

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 29th day of November, 2023, by and between Mercer County Solar Project, LLC, a Delaware limited liability company, having an address of 422 Admiral Boulevard, Kansas City, Missouri 64106 (“**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 NINE MILLION EIGHT HUNDRED FORTY THOUSAND ONE HUNDRED TWENTY-SIX AND 06/100 DOLLARS (\$ 9,840,126.06) 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 identified on Exhibit “B” attached hereto and incorporated herein (the “**Permitted Exceptions**”), 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 claiming by, through, or under Grantor, Grantor will WARRANT SPECIALLY the title to said Property.

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:

MERCER COUNTY SOLAR PROJECT, LLC

By: [Signature]
Printed Name: Aaron Lipscomb
Title: Authorized Person

By: [Signature]
Printed Name: Kim Klosak
Title: Authorized Person

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 27th day of November, 2023, by Aaron Lipscomb, as Authorized Person of Mercer County Solar Project, LLC, a Delaware limited liability company, Grantor herein, on behalf of said company.

CLIFTON LEE NIX II
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 10, 2025
Commission #21672121

[Signature]
NOTARY PUBLIC
Notary ID No.: _____
My Commission Expires: 1/10/2025
Commission No. 21672121

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 27th day of November, 2023, by Kim Klosak, as Authorized Person of Mercer County Solar Project, LLC, a Delaware limited liability company, Grantor herein, on behalf of said company.

CLIFTON LEE NIX II
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 10, 2025
Commission #21672121

[Signature]
NOTARY PUBLIC
Notary ID No.: _____
My Commission Expires: 1/10/2025
Commission No. 21672121

CLIFTON LEE NIX II
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Jan. 10, 2025
Commission #21672121

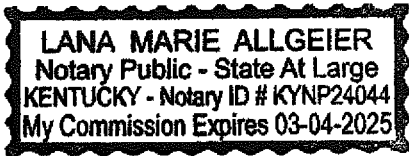
GRANTEE:

KENTUCKY UTILITIES COMPANY

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

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 20 day of November, 2023, by Paul Weis, as Manager, Real Estate & Right of Way of Kentucky Utilities Company, a Kentucky corporation, Grantee herein, on behalf of said corporation.



Lana Marie Allgeier
NOTARY PUBLIC Lana Marie Allgeier
Notary ID No.: KYNP24044
My Commission Expires: 03-04-2025
Commission No. KYNP24044

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION BY:

Brady W. Dunnigan
STITES & HARBISON, PLLC
250 West Main Street, Suite 2300
Lexington, Kentucky 40507
(859) 226-2300

UPON RECORDING, PLEASE RETURN TO:

Kentucky Utilities Company
820 W. Broadway
Louisville, Kentucky 40202

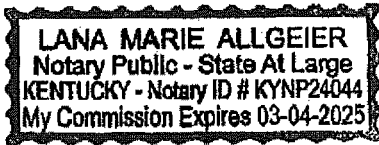
GRANTEE:

KENTUCKY UTILITIES COMPANY

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

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 20 day of November, 2023, by Paul Weis, as Manager, Real Estate & Right of Way of Kentucky Utilities Company, a Kentucky corporation, Grantee herein, on behalf of said corporation.



Lana Marie Allgeier
NOTARY PUBLIC Lana Marie Allgeier
Notary ID No.: KYNP24044
My Commission Expires: 03-04-2025
Commission No. KYNP24044

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION BY:

Brady W. Dunnigan
STITES & HARBISON, PLLC
250 West Main Street, Suite 2300
Lexington, Kentucky 40507
(859) 226-2300

UPON RECORDING, PLEASE RETURN TO:

Kentucky Utilities Company
820 W. Broadway
Louisville, Kentucky 40202

EXHIBIT A

PROPERTY

ALL OF TRACT A AS SET FORTH ON THE MINOR PLAT AMENDMENT #1 OF ANDERSON CIRCLE FARM AS RECORDED IN PLAT CABINET E, SLIDE 30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (5/8" X 18" STEEL REBAR WITH ALUMINUM SURVEY CAP STAMPED PLS #3816, AS IS TYPICAL FOR ALL SET CORNER MONUMENTS), SAID PIN LOCATED ON THE SOUTH EDGE OF JACKSON PIKE, 20 FEET SOUTH OF THE CENTERLINE, AND LOCATED ON THE EAST EDGE OF THE RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILROAD, 33 FEET FROM THE CENTER OF RAILROAD, NORTH OF HARRODSBURG IN MERCER COUNTY, KENTUCKY AND BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WITH THE RIGHT-OF-WAY OF JACKSON PIKE FOR THE FOLLOWING FOURTEEN (14) COURSES: S84°54'14"E – 777.00 FEET TO A POINT, S83°44'44"E – 513.73 FEET TO A POINT, S85°04'00"E – 19.32 FEET TO AN IRON PIN SET, S85°04'00"E – 1011.69 FEET TO A POINT, S85°34'30"E – 124.99 FEET TO A POINT, S71°23'48"E – 119.07 FEET TO A POINT, S59°41'15"E – 23.10 FEET TO AN IRON PIN SET, S59°41'15"E – 556.30 FEET TO A POINT, S62°21'42"E – 56.46 FEET TO A POINT, S70°05'56"E – 55.09 FEET TO A POINT, S79°05'32"E – 78.88 FEET TO A POINT, S86°55'04"E – 608.47 FEET TO AN IRON PIN SET, S87°50'16"E – 830.68 FEET TO A POINT, N89°01'56"E – 114.30 FEET TO AN IRON PIN FOUND (PLS #2067), SAID PIN BEING THE NORTHWEST CORNER OF LLOYD JONES JR. (DB 218, PG 318); THENCE LEAVING JACKSON PIKE AND WITH JONES JR. FOR THE FOLLOWING TWO (2) COURSES: S00°52'22"W – 661.81 FEET TO AN IRON PIN FOUND (PLS #2067), S83°00'21"E – 680.70 FEET TO AN IRON PIN FOUND (PLS #2067), SAID PIN BEING THE SOUTHWEST CORNER OF LLOYD JONES SR. (DB 114, PG 282); THENCE LEAVING JONES JR. AND WITH JONES SR. S84°56'24"E – 583.06 FEET TO AN IRON PIN SET, SAID PIN BEING LOCATED ON THE WEST EDGE OF RIGHT-OF-WAY OF US HIGHWAY 127, 88 FEET WEST OF THE HIGHWAY BASELINE; THENCE LEAVING JONES SR. AND WITH THE RIGHT-OF-WAY OF US HIGHWAY 127 S04°39'40"E – 739.10 FEET TO AN IRON PIN SET; THENCE LEAVING US HIGHWAY 127 AND ACROSS THE PROPERTY OF CERES FARMS, LLC THE FOLLOWING THREE (3) COURSES: N90°00'00"W – 4247.69 FEET TO AN IRON PIN SET, S00°00'00"E – 4254.62 FEET TO AN IRON PIN SET AND N87°17'21"W – 2567.83 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE EAST EDGE OF RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILROAD, 34 FEET FROM THE CENTER OF THE RAILROAD; THENCE WITH THE RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILROAD THE FOLLOWING THREE (3) COURSES: N06°35'14"E – 886.45 FEET TO AN IRON PIN FOUND (PLS #3118), N06°31'10"E – 2448.42 FEET TO AN IRON PIN SET AND N06°31'10"E – 3196.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 459.209 ACRES BY SURVEY

THIS DESCRIPTION PREPARED FROM A PHYSICAL SURVEY CONDUCTED BY VANTAGE ENGINEERING PLC, KENDAL WISE, KENTUCKY PLS #3816 DATED THE 2ND DAY OF MARCH, 2023.

TOGETHER WITH THE NON-EXCLUSIVE 50-FOOT WIDE ACCESS EASEMENT SET FORTH IN THE ACCESS EASEMENT AGREEMENT BY AND BETWEEN KENTUCKY UTILITIES COMPANY AND MERCER COUNTY SOLAR PROJECT, LLC DATED APRIL 26, 2023, RECORDED MAY 3, 2023 IN MORTGAGE BOOK 771, PAGE 834 OF THE MERCER COUNTY, KENTUCKY CLERK'S OFFICE.

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 459.317 ACRE PARCEL, AS SURVEYED, AND BEING ALL OF THAT 90.839 PARCEL (FARM 2, TRACT 2) CONVEYED TO CERES FARMS, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY DEED BOOK 343, PAGE 417 AND SHOWN ON "ANDERSON CIRCLE FARM" MINOR PLAT (PLAT CABINET C, SLIDE 693) AND "ANDERSON CIRCLE FARM" MINOR PLAT AMENDMENT #1' (PLAT CABINET E, PAGE 30), AND ALL OF THAT 368.370 ACRE PARCEL SHOWN ON THE "ANDERSON CIRCLE FARM" MINOR PLAT AMENDMENT #1" (PLAT CABINET E, PAGE 30), WHICH IS PART OF THAT 1,351.883 ACRE PARCEL (1,226.773 ACRES AFTER EXCEPTION) CONVEYED TO CERES FARMS, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY DEED BOOK 343, PAGE 417 AND SHOWN ON "ANDERSON CIRCLE FARM" MINOR PLAT (PLAT CABINET C, SLIDE 693), (ALL 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, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ½ INCH REBAR WITH AN ORANGE CAP ON THE EASTERLY RIGHT OF WAY LINE OF THE NORFOLK SOUTHERN RAILROAD, ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF JACKSON PIKE (40 FEET WIDE) BEING THE NORTHWEST CORNER OF SAID 90.863 ACRE PARCEL;

THENCE ALONG THE SOUTHERLY RIGHT OF LINE OF JACKSON PIKE AND THE NORTHERLY LINE OF SAID 90.863 ACRE PARCEL, SOUTH 84 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 777.10 FEET TO A REBAR WITH CAP SET;

THENCE ALONG COMMON LINES OF SAID 90.863 ACRE PARCEL AND SAID JACKSON PIKE, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 83 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 513.80 FEET TO A MAG NAIL SET;
2. SOUTH 85 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.32 FEET TO A 2 INCH REBAR WITH METAL CAP "WISE PLS 3816", BEING A NORTHEASTERLY CORNER OF SAID 90.863 ACRE PARCEL ALSO BEING A NORTHWESTERLY CORNER OF SAID 1,226.773 ACRE PARCEL;

THENCE ALONG COMMON LINES OF SAID 1,226.773 ACRE PARCEL AND SAID JACKSON PIKE, THE FOLLOWING ELEVEN (11) COURSES;

1. SOUTH 85 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,011.82 FEET TO A 5/8 INCH REBAR FOUND;
2. SOUTH 85 DEGREES 34 MINUTES 30 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8 INCH REBAR SET;
3. SOUTH 71 DEGREES 23 MINUTES 48 SECONDS EAST, A DISTANCE OF 119.09 FEET TO A 5/8 INCH REBAR SET;
4. SOUTH 59 DEGREES 41 MINUTES 15 SECONDS EAST, A DISTANCE OF 23.10 FEET TO 2 INCH REBAR WITH METAL CAP "WISE PLS 3816" FOUND;
5. SOUTH 59 DEGREES 41 MINUTES 15 SECONDS EAST, A DISTANCE OF 556.37 FEET TO A 5/8 INCH REBAR SET;
6. SOUTH 62 DEGREES 21 MINUTES 42 SECONDS EAST, A DISTANCE OF 56.47 FEET TO A 5/8 INCH REBAR SET;
7. SOUTH 70 DEGREES 05 MINUTES 56 SECONDS EAST, A DISTANCE OF 55.10 FEET TO A 5/8 INCH REBAR SET;
8. SOUTH 79 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 78.89 FEET TO A 5/8 INCH REBAR SET;
9. SOUTH 86 DEGREES 55 MINUTES 04 SECOND EAST, A DISTANCE OF 608.55 FEET TO A 2 INCH REBAR WITH METAL CAP "WISE PLS 3816" FOUND;

10. SOUTH 87 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 830.79 FEET TO A 5/8 INCH REBAR SET;

11. NORTH 89 DEGREES 04 MINUTES 07 SECONDS EAST, A DISTANCE OF 114.31 FEET TO A 3/4 INCH IRON PIPE WITH CAP "HUFF 2067" FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF SAID JACKSON PIKE. ALSO BEING A NORTHWEST CORNER OF A 10.93 ACRE PARCEL CONVEYED TO LLOYD HUGHES JONES, JR. AND JENNIE LEE JONES BY DEED BOOK 218, PAGE 318, ALSO BEING A NORTHEASTERLY CORNER OF SAID 1,226.773 ACRE PARCEL;

THENCE ALONG COMMON LINES OF SAID 1,226.773 ACRE PARCEL AND SAID 10.93 ACRE PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, A DISTANCE OF 661.90 FEET TO A 3/4 INCH IRON PIPE WITH CAP "HUFF 2067" FOUND;

2. SOUTH 83 DEGREES 00 MINUTES 14 SECONDS EAST, A DISTANCE OF 680.79 FEET TO A 3/4 INCH IRON PIPE WITH CAP "HUFF 2067" FOUND, BEING THE SOUTHEAST CORNER OF SAID 10.93 ACRE PARCEL ALSO BEING THE SOUTHWEST CORNER OF A 14.2 ACRE PARCEL PRESENTLY OWNED BY L.H. JONES (PVA MAP ID: 045.00-00022.00), ALSO BEING A NORTHEASTERLY CORNER OF SAID 1,226.773 ACRE PARCEL;

THENCE ALONG THE SOUTHERLY LINE OF SAID 14.2 ACRE PARCEL AND A NORTHERLY LINE OF SAID 1,226.773 ACRE PARCEL, SOUTH 84 DEGREES 56 MINUTES 17 SECONDS EAST, A DISTANCE OF 583.14 FEET TO A REBAR WITH CAP, "WISE PLS 3816", FOUND AT A NORTHEASTERLY CORNER OF SAID 1,226.773 ACRE PARCEL AND BEING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 127 / LOUISVILLE ROAD (VARIABLE RIGHT OF WAY WIDTH), BEING REFERENCED BY A KENTUCKY CONCRETE RIGHT OF WAY MONUMENT FOUND (LEANING) AT SOUTH 59 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 1.21 FEET;

THENCE ALONG A COMMON LINE OF SAID 1,226.773 ACRE PARCEL AND SAID U.S. ROUTE 127 / LOUISVILLE RD, SOUTH 04 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 739.20 FEET TO A POINT REFERENCED BY A REBAR WITH A METAL CAP "WISE PLS 3816" FOUND SOUTH 58 DEGREES 12 MINUTES 01 SECOND WEST, A DISTANCE OF 0.61 FEET;

THENCE LEAVING SAID COMMON LINE AND ALONG NEW LINES THROUGH SAID 1,226.773 ACRE PARCEL THE FOLLOWING THREE (3) COURSES:

1. NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST, A DISTANCE OF 4,248.34 FEET TO A 5/8 INCH REBAR WITH YELLOW CAP "WISE PLS 3816" FOUND;

2. SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 4,255.16 FEET TO A 5/8 INCH REBAR WITH YELLOW CAP "WISE PLS 3816" FOUND;

3. NORTH 87 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 2,568.06 FEET TO A 5/8 INCH REBAR WITH YELLOW CAP "WISE PLS 3816" FOUND ON A LINE COMMON TO THE EASTERN RIGHT OF WAY LINE OF THE NORFOLK SOUTHERN RAILROAD (68 FEET WIDE) AND THE WESTERLY LINE OF SAID 1,226.773 ACRE PARCEL;

THENCE ALONG COMMON LINES OF SAID 1,226.773 ACRE PARCEL AND SAID NORFOLK SOUTHERN RAILROAD, THE FOLLOWING TWO (2) COURSES;

1. NORTH 06 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 738.21 FEET TO A POINT REFERENCED BY IRON PIPE FOUND SOUTH 07 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 1.81 FEET;

2. NORTH 06 DEGREES 31 MINUTES 10 SECONDS EAST, A DISTANCE OF 2,448.74 FEET TO A 2 INCH REBAR WITH AN METAL CAP "WISE PLS 3816" FOUND, BEING THE SOUTHWEST CORNER OF SAID 90.863 ACRE PARCEL AND A NORTHWESTERLY CORNER OF SAID 1,226.773 ACRE PARCEL;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD AND THE WESTERLY LINE OF SAID 90.863 ACRE PARCEL, NORTH 06 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 3,196.64 FEET TO THE POINT OF BEGINNING OF THIS PARCEL CONTAINING 459.317 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 417. SAID LINE IS MEASURED TO BE SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 777.15 FEET.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2020 AND NOVEMBER 2023 BY SURVEYING AND MAPPING, LLC (SAM) UNDER THE DIRECT SUPERVISION OF STEVEN L. SEESE, PROFESSIONAL *LAND* SURVEYOR NUMBER 4185.

BEING THE SAME PROPERTY CONVEYED TO MERCER COUNTY SOLAR PROJECT, LLC, BY DEED DATED APRIL 26, 2023, OF RECORD IN DEED BOOK 378, PG. 559 IN THE OFFICE OF THE CLERK OF MERCER COUNTY, KENTUCKY.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easements, setbacks, conditions, and restrictions as set forth on the plat of record in Plat Cabinet C, Slide 45 of the Mercer County, Kentucky Clerk's Office.
2. Easements, setbacks, conditions, and restrictions as set forth on the plat of record in Plat Cabinet C, Slide 693 of the Mercer County, Kentucky Clerk's Office.
3. Easements, setbacks, conditions, and restrictions as set forth on the plat of record in Plat Cabinet C, Slide 694 of the Mercer County, Kentucky Clerk's Office.
4. Rights to obtain water from a spring on the property as set out in General Warranty Deed of Conveyance dated March 6, 1947 and recorded in Deed Book 121, Page 119 of the Mercer County, Kentucky Clerk's Office.
5. Right of Way and Easement asset out in Deed Book 141, Page 116 of the Mercer County, Kentucky Clerk's Office.
6. Right of Way and Easement asset out in Deed Book 141, Page 193 of the Mercer County, Kentucky Clerk's Office.
7. General Permit granted to Southern Bell Telephone and Telegraph Company recorded in Deed Book 141, Page 217 of the Mercer County, Kentucky Clerk's Office.
8. Easement granted to the North Mercer Water District recorded in Deed Book 154, Page 322 of the Mercer County, Kentucky Clerk's Office.
9. Transmission Line Easement granted to Kentucky Utilities Company recorded in Deed Book 160, Page 555 of the Mercer County, Kentucky Clerk's Office.
10. Transmission Line Easement granted to Kentucky Utilities Company recorded in Deed Book 161, Page 3 of the Mercer County, Kentucky Clerk's Office.
11. Grant of all the oil, gas, coal and other minerals, as contained in the deed recorded November 1, 2012 in Deed Book 333, Page 410 of the Mercer County, Kentucky Clerk's Office, together with the appurtenant rights to use the surface of the land. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Note: Subsequent conveyances recorded in Deed Book 342, Page 306 and in Deed Book 343, Page 427.

12. Terms and conditions of a purchase option set forth in the Real Estate Option Agreement dated January 31, 2018, as evidenced by a Memorandum of Option by and between Ceres Farms, LLC, an Indiana limited company and Mercer County Solar Project, LLC, a Delaware limited liability company, of record in Mortgage Book 663, Page 216, and as affected by Amended and Restated Memorandum of Option dated December 15, 2018 and recorded in Mortgage Book 675, Page 611, both of the Mercer County, Kentucky Clerk's Office.

13. Easements, setbacks, conditions, and restrictions as set forth on the plat of record in Plat Cabinet C, Slide 63 of the Mercer County, Kentucky Clerk's Office.
14. Right of way and easement in favor of Southern Bell Telephone and Telegraph Co., Incorporated recorded January 30, 1929 in Deed Book 104, Page 447 of the Mercer County, Kentucky Clerk's Office.
15. Clearance Permit in favor of Southern Bell Telephone and Telegraph Company recorded December 5, 1929 in Deed Book 105, Page 413 of the Mercer County, Kentucky Clerk's Office.
16. Right of way and easement in favor of Southern Bell Telephone Co., Incorporated recorded March 7, 1931 in Deed Book 106, Page 618 of the Mercer County, Kentucky Clerk's Office.
17. Right of way and easement in favor of Kentucky Utilities Company recorded October 1, 1931 in Deed Book 107, Page 317 of the Mercer County, Kentucky Clerk's Office.
18. Right of way and easement in favor of Kentucky Utilities Company recorded May 27, 1932 in Deed Book 108, Page 64 of the Mercer County, Kentucky Clerk's Office.
19. Terms and conditions of the Access Easement Agreement by and between Kentucky Utilities Company and Mercer County Solar Project, LLC dated April 26, 2023, recorded May 3, 2023 in Mortgage Book 771, Page 834 of the Mercer County, Kentucky Clerk's Office.
20. Easements, setbacks and restrictions, if any, as set forth in plat recorded in Plat Cabinet E, Slide 30 of the Mercer County, Kentucky Clerk's Office.
21. Residential Lease between Ceres Farms, LLC and Kendrick Williams, dated January 1, 2022 and set to terminate on December 31, 2023.

4865-7598-0687.1

DOCUMENT NO: 12024726
RECORDED: 12/1/2023 8:12:25 AM
VIA ERECORDING
TRANSFER TAX: \$9840.50
TOTAL FEES: \$9911.50
COUNTY CLERK: CHRIS HORN
DEPUTY CLERK: LORI LAWSON
COUNTY: MERCER COUNTY
BOOK: D380 PAGES: 875-886