

**GENERAL WARRANTY DEED**

THIS INDENTURE, made effective as of the 26 day of April 2023, by and between Ceres Farms, LLC, an 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 **NINE MILLION EIGHT HUNDRED SEVENTY ONE THOUSAND THREE HUNDRED TWENTY FOUR DOLLARS (\$9,871,324.00)** 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, 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, and subject to the hereinafter set out exceptions, Grantor will WARRANT GENERALLY 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.

MERCER COUNTY  
D378 PG554

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:

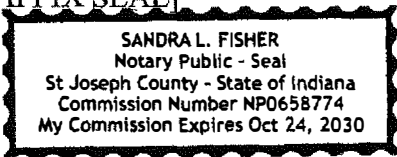
CERES FARMS, LLC

By: Lawrence A. Steukley Jr.  
Printed Name: LAWRENCE A. STEUKLEY, JR.  
Title: Authorized Agent

STATE OF INDIANA )  
 )  
COUNTY OF St. Joseph )

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 25<sup>th</sup> day of April, 2023, by Lawrence A. Steukley, Jr., as Authorized Agent of Ceres Farms, LLC, an Indiana limited liability company, Grantor herein, on behalf of said company.

[AFFIX SEAL]



Sandra L. Fisher  
NOTARY PUBLIC Sandra L. Fisher  
Notary ID No.: NP0658774  
My Commission Expires: 10.24.2030

MERCER COUNTY  
D378 PG555

**GRANTEE:**

**KENTUCKY UTILITIES COMPANY**

By: Paul Weiss

Printed Name: Paul Weiss

Title: Manager, Real Estate & Right of Way

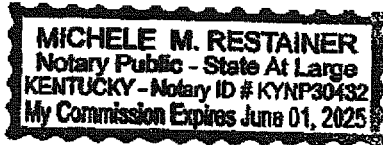
STATE OF Kentucky )

COUNTY OF Jefferson )

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 26 day of April, 2023, by Paul Weiss, as Mgr. of RE&W of Kentucky Utilities Company, a Kentucky corporation, Grantee herein, on behalf of said corporation.

[AFFIX SEAL]

Michele M. Restainer  
NOTARY PUBLIC  
Notary ID No.: KYNP30432  
My Commission Expires: June 1, 2025



**THIS INSTRUMENT PREPARED  
WITHOUT BENEFIT OF TITLE EXAMINATION BY:**

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

**UPON RECORDING, PLEASE RETURN TO:**

Savion LLC  
422 Admiral Blvd.  
Kansas City, Missouri 64106

EXHIBIT A  
DESCRIPTION OF THE PROPERTY

Being a portion of that property acquired by CERES FARMS, LLC, by deed from FERRIS FARMS, LTD., a Texas partnership, dated the 31<sup>st</sup> day of March, 2015, and recorded in Deed Book 343, Page 417 in the Mercer County Clerk's Office.

Being Tract 1B as shown on the Minor Subdivision Plat of record in Plat Book E, Page 30 in the Office of the Clerk of Mercer County, Kentucky, and which Tract 1B is 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 west edge of right-of-way of US Highway 127, 88 feet west of the baseline and 1909 feet south of Jackson Pike and north of Harrodsburg in Mercer County, Kentucky and **being the Point of Beginning for this description**; Thence with the right-of-way of US Highway 127 for the following two (2) courses: S04°39'40"E – 1782.43 feet to a point and S04°37'06"E – 20.04 feet to an iron pin found (PLS #3432), said pin located 88' west of the baseline of US Highway 127, and being the northeast corner of ESH (DB 371, PG 502); Thence leaving US Highway 127 and with ESH for the following three (3) courses: S89°12'15"W – 1194.00 feet to an iron pin found (PLS #3432), S04°49'14"E – 365.77 feet to an iron pin found (PLS #3432), N89°11'46"E – 1194.08 feet to an iron pin found (PLS #3432), said pin located on the west edge of right-of-way of US Highway 127, 83 feet west of the baseline; Thence with the right-of-way of US Highway 127 S04°52'08"E – 471.76 feet to an iron pin found (PLS #3432), said pin being the northeast corner of Cook (DB 308, PG 184); Thence leaving US Highway 127 and with Cook for the following two (2) courses: S82°40'14"W – 675.98 feet to an iron pin set, S00°52'10"E – 310.95 feet to an iron pin found (PLS #2850), said pin being along the north property boundary of Armstrong (DB 361, PG 838); Thence leaving Cook and with Armstrong for the following two (2) courses: N89°06'30"W – 1239.52 feet to a found railroad rail fixed in concrete, reference pin found (PLS #3118) to be located S13°03'19"E – 0.71 feet from rail and S00°58'24"W – 1115.92 feet to an iron pin found (rebar with no cap), said pin being the northwest property corner of James C. Justice Companies, Inc. (DB 330, PG 001); Thence leaving Armstrong and with James C. Justice Companies, Inc. for the following eleven (11) courses: S86°41'10"W – 145.76 feet to an iron pin found (PLS #3118), S22°55'47"W – 822.07 feet to an iron pin found (PLS #3118), S15°44'49"W – 670.90 feet to an iron pin found (PLS #3118), S02°24'36"E – 580.60 feet to an iron pin found (PLS #3118), S10°05'12"W – 413.60 feet to an iron pin found (PLS #3118), S21°30'45"W – 157.31 feet to an iron pin set, S21°31'27"W – 95.05 feet to an iron pin set, S69°07'19"E – 50.39 feet to an iron pin set, S22°02'30"W – 42.63 feet to an iron pin set, S21°34'17"W – 117.59 feet to an iron pin found (PLS #3118) and S63°55'42"E – 44.73 feet to an iron pin found (PLS #3118), said pin being on the north boundary of Tract 2 (Plat File C-045); Thence leaving James C. Justice Companies, Inc. and with Tract 2 the following seven (7) courses: S44°47'49"W – 285.29 feet to an iron pin found (PLS #3118), S23°11'37"W – 101.48 feet to an iron pin found (PLS #3118), S58°31'12"W – 109.69 feet to an iron pin found (PLS #3118), S38°12'51"W – 174.11 feet to an iron pin found (PLS #3118), S49°52'34"W – 160.73 feet to an iron pin found (PLS #3118), S60°28'10"W – 71.55 feet to an iron pin found (PLS #3118), S21°06'04"E – 367.14 feet to an iron pin found (PLS #447), said pin being the northeast corner of Lot 3, Block A of Spring Lake at Fountaine View (Plat File B-598); Thence leaving Tract 2 and

with northern boundaries of Spring Lake at Fountaine View the following six (6) courses: S75°11'22"W – 151.60 feet to an iron pin found (PLS #447), S75°57'30"W – 10.00 feet to an iron pin found (PLS #447), S38°35'22"W – 134.78 feet to an iron pin found (PLS #447), S38°39'34"W – 48.67 feet to an iron pin found (PLS #447), S87°48'19"W – 55.69 feet to an iron pin found (PLS #447), said pin is the northwest corner of Lot 1, Block A of Spring Lake at Fountaine View and is located on the east edge of right-of-way of Fountaine Trace, S88°09'49"W – 59.58 feet along the right-of-way of Fountaine Trace to an iron pin found (PLS #3118), said pin being the northeast corner of Lot 27 of Fountaine View Phase III (Plat File A-598), and located on the west edge of right-of-way of Fountaine Trace; Thence leaving Spring Lake at Fountaine View and with Fountaine View Phase III for the following twelve (12) courses: S83°41'52"W – 20.31 feet to an iron pin set, N40°53'40"W – 256.25 feet to an iron pin found (PLS #2850), S88°24'04"W – 72.97 feet to an iron pin found (PLS #2850), S87°46'11"W – 46.82 feet to an iron pin found (PLS #2850), N57°00'09"W – 111.81 feet to an iron pin found (PLS #2850), S66°32'21"W – 242.64 feet to an iron pin found (PLS #2850), N84°22'45"W – 84.36 feet to an iron pin found (PLS #2850), N63°47'32"W – 210.75 feet to an iron pin found (PLS #2850), N70°49'14"W – 188.94 feet to an iron pin found (PLS #3118), S07°22'52"W – 782.64 feet to an iron pin found (PLS #2850), S07°22'52"W – 210.02 feet to an iron pin found (rebar with no cap), S07°22'52"W – 210.02 feet to an iron pin found (PLS #2850), said pin being the northwest corner of Lot 20 of Fountain View Phase II (Plat File A-597); Thence leaving Fountain View Phase III and with Fountain View Phase II for the following three (3) courses: S07°22'52"W – 200.02 feet to an iron pin found (PLS #2850), S07°22'52"W – 200.02 feet to an iron pin found (PLS #2850), S07°25'42"W – 521.00 feet to an iron pin found (PLS #2850), said pin being the northwest corner of Lot 16; Thence with the west boundary of Lot 16 and a portion of the west boundary of Lot 10, Fountain View Phase I (Plat File A-589) S16°54'38"W – 144.96 feet to an iron pin found (PLS #3432), said pin being the northeast corner of Baker, Kirkland, and McGlone (DB 283, PG 419); Thence leaving Fountaine View Phase I and with Baker, Kirkland, and McGlone for the following two (2) courses: N77°52'48"W – 254.19 feet to an iron pin found (PLS #3118), S06°36'59"W – 224.15 feet to an iron pin set, said pin located on the north edge of right-of-way of KY Highway 390 – Bohon Road; Thence leaving Baker, Kirkland, and McGlone and with the right-of-way of Bohon Road for the following two (2) courses: N71°13'38"W – 1412.66 feet to a point, N68°45'26"W – 465.54 feet to an iron pin found (PLS #3118), said pin located on the east edge of right-of-way of Norfolk Southern Railroad, 33 feet from center of railroad; Thence leaving Bohon Road and with the right-of-way of Norfolk Southern Railroad for the following twelve (12) courses: N18°27'06"W – 620.28 feet to an iron pin found (PLS #3118), N12°39'08"W – 162.33 feet to an iron pin found (PLS #3118), N07°36'12"W – 131.69 feet to an iron pin found (PLS #3118), N04°21'26"W – 160.43 feet to a 36-inch diameter cherry tree, N02°27'19"W – 1538.46 feet to an iron pin found (PLS # 3118), N01°20'31"W – 127.95 feet to an iron pin found (PLS #3118), N01°27'28"E – 143.39 feet to an iron pin found (PLS #3118), N05°18'00"E – 144.42 feet to an iron pin found (PLS #3118), N06°31'44"E – 134.57 feet to an iron pin found (PLS #3816), N06°38'08"E – 1452.65 feet to point, said point referenced by an iron pin found (PLS #3118) located 0.79 feet west of corner, S87°26'38"E – 1.00 feet to an iron pin found (PLS #3118) and N06°35'14"E – 886.45 to an iron pin set 34' from the center of the railroad; Thence leaving Norfolk Southern Railroad and across the property of Ceres Farms, LLC the following three (3) courses: S87°17'00"E – 2567.83 feet to an iron pin set, N00°00'00"W – 4254.62 feet to an iron pin set and S00°00'00"E – 4247.69 feet to the point of beginning and containing 858.376 acres by survey.

**D378 PG558**

This description prepared from a physical survey conducted by VANTAGE Engineering PLC, Kendal Wise, Kentucky PLS #3816 dated the 2<sup>nd</sup> day of March, 2023.

Also being all of the undivided  $\frac{1}{2}$  interest in mining rights associated with the above-described property acquired by CERES FARMS, LLC, by deed from FERRIS FARMS, LTD., a Texas partnership, dated the 31<sup>st</sup> day of March, 2015, and recorded in Deed Book 343, Page 427 in the Mercer County Clerk's Office.

DOCUMENT NO: 12019158  
RECORDED: 5/2/2023 8:14:15 AM  
VIA ERECORDING  
TRANSFER TAX: \$9871.50  
TOTAL FEES: \$9924.50  
COUNTY CLERK: CHRIS HORN  
DEPUTY CLERK: SHELLY VANDIVIER WINBURN  
COUNTY: MERCER COUNTY  
BOOK: D378 PAGES: 553-558