

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 FOUR MILLION SIX HUNDRED FIFTY-NINE THOUSAND FIVE HUNDRED TWELVE AND 50/100 DOLLARS (\$ 4,659,512.50) 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:

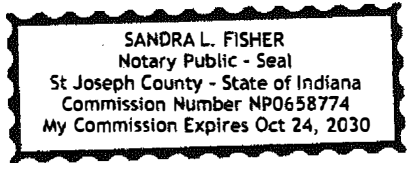
CERES FARMS, LLC

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 4th 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

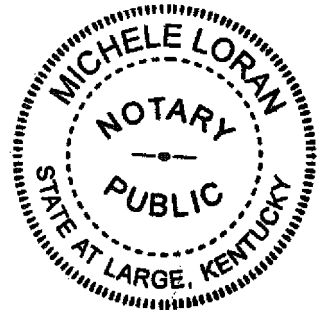
STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

4th The foregoing instrument was subscribed, sworn to and acknowledged before me on this 4th 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.: 588798
My Commission Expires: 11/19/25
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

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF MERCER, COMMONWEALTH OF KENTUCKY:

BEGINNING AT AN IRON PIN SET (5/8 INCH X 18 INCH STEEL REBAR WITH ALUMINUM SURVEY CAP STAMPED PLS #3816, AS IS TYPICAL FOR ALL SET CORNER MONUMENTS), SAID PIN LOCATED ON THE NORTH EDGE OF RIGHT-OF-WAY OF JACKSON PIKE, 20 FEET NORTH OF THE CENTERLINE AND LOCATED ON THE EAST EDGE OF RIGHT OF WAY OF NORFOLK SOUTHERN RAILROAD, 100 FEET FROM THE CENTER OF THE RAILROAD TRACKS, BEING NORTH OF HARRODSBURG IN MERCER COUNTY, KENTUCKY AND BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE LEAVING THE RAILROAD RIGHT-OF-WAY AND WITH THE RIGHT-OF-WAY OF JACKSON PIKE FOR THE FOLLOWING THREE (3) COURSES: SOUTH 84°54'14" EAST 709.31 FEET TO A POINT, SOUTH 83°44'44" EAST 513.67 FEET TO A POINT, SOUTH 85°04'00" EAST 393.29 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF GREEN (DEED BOOK 204, PAGE 277);

THENCE LEAVING THE RIGHT OF WAY OF JACKSON PIKE AND WITH GREEN NORTH 04°59'59" EAST 460.19 FEET TO AN IRON PIN FOUND (PLS #3816), SAID PIN BEING THE SOUTHWEST CORNER OF MOONSHADOW HOLDINGS, LLC (PLAT FILE C-644);

THENCE LEAVING GREEN AND WITH MOONSHADOW HOLDINGS, LLC FOR THE FOLLOWING TWO (2) COURSES: NORTH 05°06'21" EAST 1155.73 FEET TO AN IRON PIN FOUND (PLS #3816), SOUTH 86°06'11" EAST 379.01 FEET TO AN IRON PIN FOUND (PLS #3816), SAID PIN BEING IN THE WEST BOUNDARY OF THE JOHN KELLER ESTATE (DEED BOOK 76, PAGE 326);

THENCE LEAVING MOONSHADOW HOLDINGS, LLC AND WITH THE JOHN KELLER ESTATE FOR THE FOLLOWING THREE (3) COURSES: NORTH 09°46'22" WEST 912.99 FEET TO AN IRON PIN SET, SOUTH 89°57'37" EAST 2192.00 FEET TO AN IRON PIN SET, SOUTH 04°20'07" EAST 945.10 FEET TO AN IRON PIN SET, SAID PIN BEING THE NORTHWEST CORNER OF JOHN KELLER (DEED BOOK 114, PAGE 491);

THENCE LEAVING THE JOHN KELLER ESTATE AND WITH JOHN KELLER NORTH 83°38'56" EAST 744.68 FEET TO AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER TO VON BORRIES (DEED BOOK 217, PAGE 652);

THENCE LEAVING JOHN KELLER AND WITH VON BORRIES FOR THE FOLLOWING FOUR (4) COURSES: NORTH 03°43'02" WEST 866.08 FEET TO AN IRON PIN SET, NORTH 03°03'54" EAST PASSING AN IRON WITNESS PIN SET AT 259.46 FEET AND CONTINUING A TOTAL DISTANCE OF 259.85 FEET TO A WOOD POST, NORTH 03°13'10" EAST 417.81 FEET TO AN IRON PIN SET, SOUTH 75°11'31" EAST 1039.87 FEET TO A PIPE FOUND (NO CAP), SAID PIPE LOCATED ON THE WEST EDGE OF RIGHT-OF-WAY OF U.S. HIGHWAY 127;

THENCE LEAVING VON BORRIES AND WITH THE RIGHT-OF-WAY OF U.S. HIGHWAY 127 ALONG A CURVE TO THE LEFT WITH ARC LENGTH 150.66 FEET, RADIUS 11,385.00 FEET, CHORD LENGTH 150.66 FEET, CHORD BEARING NORTH 01°01'35" EAST AND TANGENT 75.33 FEET TO AN IRON PIN SET, SAID PIN LOCATED ON THE WEST RIGHT-OF-WAY OF HUDSON LANE;

THENCE LEAVING U.S. HIGHWAY 127 AND WITH THE RIGHT-OF-WAY OF HUDSON LANE FOR THE FOLLOWING SEVEN (7) COURSES: ALONG A CURVE TO THE LEFT WITH ARC LENGTH 132.75 FEET, RADIUS 1875.08 FEET, CHORD LENGTH 132.73 FEET, CHORD BEARING NORTH 17°31'53" WEST AND TANGENT 66.41 FEET TO A POINT, NORTH 89°59'22" WEST 4.29 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH ARC LENGTH 11.96 FEET, RADIUS 11,340.00 FEET, CHORD LENGTH 11.96 FEET, CHORD BEARING NORTH 00°01'11" WEST AND TANGENT 5.98 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH ARC LENGTH 404.78 FEET, RADIUS 1875.08 FEET, CHORD LENGTH 403.99 FEET, CHORD BEARING NORTH 26°07'57" WEST AND TANGENT 203.18 FEET TO A POINT, NORTH 32°19'00" WEST 218.10 FEET TO

AN IRON PIN SET, SOUTH 57°41'00" WEST 15.00 FEET TO AN IRON PIN SET, NORTH 32°20'09" WEST 529.36 FEET TO AN IRON PIN FOUND (PLS #3432), SAID PIN BEING THE SOUTHEAST CORNER TO AUXIER (NO DEED FOUND, REFERENCE PLAT FILE B-567), AND LOCATED 50 FEET FROM CENTER OF HUDSON LANE;

THENCE LEAVING HUDSON LANE AND WITH AUXIER FOR THE FOLLOWING THREE (3) CALLS: SOUTH 89°38'15" WEST 3533.78 FEET TO AN IRON PIN FOUND (PLS #3432), NORTH 00°42'44" WEST 734.24 FEET TO AN IRON PIN FOUND (PLS #3432), NORTH 00°05'19" WEST 1717.01 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE SOUTH BOUNDARY OF STRICKLAND (DEED BOOK 186, PAGE 488);

THENCE LEAVING AUXIER AND WITH STRICKLAND NORTH 85°19'49" WEST 1504.58 FEET TO AN IRON PIN SET, SAID PIN LOCATED ON THE EAST RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILROAD, AND LOCATED 33 FEET FROM THE CENTER OF RAILROAD TRACKS AT A FENCE POST FOUND;

THENCE LEAVING STRICKLAND AND WITH THE RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILROAD FOR THE FOLLOWING FIVE (5) COURSES: SOUTH 02°05'53" WEST 4673.06 FEET TO AN IRON PIN SET, ALONG A CURVE TO THE RIGHT WITH ARC LENGTH 906.36 FEET, RADIUS 11,497.46 FEET, CHORD LENGTH 906.12 FEET, CHORD BEARING SOUTH 04°21'23" WEST AND TANGENT 453.41 FEET TO A 20 INCH DIAMETER HACKBERRY TREE (WITNESS PIN SET 1.61 FEET NORTH OF HACKBERRY TREE), SOUTH 06°36'53" WEST 543.99 FEET TO AN IRON PIN SET, SAID PIN LOCATED 33 FEET FROM THE CENTER OF RAILROAD TRACKS, SOUTH 83°23'07" EAST 67.00 FEET TO AN IRON PIN SET, SAID PIN LOCATED 100 FEET FROM THE CENTER OF RAILROAD TRACKS, SOUTH 06°36'53" WEST 452.58 FEET TO THE POINT OF BEGINNING, CONTAINING 405.68 ACRES BY SURVEY.

THIS DESCRIPTION PREPARED FROM PHYSICAL SURVEY CONDUCTED BY VANTAGE ENGINEERING PLC, KENDAL WISE, KENTUCKY PLS #3816, DATED DECEMBER 12, 2011.

FOR A MORE PARTICULAR DESCRIPTION OF THE BOUNDARIES HEREIN, REFER TO THE PLAT OF RECORD, ANDERSON CIRCLE FARM, DATED THE 8TH DAY OF DECEMBER, 2011, RECORDED AT PLAT CABINET C, SLIDE 694, MERCER COUNTY CLERK'S OFFICE.

PARCEL ID: 044.00-00007.00

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 405.174 ACRE PARCEL, AS SURVEYED, AND BEING THE SAME AS THAT 405.068 PARCEL (FARM 3, N. WILKINSON) 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), AND SHOWN ON PLAT CABINET C, SLIDE 693, ALSO BEING PART OF PVA MAP ID 045.00-00007.00, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH AN METAL CAP "WISE PLS 3816 ON THE EASTERLY RIGHT OF WAY LINE OF THE NORFOLK SOUTHERN RAILROAD ALSO BEING ON THE NORTHERN RIGHT OF WAY LINE OF JACKSON PIKE (40 FEET WIDE) BEING THE SOUTHWEST CORNER OF SAID 405.174 ACRE PARCEL;

THENCE ALONG THE EASTERLY RIGHT OF LINE OF THE NORFOLK SOUTHERN AND THE WESTERLY LINE OF SAID 405.174 ACRE PARCEL, NORTH 06 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 452.64 FEET TO A BENT REBAR FOUND WITH METAL CAP "WISE PLS 3816";

THENCE ALONG COMMON LINES OF SRO 405.174 ACRE PARCEL AND SAID NORFOLK SOUTHERN RAILROAD, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 83 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF 67.01 FEET TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
2. NORTH 06 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 544.06 FEET TO A POINT REFERENCED BY A 2 INCH REBAR FOUND NORTH 01 DEGREE 14 MINUTES 25 SECONDS EAST, A DISTANCE OF 1.56 FEET;
3. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 11,498.95 FEET WITH A CHORD BEARING NORTH 04 DEGREES 21 MINUTES 27 SECONDS EAST, A CHORD DISTANCE OF 905.93 FEET AND AN ARC LENGTH 906.16 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
4. NORTH 02 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 4,673.97 FEET TO A 2 INCH REBAR WITH METAL CAP "WISE PLS 3816", FOUND ON THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD AND BEING THE NORTHWEST CORNER OF SAID 405.174 ACRE PARCEL;

THENCE ALONG A SOUTHERLY LINE OF A 143.99 ACRE PARCEL CONVEYED TO AFI 009, LLC BY DEED BOOK 369, PAGE 589 AND REFERENCED BY PVA MAP ID 044.00-00011.02, ALSO BEING THE MOST NORTHERLY LINE OF SAID 405.174 ACRE PARCEL, SOUTH 85 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 1,504.77 FEET TO A 2 INCH REBAR WITH METAL CAP "WISE PLS 3816", BEING A NORTHERLY CORNER OF SAID 405.174 ACRE PARCEL ALSO BEING A SOUTHERLY CORNER 613;

THENCE ALONG AN EASTERLY LINE OF SAID 405.174 ACRE PARCEL AND WESTERLY LINE OF SAID 133.11 ACRE PARCEL, SOUTH 00 DEGREES 05 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,717.23 FEET TO A REBAR FOUND;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID 133.11 ACRE PARCEL, AND ALONG COMMON LINES TO SAID 405.174 ACRE PARCEL AND A 28.04 ACRE PARCEL CONVEYED TO HUDSON ROAD FARMS, LLC, BY DEED BOOK 373, PAGE 847, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00 DEGREES 42 MINUTES 43 SECONDS EAST, A DISTANCE OF 734.34 FEET TO A 1/2 INCH REBAR WITH ORANGE CAP "DPS 3432";
2. NORTH 89 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 3,534.24 FEET TO A 1/2 INCH REBAR LEANING WITH ORANGE CAP "DPS 3432", TO A POINT OF THE WESTERLY RIGHT OF LINE HUDSON RD. (VARIABLE WIDTH ROW);

THENCE ALONG COMMON LINES OF SAID 405.174 ACRE PARCEL AND SAID HUDSON RD. RIGHT OF WAY, THE FOLLOWING SEVEN (7) COURSES;

1. SOUTH, 32 DEGREES 20 MINUTES, 08 SECONDS EAST, A DISTANCE OF 529.43 FEET TO A 5/8 REBAR FOUND WITH CAP SET;
2. NORTH 57 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 15.00 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
3. SOUTH 32 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF 218.13 FEET, TO A POINT;
4. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,875.32 FEET, WITH A CHORD BEARING SOUTH 26 DEGREES 07 MINUTES 56 SECONDS EAST, A CHORD DISTANCE OF 404.04 FEET, AND AN ARC LENGTH OF 404.83 FEET, TO A 5/8 INCH REBAR WITH CAP SET;
5. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11,341.47 FEET, WITH A CHORD BEARING SOUTH 00 DEGREES 01 MINUTE 10 SECONDS EAST, A CHORD DISTANCE OF 11.96 FEET, AND AN ARC LENGTH OF 11.96 FEET, TO A 5/8 INCH REBAR WITH CAP SET;
6. SOUTH 89 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 4.29 FEET TO A 5/8 INCH REBAR WITH CAP SET;
7. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1,875.32 FEET, WITH A CHORD BEARING SOUTH 17 DEGREES 31 MINUTES 52 SECONDS EAST, A CHORD DISTANCE OF 132.75 FEET, AND AN

ARC LENGTH OF 132.77 FEET, TO A 2 INCH REBAR WITH METAL CAP "WISE PLS 3816", FOUND AT THE POINT WHERE HUDSON RD. RIGHT OF WAY MEETS THE WESTERLY RIGHT OF LINE U.S. ROUTE 27, LOUISVILLE RD. (VARIABLE WIDTH RIGHT OF WAY);

THENCE ALONG THE WESTERLY LINE OF SAID U.S. ROUTE 27/LOUISVILLE RD. RIGHT OF WAY, ALSO BEING A EASTERLY LINE OF SAID 405.174 ACRE PARCEL, ON A CURVE TO THE RIGHT WITH A RADIUS OF 11,386.47 FEET, WITH A CHORD BEARING SOUTH 01 DEGREES 01 MINUTE 36 SECONDS WEST, A CHORD DISTANCE OF 150.68 FEET, AND AN ARC LENGTH OF 150.68 FEET, TO A 1/2 INCH BROKEN IRON PIPE (BROKEN HALF FOUND), AT THE NORTHEAST CORNER A 28.10 ACRE TRACT CONVEYED TO BARBARA VON BORRIES BY DEED BOOK 217, PAGE 652 AND REFERENCED BY PVA MAP ID 044.00-00002.00;

THENCE ALONG COMMON LINES OF SAID 405.174 ACRE PARCEL AND SAID 28.10 ACRE PARCEL, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 75 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,040.00 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
2. SOUTH 03 DEGREES 11 MINUTES 44 SECONDS WEST, A DISTANCE OF 418.15 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
3. SOUTH 03 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 259.60 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
4. SOUTH 03 DEGREES 43 MINUTES 01 SECOND EAST, A DISTANCE OF 866.19 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816" AT THE SOUTHWEST CORNER OF SAID 28.10 ACRE PARCEL BEING ON A NORTHERLY LINE OF A 202 ACRE PARCEL NOW OR FORMERLY OWNED BY JOHN KELLER ESTATE, AS REFERENCED BY PVA MAP ID 044.00-00001.00;

THENCE ALONG COMMON LINES OF SAID 405.174 ACRE PARCEL AND SAID 202 ACRE PARCEL, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 83 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 744.78 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
2. NORTH 04 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 945.22 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
3. NORTH 89 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,192.28 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
4. SOUTH 09 DEGREES 46 MINUTES 21 SECONDS EAST, A DISTANCE OF 913.11 FEET, TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816", BEING A NORTHEAST CORNER OF A 22.75 ACRE PARCEL CONVEYED TO GREGORY L. DICKENSON AND MARK HARRAH BY DEED BOOK 369, PAGE 889;

THENCE ALONG COMMON LINES OF SAID 22.75 ACRE PARCEL AND SAID 405.174 ACRE PARCEL, THE FOLLOWING THREE (3) COURSES:

1. NORTH 86 DEGREES 06 MINUTES 10 SECONDS WEST, 379.06 FEET TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
2. SOUTH 05 DEGREES 06 MINUTES 22 SECONDS WEST, 1,155.88 FEET TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816";
3. SOUTH 05 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 460.25 FEET TO A 2 INCH REBAR FOUND WITH METAL CAP "WISE PLS 3816"; ON THE NORTHERLY RIGHT OF WAY LINE OF SAID JACKSON PIKE;

THENCE ALONG COMMON LINES OF SAID 405.174 ACRE PARCEL AND SAID NORTHERLY RIGHT OF WAY LINE OF JACKSON PIKE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 85 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF 393.34 FEET, TO A 5/8 INCH REBAR SET;
2. NORTH 83 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 513.74 FEET, TO A 5/8 INCH REBAR SET;
3. NORTH 84 DEGREES 54 MINUTES 13 SECONDS WEST, A DISTANCE OF 709.40 FEET TO THE POINT OF BEGINNING OF THIS PARCEL, CONTAINING 405.174 ACRES MORE OR LESS, END OF DESCRIPTION;

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH RIGHT OF WAY LINE OF JACKSON PIKE (40 FEET WIDE), WHICH IS MONUMENTED BY TWO WOOD POSTS FOUND ON THE NORTHERLY LINE OF A 141.30 ACRE PARCEL (FARM 2, TRACT 3) GRANTED TO CERES FARMS LLC, AN INDIANA LIMITED LIABILITY COMPANY BY DEED BOOK 343, PAGE 414, 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: 12025624
RECORDED: 1/10/2024 11:39:02 AM
VIA ERECORDING
TRANSFER TAX: \$4660.00
TOTAL FEES: \$4722.00
COUNTY CLERK: CHRIS HORN
DEPUTY CLERK: LORI LAWSON
COUNTY: MERCER COUNTY
BOOK: D381 PAGES: 360-368