky. 3301 centerline station 97+50:

(9) Thence North 9 deg. 45 min. 00 sec. East, 10.00 feet to a point 30 feet right of Ky. 3301 centerline station 97+50;

(10) Thence South 80 deg. 15 min. 00 sec. East, 21.12 feet to the Point of Beginning; containing 38.15 acres, or which is subject to all easements, restrictions or covenants of record.

This description was prepared in conjunction with a Class "B" survey, field completed in August, 2006 by William T. (Tommy) Carpenter, PLS 2380. A plat depicting that survey (Drawing No. 06-018) is on file in Plat Cabinet No. 3, Slide No. 224, Fleming County Clerk's Office. The ½ inch X 24 inch rebar set this survey bear a one (1) inch diameter orange plastic I.D. cap stamped W.T.C., PLS 2380 at property corner and W.T.C., 2380-WIT.COR. at witness corners. The bearings stated herein are referenced to the Magnetic Meridian noted on said plat.

Being a part of the same real estate conveyed Kenneth C. Dearing and Marilyn J. Dearing, husband and wife, from Helen Dearing, widow, by deed dated the 1st day of March, 1994, of record in Deed Book 178, Page 650, Fleming County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges and appurtenances thereunto belonging unto the Parties of the Second Part, an undivided one-half (½) interest to Kelley Smith, married, her heirs and assigns forever, in fee simple, and an undivided one-half (½) interest to Leslie Litzler, married, her heirs and assigns forever, in fee simple, with **COVENANTS OF GENERAL WARRANTY**, subject, however, to any and all applicable restrictions and easements of record.

IN TESTIMONY WHEREOF witness the hands of the Parties of the First Part this the Day and Year first hereinabove written.


KENNETH C. DEARING


MARILYN J. DEARING

CONSIDERATION CERTIFICATE

We, **Kenneth C. Dearing and Marilyn J. Dearing, husband and wife**, First Parties herein, and **Kelley Smith, married, and Leslie Litzler, married**, Second Parties herein do hereby certify, pursuant to KRS Chapter 382, that the property herein conveyed is transferred by gift and without consideration. We further certify that the full estimated fair cash value of the property herein conveyed is \$149,000.00. ***THE PREPARER OF THIS DEED WAS NOT REQUESTED TO DO A TITLE SEARCH AND DID NOT DO A TITLE SEARCH.**

PARTIES OF THE FIRST PART:

PARTIES OF THE SECOND PART:

Kenneth C Dearing
KENNETH C. DEARING

Kelley Smith
KELLEY SMITH

Marilyn J Dearing
MARILYN J. DEARING

Leslie Litzler
LESLIE LITZLER

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Kenneth C. Dearing and Marilyn J. Dearing, husband and wife**, who produced, signed and acknowledged the foregoing Deed to Kelley Smith, married, and Leslie Litzler, married, to be their free act and deed for all purposes therein contained; and who, after first being duly sworn, further acknowledged the information contained in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 29 day of December, 2015.

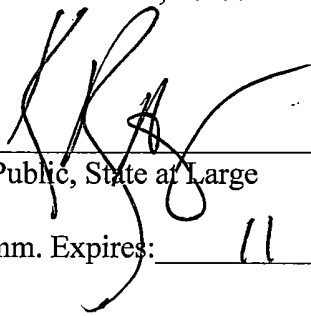
[Signature]
Notary Public, State at Large
My Comm. Expires: 11/14/17

STATE OF KENTUCKY

COUNTY OF Fleming

Before me personally appeared **Kelley Smith, married**, one of Second Parties herein who, after first being duly sworn, also acknowledged the information in the Consideration Certificate to be true and correct.

Witness my hand and official seal this 29 day of December, 2015.



Notary Public, State at Large

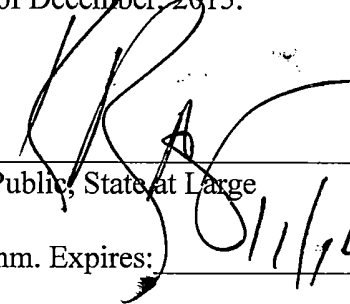
My Comm. Expires: 11/14/17

STATE OF KENTUCKY

COUNTY OF FLEMING

Before me personally appeared **Leslie Litzler, married**, one of Second Parties herein who, after first being duly sworn, also acknowledged the information in the Consideration Certificate to be true and correct.

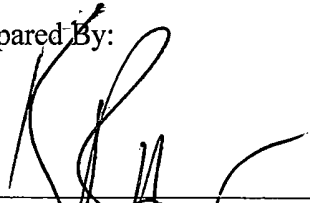
Witness my hand and official seal this 29 day of December, 2015.



Notary Public, State at Large

My Comm. Expires: 11/14/17

Prepared By:



KIMBERLY LEET RAZOR*
MacDonald, Walton & Razor, PLLC
129 West Water Street
Flemingsburg, Kentucky 41041

DOCUMENT NO: 56793
RECORDED: December 30, 2015 12:11:00 PM
TOTAL FEES: \$29.00 TRANSFER TAX: \$0.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DANHELLA
COUNTY: FLEMING COUNTY
BOOK: D258 PAGES: 734 - 740



ENVIRONMENTAL LIEN SEARCH

Project Property: 2284 CARPENTER RD
WALLINGFORD, KY 41093
Order No: 23080100478-EL39
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 47.82AC W/HOUSE

Assessor's Parcel Number(s): 069-00-00-030.00 AND 2454

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL39

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL39

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

2284 CARPENTER RD
WALLINGFORD, KY 41093

CURRENT OWNER

LYLE B. UTTERBACK AND VICKIE UTTERBACK

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: JOHN ANTHONY UTTERBACK AND TAMMY SWIM UTTERBACK , LYLE B. UTTERBACK AND VICKIE UTTERBACK
Grantee: LYLE B. UTTERBACK AND VICKIE UTTERBACK
Deed Dated: 09/07/2013
Deed Recorded: 09/13/2013
Instrument: BOOK D251 / PAGE 473

LEGAL DESCRIPTION

FARM 47.82AC W/HOUSE

Assessor's Parcel Number (s): 069-00-00-030.00 AND 2454

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL39

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

JOHN ANTHONY UTTERBACK and
TAMMY SWIM UTTERBACK,
Husband and Wife

and

LYLE B. UTTERBACK and
VICKIE UTTERBACK,
Husband and Wife

)
) Tract #2
) Carpenter Road & Ky Hwy 57
) Fleming County, Kentucky
)

TO: DEED OF CONVEYANCE

LYLE B. UTTERBACK and
VICKIE UTTERBACK,
Husband and Wife

* * * * *

THIS DEED OF CONVEYANCE made and entered into by and between JOHN ANTHONY UTTERBACK and TAMMY SWIM UTTERBACK, husband and wife, and LYLE B. UTTERBACK and VICKIE UTTERBACK, husband and wife, all collectively as parties of the first part, and all of Fleming County, Kentucky, and LYLE B. UTTERBACK and VICKIE UTTERBACK, husband and wife, of 2284 Carpenter Road, Wallingford, Kentucky 41093 [which shall be the tax bill mailing address], as parties of the second part.

WITNESSETH: That for no monetary consideration, but in consideration of the division of the jointly owned property of the parties, the sufficiency of which is hereby acknowledged and agreed, the parties of the first part hereby bargain, sell, grant and convey unto the parties of the second part, equally and jointly for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real property, to-wit:

Tract 2

Being a 46.82 acre tract of land located on the south side of Ky Hwy 57 and the east side of Carpenter Road near the town of Mount Carmel, in Fleming County, Kentucky and being more particularly described as follows:

Beginning at an iron pin & cap set corner to John Anthony Utterback & Lyle B. Utterback DB 185 Pg 684, in the line of James & Ruby Mineer DB 245 Pg 290 and the southeast corner of Lyle B. & Vickie Utterback DB 152 Pg 626; Thence with the Utterback Line N 04-46-54 E 236.61' to an iron pin & cap set new corner to Utterback Tracts 2 & 3; Thence with the new division line of Utterback Tracts 2 & 3 N 59-59-57 E 165.79' to an iron pin & cap set new corner to Utterback Tracts 2 & 3; Thence continuing with the new division line of Utterback Tracts 2 & 3 N 24-42-10 W 269.83' to an iron pin & cap set new corner to Utterback Tracts 2 & 3; Thence S 59-41-26 W (passing an iron pin & cap set at 239.60') a total distance of 265.50' to a point in the centerline of Carpenter Road new corner to Utterback Tracts 2 & 3; Thence with said road N 03-15-43 E 133.47'; Thence continuing with said road along a curve to the left having a radius of 731.50' and a chord bearing and distance of N 06-36-35 W 265.54'; Thence N 18-34-24 W 181.92'; Thence along a curve to the left having a radius of 2479.73' and a chord bearing and distance of N 16-43-15 W 5.11' to a point in said road new corner to Utterback Tracts 1 & 2; Thence along the new division line of Tracts 1 & 2 N 65-47-08 E (passing an iron pin & cap set at 20.00' and at 1000.00') a total distance of 1863.66' to a 1/2" iron pin & cap found (Williams 316) at the southwest corner of Roger Steven Utterback DB 188 Pg 558; Thence with Utterback Line N 74-50-17 E 235.80' to a 1/2" iron pin & cap found (Williams LS 316) at the south east corner of Utterback DB 188 Pg 558 on the west side of JM Clary Lane in the line of Roscoe Nolan Miller CDB 7 Pg 198; Thence with the Miller and Mineer line S 03-46-33 W (passing an iron pin & cap set at 384.31') a total distance of 1384.31' to an iron pin & cap set in the line of James & Ruby Mineer DB 245 Pg 290; Thence with the Mineer Line N 85-49-43 W 844.77' to an iron pin & cap set corner to Utterback & Mineer; Thence continuing with the Mineer line S 12-22-54 W 541.72' to an iron pin & cap set corner to Utterback & Mineer; Thence N 88-15-37 W 616.66' to the point of beginning containing 46.82 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC 3/21/2013.

Bearings coordinated to Kentucky State Plane Coordinate System NAD 83 North Zone. All iron pin & caps set were 1/2" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

All mag nails set were 2-1/4" with a 1-1/2" brass washer stamped "T. McGlone PLS 3919."

Property subject to all legal right of ways, easements of record and unrecorded conveyances.

Property subject to all utilities.

Property subject to existing right of way for Carpenter Road for benefit of the Fleming County Fiscal Court Ordinance Order 05-005, published 1/26/2005 (40' total R/W). Property subject to an undivided interest to JM Clary Lane as recorded in DB 185 Pg 684.

TRACT 2 BEING A PORTION OF that same property conveyed to John Anthony & Lyle B. Utterback by deed from Dorma F. Utterback and recorded at the Fleming County Clerk's Office in Deed Book 185 Page 684. Tammy Swim Utterback and Vickie Utterback join in this deed for the purpose of conveying any dower interest they have in the subject real property.


TO HAVE AND TO HOLD the above described real property, together with all rights, roads, ways, privileges, easements and appurtenances thereunto belonging or in anywise appertaining unto the said second parties, equally and jointly for life with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with Covenant of General Warranty of Title.

First parties do hereby certify, pursuant to KRS Chapter 382, that the above-described real property was conveyed for no monetary consideration and as part of a division of jointly owned land between the parties. The full fair cash value of said real property conveyed is \$ 80,000.⁰⁰.

IN TESTIMONY WHEREOF, witness the hands of the first parties, on this the 7th day of September, 2013.


JOHN ANTHONY UTTERBACK


LYLE B. UTTERBACK


TAMMY SWIM UTTERBACK


VICKIE UTTERBACK

COMMONWEALTH OF KENTUCKY
COUNTY OF MASON

The foregoing was acknowledged, sworn, and subscribed to before me by JOHN ANTHONY UTTERBACK and TAMMY SWIM UTTERBACK on this the 7th day of September, 2013.

Barnett Reid
NOTARY PUBLIC, State at Large
My commission expires: 08/07/17

COMMONWEALTH OF KENTUCKY
COUNTY OF MASON

The foregoing was acknowledged, sworn, and subscribed to before me by LYLE B. UTTERBACK and VICKIE UTTERBACK on this the 7th day of September, 2013.

Barnett Reid
NOTARY PUBLIC, State at Large
My commission expires: 08/07/17

CONSIDERATION CERTIFICATE

We, LYLE B. UTTERBACK and VICKIE UTTERBACK, do hereby certify, pursuant to KRS Chapter 382, that the above-described real property was conveyed for no monetary consideration and as part of a division of jointly owned land between the parties. The full fair cash value of said real property conveyed is \$ 80,000.

Lyle B. Utterback
LYLE B. UTTERBACK


Vickie Utterback
VICKIE UTTERBACK

COMMONWEALTH OF KENTUCKY
COUNTY OF MASON

The foregoing was acknowledged, sworn, and subscribed to
before me by LYLE B. UTTERBACK and VICKIE UTTERBACK, on this 7th
day of September, 2013.


NOTARY PUBLIC, State at Large
My commission expires: 08/07/17

Prepared by: **S**CHUMACHER LAW OFFICE
217 Wall Street
Maysville, Kentucky 41056
(606) 564-9066

by: 
Jeffrey E. Schumacher

DOCUMENT NO: 49750
RECORDED: September 13, 2013 08:10:00 AM
TOTAL FEES: \$23.00
TRANSFER TAX: \$0.00
COUNTY CLERK: JARROD R FRITZ
DEPUTY CLERK: DAWNELLA
COUNTY: FLEMING COUNTY
BOOK: D251 PAGES: 473 - 477



ENVIRONMENTAL LIEN SEARCH

Project Property: 697 MURRAY LN
FLEMINGSBURG, KY 41041
Order No: 23080100478-EL40
Date Completed: 08/04/2023

The following is the current property legal description (See deed for full legal description):

FARM 86.127 AC W/ HSE

Assessor's Parcel Number(s): 057-00-00-037.00 AND 6830

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL40

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You for Your Business

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Risk Information Services

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL40

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

697 MURRAY LN
FLEMINGSBURG, KY 41041

CURRENT OWNER

DANIEL SCHWARTZ, MARK MILLER AND MARY MILLER

RESEARCH SOURCE

NOTICE: JUDICIAL RECORDS NOT SEARCHED. BASED ON AVAILABLE INFORMATION EVALUATED BY THE TITLE SEARCH PROFESSIONAL, THE JURISDICTION DOES NOT REQUIRE A SEARCH OF JUDICIAL RECORDS IN ORDER TO IDENTIFY ENVIRONMENTAL LIENS.

COUNTY: FLEMING COUNTY RECORDER'S OFFICE
STATE: KENTUCKY DEPARTMENT FOR ENVIRONMENTAL PROTECTION
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

DEED INFORMATION

Type of Instrument: DEED
Grantor: DANIEL SCHWARTZ, MARK MILLER AND MARY MILLER, , VICTORIA CURRENT
Grantee: DANIEL SCHWARTZ, MARK MILLER AND MARY MILLER
Deed Dated: 01/20/2010
Deed Recorded: 01/25/2010
Instrument: BOOK D240 / PAGE 30

LEGAL DESCRIPTION

FARM 86.127 AC W/ HSE

Assessor's Parcel Number (s): 057-00-00-037.00 AND 6830

Environmental Risk Information Services

A division of Glacier Media Inc.

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ENVIRONMENTAL LIEN REPORT

Order No: 23080100478-EL40

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found X Not Found

LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

THIS INDENTURE made and entered into this 20th day of January, 2010, by and between DANIEL SCHWARTZ, single, of 14802 Doty Road, New Haven, IN 46774, and MARK MILLER and MARY MILLER, his wife, of 371 Murray Lane, Flemingsburg, KY 41041, Parties of the First Part, and VICTORIA CURRENT, single, of Flemingsburg, Kentucky, Party of the Second Part, and DANIEL SCHWARTZ, single, of 14802 Doty Road, New Haven, IN 46774, and MARK MILLER and MARY MILLER, his wife, of 371 Murray Lane, Flemingsburg, KY 41041, Parties of the Third Part.

The in-care-of tax mailing address for the current tax year is c/o Daniel Schwartz, 14802 Doty Road, New Haven, IN 46774.

WITNESSETH:

THAT the said Parties of the First Part in consideration of the sum of ONE DOLLAR (\$1.00) and the agreement by the Second Party to immediately reconvey the property as hereinafter set out unto the Parties of the Third Part, do hereby bargain, grant and convey unto the said Party of the Second Part, in fee simple, her heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY, the following described real estate, to wit:

TRACT 1: That certain farm property located off of the South side of Kentucky #24 about 1-1/2 miles West of Mt. Carmel, Kentucky, and being more particularly as follows:

Beginning at a post corner to Owen Stephens, Jr. in R.W. Haven's line; thence with Havens line N. 27 deg. 16 min. W. 63.0 ft. to post; thence N. 33 deg. 52 min. W. 742.0 ft. to post; thence N. 35 deg. 00 min. W. 326.0 ft. to post; thence N. 32 deg. 10 min. W. 117.0 ft. to post corner to Thomas Bierley; thence with his line S. 57 deg. 30 min. W. 412.0 ft. to water gap; thence crossing branch N. 46 deg. 35 min. W. 27.0 ft. to a walnut tree in fence line; thence S. 70 deg. 00 min. W. 74.0 ft. to post; thence S. 58 deg. 10 min. W. 178.5 ft. to post; thence S. 63 deg. 05 min. W. 184.0 ft. to post; thence S. 73 deg. 00 min. W. 159.0 ft. to post; thence N. 04 deg. 06 min. E. 165.0 ft. to post corner to George Mineer; thence with his line S. 47 deg. 40 min. W. 1218.0 ft. to post; thence S. 48 deg. 52 min. W. 317.0 ft. to center of an Old County Road, corner to Layton Doyle; thence out center of Old Road with his line S. 50 deg. 36 min. E. 219.0 ft.; thence S. 07 deg. 00 min. E. 287.0 ft.; thence S. 03 deg. 26 min. E. 739.0 ft. to corner to J.R. Glascock; thence leaving Old County Road with his line N. 54 deg. 08 min. E. 760.0 ft. to post corner to Owen Stephens, Jr. (Division Line); thence with his line N. 64 deg. 50 min. E. 768.0 ft. to

stake; thence N. 59 deg. 10 min. E. 1393.0 ft. to post corner to R.W. Haven's line, the Beginning, containing 73.61 acres.

THERE IS EXCEPTED FROM THE FOREGOING and not conveyed herein a certain tract previously conveyed to Alvin Roscoe Mason, Jr., single, from Thomas Bierley and Mabel Bierley, husband and wife, by deed dated June 9, 1986, and recorded in Deed Book 162, Page 34, Fleming County Clerk's Office, and more particularly described as follows:

A certain parcel of land located in Fleming County, Kentucky, and more particularly described as follows:

BEGINNING at a point in the Old County Road corner to Layton Doyle and J.R. Glascock (now Kenyon Holbrook); thence with the J.R. Glascock (now Kenyon Holbrook) line N 54 deg. 08' E 323 feet to a stake, corner with Thomas Bierley property; thence with Thomas Bierley property in a northwesternly direction a distance of 300 feet to a point in the center of the old County Road in the property line of Layton Doyle; thence out the center of the Old County Road with the Doyle line S 03 deg. 26' E 351 feet to the point of beginning; containing .99 acres, more or less.

The party of the second part also acquires a right to use and hook a water system to the pool of water that is bisected by the northern boundary line conveyed herein.

THERE IS FURTHER EXCEPTED FROM THE FOREGOING and not conveyed herein, a certain tract previously conveyed by Thomas Bierley and Mabel Bierley, his wife, to Jack Darlington and Thelma Darlington, his wife, by deed dated June 18, 1987, and recorded in Deed Book 164, Page 6, Fleming County Clerk's Office, and more particularly described as follows:

A lot located on an old county road approximately 1-1/2 miles West of Mt. Carmel, Kentucky, and being more particularly described as follows:

BEGINNING at a point in the center of the old county road, corner to Robert Applegate and Layton Doyle; thence North 48 deg. 52 min. E along Robert Applegate's line a distance of 300 feet to a post, corner to Thomas Bierley; thence in a South direction along the Thomas Bierley line a distance of 338 feet to the center of the old county road, corner to Layton Doyle; thence up the center of the old county road North 50 deg. 36 min. W a distance of 210 feet to the point of beginning, containing .74 acres, more or less.

TRACT 2: A certain tract or parcel of land lying and being in Fleming County, Kentucky near the town of Mt. Carmel on the Mt. Gilead road near the mouth of Farrow's Creek and being more particularly described as follows:

Beginning at an iron pin (set this survey) by a corner post corner to Robert Applegate (D.B. 142, Pg. 495); thence with the grantor the following seven calls: Following the original dividing lines between D.B. 115, Pg. 224 and D.B. 133, Pg. 563, South 4 degrees 06 minutes 00 seconds West, 165.00 feet to an iron pin (set this survey); thence North 73 degrees 00 minutes 00 seconds East, 159.00 feet to an iron pin (set this survey); thence

North 63 degrees 05 minutes 00 seconds East, 184.00 feet to an iron pin (set this survey); thence North 58 degrees 10 minutes 00 seconds East, 178.50 feet to an iron pin (set this survey); thence North 70 degrees 00 minutes 00 seconds East, 74.00 feet to an iron pin (set this survey); thence South 46 degrees 35 minutes 00 seconds East, 27.00 feet to an iron pin (set this survey); thence North 50 degrees 08 minutes 00 seconds East, 431.52 feet to an iron pin (set this survey); thence with grantor and a new dividing line made this survey the following nine calls: South 74 degrees 17 minutes 28 seconds West, 46.11 feet to an iron pin (set this survey); thence North 88 degrees 15 minutes 45 seconds West, 67.13 feet to an iron pin (set this survey); thence North 50 degrees 07 minutes 23 seconds West, 61.06 feet to an iron pin (set this survey); thence North 35 degrees 10 minutes 00 seconds West, 123.36 feet to an iron pin (set this survey); thence North 51 degrees 44 minutes 47 seconds West, 254.87 feet to an iron pin (set this survey); thence North 37 degrees 47 minutes 26 seconds West, 54.73 feet to an iron pin (set this survey); thence North 10 degrees 08 minutes 21 seconds West, 70.39 feet to an iron pin (set this survey); thence North 2 degrees 16 minutes 48 seconds East, 301.62 feet to an iron pin (set this survey); thence North 15 degrees 07 minutes 40 seconds West, 242.56 feet to an iron pin (set this survey) corner to Virgil Reid (D.B. 184, Pg. 621); thence with Reid and fence line South 73 degrees 31 minutes 40 seconds West, 298.46 feet to an iron pin (set this survey) corner to said Applegate; thence with Applegate and fence line South 3 degrees 02 minutes 17 seconds West, 1195.18 feet to the point of beginning.

The above described parcel contains 14.597 acres as surveyed by Roy A. Wright, L.S. #2808, September 17, 1998. All iron pins set this survey are 1/2" re-bar with an orange plastic cap stamped "Property Corner, R.A. Wright, L.S. #2808". All bearings stated herein are referred to magnetic meridian as observed on this date.

Being the same property conveyed Daniel Schwartz, single; Matthew Schwartz, single; and Daniel Schwartz, Jr., single, from Kelly Bierley and Lareina Bierley, his wife, by deed dated January 4, 2007, and recorded in Deed Book 229, Page 612, Fleming County Clerk's Office. Also being the same property conveyed Daniel Schwartz, single, from Matthew Schwartz, single, and Daniel Schwartz, Jr., single, by deed dated January 31, 2009, and recorded in Deed Book 236, Page 785, Fleming County Clerk's Office. Also being the same property in which Daniel Schwartz, single, conveyed an undivided one-half (1/2) interest unto Mark Miller and Mary Miller, his wife, by deed dated January 20, 2010, and recorded in Deed Book 240, Page 25, Fleming County Clerk's Office.

THAT for and in consideration of the herein conveyance, the Second Party does hereby sell, grant and convey, with **COVENANTS OF SPECIAL WARRANTY**, unto the Parties of the Third Part, jointly and equally for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, the real estate hereinabove described.

TO HAVE AND TO HOLD the above described real estate together with all and singular the privileges and appurtenances thereunto belonging unto the Parties of the Third Part, jointly and equally

for life with remainder to the survivor in fee simple, his or her heirs and assigns forever, all with
COVENANTS OF SPECIAL WARRANTY.

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

Daniel Schwartz
DANIEL SCHWARTZ, First Party

Mark Miller
MARK MILLER, First Party

Mary Miller
MARY MILLER, First Party

Victoria Current
VICTORIA CURRENT, Second Party

CERTIFICATE

It is hereby certified by the parties that the fair market value of the property is \$340,000.00.

This transfer is exempt from deed transfer tax.

Daniel Schwartz
DANIEL SCHWARTZ, First Party

Mark Miller
MARK MILLER, First Party

Mary Miller
MARY MILLER, First Party

Victoria Current
VICTORIA CURRENT, Second Party

Daniel Schwartz
DANIEL SCHWARTZ, Third Party

Mark Miller
MARK MILLER, Third Party

Mary Miller
MARY MILLER, Third Party

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Daniel Schwartz, this 20th day of January, 2010.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-2012

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Mark Miller and Mary Miller, this 20th day of January, 2010.

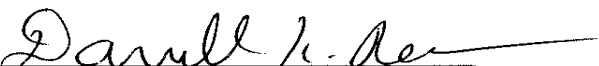

NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-2012

STATE OF KENTUCKY
COUNTY OF FLEMING

The foregoing Deed and Certificate were acknowledged and sworn to before me by Victoria Current, this 20th day of January, 2010.


NOTARY PUBLIC, STATE AT LARGE
MY COMM. EXPIRES: 12-21-12

PREPARED BY:


DARRELL K. RUARK
SUIT, McCARTNEY, PRICE,
PRICE & RUARK, PLLC
ATTORNEYS AT LAW
207 COURT SQUARE
FLEMINGSBURG, KY 41041
(606) 849-2338

</Deeds/D-(3Party) Schwartz, Daniel & Miller, Mark & Mary>

DOCUMENT NO: 00035152
RECORDED: January 25, 2010 11:20:16 AM
TOTAL FEE: \$23.00
TRANSFER TAX: \$0.00
COUNTY CLERK: JARROD R. FRITZ
DEPUTY CLERK: DANNELLA
COUNTY: FLEMING COUNTY

BOOK: D240 PAGES: 30 - 34

FLEMING COUNTY
D240 PG34