

**GENERAL WARRANTY DEED**

THIS INDENTURE, made effective as of the 10 day of January, 2024, by and between Ceres Farms, LLC, a Indiana limited liability company, having an address of 806 Howard Street, Suite 200, South Bend, Indiana 46617 (“**Grantor**”), and Kentucky Utilities Company, a Kentucky corporation, having an address of 820 West Broadway, Louisville, Kentucky 40202, which is the in-care-of address for property tax bill purposes (“**Grantee**”).

WITNESSETH, THAT in consideration of ONE MILLION SIX HUNDRED NINETEEN THOUSAND FOUR HUNDRED NINETY-NINE AND 00/100 DOLLARS (\$ 1,619,499.00) and other good and valuable consideration to Grantor duly paid, the receipt of which is hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL, CONVEY and WARRANT unto Grantee and Grantee’s successors and assigns, the property in Mercer County, Kentucky, described in Exhibit “A” attached hereto and incorporated herein by this reference, together with all improvements thereon (collectively, the “**Property**”).

TO HAVE AND TO HOLD the Property with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, unto Grantee and Grantee’s successors and assigns, forever, Grantor hereby covenanting that Grantor is lawfully seized of an indefeasible estate in fee of the Property, that Grantor has good right to convey the same, that the Property is free and clear from any encumbrance other than the encumbrances, and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the claims and demands of all persons whomsoever.

**CONSIDERATION CERTIFICATE**

Pursuant to KRS 382.135 and first being duly sworn, Grantor and Grantee certify that the consideration reflected herein is the full consideration paid for the above-described Property. Grantee joins in the execution of this Deed for the sole purpose of certifying the amount of the consideration.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor and Grantee, through their respective duly authorized representatives, have caused this Deed to be executed as of the day and year first above written.

GRANTOR:

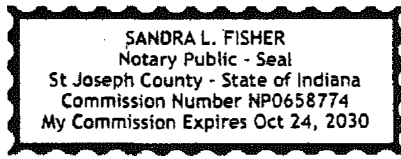
CERES FARMS, LLC

By: [Signature]  
Printed Name: Brandon J. Zick  
Title: Authorized Agent

STATE OF INDIANA )  
 )  
COUNTY OF St. Joseph )

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 4<sup>th</sup> day of January, 2024, by Brandon J. Zick, as Authorized Agent of Ceres Farms, LLC, an Indiana limited liability company, Grantor herein, on behalf of said company.

[Signature]  
NOTARY PUBLIC Sandra L. Fisher  
Notary ID No.: \_\_\_\_\_  
My Commission Expires: 10-24-2030  
Commission No. NP0658774



**GRANTEE:**

**KENTUCKY UTILITIES COMPANY**

By: *Paul Weis*  
Printed Name: Paul Weis  
Title: Manager, Real Estate & Right of Way

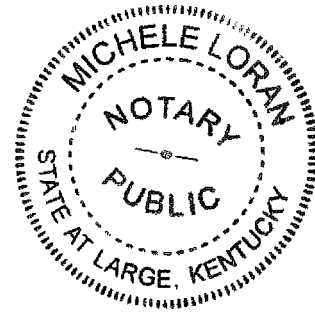
STATE OF KENTUCKY )  
 )  
COUNTY OF JEFFERSON )

4<sup>th</sup> The foregoing instrument was subscribed, sworn to and acknowledged before me on this 4<sup>th</sup> day of January, 2024, by Paul Weis, as Manager, Real Estate & Right of Way of Kentucky Utilities Company, a Kentucky corporation, Grantee herein, on behalf of said corporation.

*Michele Loran*  
NOTARY PUBLIC  
Notary ID No.: 582798  
My Commission Expires: 11/14/25  
Commission No. \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**

\_\_\_\_\_  
Anthony L. Schnell  
Stoll Keenon Ogden PLLC  
400 West Market Street, Suite 2700  
Louisville, Kentucky 40202  
(502) 333-6000



**UPON RECORDING, PLEASE RETURN TO:**

Kentucky Utilities Company  
ATTN: Paul Weis  
820 W. Broadway  
Louisville, Kentucky 40202

**GRANTEE:**


**KENTUCKY UTILITIES COMPANY**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF KENTUCKY                 )  
   )  
COUNTY OF JEFFERSON             )

The foregoing instrument was subscribed, sworn to and acknowledged before me on this \_\_\_\_\_ day of January, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Kentucky Utilities Company, a Kentucky corporation, Grantee herein, on behalf of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC  
Notary ID No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
  
Anthony L. Schnell  
Stoll Keenon Ogden PLLC  
400 West Market Street, Suite 2700  
Louisville, Kentucky 40202  
(502) 333-6000

**UPON RECORDING, PLEASE RETURN TO:**

Kentucky Utilities Company  
ATTN: Paul Weis  
820 W. Broadway  
Louisville, Kentucky 40202

**EXHIBIT A**

**PROPERTY**

SITUATED IN THE COUNTY OF MERCER, COMMONWEALTH OF KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POST IN THE WEST RIGHT OF WAY LINE OF THE SOUTHERN RAILWAY PROPERTY CORNER TO PRESTON, SAID POINT OF BEGINNING BEING S 6 DEG. 33' W 318.6 FEET FROM THE INTERSECTING SOUTH RIGHT-OF-WAY LINE OF JACKSON TURNPIKE AND THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY PROPERTY;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY PROPERTY S 6 DEG. 33' W 4643.7 FEET TO A POST CORNER TO VOTAW;

THENCE WITH VOTAW N 87 DEG. 30' W 1267.9 FEET TO A POST CORNER TO BARNETT;

THENCE WITH BARNETT N 6 DEG. 33' E 4960.0 FEET TO A POST IN THE SOUTH RIGHT-OF-WAY LINE OF JACKSON TURNPIKE;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF JACKSON TURNPIKE S 87 DEG. 30' E 717.9 FEET TO A POST CORNER TO PRESTON; THENCE WITH THE DIVISION LINE OF PRESTON AND PROPERTY HEREBY CONVEYED; S 4 DEG 35' W 200.5 FEET, S 84 DEG. 07' E 126.8 FEET, S 1 DEG. 20' E 111.6 FEET, S 87 DEG. 29' E 342.5 FEET TO THE POINT OF BEGINNING CONTAINING 141.30 ACRES, MORE OR LESS, THIS IN ACCORDANCE WITH A SURVEY MADE BY CHARLES THOMAS, REGISTERED CIVIL ENGINEER.

PARCEL ID: PT OF 045.00-00029.00

THE ABOVE LEGAL DESCRIPTION IS HEREBY REPLACED WITH THE FOLLOWING REVISED LEGAL DESCRIPTION CREATED PURSUANT TO THE SURVEY PERFORMED IN NOVEMBER, 2023, BY SURVEYING AND MAPPING, LLC (SAM) UNDER THE DIRECT SUPERVISION OF STEVEN L. SEESE, PROFESSIONAL LAND SURVEYOR NUMBER 4185:

SITUATED IN THE COUNTY OF MERCER, COMMONWEALTH OF KENTUCKY, BEING A 140.826 ACRE TRACT, AS SURVEYED, AND BEING THE SAME AS THAT 141.30 TRACT (FARM 2, TRACT, 3) CONVEYED TO CERES FARMS, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY DEED BOOK 343, PAGE 417 (ALL DEED REFERENCES IN THIS DESCRIPTION REFER TO THE RECORDS OF THE RECORDER'S OFFICE, MERCER COUNTY, KENTUCKY), ALSO BEING PART OF PVA MAP ID 045.00-00029.00 (FORMERLY MAP ID 045.00-00032.00), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ½ INCH REBAR WITH CAP "DPS 3432" ON THE WESTERLY RIGHT OF WAY LINE OF THE NORFOLK SOUTHERN RAILROAD BEING A NORTHEASTERLY CORNER OF SAID 140.826 ACRE PARCEL, ALSO BEING THE SOUTHEAST CORNER A 3.20 ACRE PARCEL CONVEYED TO FRANCIS NICOLE KENDRICK BY DEED BOOK 378, PAGE 333;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID 140.826 ACRE TRACT SOUTH 06 DEGREES 33 MINUTES 37 SECONDS WEST, A DISTANCE OF 4,649.70 FEET TO A WOOD FENCE POST BEING THE SOUTHEAST CORNER OF SAID 140.826 ACRE PARCEL, ALSO BEING THE NORTHEAST CORNER OF A 280.838 ACRE PARCEL CONVEYED TO PATRICIA VOTAW BAKER BY DEED BOOK 272, PAGE 814;

THENCE ALONG THE NORTHERLY LINE OF SAID 280.838 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 140.826 ACRE TRACT, NORTH 86 DEGREES 51 MINUTES 44 SECONDS WEST, A DISTANCE OF 1,265.49 FEET, TO A WOOD FENCE POST WITH MAG NAIL AND WASHER STAMPED "WITT L.S. 2187", BEING THE SOUTHWEST CORNER OF SAID 140.826 ACRE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF A 137.03 ACRE PARCEL CONVEYED TO EDMOND W. HOGAN AND KAREN M. HOGAN BY DEED BOOK 298, PAGE 746, REFERENCED BY AN IRON PIN FOUND NORTH 02 DEGREES 52 MINUTES 13 SECONDS WEST, AT A DISTANCE OF 0.74 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID 137.03 ACRE TRACT AND THE WESTERLY LINE OF SAID 140.826 ACRE TRACT, NORTH 06 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 4,956.48 FEET, TO A WOOD FENCE POST IN THE SOUTHERLY RIGHT OF WAY OF JACKSON PIKE (30 FEET WIDE), BEING THE NORTHWEST CORNER OF SAID 140.826 PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID 137.03 ACRE PARCEL, BEING REFERENCED BY AN IRON PIN FOUND SOUTH 74 DEGREES 37 MINUTES 38 SECONDS WEST, AT A DISTANCE OF 0.50 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID JACKSON PIKE AND THE NORTHERLY LINE OF SAID 140.826 ACRE TRACT, SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 777.15 FEET, TO A WOOD FENCE POST BEING A NORTHEASTERLY CORNER OF SAID 140.826 ACRE PARCEL, ALSO BEING THE NORTHWEST CORNER OF AFORESAID 3.20 ACRE PARCEL;

THENCE ALONG COMMON LINES OF SAID 140.826 ACRE PARCEL AND SAID 3.20 ACRE PARCEL, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 04 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 198.17 FEET TO A ½ INCH REBAR WITH CAP "DPS 3432";
2. SOUTH 84 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 126.80 FEET TO A ½ INCH REBAR WITH A BUSTED CAP;
3. SOUTH 01 DEGREES 20 MINUTES 03 SECONDS EAST, A DISTANCE OF 111.60 FEET TO A 2 INCH REBAR WITH METAL CAP "WISE PLS 3816";
4. SOUTH 87 DEGREES 29 MINUTES 03 SECONDS EAST, A DISTANCE TO 342.50 FEET TO THE POINT OF BEGINNING OF THIS PARCEL, CONTAINING 140.826 ACRES MORE OR LESS, END OF DESCRIPTION;

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH RIGHT OF WAY LINE OF JACKSON PIKE (30 FEET WIDE), WHICH IS MONUMENTED BY TWO WOOD POSTS FOUND ON THE NORTHERLY LINE SAID 140.826 ACRE TRACT. SAID LINE IS MEASURED TO BE SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 777.15 FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO CERES FARMS, LLC, BY DEED DATED MARCH 31, 2015, OF RECORD IN DEED BOOK 343, PAGE 417 IN THE OFFICE OF THE CLERK OF MERCER COUNTY, KENTUCKY.

DOCUMENT NO: 12025633  
RECORDED: 1/10/2024 11:39:10 AM  
VIA ERECORDING  
TRANSFER TAX: \$1619.50  
TOTAL FEES: \$1672.50  
COUNTY CLERK: CHRIS HORN  
DEPUTY CLERK: LORI LAWSON  
COUNTY: MERCER COUNTY  
BOOK: D381 PAGES: 369-374