

Central Kentucky - HART COUNTY, HORSE CAVE, KY



36 Miles North of Bowling Green, 81 Miles South of Louisville - Just off I-65

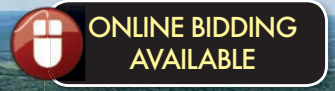
Large Kentucky LAND AUCTION

THURSDAY, SEPTEMBER 14 • 6:00 PM

held at the Cave City Convention Center, Cave City, KY

633±

CONTIGUOUS ACRES
12 Tracts



INFORMATION BOOKLET

Contiguous Unit in Central Kentucky



TRACT 6



TRACT 6



Schrader Real Estate and Auction Company

For more information:
Carl Carter, 205-823-3273

Well-known Palmore Farm set for September auction

HORSE CAVE, Kentucky -- For years, the Palmore Farm was one of the best-known farms in Horse Cave, used for breeding replacement heifers for Ohio businessman Chuck Moeller's dairy in Ohio. But in September, the farm will be offered at auction, with Schrader Real Estate and Auction Company marketing the property and conducting the auction.

The 633-acre farm in Hart County was owned by Ohio businessman Chuck Moeller for years. Moeller died in 2013, and the family sold the dairy.

"There's no family in the Horse Cave area, and Mr. Moeller's heirs have just been leasing out most of the land since 2015, so the family has decided it's time to go ahead and sell the farm," said Brad Horrall, who is managing the auction for Schrader.

Schrader personnel will be available to accommodate inspections of the farm August 18, August 31, and September 7, as well as on the day of the auction. The auction will begin at 6 p.m. Thursday, Sept. 14, at Cave City Convention Center. Individuals seeking specific times and other information may visit www.schraderauction.com or call 877-747-0212. Online bidding will be available by prior arrangement.

The farm will be offered in 12 contiguous tracts ranging from 24 to 124 acres, including one tract with a classic two-story, five-bedroom cut-stone home, according to company President R.D. Schrader.

"The farm has approximately 579 USDA cropland acres, municipal water and wells, a great deal of frontage on good roads, and has a nice combination of fenced pasture, row crops and farm buildings. It adjoins the east side of Horse Cave," said Schrader. "Some bidders might be interested in the home, whereas others might be investors or operators who desire some of the pasture or cropland," he said.

Schrader Real Estate and Auction Company, based in Columbia City, Indiana, is a leading auctioneer of farmland, real estate and equipment throughout the United States and is a five-time USA Today/National Auctioneers Association Auction of the Year winner.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Chas Inc.

Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.

P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606 • 800-451-2709 • www.SchraderAuction.com

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An aerial photograph of a rural landscape. The scene is dominated by vibrant green fields and rolling hills. A winding asphalt road curves through the lower portion of the frame. In the middle ground, there are several clusters of trees and a few small buildings, possibly farmhouses or barns. The sky is a clear, bright blue with a few wispy clouds. The overall atmosphere is peaceful and scenic.

REGISTRATION FORMS

**(1) Pre-Registration for Attending
Bidders (Optional)**

**(2) Online bidding for Non-Attending
Bidders (Required)**

BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 14, 2017
633 ACRES – HORSE CAVE, KENTUCKY

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Thursday, September 7, 2017.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
633± Acres • Horse Cave, Kentucky
Thursday, September 14, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, September 14, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 7, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

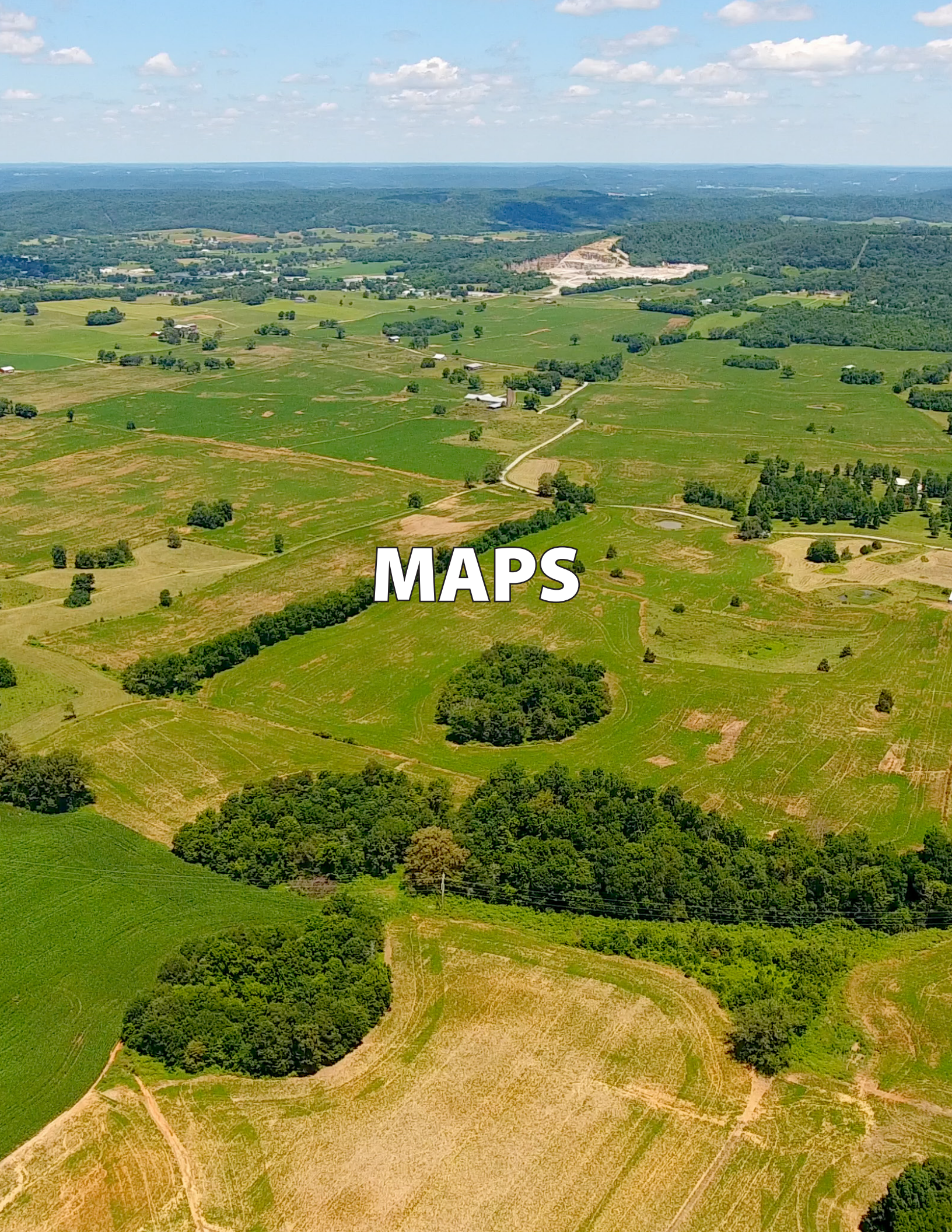
Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

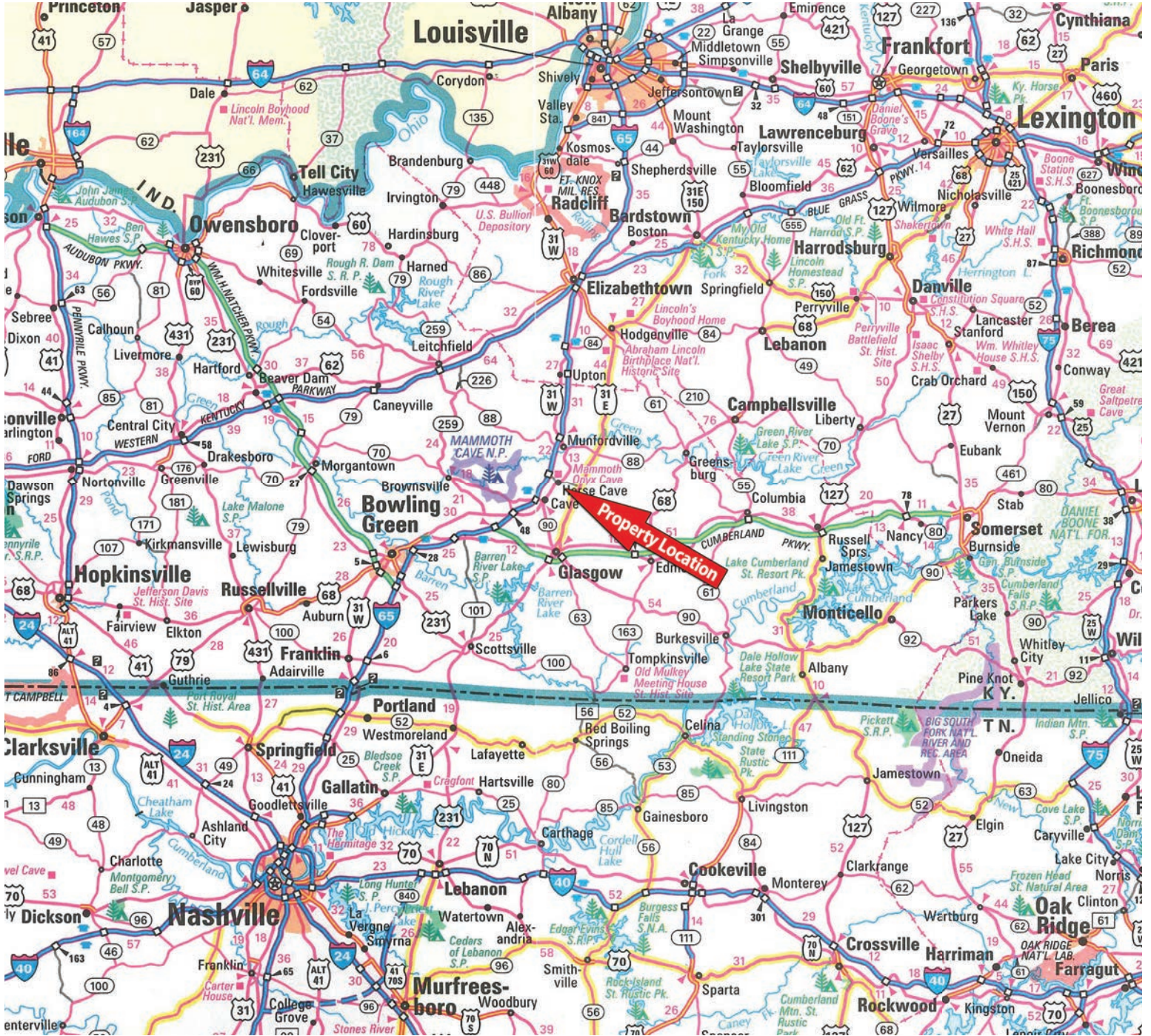
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



MAPS

LOCATION MAP



AUCTION SITE:

Cave City Convention Center, 502 Mammoth Cave Street, Cave City, KY 42127.
From Louisville at I-65 Exit #53 or Hwy. 90 east to Glasgow ¼ mi. then left on Mammoth Cave St., then ½ mi. to convention center on the left.

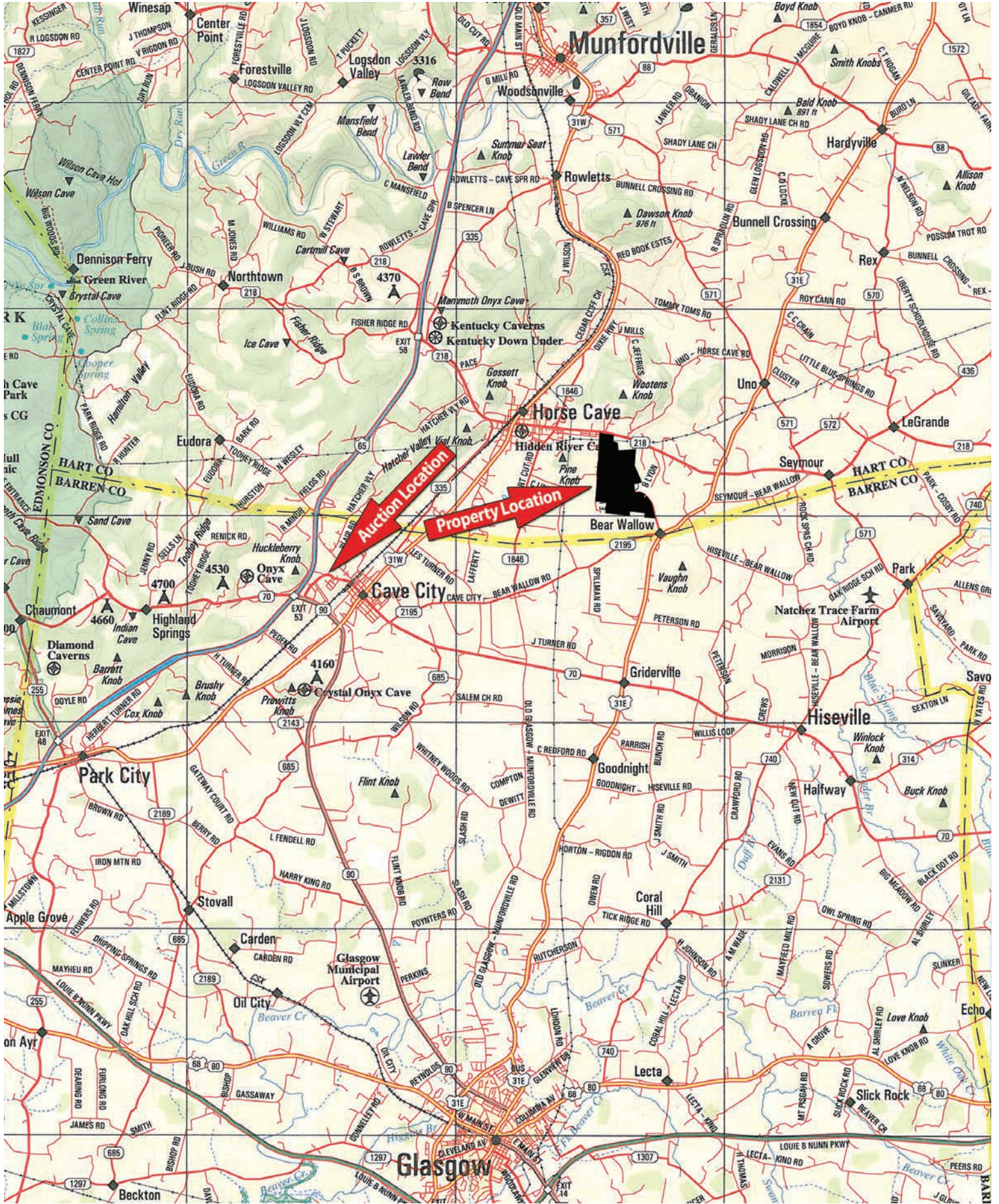
PROPERTY LOCATION:

1025 Bear Wallow Road, Horse Cave, KY 42749.

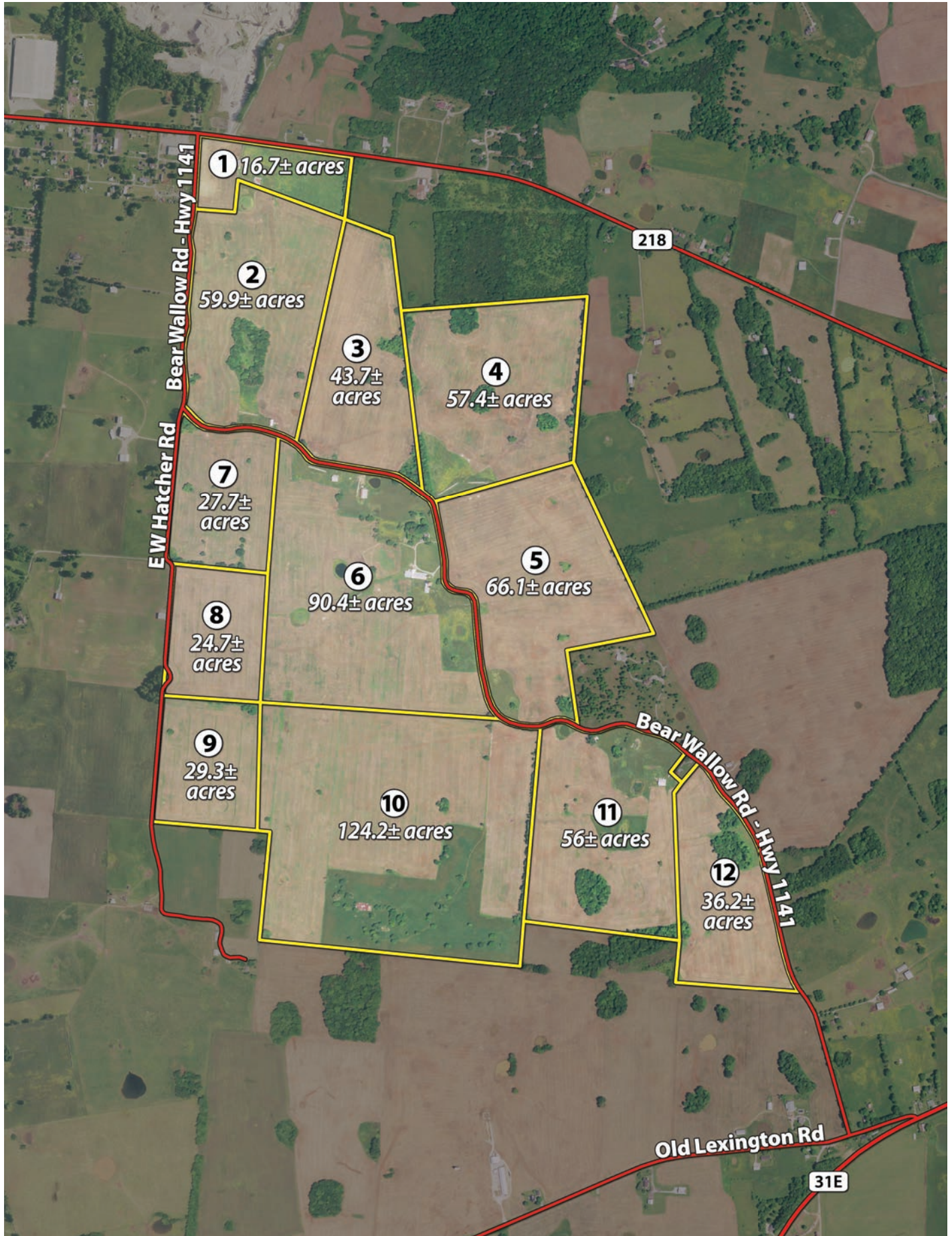
From Horse Cave: I-65 Exit 58, then at the junction of Hwy. 31W & Hwy. 218 (Main St.) in Horse Cave, go east on Hwy. 218, 1.6 mi. to Hwy. 1141 or Bear Wallow Rd., also becomes EW Hatcher Rd. turn south to the farm (watch for signs).

From Glasgow: Take Hwy. 31E north approx. 11 mi. to the junction of Hwy. 31E & Hwy. 218 (Charlie Moran Hwy.) go west thru Horse Cave on Hwy. 218, then 2.2 mi. to Hwy. 1141 or Bear Wallow Rd., also becomes EW Hatcher Rd. turn south to the farm (watch for signs).

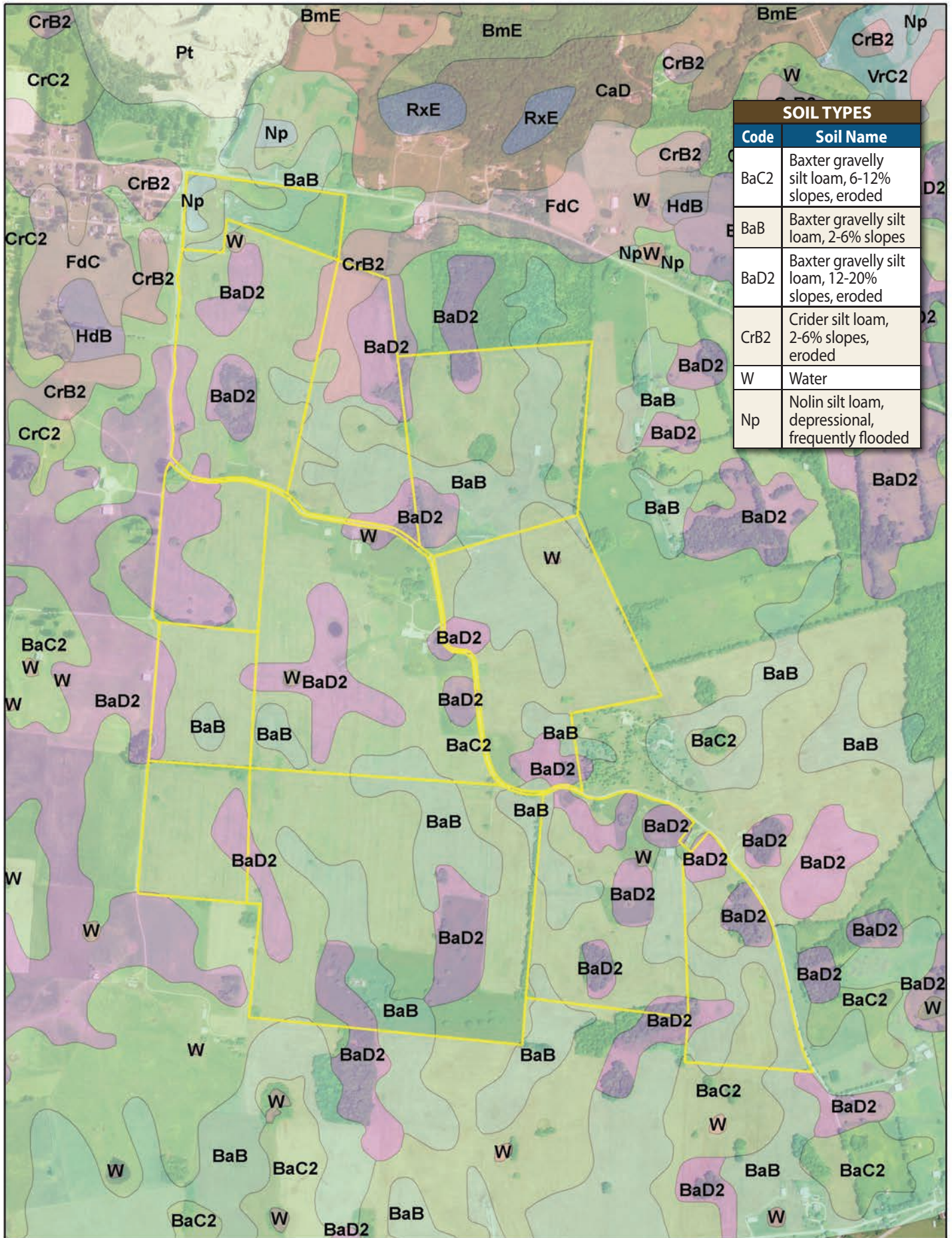
LOCATION MAP



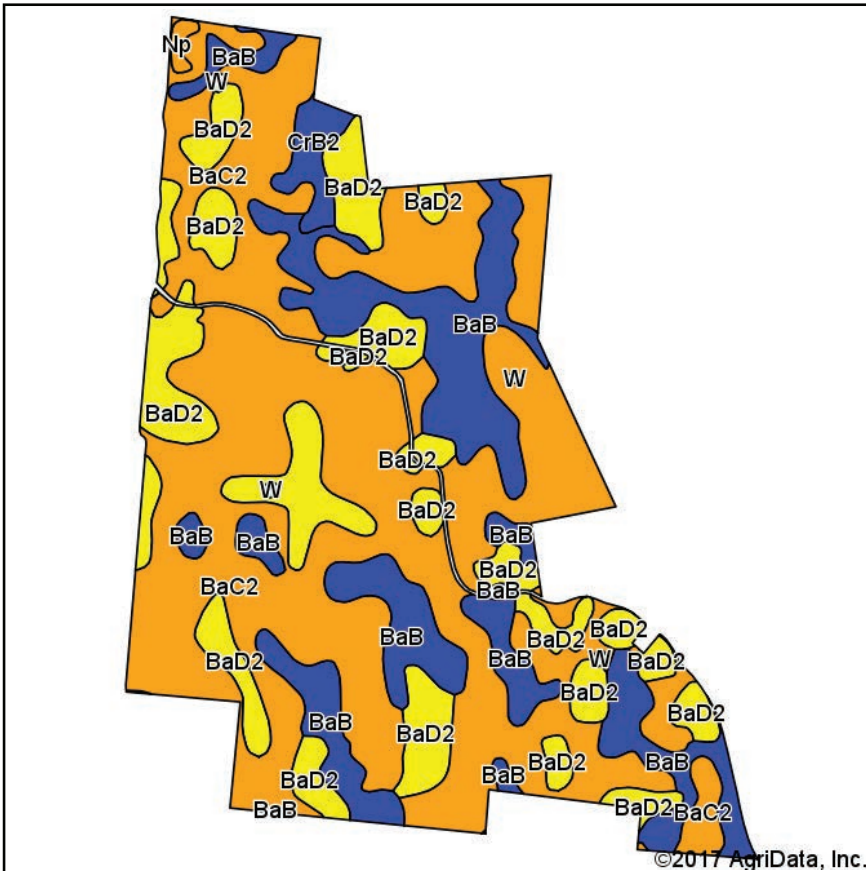
TRACT MAP



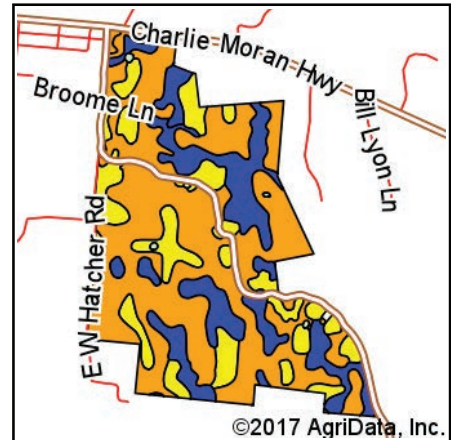
SOIL MAP



SURETY SOILS



Soils data provided by USDA and NRCS.



State: **Kentucky**
 County: **Hart**
 Location: **37° 9' 57.93, -85° 52' 11.04**
 Township: **Horse Cave**
 Acres: **635.57**
 Date: **5/22/2017**



Maps Provided By:



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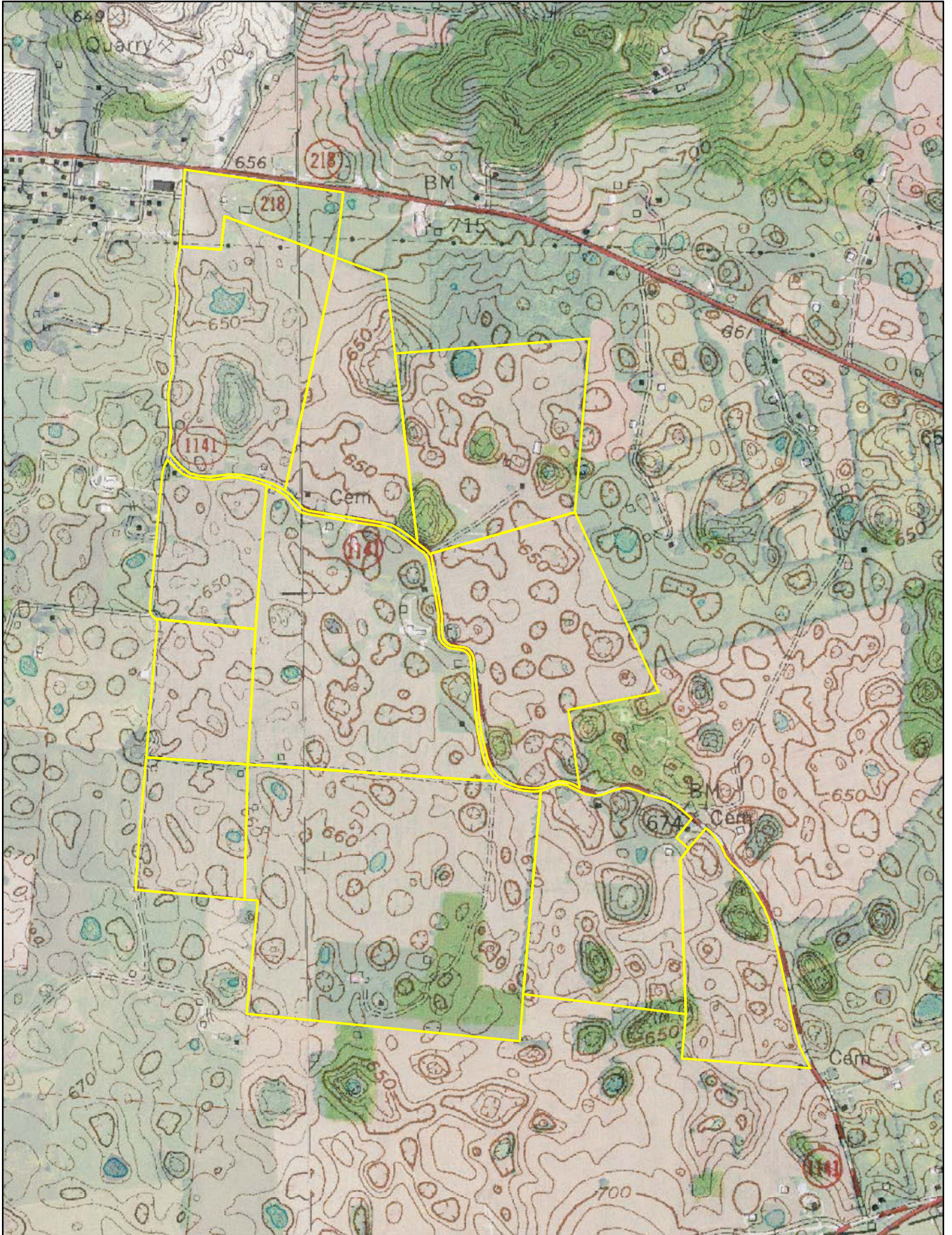


Area Symbol: KY647, Soil Area Version: 6

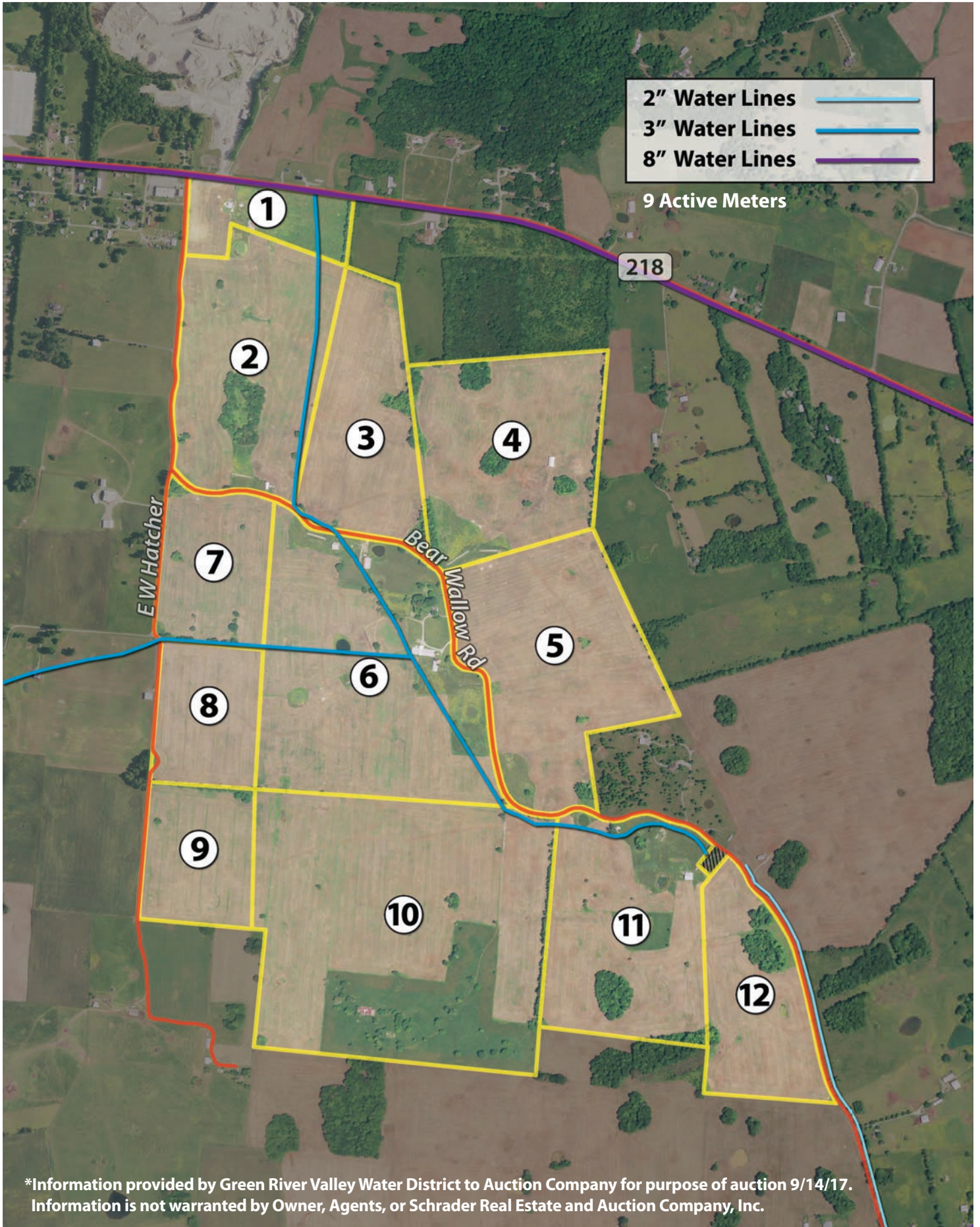
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Burley tobacco	Corn	Fire cured tobacco	Grass legume hay	Pasture	Soybeans	Winter wheat
BaC2	Baxter gravelly silt loam, 6 to 12 percent slopes, eroded	360.63	56.7%		IIle	6.5	3040	123		5.5	9.5	46	72
BaB	Baxter gravelly silt loam, 2 to 6 percent slopes	132.55	20.9%		Ile	6.5	3230	131		5.5	9.5	46	72
BaD2	Baxter gravelly silt loam, 12 to 20 percent slopes, eroded	128.75	20.3%		IVe	6.2	2470	105		5.2	8.9	39	60
CrB2	Crider silt loam, 2 to 6 percent slopes, eroded	9.88	1.6%		Ile	6.5	3800	166	4500	5.5	10	62	80
W	Water	1.90	0.3%										
Np	Nolin silt loam, depressional, frequently flooded	1.86	0.3%		IIIw	6.5	3800	158		5.5	10.5	65	80
Weighted Average						6.4	2969.1	121.4	70	5.4	9.4	44.7	69.5

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



WATERLINES



*Information provided by Green River Valley Water District to Auction Company for purpose of auction 9/14/17. Information is not warranted by Owner, Agents, or Schrader Real Estate and Auction Company, Inc.

An aerial photograph of a rural landscape. In the foreground, there are large, vibrant green fields with some brown patches and tire tracks. A paved road curves along the bottom edge. In the middle ground, a dense cluster of green trees is visible. To the right, a weathered wooden barn with a corrugated metal roof stands on a slight rise. In the background, a large, light-colored quarry or industrial site is situated on a hillside, surrounded by more green fields and a line of trees. The horizon shows rolling hills under a blue sky with scattered white clouds.

TAX INFORMATION

Chas, Inc.
633± Acres, Hart County, Horse Cave, KY

**Estimated 2017 Payable Tax
Per Tax Parcel/Year**

Tax Parcels 1 Thru 7

Tax Parcel #1	\$ 904.69
Tax Parcel #2	\$2,463.59
Tax Parcel #3	\$ 219.99
Tax Parcel #4	\$ 198.57
Tax Parcel #5	\$ 760.31
Tax Parcel #6	\$ 649.89
Tax Parcel #7	\$ 683.39

Total Estimated Tax \$5,880.43/yr.

Return to Bill Edit

Make Check Payable To:
Boston Hensley
Hart Co. Sheriff
P.O. Box 206
Munfordville, KY 42765

Receipt Of Payment
Commonwealth of Kentucky
2016 Hart County Standard Bill
Today's Date: Wednesday, June 14, 2017

CHAS CO INC
CHARLES D MOELLER ESTATE C/O CLAY W
BALYEAT
1728 ALLENTOWN RD
LIMA OH 45805

Bill Number: 1847
Map Number: 067-00-00-009.00
PVA Account Number:
Tax District: 05

Property Location:
0 BEARWALLOW RD

Deed Book / Deed Page:
164-174 / --

Property Description:
BARN & 130.169 AC BEARWALLOW RD

Farm Acres: 0
County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	77,100.00	AMBULANCE	0.0740	57.05
REAL_ESTATE	77,100.00	CAVERNA	0.7510	579.02
REAL_ESTATE	77,100.00	COUNTY	0.1050	80.96
REAL_ESTATE	77,100.00	LIBRARY	0.0760	58.60
REAL_ESTATE	77,100.00	STATE	0.1220	94.06
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
Total Assessment:				904.69

		Amount Due If:	
2% Discount		Paid By	Nov 30, 2016
Face Value	\$-18.09	Paid By	Dec 31, 2016
5% Penalty	\$45.23	Paid By	Jan 31, 2017
21% Penalty	\$189.98	Paid After	Jan 31, 2017
			\$886.60
			\$904.69
			\$949.92
			\$1,094.67

Payments:

Receipt Number
201611-1847-75562

Check / MO Number
000882

Paid By
Barbara

Payment Method
Check

Paid Date/Time
11/9/2016 1:27:00PM

Amount
\$886.60

Total Payments:
\$886.60

Balance Due: 0.00

Return to Bill Edit

Make Check Payable To:
 Boston Hensley
 Hart Co. Sheriff
 P.O. Box 206
 Munfordville, KY 42765

Receipt Of Payment
 Commonwealth of Kentucky
 2016 Hart County Standard Bill
 Today's Date: Wednesday, June 14, 2017

CHAS CO INC
 CHARLES D MOELLARESTATE C/O CLAY
 BALYEAT
 1728 ALLENTOWN RD
 LIMA OH 45805

Bill Number: 1848
 Map Number: 067-00-00-008.00
 PVA Account Number:
 Tax District: 05

Property Location:
 0 1025 BEARWALLOW RD

Deed Book / Deed Page:
 164-174 / --

Property Description:
 H & 128 AC 1565 BEARWALLOW RD

Farm Acres: 0
 County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	215,300.00	AMBULANCE	0.0740	159.32
REAL_ESTATE	215,300.00	CAVERNA	0.7510	1,616.90
REAL_ESTATE	215,300.00	COUNTY	0.1050	226.07
REAL_ESTATE	215,300.00	LIBRARY	0.0760	163.63
REAL_ESTATE	215,300.00	STATE	0.1220	262.67
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
Total Assessment:				2,463.59

Amount Due If:	
2% Discount	\$-49.27
Face Value	\$2,414.32
5% Penalty	\$123.18
21% Penalty	\$517.35
Total	\$2,980.94

Payments:

Receipt Number: 201611-1848-75562

Check / MO Number: 000982
 Paid By: Barbara
 Teller: Barbara

Payment Method: Check
 Paid Date/Time: 11/9/2016 1:27:00PM
 Amount: \$2,414.32
Total Payments: \$2,414.32

Balance Due: 0.00

Return to Bill Edit

Make Check Payable To:
 Boston Hensley
 Hart Co. Sheriff
 P.O. Box 206
 Munfordville, KY 42765

Receipt Of Payment
 Commonwealth of Kentucky
 2016 Hart County Standard Bill
 Today's Date: Wednesday, June 14, 2017

CHAS CO INC
 CHARLES D MOELLER ESTATE C/O CLAY W
 BAL YEAT
 1728 ALLENTOWN RD
 LIMA OH 45805

Bill Number: 1849
 Map Number: 067-00-00-006.00
 PVA Account Number:
 Tax District: 05

Property Location:
 0 515 BEARWALLOW RD

Deed Book / Deed Page:
 155-207 / --

Property Description:
 25.58 AC 515 BEARWALLOW RD

Farm Acres: 0
County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	16,400.00	AMBULANCE	0.0740	12.14
REAL_ESTATE	16,400.00	CAVERNA	0.7510	123.16
REAL_ESTATE	16,400.00	COUNTY	0.1050	17.22
REAL_ESTATE	16,400.00	LIBRARY	0.0760	12.46
REAL_ESTATE	16,400.00	STATE	0.1220	20.01
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
Total Assessment:				219.99

Amount Due If:	
2% Discount	Paid By Nov 30, 2016 \$215.59
Face Value	Paid By Dec 31, 2016 \$219.99
5% Penalty	Paid By Jan 31, 2017 \$230.99
21% Penalty	Paid After Jan 31, 2017 \$266.19

Payments:

Receipt Number	Check / MO Number	Paid By	Teller	Payment Method	Paid Date/Time	Amount
2016111-1849-75562	000982		Barbara	Check	11/9/2016 1:27:00PM	\$215.59
Total Payments:						\$215.59

Balance Due: 0.00

Return to Bill Edit

Make Check Payable To:
 Boston Hensley
 Hart Co. Sheriff
 P.O. Box 206
 Munfordville, KY 42765

Receipt Of Payment
 Commonwealth of Kentucky
 2016 Hart County Standard Bill
 Today's Date: Tuesday, June 13, 2017

CHAS CO INC
 CHARLES D MOELLARESTATE C/O CLAY
 BALYEAT
 1728 ALLENTOWN RD
 LIMA OH 45805

Bill Number: 1850
 Map Number: 067-00-00-007.00
 PVA Account Number:
 Tax District: 05

Property Location:
 0 BEARWALLOW RD

Deed Book / Deed Page:
 236-420 / --

Property Description:
 BARN & 14.62 AC BEARWALLOW RD

Farm Acres: 0
County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	14,500.00	AMBULANCE	0.0740	10.73
REAL_ESTATE	14,500.00	CAVERNA	0.7510	108.90
REAL_ESTATE	14,500.00	COUNTY	0.1050	15.23
REAL_ESTATE	14,500.00	LIBRARY	0.0760	11.02
REAL_ESTATE	14,500.00	STATE	0.1220	17.69
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
Total Assessment:				198.57

Amount Due If:	
2% Discount	\$-3.97
Face Value	
5% Penalty	\$9.93
21% Penalty	\$41.70
Total Due	
Paid By	Nov 30, 2016
Paid By	Dec 31, 2016
Paid By	Jan 31, 2017
Paid After	Jan 31, 2017
	\$194.60
	\$198.57
	\$208.50
	\$240.27

Payments:

Receipt Number	Check / MO Number	Paid By	Teller	Payment Method	Paid Date/Time	Amount
201611-1850-75562	000982		Barbara	Check	11/9/2016 1:27:00PM	\$194.60
Total Payments:						\$194.60

Balance Due: 0.00

Return to Bill Edit

Make Check Payable To:
 Boston Hensley
 Hart Co. Sheriff
 P.O. Box 206
 Munfordville, KY 42765

Receipt Of Payment
 Commonwealth of Kentucky
 2016 Hart County Standard Bill
 Today's Date: Wednesday, June 14, 2017

CHAS INC
 CHARLES D MOELLARESTATE C/O CLAY
 BALYEAT
 1728 ALLENTOWN RD
 LIMA OH 45805

Bill Number: 1852
 Map Number: 067-00-00-011.00
 PVA Account Number:
 Tax District: 01

Property Location:
 0 1565 BEARWALLOW RD

Deed Book / Deed Page:
 279-489 / --

Property Description:
 H & 91.852 AC 1565 BEARWALLOW RD

Farm Acres: 0
County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	63,900.00	AMBULANCE	0.0740	47.29
REAL_ESTATE	63,900.00	COUNTY	0.1050	67.10
REAL_ESTATE	63,900.00	LIBRARY	0.0760	48.56
REAL_ESTATE	63,900.00	SCHOOL	0.5850	373.82
REAL_ESTATE	63,900.00	STATE	0.1220	77.96
FIRE_AC	8.00	FIRE_AC	2.0000	0.16
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
Total Assessment:				649.89

Amount Due If:	
2% Discount	\$-13.00
Face Value	\$636.89
5% Penalty	\$32.49
21% Penalty	\$136.48
Total	\$636.89

Payments:

Receipt Number: 201611-1852-7562
 Check / MO Number: 000982

Payment Method: Check
Teller: Barbara
Paid By:
Check / MO Number: 000982
Paid Date/Time: 11/9/2016 1:27:00PM
Amount: \$636.89
Total Payments: \$636.89

Balance Due: 0.00

Return to Bill Edit

Receipt Of Payment
 Commonwealth of Kentucky
 2016 Hart County Standard Bill
 Today's Date: Wednesday, June 14, 2017

Make Check Payable To:
 Boston Hensley
 Hart Co. Sheriff
 P.O. Box 206
 Munfordville, KY 42765

CHAS INC
 CHARLES D MOELLARESTATE C/O CLAY
 BALLYEAT
 1728 ALLENTOWN RD
 LIMA OH 45805

Bill Number: 1851
 Map Number: 067-00-00-019.00
 PVA Account Number:
 Tax District: 05

Property Location:
 0 1651 CHARLIE MORAN HWY

Property Description:
 120.321 AC BEARWALLOW RD

Deed Book / Deed Page:
 290-684 / --

Farm Acres: 0
County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	64,300.00	AMBULANCE	0.0740	47.58
REAL_ESTATE	64,300.00	CAVERNA	0.7510	482.89
REAL_ESTATE	64,300.00	COUNTY	0.1050	67.52
REAL_ESTATE	64,300.00	LIBRARY	0.0760	48.87
REAL_ESTATE	64,300.00	STATE	0.1220	78.45
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
Total Assessment:				760.31

Amount Due If:	
2% Discount	Paid By Nov 30, 2016 \$745.10
Face Value	Paid By Dec 31, 2016 \$760.31
5% Penalty	Paid By Jan 31, 2017 \$798.33
21% Penalty	Paid After Jan 31, 2017 \$919.98

Payments:

Receipt Number	Check / MO Number	Paid By	Teller	Payment Method	Paid Date/Time	Amount
201611-1851-75562	000982	Barbara	Barbara	Check	11/9/2016 1:27:00PM	\$745.10
Total Payments:						\$745.10

Balance Due: 0.00

Return to Bill Edit

Make Check Payable To:
 Boston Hensley
 Hart Co. Sheriff
 P.O. Box 206
 Munfordsville, KY 42765

Receipt Of Payment
 Commonwealth of Kentucky
 2016 Hart County Standard Bill
 Today's Date: Wednesday, June 14, 2017

CHAS INC
 CHARLES D MOELLARESTATE C/O CLAY
 BALYEAT
 1728 ALLENTOWN RD
 LIMA OH 45805

Bill Number: 1853
 Map Number: 067-00-00-018.00
 PVA Account Number:
 Tax District: 01

Property Location:
 0 BEARWALLOW RD

Deed Book / Deed Page:
 254-443 / --

Property Description:
 BARN & 126.5 AC BEARWALLOW RD

Farm Acres: 0
County Clerk: Lisa Hensley

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / \$100	Tax
REAL_ESTATE	67,400.00	AMBULANCE	0.0740	49.88
REAL_ESTATE	67,400.00	COUNTY	0.1050	70.77
REAL_ESTATE	67,400.00	LIBRARY	0.0760	51.22
REAL_ESTATE	67,400.00	SCHOOL	0.5850	394.29
REAL_ESTATE	67,400.00	STATE	0.1220	82.23
FIRE_DUES	1.00	HORSE CAVE FIRE	35.0000	35.00
				683.39

Total Assessment:

Amount Due If:	
2% Discount	\$-13.67
Face Value	\$669.72
5% Penalty	\$34.17
21% Penalty	\$143.51
	\$826.90

Payments:

Receipt Number
 201611-1853-75562

Check / MO Number
 000982

Paid By

Teller
 Barbara

Payment Method
 Check

Paid Date/Time
 11/9/2016 1:27:00PM

Amount
 \$669.72

Total Payments:

Balance Due: 0.00



FSA INFORMATION & MAPS

E W Hatcher Rd

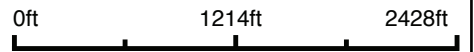
Aerial Map



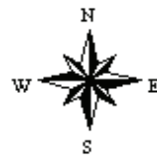
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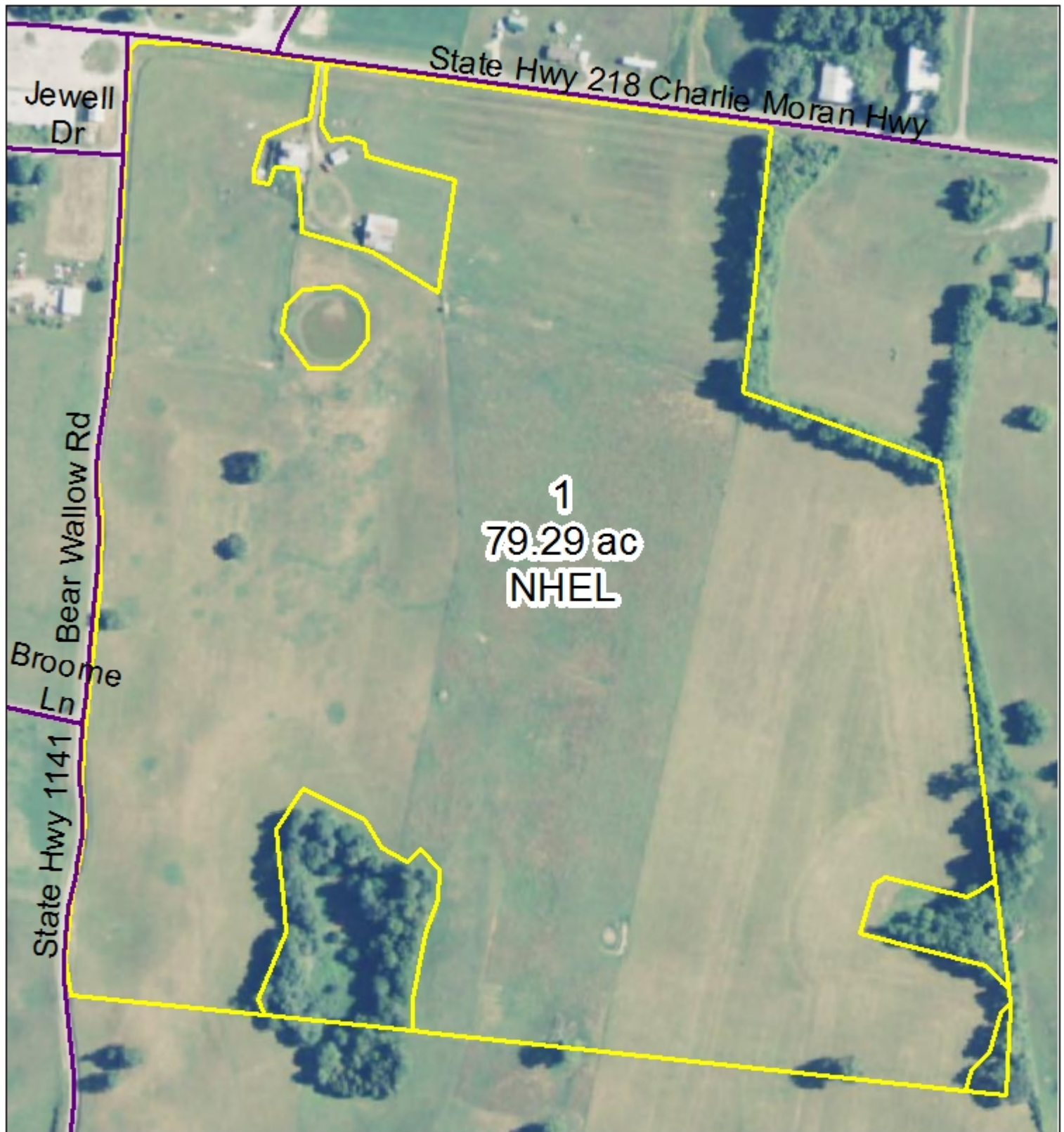
map center: 37° 9' 57.96, -85° 52' 11.04



Hart County
Kentucky



5/22/2017



United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2275

Hart County, KY

1:3,574

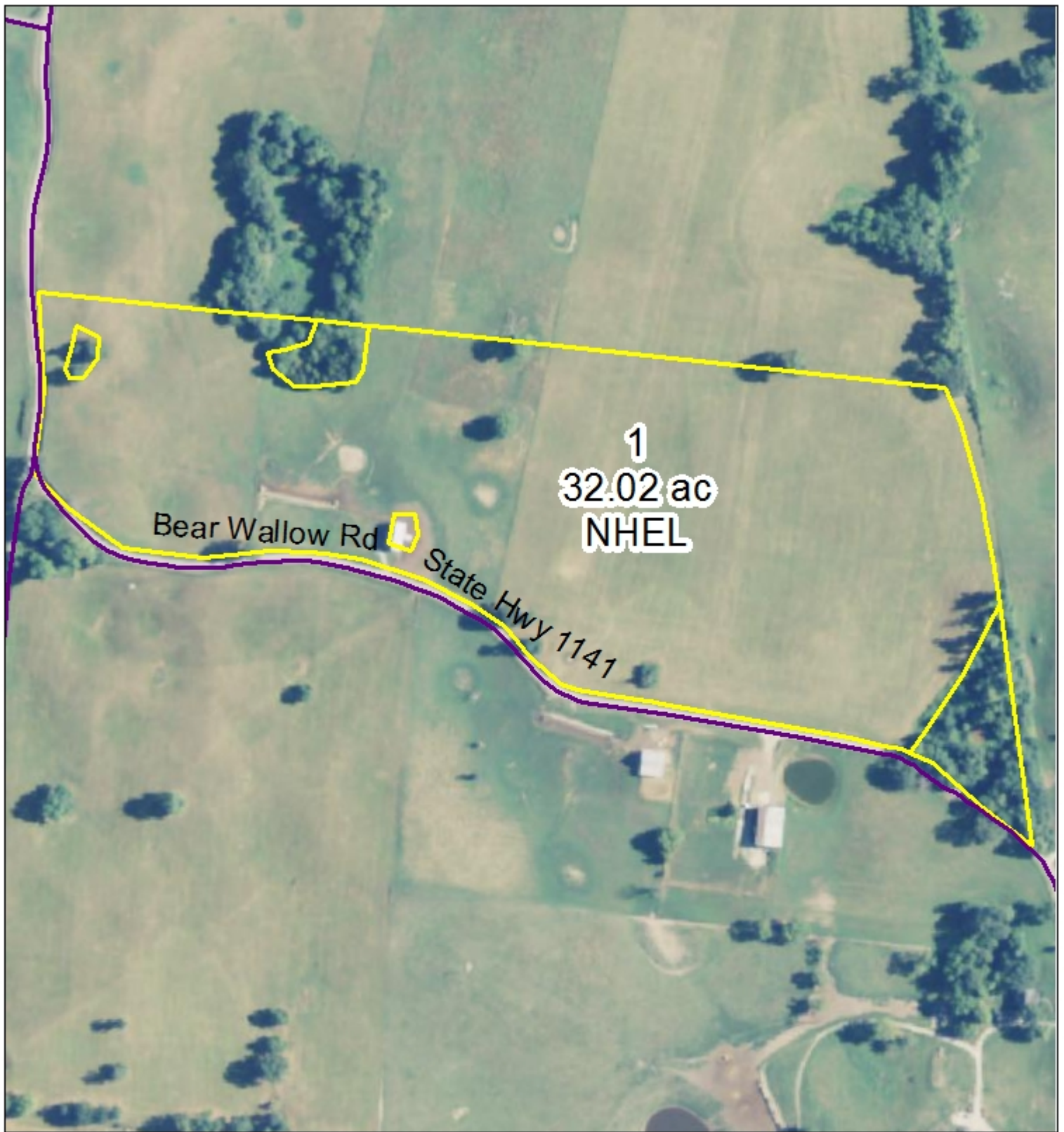
August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only



United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2277

Hart County, KY

1:3,696

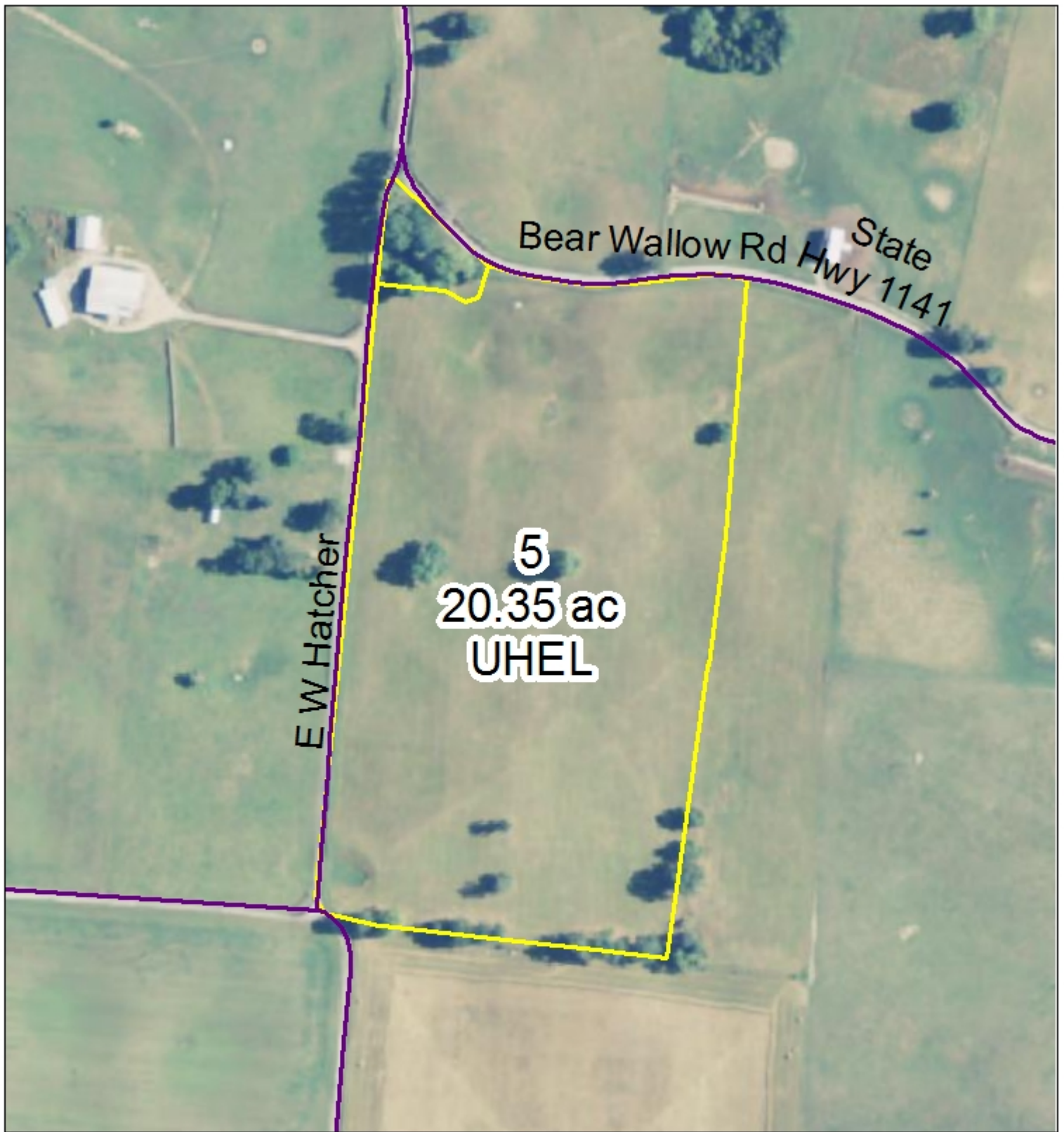
August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

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United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2278

Hart County, KY

1:3,103

August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

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United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2279

Hart County, KY

1:3,103

August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

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United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2280

Hart County, KY
1:3,103

August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only



United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2281

Hart County, KY

1:6,497

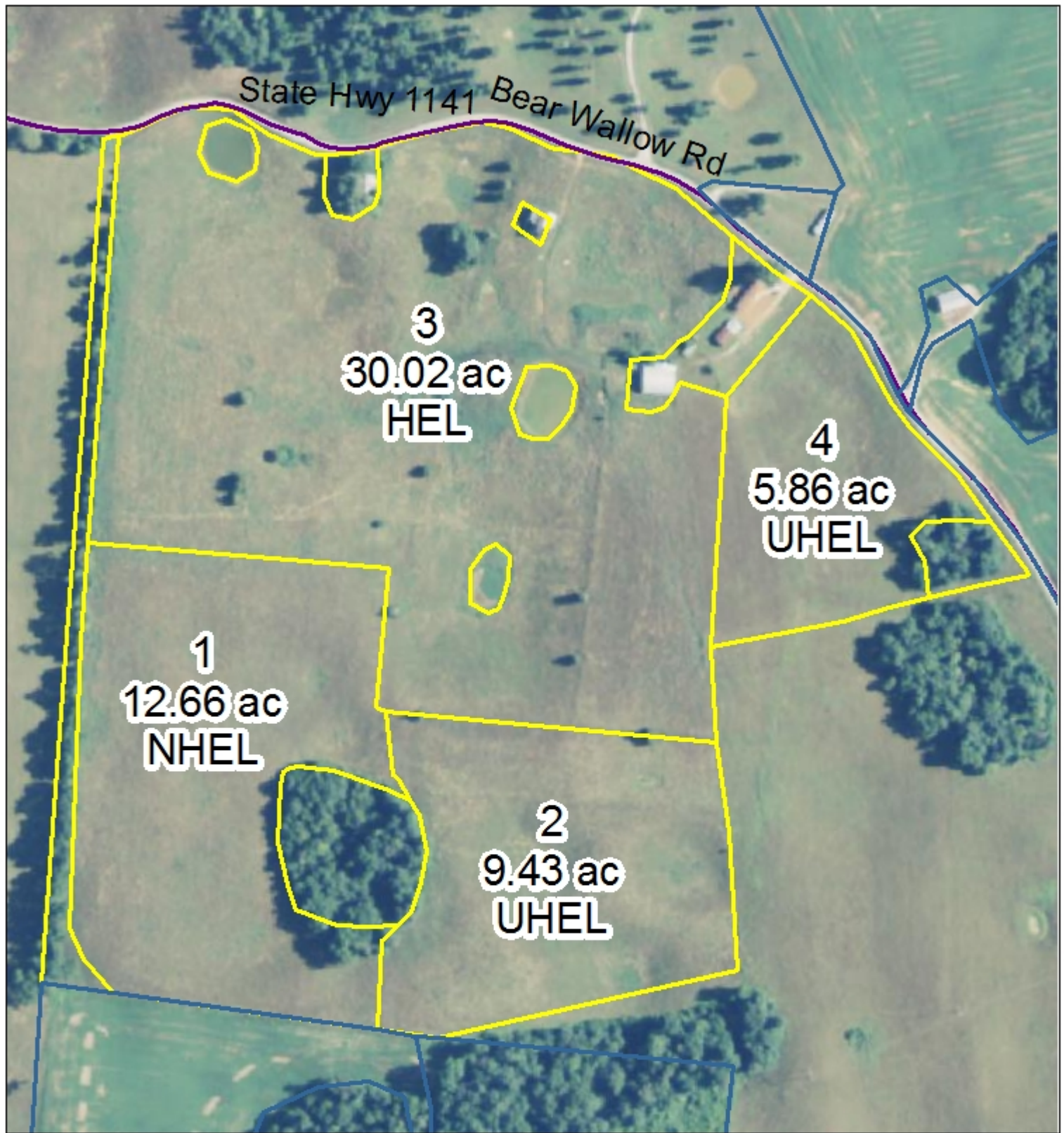
August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.du_a_ky009
- street100k_l_ky099
- GIS_KY.sde.du_a_ky099

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only



United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 2287

Hart County, KY

1:3,419

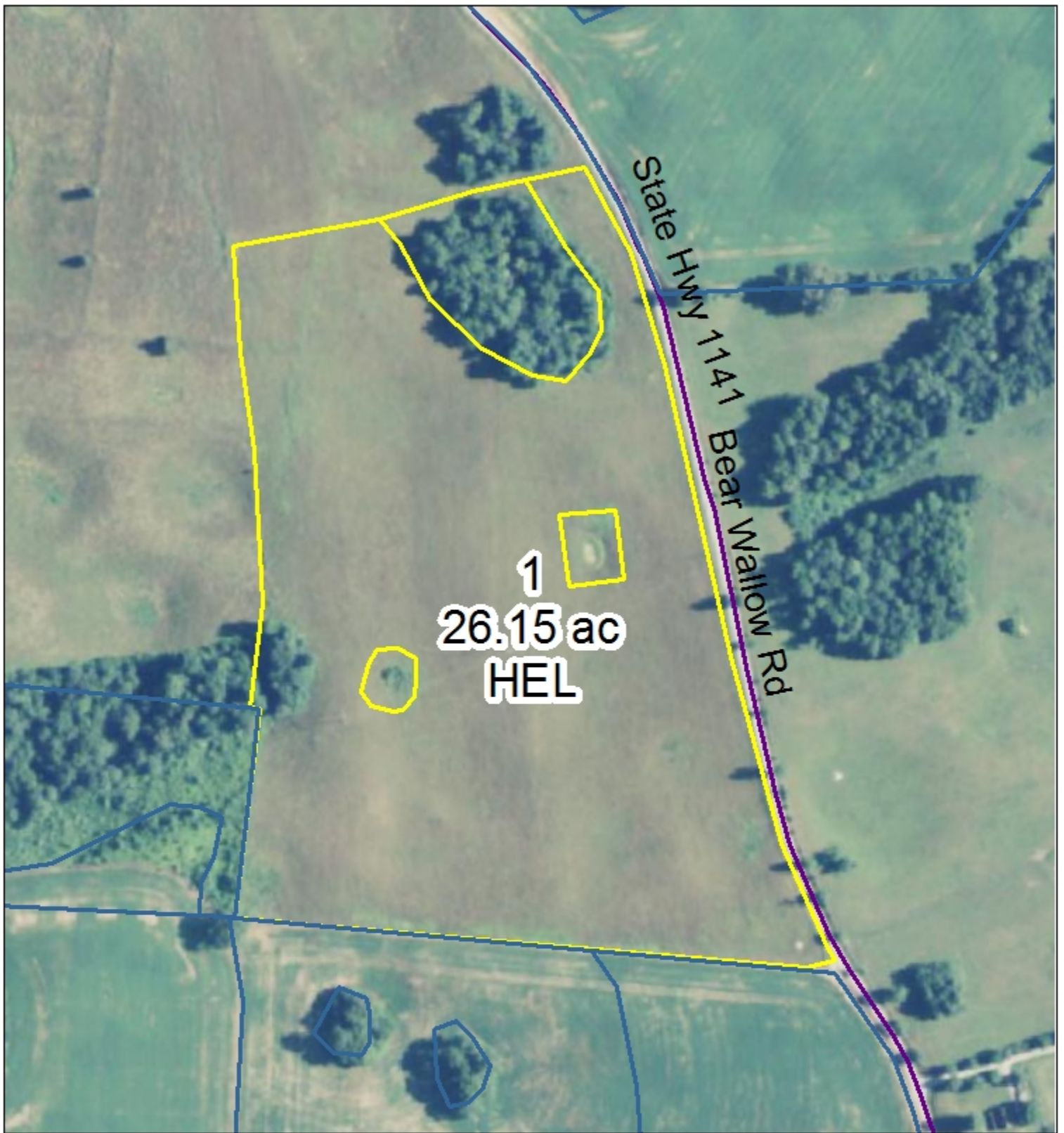
August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only



United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 6844

Hart County, KY

1:3,103

August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only



United States Department of Agriculture
Farm Service Agency

Farm: 7813
Tract: 8743

Hart County, KY
1:6,042

August 18, 2015



Legend

- ◆ 2015 Tobacco Measurements 2
- GIS_KY.sde.dlu_a_ky009
- street100k_l_ky099
- GIS_KY.sde.dlu_a_ky099

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only

Kentucky
 Hart
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 7813
 Prepared: 7/20/17 11:01 AM
 Crop Year: 2017
 Page: 1 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
CHAS INC		2008 21099 16

Farms Associated with Operator:
 None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
636.09	578.91	578.91	0.0	0.0	0.0	0.0	Active	9
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	578.91	0.0	0.0				

ARC/PLC			
ARC-IC	ARC-CO	PLC	PLC-Default
NONE	OATS , CORN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	10.1		39	0.0
CORN	71.5		92	0.0
Total Base Acres:	81.6			

Tract Number: 2275 Description: J10/2B

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
86.53	79.29	79.29	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	79.29	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.1		87	0.0
Total Base Acres:	21.1			

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Kentucky

U.S. Department of Agriculture

FARM: 7813

Hart

Farm Service Agency

Prepared: 7/20/17 11:01 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2017

Page: 2 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2277 Description: J11/2A

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
34.29	32.02	32.02	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	32.02	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	8.1		87	0.0		
Total Base Acres:	8.1					

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Tract Number: 2278 Description: J11/2A 2.5 M SE OF HORSE CAVE

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
21.0	20.35	20.35	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	20.35	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
OATS	0.8		39	0.0		
Total Base Acres:	0.8					

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Kentucky
 Hart
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 7813
 Prepared: 7/20/17 11:01 AM
 Crop Year: 2017
 Page: 3 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2279 Description: J11/2A

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
4.01	4.01	4.01	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	4.01	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
OATS	0.1		39	0.0		
Total Base Acres:	0.1					

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Tract Number: 2280 Description: J11/2A

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
14.97	13.78	13.78	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	13.78	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	0.2		86	0.0		
Total Base Acres:	0.2					

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Kentucky

U.S. Department of Agriculture

FARM: 7813

Hart

Farm Service Agency

Prepared: 7/20/17 11:01 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2017

Page: 4 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2281 Description: J11/2A 2.5 M SE OF HORSE CAVE ON BEARWALLOW ROAD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
256.47	225.86	225.86	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	225.86	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	9.2		39	0.0
CORN	34.4		99	0.0
Total Base Acres:	43.6			

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Tract Number: 2287 Description: K11/1A

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
64.67	57.97	57.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	57.97	0.0	0.0		

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Kentucky
Hart
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7813
Prepared: 7/20/17 11:01 AM
Crop Year: 2017
Page: 5 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 6844 Description: K111/1B

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
28.92	26.15	26.15	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	26.15	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	7.7		79	0.0
Total Base Acres:	7.7			

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP

Tract Number: 8743 Description: K111/1A IT BARREN CO. 2002 PART OF 7284

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
125.23	119.48	119.48	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	119.48	0.0	0.0		

Owners: CHAS INC

Other Producers: JENKINS FARM PARTNERSHIP



SURVEY PLAT & LEGALS

Chas Inc. Auction

September 14, 2017

Prorated Survey Cost Per Tract

<u>Tract(s)</u>	<u>Surveyed Acres</u>	<u>Prorated Cost</u>	<u>Seller</u>	<u>Buyer</u>
Tract 1	16.7	\$ 335.76	\$ 167.88	\$ 167.88
Tract 2	59.9	\$1,479.53	\$ 739.76	\$ 739.77
Tract 3	43.7	\$1,168.31	\$ 584.15	\$ 584.16
Tract 4	57.4	\$1,417.78	\$ 708.89	\$ 708.89
Tract 5	66.1	\$1,632.67	\$ 816.33	\$ 816.34
Tract 6	90.4	\$2,232.88	\$1,116.44	\$1,116.44
Tract 7	27.7	\$ 684.19	\$ 342.10	\$ 342.09
Tract 8	24.7	\$ 610.09	\$ 305.05	\$ 305.04
Tract 9	29.3	\$ 723.71	\$ 361.86	\$ 361.85
Tract 10	124.2	\$3,067.74	\$1,533.87	\$1,533.87
Tract 11	56.0	\$1,383.20	\$ 691.60	\$ 691.60
Tract 12	<u>36.2</u>	<u>\$ 894.14</u>	<u>\$ 447.07</u>	<u>\$ 447.07</u>
Totals	633	\$15,630.00	\$7,815.00	\$7,815.00

\$15,630.00 divided by 633 total surveyed acres = \$24.69/acre

Per the terms of the auction the Buyer(s) and Seller to divide cost equally.

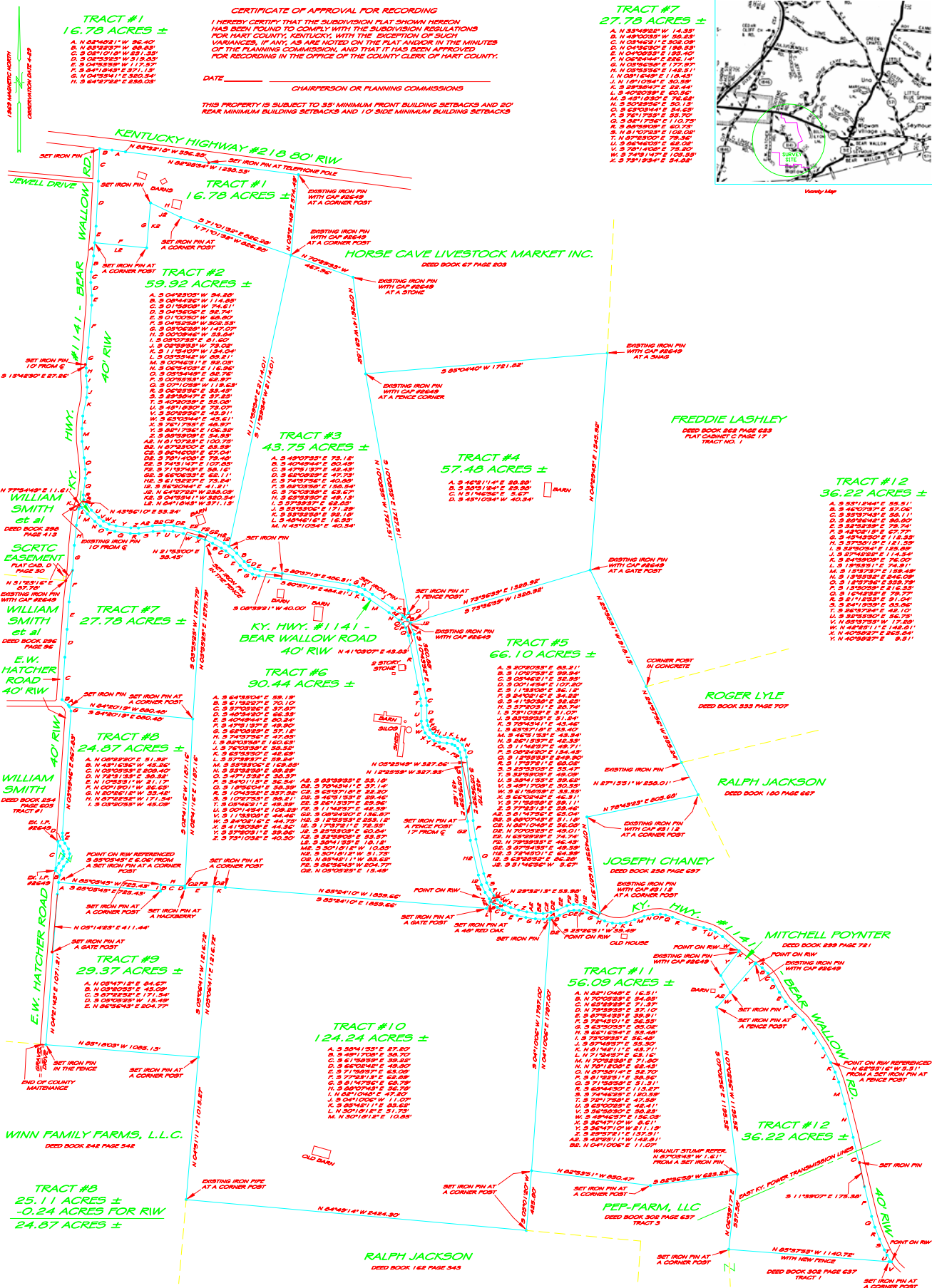


NANCE LAND SURVEYING

1750 Tompkinsville Rd. • Edmonton, KY 42129

(270) 432-3255

Customer's		
Order No.	Date <u>8-2</u>	20 <u>17</u>
Name	<u>SCHRADER REAL ESTATE & AUCTION</u>	
Address		
Attention Of:	Cash	Charge <input checked="" type="checkbox"/>
<u>STEVEN SLOVAKER</u>		
	DESCRIPTION	AMOUNT
	<u>SURVEY OF CHAS INC.</u>	
	<u>633.04 ACRES X \$20⁰⁰ PER ACRE</u>	<u>\$12660⁰⁰</u>
	<u>12 TRACTS X \$200⁰⁰ PER</u>	<u>\$2400⁰⁰</u>
	Surveying Fee <u>\$15060⁰⁰</u>	
	Signing Fee <u>\$550⁰⁰</u>	
	Recording Fee <u>\$20⁰⁰</u>	
	TOTAL <u>\$15630⁰⁰</u>	
All Claims And Returned Goods MUST Be Accompanied By This Bill.		
A Service Charge of 1½% will be added to accounts with balances over 30 days.		
Rec'd by		



CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HART COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF HART COUNTY.

DATE _____ CHAIRPERSON OR PLANNING COMMISSIONS
 THIS PROPERTY IS SUBJECT TO 35' MINIMUM FRONT BUILDING SETBACKS AND 20' REAR MINIMUM BUILDING SETBACKS AND 10' SIDE MINIMUM BUILDING SETBACKS

TRACT #7
 27.78 ACRES ±



THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS AND EASEMENTS.
 SET IRON PINS ARE 1 1/2" X 18" REAR WITH A YELLOW PLASTIC SURVEYERS CAP PLANTED TO MATCH RLS 3014
 FIELD BOOK 128 PAGES 1-12
 HANDS FILE NAME: CHAS-INC
 FILE NAME: CHAS-INC-137815
 DRAWN BY: MATT FROGGS

NANCE LAND SURVEYING
 1730 TOMPKINSVILLE ROAD, EDMONTON, KENTUCKY 42129 PHONE 270-438-3833

SOURCES OF TITLE
 TRACTS #1, #2 & #3 A PORTION OF DEED BOOK 290 PAGE 624
 TRACT #4 A PORTION OF DEED BOOK 250 PAGE 624 A PORTION OF DEED BOOK 184 PAGE 443
 TRACT #5 A PORTION OF DEED BOOK 254 PAGE 443
 TRACT #6 A PORTION OF DEED BOOK 184 PAGE 480 A PORTION OF DEED BOOK 184 PAGE 174
 TRACT #7 A PORTION OF DEED BOOK 184 PAGE 480 A PORTION OF DEED BOOK 184 PAGE 174
 TRACTS #8, #9 & #10 A PORTION OF DEED BOOK 184 PAGE 174
 TRACT #11 A PORTION OF DEED BOOK 278 PAGE 488
 TRACTS #11 & #12 A PORTION OF DEED BOOK 278 PAGE 488

633.04 TOTAL ACRES ±
 PROPERTY OF **CHAS, INC.**
 Located in the Bear Wallow community of Hart County, Kentucky I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME, BY THE METHOD OF RANDOM TRIANGLE WITH SUBORDINATE, THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE, AND THIS SURVEY SHOWS HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS SET FORTH BY 201 KAR 16.1.150.

JERRY D. NANCE, K.L.S. #3014 DATE _____
 FIELD DATE 7-17-2017 SCALE 1"=300'
 0 300 600

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 290, Page 684 recorded in the office of the Hart County Court Clerk) to be designated as Tract #1, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #1

Beginning at an existing iron pin with cap #2649 at a corner post on the r\w of Kentucky Highway #218 (80 ft. r/w) a corner to the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the r/w N 82 deg. 28 min. 34 sec. W 1238.53 ft. to a point on the r\w (referenced N 82 deg. 32 min. 18 sec. W 596.28 ft. from a set iron pin at a telephone pole); thence N 82 deg. 48 min. 21 sec. W 96.40 ft.; thence N 83 deg. 22 min. 37 sec. W 88.83 ft. to a set iron pin at the intersection of r\ws of Highway #218 (80 ft. r/w) and Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r/w); thence with the r\w of the Bear Wallow Road S 02 deg. 10 min. 18 sec. W 231.35 ft.; thence S 02 deg. 53 min. 25 sec. W 319.83 ft.; thence S 04 deg. 53 min. 59 sec. W 117.57 ft. to a set iron pin at a corner post on the r\w, a corner to Tract #2 of this division; thence with the line of Tract #2 S 84 deg. 18 min. 43 sec. E 371.13 ft. to a set iron pin at a corner post; thence N 04 deg. 55 min. 41 sec. E 320.54 ft. to a set iron pin; thence S 64 deg. 27 min. 22 sec. E 238.03 ft. to a set iron pin at a corner post; thence S 71 deg. 01 min. 32 sec. E 826.28 ft. to an existing iron pin with cap #2649 at a corner post, a corner to Tract #2, Tract #3 of this division and Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the line of the Livestock Market N 05 deg. 21 min. 48 sec. E 574.49 ft. to the beginning containing **16.78 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 290, Page 684 recorded in the office of the Hart County Court Clerk) to be designated as Tract #2, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #2

Beginning at a set iron pin at a corner post on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #1 of this division; thence with the r\w S 04 deg. 23 min. 05 sec. W 94.28 ft.; thence S 08 deg. 44 min. 26 sec. W 114.85 ft.; thence S 01 deg. 58 min. 08 sec. W 74.61 ft.; thence S 04 deg. 36 min. 06 sec. E 92.74 ft.; thence S 01 deg. 00 min. 50 sec. W 68.80 ft.; thence S 04 deg. 52 min. 58 sec. W 302.53 ft.; thence S 05 deg. 06 min. 28 sec. W 147.07 ft. to a point on the r\w (referenced S 15 deg. 42 min. 30 sec. E 27.26 ft. from a set iron pin, 10 ft. from the center of the road); thence still with the r\w S 00 deg. 09 min. 46 sec. W 53.84 ft.; thence S 05 deg. 07 min. 35 sec. E 81.60 ft.; thence S 02 deg. 59 min. 53 sec. W 73.02 ft.; thence S 11 deg. 54 min. 07 sec. W 134.04 ft.; thence S 03 deg. 55 min. 42 sec. W 89.21 ft.; thence S 00 deg. 46 min. 31 sec. E 92.03 ft.; thence S 06 deg. 54 min. 03 sec. E 116.96 ft.; thence S 05 deg. 34 min. 49 sec. E 82.76 ft.; thence S 00 deg. 55 min. 53 sec. E 62.97 ft.; thence S 07 deg. 10 min. 59 sec. W 119.63 ft.; thence S 06 deg. 25 min. 56 sec. E 33.45 ft. to a point on the r\w (referenced N 43 deg. 56 min. 10 sec. E 53.24 ft. from an existing iron pin on the southwest side of the Bear Wallow Road and 10 ft. east of the center of the E.W. Hatcher Road); thence still with the r\w of the Bear Wallow Road S 29 deg. 38 min. 47 sec. E 37.25 ft.; thence S 40 deg. 20 min. 39 sec. E 55.08 ft.; thence S 45 deg. 18 min. 30 sec. E 73.07 ft.; thence S 50 deg. 29 min. 56 sec. E 43.91 ft.; thence S 63 deg. 03 min. 44 sec. E 45.61 ft.; thence S 76 deg. 17 min. 55 sec. E 48.97 ft.; thence S 82 deg. 17 min. 36 sec. E 106.32 ft.; thence S 88 deg. 59 min. 09 sec. E 54.93 ft.; thence N 81 deg. 07 min. 23 sec. E 100.75 ft.; thence N 87 deg. 23 min. 00 sec. E 83.59 ft.; thence S 86 deg. 46 min. 05 sec. E 67.04 ft.; thence S 78 deg. 14 min. 08 sec. E 79.48 ft.; thence S 74 deg. 31 min. 47 sec. E 107.85 ft.; thence S 71 deg. 37 min. 43 sec. E 58.16 ft. to a point on the r\w (referenced N 21 deg. 53 min. 00 sec. E 38.45 ft. from a set iron pin in the fence on the south r\w, a corner to Tract #7 and Tract #6); thence still with the r\w S 66 deg. 06 min. 33 sec. E 62.11 ft.; thence S 61 deg. 32 min. 27 sec. E 73.24 ft.; thence S 56 deg. 20 min. 44 sec. E 41.21 ft. to a set iron pin on the r\w, a corner to Tract #3 of this division; thence with the line of Tract #3 N 11 deg. 59 min. 34 sec. E 2114.01 ft. to an existing iron pin with cap #2649 at a corner post, a corner to Tract #3 and the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203) and Tract #1 of this division; thence with the line of Tract #1 N 71 deg. 01 min. 32 sec. W 826.28 ft. to a set iron pin at a corner post; thence N 64 deg. 27 min. 22 sec. W 238.03 ft. to a set iron pin; thence S 04 deg. 55 min. 41 sec. W 320.54 ft. to a set iron pin at a corner post; thence N 84 deg. 18 min. 43 sec. W 371.13 ft. to the beginning containing **59.92 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 290, Page 684 recorded in the office of the Hart County Court Clerk) to be designated as Tract #3, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #3

Beginning at a set iron pin on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #2 of this division; thence with the r\w S 49 deg. 07 min. 35 sec. E 73.12 ft.; thence S 40 deg. 49 min. 44 sec. E 80.49 ft.; thence S 47 deg. 51 min. 37 sec. E 42.43 ft.; thence S 62 deg. 08 min. 09 sec. E 47.73 ft.; thence S 74 deg. 37 min. 56 sec. E 40.88 ft.; thence S 82 deg. 03 min. 58 sec. E 158.54 ft. to a set iron pin on the r\w; thence still with the r\w S 80 deg. 37 min. 19 sec. E 486.31 ft.; thence S 76 deg. 03 min. 38 sec. E 63.67 ft.; thence S 65 deg. 53 min. 50 sec. E 49.13 ft.; thence S 57 deg. 39 min. 37 sec. E 62.85 ft.; thence S 55 deg. 33 min. 06 sec. E 171.29 ft.; thence S 53 deg. 32 min. 58 sec. E 92.18 ft.; thence S 48 deg. 46 min. 16 sec. E 16.93 ft. to a set iron pin on the r\w, a corner to Tract #4 of this division; thence with the line of Tract #4 N 45 deg. 10 min. 34 sec. E 40.34 ft. to a set iron pin at a fence post; thence N 10 deg. 08 min. 55 sec. W 1727.51 ft. to an existing iron pin with cap #2649 at a fence corner, a corner to Tract #4 and the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the line of the Livestock Market N 07 deg. 26 min. 14 sec. W 691.82 ft. to an existing iron pin with cap #2649 at a stone; thence N 70 deg. 29 min. 33 sec. W 467.96 ft. to an existing iron pin with cap #2649 at a corner post, a corner to the Livestock Market, Tract #1 and Tract #2 of this division; thence with the line of Tract #2 S 11 deg. 59 min. 34 sec. W 2114.01 ft. to the beginning containing **43.75 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 290, Page 684 and a portion of Deed Book 254, Page 443 recorded in the office of the Hart County Court Clerk) to be designated as Tract #4, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #4

Beginning at a set iron pin on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #3 of this division; thence with the r\w S 46 deg. 21 min. 14 sec. E 28.28 ft.; thence S 38 deg. 31 min. 24 sec. E 29.98 ft. to an existing iron pin with cap #2649 on the r\w, a corner to Tract #5 of this division; thence with the line of Tract #5 N 51 deg. 46 min. 56 sec. E 5.67 ft. to a set iron pin at a fence post; thence N 73 deg. 36 min. 39 sec. E 1328.92 ft. to an existing iron pin with cap #2649 at a gate post, a corner to Tract #5 and Freddie Lashley (Deed Book 262, Page 623 and Plat Cabinet C, Page 17 - Tract No. 1); thence with the line of Lashley N 04 deg. 29 min. 43 sec. E 1545.92 ft. to an existing iron pin with cap #2649 at a snag, a corner to Lashley and the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the line of the Livestock Market S 85 deg. 04 min. 40 sec. W 1721.82 ft. to an existing iron pin with cap #2649 at a fence corner, a corner to the Livestock Market and Tract #3 of this division; thence with the line of Tract #3 S 10 deg. 08 min. 55 sec. E 1727.51 ft. to a set iron pin at a fence post; thence S 45 deg. 10 min. 34 sec. W 40.34 ft. to the beginning containing **57.48 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 254, Page 443 recorded in the office of the Hart County Court Clerk) to be designated as Tract #5, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #5

Beginning at an existing iron pin with cap #2649 on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #4 of this division; thence with the r\w S 20 deg. 20 min. 33 sec. E 83.21 ft.; thence S 10 deg. 43 min. 52 sec. E 360.88 ft.; thence S 10 deg. 27 min. 53 sec. E 99.94 ft.; thence S 05 deg. 46 min. 21 sec. E 52.95 ft.; thence S 00 deg. 14 min. 54 sec. E 107.20 ft.; thence S 11 deg. 33 min. 08 sec. E 36.12 ft.; thence S 24 deg. 02 min. 16 sec. E 34.22 ft.; thence S 41 deg. 30 min. 38 sec. E 32.65 ft.; thence S 57 deg. 20 min. 31 sec. E 28.74 ft.; thence S 73 deg. 10 min. 32 sec. E 31.07 ft.; thence S 83 deg. 39 min. 35 sec. E 51.24 ft.; thence S 78 deg. 43 min. 41 sec. E 43.46 ft.; thence S 65 deg. 37 min. 18 sec. E 33.40 ft.; thence S 46 deg. 51 min. 53 sec. E 43.34 ft.; thence S 26 deg. 15 min. 37 sec. E 42.33 ft.; thence S 11 deg. 42 min. 57 sec. E 49.71 ft. to a point on the r\w (referenced N 05 deg. 25 min. 49 sec. W 327.86 ft. from a set iron pin at a fence post, 17 ft. east of the center of the road); thence still with the r\w S 05 deg. 56 min. 59 sec. E 452.78 ft.; thence S 08 deg. 24 min. 20 sec. E 134.43 ft.; thence S 12 deg. 55 min. 53 sec. E 249.90 ft.; thence S 17 deg. 37 min. 21 sec. E 68.02 ft.; thence S 25 deg. 53 min. 03 sec. E 55.47 ft.; thence S 32 deg. 59 min. 05 sec. E 49.09 ft. to a point on the r\w (referenced N 29 deg. 32 min. 13 sec. E 53.98 ft. from a set iron pin at a 48" red oak, a corner to Tract #6 and Tract #10); thence still with the r\w S 38 deg. 41 min. 55 sec. E 39.62 ft.; thence S 49 deg. 17 min. 08 sec. E 30.55 ft.; thence S 61 deg. 58 min. 59 sec. E 33.35 ft.; thence S 66 deg. 02 min. 42 sec. E 46.31 ft.; thence S 71 deg. 58 min. 58 sec. E 59.11 ft.; thence S 77 deg. 23 min. 13 sec. E 59.46 ft.; thence S 81 deg. 47 min. 56 sec. E 65.04 ft.; thence S 88 deg. 07 min. 43 sec. E 51.18 ft.; thence N 82 deg. 10 min. 48 sec. E 56.08 ft.; thence N 70 deg. 05 min. 23 sec. E 49.01 ft.; thence N 65 deg. 29 min. 29 sec. E 74.74 ft.; thence N 79 deg. 39 min. 35 sec. E 46.43 ft.; thence S 87 deg. 54 min. 35 sec. E 49.59 ft.; thence S 72 deg. 45 min. 01 sec. E 64.99 ft.; thence S 63 deg. 28 min. 52 sec. E 86.28 ft. to an existing iron pin with cap #3112 at a corner post on the r\w, a corner to Joseph Chaney (Deed Book 258, Page 697); thence with the line of Chaney N 07 deg. 45 min. 52 sec. W 687.37 ft. to an existing iron pin with cap #3112 at a corner post; thence N 78 deg. 43 min. 23 sec. E 805.68 ft. to an existing iron pin with cap #3112 at a corner post, a corner to Chaney in the line of Ralph Jackson (Deed Book 180, Page 667); thence with the line of Jackson N 27 deg. 15 min. 51 sec. W 258.01 ft. to an existing iron pin, a corner to Jackson and Roger Lyle (Deed Book 333, Page 707); thence with the line of Lyle N 24 deg. 57 min. 56 sec. W 595.24 ft. to a corner post in concrete, a corner to Lyle and Freddie Lashley (Deed Book 262, Page 623 and Plat Cabinet C, Page 17 - Tract No. 1); thence with the line of Lashley N 25 deg. 38 min. 31 sec. W 918.13 ft. to an existing iron pin with cap #2649 at a gate post, a corner to Lashley and Tract #4 of this division; thence with the line of Tract #4 S 73 deg. 36 min. 39 sec. W 1328.92 ft. to a set iron pin at a fence post; thence S 51 deg. 46 min. 56 sec. W 5.67 ft. to the beginning containing **66.10 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 236, Page 420 and a portion of Deed Book 164, Page 174 - Farm 2 - Palmore Farm recorded in the office of the Hart County Court Clerk) to be designated as Tract #6, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #6

Beginning at a set iron pin in the fence on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #7 of this division; thence with the r\w S 64 deg. 35 min. 04 sec. E 59.19 ft.; thence S 61 deg. 32 min. 27 sec. E 70.10 ft.; thence S 57 deg. 05 min. 26 sec. E 37.87 ft.; thence S 48 deg. 34 min. 20 sec. E 66.33 ft.; thence S 40 deg. 49 min. 44 sec. E 80.24 ft.; thence S 47 deg. 51 min. 37 sec. E 49.90 ft.; thence S 62 deg. 08 min. 29 sec. E 57.12 ft.; thence S 74 deg. 37 min. 56 sec. E 47.85 ft.; thence S 82 deg. 03 min. 58 sec. E 160.63 ft. to a point on the r\w (referenced S 08 deg. 39 min. 21 sec. W 40.00 ft. ft. from a set iron pin on the north r\w, a corner to Tract #3); thence still with the r\w S 80 deg. 37 min. 19 sec. E 484.21 ft.; thence S 76 deg. 03 min. 38 sec. E 58.52 ft.; thence S 65 deg. 53 min. 50 sec. E 42.69 ft.; thence S 57 deg. 39 min. 37 sec. E 59.24 ft.; thence S 55 deg. 33 min. 06 sec. E 169.85 ft.; thence S 53 deg. 32 min. 58 sec. E 89.29 ft.; thence S 47 deg. 15 min. 32 sec. E 38.37 ft.; thence S 34 deg. 01 min. 15 sec. E 36.54 ft. to a point on the r\w (referenced N 41 deg. 03 min. 07 sec. E 43.83 ft. to an existing iron pin with cap #2649 on the northeast r\w, a corner to Tract #4 and Tract #5); thence still with the r\w S 18 deg. 56 min. 04 sec. E 58.39 ft.; thence S 10 deg. 43 min. 52 sec. E 357.92 ft.; thence S 10 deg. 27 min. 53 sec. E 98.21 ft.; thence S 05 deg. 46 min. 21 sec. E 49.39 ft.; thence S 00 deg. 14 min. 54 sec. E 109.23 ft.; thence S 11 deg. 33 min. 08 sec. E 44.46 ft.; thence S 24 deg. 02 min. 16 sec. E 44.75 ft.; thence S 41 deg. 30 min. 38 sec. E 44.36 ft.; thence S 57 deg. 20 min. 31 sec. E 39.86 ft.; thence S 73 deg. 10 min. 32 sec. E 40.30 ft.; thence S 83 deg. 39 min. 35 sec. E 53.18 ft.; thence S 78 deg. 43 min. 41 sec. E 37.14 ft.; thence S 65 deg. 37 min. 18 sec. E 22.20 ft.; thence S 46 deg. 51 min. 53 sec. E 29.46 ft.; thence S 26 deg. 15 min. 37 sec. E 29.96 ft.; thence S 11 deg. 42 min. 57 sec. E 42.59 ft. to a point on the r\w (referenced N 12 deg. 25 min. 59 sec. W 327.93 ft. from a set iron pin at a fence post, 17 ft. east of the center of the road); thence still with the r\w S 05 deg. 56 min. 59 sec. E 451.62 ft.; thence S 08 deg. 24 min. 20 sec. E 136.87 ft.; thence S 12 deg. 55 min. 53 sec. E 253.12 ft.; thence S 17 deg. 37 min. 21 sec. E 72.55 ft.; thence S 25 deg. 53 min. 03 sec. E 60.84 ft.; thence S 32 deg. 59 min. 05 sec. E 53.57 ft.; thence S 38 deg. 41 min. 55 sec. E 18.12 ft. to a point on the r\w, a corner to Tract #10 of this division; thence with the line of Tract #10 S 30 deg. 18 min. 12 sec. W 10.85 ft. to a set iron pin at a 48" red oak; thence S 30 deg. 18 min. 12 sec. W 51.73 ft. to a set iron pin at a gate post; thence N 85 deg. 24 min. 10 sec. W 1859.66 ft. to a set iron pin at a corner post; thence N 85 deg. 42 min. 11 sec. W 83.62 ft. to a set iron pin at a corner post, a corner to Tract #10 and Tract #9 of this division; thence with the line of Tract #9 S 86 deg. 56 min. 43 sec. W 204.77 ft. to a set iron pin at a hackberry; thence N 05 deg. 05 min. 25 sec. E 15.49 ft. to a set iron pin at a corner post, a corner to Tract #9 and Tract #8 of this division; thence with the line of Tract #8 N 02 deg. 41 min. 16 sec. E 1187.16 ft. to a set iron pin at a corner post, a corner to Tract #8 and Tract #7 of this division; thence with the line of Tract #7 N 03 deg. 55 min. 25 sec. E 1275.79 ft. to the beginning containing **90.44 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 236, Page 420 and a portion of Deed Book 164, Page 174 - Farm 2 - Palmore Farm and Farm 3 - Thee Smith Farm recorded in the office of the Hart County Court Clerk) to be designated as Tract #7, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #7

Beginning at a set iron pin on the east r\w of the E.W. Hatcher Road (40 ft. r\w) a corner to Tract #8 of this division; thence with the r\w N 33 deg. 49 min. 22 sec. W 14.35 ft.; thence N 49 deg. 00 min. 35 sec. W 58.23 ft.; thence N 03 deg. 46 min. 21 sec. E 302.09 ft.; thence N 04 deg. 36 min. 30 sec. E 198.53 ft.; thence N 04 deg. 08 min. 53 sec. E 195.40 ft.; thence N 06 deg. 24 min. 44 sec. E 226.14 ft. to a point on the r\w (referenced N 31 deg. 23 min. 16 sec. E 87.78 ft. from an existing iron pin with cap #2649 on the west r\w at the southeast corner of an S.C.R.T.C. easement (Plat Cabinet D, Page 30) a corner to William Smith et al (Deed Book 296, Page 96) and Willam Smith et al (Deed Book 298, Page 413)); thence still with the r\w N 03 deg. 56 min. 58 sec. E 177.97 ft.; thence N 05 deg. 55 min. 56 sec. E 142.51 ft.; thence N 08 deg. 16 min. 49 sec. E 118.43 ft.; thence N 18 deg. 10 min. 54 sec. E 30.59 ft. to a point at the intersection of r\ws of the E.W. Hatcher Road (40 ft. r\w) and Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) (said point being referenced N 77 deg. 54 min. 49 sec. E 11.61 ft. from an existing iron pin); thence with the r\w of Bear Wallow Road S 29 deg. 38 min. 47 sec. E 22.44 ft.; thence S 40 deg. 20 min. 39 sec. E 60.56 ft.; thence S 45 deg. 18 min. 30 sec. E 76.62 ft.; thence S 50 deg. 29 min. 56 sec. E 50.13 ft.; thence S 63 deg. 03 min. 44 sec. E 54.65 ft.; thence S 76 deg. 17 min. 55 sec. E 55.70 ft.; thence S 82 deg. 17 min. 36 sec. E 110.75 ft.; thence S 88 deg. 59 min. 09 sec. E 60.73 ft.; thence N 81 deg. 07 min. 23 sec. E 102.02 ft.; thence N 87 deg. 23 min. 00 sec. E 79.36 ft.; thence S 86 deg. 46 min. 05 sec. E 62.02 ft.; thence S 78 deg. 14 min. 08 sec. E 75.20 ft.; thence S 74 deg. 31 min. 47 sec. E 105.55 ft.; thence S 73 deg. 19 min. 34 sec. E 54.82 ft. to a set iron pin in the fence on the r\w, a corner to Tract #6 of this division; thence with the line of Tract #6 S 03 deg. 55 min. 25 sec. W 1275.79 ft. to a set iron pin at a corner post, a corner to Tract #6 and Tract #8 of this division; thence with the line of Tract #8 N 84 deg. 20 min. 19 sec. W 880.48 ft. to the beginning containing **27.78 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 164, Page 174 - Farm 2 - Palmore Farm recorded in the office of the Hart County Court Clerk) to be designated as Tract #8, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #8

Beginning at a point on the east r\w of the E.W. Hatcher Road (40 ft. r\w) (said point being referenced S 85 deg. 05 min. 45 sec. E 6.06 ft. from a set iron pin at a corner post) a corner to Tract #9 of this division; thence with the r\w N 08 deg. 22 min. 20 sec. E 51.92 ft. to a point on the r\w; thence crossing the r\w N 43 deg. 16 min. 36 sec. W 45.26 ft. to an existing iron pin with cap #2649 on the west r\w, a corner to William Smith (Deed Book 254, Page 605 - Tract #1); thence with the line of Smith N 05 deg. 05 min. 53 sec. E 208.40 ft. to an existing iron pin with cap #2649 on the west r\w, a corner to Smith; thence crossing the r\w N 72 deg. 31 min. 33 sec. E 38.32 ft. to a point on the east r\w; thence with the east r\w N 10 deg. 53 min. 31 sec. W 21.17 ft.; thence N 00 deg. 19 min. 01 sec. W 26.65 ft.; thence N 03 deg. 59 min. 46 sec. E 867.83 ft.; thence N 20 deg. 26 min. 12 sec. W 33.42 ft. to a set iron pin on the r\w, a corner to Tract #7 of this division; thence with the line of Tract #7 S 84 deg. 20 min. 19 sec. E 880.48 ft. to a set iron pin at a corner post, a corner to Tract #7 and Tract #6 of this division; thence with the line of Tract #6 S 02 deg. 41 min. 16 sec. W 1187.16 ft. to a set iron pin at a corner post, a corner to Tract #6 and Tract #9 of this division; thence with the line of Tract #9 N 87 deg. 22 min. 52 sec. W 171.54 ft. to a set iron pin at a corner post; thence S 03 deg. 20 min. 55 sec. W 45.09 ft. to a set iron pin at a corner post; thence N 85 deg. 05 min. 45 sec. W 725.43 ft. to the beginning containing 25.11 Acres, less 0.24 Acres for the r\w of the E.W. Hatcher Road (40 ft. r\w) leaving a balance of **24.87 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 164, Page 174 - Farm 2 - Palmore Farm recorded in the office of the Hart County Court Clerk) to be designated as Tract #9, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #9

Beginning at a set iron pin in the fence on the east r\w of the E.W. Hatcher Road (40 ft. r\w) at the end of County Maintenance, a corner to Winn Family Farms, L.L.C. (Deed Book 242, Page 542); thence with the r\w N 04 deg. 21 min. 43 sec. E 1071.21 ft. to a point on the r\w (referenced N 05 deg. 14 min. 23 sec. E 411.44 ft. from a set iron pin at a gate post); thence still with the r\w N 05 deg. 47 min. 12 sec. E 84.67 ft. to a point on the r\w (referenced S 85 deg. 05 min. 45 sec. E 6.06 ft. from a set iron pin at a corner post) a corner to Tract #8 of this division; thence with the line of Tract #8 S 85 deg. 05 min. 45 sec. E 725.43 ft. to a set iron pin at a corner post; thence N 03 deg. 20 min. 55 sec. E 45.09 ft. to a set iron pin at a corner post; thence S 87 deg. 22 min. 52 sec. E 171.54 ft. to a set iron pin at a corner post, a corner to Tract #8 and Tract #6 of this division; thence with the line of Tract #6 S 05 deg. 05 min. 25 sec. W 15.49 ft. to a set iron pin at a hackberry; thence N 86 deg. 56 min. 43 sec. E 204.77 ft. to a set iron pin at a corner post, a corner to Tract #6 and Tract #10 of this division; thence with the line of Tract #10 S 05 deg. 06 min. 41 sec. W 1216.72 ft. to a set iron pin at a corner post, a corner to Tract #10 and Winn Family Farms, L.L.C. (Deed Book 242, Page 542); thence with the line of Winn Farms N 85 deg. 18 min. 03 sec. W 1085.13 ft. to the beginning containing **29.37 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 164, Page 174 - Farm 2 - Palmore Farm recorded in the office of the Hart County Court Clerk) to be designated as Tract #10, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #10

Beginning at a point on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #6 of this division; thence with the r\w S 38 deg. 41 min. 55 sec. E 27.20 ft.; thence S 49 deg. 17 min. 08 sec. E 38.70 ft.; thence S 61 deg. 58 min. 59 sec. E 39.22 ft.; thence S 66 deg. 02 min. 42 sec. E 49.80 ft.; thence S 71 deg. 58 min. 57 sec. E 63.08 ft.; thence S 77 deg. 23 min. 13 sec. E 62.89 ft.; thence S 81 deg. 47 min. 56 sec. E 68.79 ft.; thence S 88 deg. 07 min. 43 sec. E 56.78 ft.; thence N 82 deg. 10 min. 48 sec. E 47.20 ft. to a point on the r\w, a corner to Tract #11 of this division; thence with the line of Tract #11 S 04 deg. 10 min. 06 sec. E 11.07 ft. to a set iron pin; thence S 04 deg. 10 min. 06 sec. W 1787.00 ft. to a set iron pin at a corner post, a corner to Tract #11 and Pep-Farm, LLC (Deed Book 302, Page 637 - Tract #3); thence with the line of Pep-Farm S 05 deg. 01 min. 20 sec. W 425.80 ft. to a set iron pin at a corner post, a corner to Pep-Farm in the line of Ralph Jackson (Deed Book 162, Page 343); thence with the line of Jackson N 84 deg. 49 min. 14 sec. W 2424.30 ft. to an existing iron pipe at a corner post, a corner to Jackson in the line of Winn Family Farms, L.L.C. (Deed Book 242, Page 542); thence with the line of Winn Farms N 04 deg. 51 min. 11 sec. E 1015.27 ft. to a set iron pin at a corner post, a corner to Winn Farms and Tract #9 of this division; thence with the line of Tract #9 N 05 deg. 06 min. 41 sec. E 1216.72 ft. to a set iron pin at a corner post, a corner to Tract #9 and Tract #6 of this division; thence with the line of Tract #6 S 85 deg. 42 min. 11 sec. E 83.62 ft. to a set iron pin at a corner post; thence S 85 deg. 24 min. 10 sec. E 1859.66 ft. to a set iron pin at a gate post; thence N 30 deg. 18 min. 12 sec. E 51.73 ft. to a set iron pin at a 48" red oak; thence N 30 deg. 18 min. 12 sec. E 10.85 ft. to the beginning containing **124.24 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 279, Page 489 recorded in the office of the Hart County Court Clerk) to be designated as Tract #11, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #11

Beginning at a point on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Tract #10 of this division; thence with the r\w N 82 deg. 10 min. 48 sec. E 16.51 ft.; thence N 70 deg. 05 min. 23 sec E 54.85 ft.; thence N 65 deg. 29 min. 29 sec. E 71.37 ft.; thence N 79 deg. 39 min. 35 sec. E 37.10 ft.; thence S 87 deg. 54 min. 35 sec. E 39.91 ft.; thence S 72 deg. 45 min. 01 sec. E 56.55 ft.; thence S 63 deg. 50 min. 55 sec. E 85.02 ft. to a point on the r\w (referenced S 23 deg. 26 min. 51 sec. W 39.49 ft. from an existing iron pin with cap #3112 at a corner post on the north r\w, a corner to Tract #5 and Joseph Chaney - Deed Book 258, Page 697); thence still with the r\w S 66 deg. 16 min. 54 sec. E 53.48 ft.; thence S 75 deg. 09 min. 35 sec. E 56.48 ft.; thence S 87 deg. 49 min. 57 sec. E 55.30 ft.; thence N 81 deg. 42 min. 11 sec. E 43.71 ft.; thence N 71 deg. 24 min. 57 sec. E 63.16 ft.; thence N 70 deg. 52 min. 38 sec. E 71.80 ft.; thence N 78 deg. 12 min. 08 sec. E 62.43 ft.; thence N 87 deg. 38 min. 14 sec. E 52.70 ft.; thence S 81 deg. 22 min. 51 sec. E 38.56 ft.; thence S 71 deg. 58 min. 58 sec. E 51.31 ft.; thence S 68 deg. 44 min. 30 sec. E 113.27 ft.; thence S 74 deg. 46 min. 25 sec. E 120.59 ft.; thence S 72 deg. 17 min. 58 sec. E 47.58 ft.; thence S 65 deg. 00 min. 25 sec. E 42.41 ft.; thence S 56 deg. 58 min. 30 sec. E 58.23 ft.; thence S 49 deg. 46 min. 57 sec. E 156.03 ft. to a point on the r\w, a corner to Mitchell Poynter (Deed Book 299, Page 721); thence with the line of Poynter S 36 deg. 47 min. 10 sec. W 8.61 ft. to an existing iron pin with cap #2649; thence S 36 deg. 47 min. 10 sec. W 211.19 ft. to an existing iron pin with cap #2649; thence S 29 deg. 57 min. 21 sec. E 137.91 ft. to a set iron pin, a corner to Poynter and Tract #12 of this division; thence with the line of Tract #12 S 42 deg. 25 min. 11 sec. W 142.81 ft. to a set iron pin at a fence post; thence S 07 deg. 02 min. 56 sec. E 1195.52 ft. to a walnut stump (referenced N 87 deg. 03 min. 43 sec. W 1.61 ft. from a set iron pin) a corner to Tract #12 and Pep-Farm, LLC (Deed Book 302, Page 637 - Tract #3); thence with the line of Pep-Farm S 82 deg. 36 min. 58 sec. W 623.23 ft. to a set iron pin at a corner post; thence N 82 deg. 53 min. 51 sec. W 850.47 ft. to a set iron pin at a corner post, a corner to Pep-Farm and Tract #10 of this division; thence with the line of Tract #10 N 04 deg. 10 min. 06 sec. E 1787.00 ft. to a set iron pin; thence N 04 deg. 10 min. 06 sec. E 11.07 ft. to the beginning containing **56.09 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date

SURVEYOR'S CERTIFICATE

I certify that I have made a survey of a portion of the property of **Chas Inc.** (a portion of Deed Book 279, Page 489 recorded in the office of the Hart County Court Clerk) to be designated as Tract #12, located in the Bear Wallow community of Hart County, Kentucky and being more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

Tract #12

Beginning at a point on the r\w of Kentucky Highway #1141 - the Bear Wallow Road (40 ft. r\w) a corner to Mitchell Poynter (Deed Book 299, Page 721); thence with the r\w S 53 deg. 12 min. 44 sec. E 55.51 ft.; thence S 46 deg. 07 min. 37 sec. E 57.06 ft.; thence S 35 deg. 37 min. 43 sec. E 58.11 ft.; thence S 28 deg. 26 min. 42 sec. E 98.80 ft.; thence S 32 deg. 52 min. 39 sec. E 79.74 ft.; thence S 42 deg. 02 min. 15 sec. E 67.77 ft.; thence S 45 deg. 43 min. 50 sec. E 112.33 ft.; thence S 37 deg. 38 min. 19 sec. E 121.59 ft.; thence S 32 deg. 50 min. 54 sec. E 125.89 ft.; thence S 27 deg. 42 min. 22 sec. E 114.54 ft. to a point on the r\w (referenced N 62 deg. 55 min. 16 sec. W 5.51 ft. from a set iron pin at a fence post); thence still with the r\w S 24 deg. 39 min. 09 sec. E 76.00 ft.; thence S 19 deg. 53 min. 51 sec. E 74.91 ft.; thence S 15 deg. 37 min. 37 sec. E 159.49 ft.; thence S 13 deg. 55 min. 32 sec. E 246.09 ft.; thence S 12 deg. 57 min. 36 sec. E 359.79 ft.; thence S 13 deg. 30 min. 59 sec. E 216.33 ft.; thence S 16 deg. 42 min. 32 sec. E 79.77 ft.; thence S 21 deg. 12 min. 53 sec. E 91.04 ft.; thence S 24 deg. 19 min. 39 sec. E 83.86 ft.; thence S 26 deg. 37 min. 24 sec. E 42.10 ft.; thence S 32 deg. 55 min. 30 sec. E 56.75 ft. to a point on the r\w, a corner to Pep-Farm, LLC (Deed Book 302, Page 637 - Tract #1); thence with the line of Pep-Farm N 85 deg. 37 min. 55 sec. W 17.28 ft. to a set iron pin at a corner post; thence with the new fence N 85 deg. 37 min. 55 sec. W 1140.72 ft. to a set iron pin at a corner post, a corner to Pep-Farm (Tract 1) and Pep-Farm (Tract 3); thence with the line of Pep-Farm (Tract 3) N 06 deg. 39 min. 17 sec. E 537.58 ft. to a walnut stump (referenced N 87 deg. 03 min. 43 sec. W 1.61 ft. from a set iron pin) a corner to Pep-Farm and Tract #11 of this division; thence with the line of Tract #11 N 07 deg. 02 min. 56 sec. W 1195.52 ft. to a set iron pin at a fence post; thence N 42 deg. 25 min. 11 sec. E 142.81 ft. to a set iron pin, a corner to Tract #11 and Mitchell Poynter (Deed Book 299, Page 721); thence with the line of Poynter N 40 deg. 58 min. 27 sec. E 265.84 ft. to an existing iron pin with cap #2649; thence N 40 deg. 58 min. 27 sec. E 9.51 ft. to the beginning containing **36.22 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

Jeffrey D. Nance K.L.S. #3014 Date



TITLE OPINION

TITLE OPINION

TO: Schrader Real Estate & Auction Company / Slonaker Farm Management
ATTENTION: R. Steven Slonaker, Cell:(765)969-1697
7141 College Corner Road
P.O. Box 202
Centerville, Indiana 47330

SUBJECT: Property being: **637 +/- Acres located on Bear Wallow Road, Horse Cave, (Hart County) Kentucky 42749.**

I certify that I have examined the properly indexed records in the Office of the Clerk of the Hart County Court relating to certain property described as follows, to-wit:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 1: - Consisting of **16.78 +/- Acres**

BEGINNING at an existing iron pin with cap #2649 at a corner post on the r\w of Kentucky Highway #218 (80 ft. r\w) a corner to the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the r\w N 82 deg. 28 min. 34 sec. W 1238.53 ft. to a point on the r\w (referenced N 82 deg. 32 min. 18 sec. W 596.28 ft. from a set iron pin at a telephone pole); thence N 82 deg. 48 min. 21 sec. W 96.40 ft.; thence N 83 deg. 22 min. 37 sec. W 88.83 ft. to a set iron pin at the intersection of r\ws of Highway #218 (80 ft. r\w) and Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w); thence with the r\w of the Bear Wallow Road S 02 deg. 10 min. 18 sec. W 231.35 ft.; thence S 02 deg. 53 min. 25 sec. W 319.83 ft.; thence S 04 deg. 53 min. 59 sec. W 117.57 ft. to a set iron pin at a corner post on the r\w, a corner to Tract #2 of this division; thence with the line of Tract #2 S 84 deg. 18 min. 43 sec. E 371.13 ft. to a set iron pin at a corner post; thence N 04 deg. 55 min. 41 sec. E 320.54 ft. to a set iron pin; thence S 64 deg. 27 min. 22 sec. E 238.03 ft. to a set iron pin at a corner post; thence S 71 deg. 01 min. 32 sec. E 826.28 ft. to an existing iron pin with cap #2649 at a corner post, a corner to Tract #2, Tract #3 of this division and Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the line of the Livestock Market N 05 deg. 21 min. 48 sec. E 574.49 ft. to the beginning containing **16.78 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated September 27th, 2007 from ROBERT B HENSLEY and JAN HENSLEY, husband and wife, recorded in **Deed Book 290, Page 684**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 2: - Consisting of **59.92 +/- Acres**

BEGINNING at a set iron pin at a corner post on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #1 of this division; thence with the r\w S 04 deg. 23 min. 05 sec. W 94.28

ft.; thence S 08 deg. 44 min. 26 sec. W 114.85 ft.; thence S 01 deg. 58 min. 08 sec. W 74.61 ft.; thence S 04 deg. 36 min. 06 sec. E 92.74 ft.; thence S 01 deg. 00 min. 50 sec. W 68.80 ft.; thence S 04 deg. 52 min. 58 sec. W 302.53 ft.; thence S 05 deg. 06 min. 28 sec. W 147.07 ft. to a point on the r\w (referenced S 15 deg. 42 min. 30 sec. E 27.26 ft. from a set iron pin, 10 ft. from the center of the road); thence still with the r\w S 00 deg. 09 min. 46 sec. W 53.84 ft.; thence S 05 deg. 07 min. 35 sec. E 81.60 ft.; thence S 02 deg. 59 min. 53 sec. W 73.02 ft.; thence S 11 deg. 54 min. 07 sec. W 134.04 ft.; thence S 03 deg. 55 min. 42 sec. W 89.21 ft.; thence S 00 deg. 46 min. 31 sec. E 92.03 ft.; thence S 06 deg. 54 min. 03 sec. E 116.96 ft.; thence S 05 deg. 34 min. 49 sec. E 82.76 ft.; thence S 00 deg. 55 min. 53 sec. E 62.97 ft.; thence S 07 deg. 10 min. 59 sec. W 119.63 ft.; thence S 06 deg. 25 min. 56 sec. E 33.45 ft. to a point on the r\w (referenced N 43 deg. 56 min. 10 sec. E 53.24 ft. from an existing iron pin on the southwest side of the Bear Wallow Road and 10 ft. east of the center of the E.W. Hatcher Road); thence still with the r\w of the Bear Wallow Road S 29 deg. 38 min. 47 sec. E 37.25 ft.; thence S 40 deg. 20 min. 39 sec. E 55.08 ft.; thence S 45 deg. 18 min. 30 sec. E 73.07 ft.; thence S 50 deg. 29 min. 56 sec. E 43.91 ft.; thence S 63 deg. 03 min. 44 sec. E 45.61 ft.; thence S 76 deg. 17 min. 55 sec. E 48.97 ft.; thence S 82 deg. 17 min. 36 sec. E 106.32 ft.; thence S 88 deg. 59 min. 09 sec. E 54.93 ft.; thence N 81 deg. 07 min. 23 sec. E 100.75 ft.; thence N 87 deg. 23 min. 00 sec. E 83.59 ft.; thence S 86 deg. 46 min. 05 sec. E 67.04 ft.; thence S 78 deg. 14 min. 08 sec. E 79.48 ft.; thence S 74 deg. 31 min. 47 sec. E 107.85 ft.; thence S 71 deg. 37 min. 43 sec. E 58.16 ft. to a point on the r\w (referenced N 21 deg. 53 min. 00 sec. E 38.45 ft. from a set iron pin in the fence on the south r\w, a corner to Tract #7 and Tract #6); thence still with the r\w S 66 deg. 06 min. 33 sec. E 62.11 ft.; thence S 61 deg. 32 min. 27 sec. E 73.24 ft.; thence S 56 deg. 20 min. 44 sec. E 41.21 ft. to a set iron pin on the r\w, a corner to Tract #3 of this division; thence with the line of Tract #3 N 11 deg. 59 min. 34 sec. E 2114.01 ft. to an existing iron pin with cap #2649 at a corner post, a corner to Tract #3 and the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203) and Tract #1 of this division; thence with the line of Tract #1 N 71 deg. 01 min. 32 sec. W 826.28 ft. to a set iron pin at a corner post; thence N 64 deg. 27 min. 22 sec. W 238.03 ft. to a set iron pin; thence S 04 deg. 55 min. 41 sec. W 320.54 ft. to a set iron pin at a corner post; thence N 84 deg. 18 min. 43 sec. W 371.13 ft. to the beginning containing **59.92 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated September 27th, 2007 from ROBERT B HENSLEY and JAN HENSLEY, husband and wife, recorded in **Deed Book 290, Page 684**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 3: - Consisting of **43.75 +/-** Acres

BEGINNING at a set iron pin on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #2 of this division; thence with the r\w S 49 deg. 07 min. 35 sec. E 73.12 ft.; thence S 40 deg. 49 min. 44 sec. E 80.49 ft.; thence S 47 deg. 51 min. 37 sec. E 42.43 ft.; thence S 62 deg. 08 min. 09 sec. E 47.73 ft.; thence S 74 deg. 37 min. 56 sec. E 40.88 ft.; thence S 82 deg. 03 min. 58 sec. E 158.54 ft. to a set iron pin on the r\w; thence still with the r\w S 80 deg. 37 min. 19 sec. E

486.31 ft.; thence S 76 deg. 03 min. 38 sec. E 63.67 ft.; thence S 65 deg. 53 min. 50 sec. E 49.13 ft.; thence S 57 deg. 39 min. 37 sec. E 62.85 ft.; thence S 55 deg. 33 min. 06 sec. E 171.29 ft.; thence S 53 deg. 32 min. 58 sec. E 92.18 ft.; thence S 48 deg. 46 min. 16 sec. E 16.93 ft. to a set iron pin on the r\w, a corner to Tract #4 of this division; thence with the line of Tract #4 N 45 deg. 10 min. 34 sec. E 40.34 ft. to a set iron pin at a fence post; thence N 10 deg. 08 min. 55 sec. W 1727.51 ft. to an existing iron pin with cap #2649 at a fence corner, a corner to Tract #4 and the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the line of the Livestock Market N 07 deg. 26 min. 14 sec. W 691.82 ft. to an existing iron pin with cap #2649 at a stone; thence N 70 deg. 29 min. 33 sec. W 467.96 ft. to an existing iron pin with cap #2649 at a corner post, a corner to the Livestock Market, Tract #1 and Tract #2 of this division; thence with the line of Tract #2 S 11 deg. 59 min. 34 sec. W 2114.01 ft. to the beginning containing **43.75 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated September 27th, 2007 from ROBERT B HENSLEY and JAN HENSLEY, husband and wife, recorded in **Deed Book 290, Page 684**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 4: - Consisting of **57.48 +/- Acres**

Beginning at a set iron pin on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #3 of this division; thence with the r\w S 46 deg. 21 min. 14 sec. E 28.28 ft.; thence S 38 deg. 31 min. 24 sec. E 29.98 ft. to an existing iron pin with cap #2649 on the r\w, a corner to Tract #5 of this division; thence with the line of Tract #5 N 51 deg. 46 min. 56 sec. E 5.67 ft. to a set iron pin at a fence post; thence N 73 deg. 36 min. 39 sec. E 1328.92 ft. to an existing iron pin with cap #2649 at a gate post, a corner to Tract #5 and Freddie Lashley (Deed Book 262, Page 623 and Plat Cabinet C, Page 17 – Tract No. 1); thence with the line of Lashley N 04 deg. 29 min. 43 sec. E 1545.92 ft. to an existing iron pin with cap #2649 at a snag, a corner to Lashley and the Horse Cave Livestock Market Inc. (Deed Book 67, Page 203); thence with the line of the Livestock Market S 85 deg. 04 min. 40 sec. W 1721.82 ft. to an existing iron pin with cap #2649 at a fence corner, a corner to the Livestock Market and Tract #3 of this division; thence with the line of Tract #3 S 10 deg. 08 min. 55 sec. E 1727.51 ft. to a set iron pin at a fence post; thence S 45 deg. 10 min. 34 sec. W 40.34 ft. to the beginning containing **57.48 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated September 27th, 2007 from ROBERT B HENSLEY and JAN HENSLEY, husband and wife, recorded in **Deed Book 290, Page 684**, and being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated January 30th, 2002 from JEAN MILLER HOUSE TARULLO and her husband MARION HOUSE; JAMES R. MILLER and NANCY MILLER, husband and

wife; CLARK D. WATTS and VALERIE ANN WATTS, husband and wife; and THOMAS B. MILLER, single, recorded in **Deed Book 254, Page 443**, both in the Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 5: - Consisting of **66.10 +/-** Acres

BEGINNING at an existing iron pin with cap #2649 on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #4 of this division; thence with the r\w S 20 deg. 20 min. 33 sec. E 83.21 ft.; thence S 10 deg. 43 min. 52 sec. E 360.88 ft.; thence S 10 deg. 27 min. 53 sec. E 99.94 ft.; thence S 05 deg. 46 min. 21 sec. E 52.95 ft.; thence S 00 deg. 14 min. 54 sec. E 107.20 ft.; thence S 11 deg. 33 min. 08 sec. E 36.12 ft.; thence S 24 deg. 02 min. 16 sec. E 34.22 ft.; thence S 41 deg. 30 min. 38 sec. E 32.65 ft.; thence S 57 deg. 20 min. 31 sec. E 28.74 ft.; thence S 73 deg. 10 min. 32 sec. E 31.07 ft.; thence S 83 deg. 39 min. 35 sec. E 51.24 ft.; thence S 78 deg. 43 min. 41 sec. E 43.46 ft.; thence S 65 deg. 37 min. 18 sec. E 33.40 ft.; thence S 46 deg. 51 min. 53 sec. E 43.34 ft.; thence S 26 deg. 15 min. 37 sec. E 42.33 ft.; thence S 11 deg. 42 min. 57 sec. E 49.71 ft. to a point on the r\w (referenced N 05 deg. 25 min. 49 sec. W 327.86 ft. from a set iron pin at a fence post, 17 ft. east of the center of the road); thence still with the r\w S 05 deg. 56 min. 59 sec. E 452.78 ft.; thence S 08 deg. 24 min. 20 sec. E 134.43 ft.; thence S 12 deg. 55 min. 53 sec. E 249.90 ft.; thence S 17 deg. 37 min. 21 sec. E 68.02 ft.; thence S 25 deg. 53 min. 03 sec. E 55.47 ft.; thence S 32 deg. 59 min. 05 sec. E 49.09 ft. to a point on the r\w (referenced N 29 deg. 32 min. 13 sec. E 53.98 ft. from a set iron pin at a 48" red oak, a corner to Tract #6 and Tract #10); thence still with the r\w S 38 deg. 41 min. 55 sec. E 39.62 ft.; thence S 49 deg. 17 min. 08 sec. E 30.55 ft.; thence S 61 deg. 58 min. 59 sec. E 33.35 ft.; thence S 66 deg. 02 min. 42 sec. E 46.31 ft.; thence S 71 deg. 58 min. 58 sec. E 59.11 ft.; thence S 77 deg. 23 min. 13 sec. E 59.46 ft.; thence S 81 deg. 47 min. 56 sec. E 65.04 ft.; thence S 88 deg. 07 min. 43 sec. E 51.18 ft.; thence N 82 deg. 10 min. 48 sec. E 56.08 ft.; thence N 70 deg. 05 min. 23 sec. E 49.01 ft.; thence N 65 deg. 29 min. 29 sec. E 74.74 ft.; thence N 79 deg. 39 min. 35 sec. E 46.43 ft.; thence S 87 deg. 54 min. 35 sec. E 49.59 ft.; thence S 72 deg. 45 min. 01 sec. E 64.99 ft.; thence S 63 deg. 28 min. 52 sec. E 86.28 ft. to an existing iron pin with cap #3112 at a corner post on the r\w, a corner to Joseph Chaney (Deed Book 258, Page 697); thence with the line of Chaney N 07 deg. 45 min. 52 sec. W 687.37 ft. to an existing iron pin with cap #3112 at a corner post; thence N 78 deg. 43 min. 23 sec. E 805.68 ft. to an existing iron pin with cap #3112 at a corner post, a corner to Chaney in the line of Ralph Jackson (Deed Book 180, Page 667); thence with the line of Jackson N 27 deg. 15 min. 51 sec. W 258.01 ft. to an existing iron pin, a corner to Jackson and Roger Lyle (Deed Book 333, Page 707); thence with the line of Lyle N 24 deg. 57 min. 56 sec. W 595.24 ft. to a corner post in concrete, a corner to Lyle and Freddie Lashley (Deed Book 262, Page 623 and Plat Cabinet C, Page 17 – Tract No. 1); thence with the line of Lashley N 25 deg. 38 min. 31 sec. W 918.13 ft. to an existing iron pin with cap #2649 at a gate post, a corner to Lashley and Tract #4 of this division; thence with the line of Tract #4 S 73 deg. 36 min. 39 sec. W 1328.92 ft. to a set iron pin at a fence post; thence S 51 deg. 46 min. 56 sec. W 5.67 ft. to the beginning containing **66.10 Acres** more or less. This property is subject to any existing r\w and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated January 30th, 2002 from JEAN MILLER HOUSE TARULLO and her husband MARION HOUSE; JAMES R. MILLER and NANCY MILLER, husband and wife; CLARK D. WATTS and VALERIE ANN WATTS, husband and wife; and THOMAS B. MILLER, single, recorded in **Deed Book 254, Page 443**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 6: - Consisting of **90.44 +/-** Acres

BEGINNING at a set iron pin in the fence on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #7 of this division; thence with the r\w S 64 deg. 35 min. 04 sec. E 59.19 ft.; thence S 61 deg. 32 min. 27 sec. E 70.10 ft.; thence S 57 deg. 05 min. 26 sec. E 37.87 ft.; thence S 48 deg. 34 min. 20 sec. E 66.33 ft.; thence S 40 deg. 49 min. 44 sec. E 80.24 ft.; thence S 47 deg. 51 min. 37 sec. E 49.90 ft.; thence S 62 deg. 08 min. 29 sec. E 57.12 ft.; thence S 74 deg. 37 min. 56 sec. E 47.85 ft.; thence S 82 deg. 03 min. 58 sec. E 160.63 ft. to a point on the r\w (referenced S 08 deg. 39 min. 21 sec. W 40.00 ft. from a set iron pin on the north r\w, a corner to Tract #3); thence still with the r\w S 80 deg. 37 min. 19 sec. E 484.21 ft.; thence S 76 deg. 03 min. 38 sec. E 58.52 ft.; thence S 65 deg. 53 min. 50 sec. E 42.69 ft.; thence S 57 deg. 39 min. 37 sec. E 59.24 ft.; thence S 55 deg. 33 min. 06 sec. E 169.85 ft.; thence S 53 deg. 32 min. 58 sec. E 89.29 ft.; thence S 47 deg. 15 min. 32 sec. E 38.37 ft.; thence S 34 deg. 01 min. 15 sec. E 36.54 ft. to a point on the r\w (referenced N 41 deg. 03 min. 07 sec. E 43.83 ft. to an existing iron pin with cap #2649 on the northeast r\w, a corner to Tract #4 and Tract #5); thence still with the r\w S 18 deg. 56 min. 04 sec. E 58.39 ft.; thence S 10 deg. 43 min. 52 sec. E 357.92 ft.; thence S 10 deg. 27 min. 53 sec. E 98.21 ft.; thence S 05 deg. 46 min. 21 sec. E 49.39 ft.; thence S 00 deg. 14 min. 54 sec. E 109.23 ft.; thence S 11 deg. 33 min. 08 sec. E 44.46 ft.; thence S 24 deg. 02 min. 16 sec. E 44.75 ft.; thence S 41 deg. 30 min. 38 sec. E 44.36 ft.; thence S 57 deg. 20 min. 31 sec. E 39.86 ft.; thence S 73 deg. 10 min. 32 sec. E 40.30 ft.; thence S 83 deg. 39 min. 35 sec. E 53.18 ft.; thence S 78 deg. 43 min. 41 sec. E 37.14 ft.; thence S 65 deg. 37 min. 18 sec. E 22.20 ft.; thence S 46 deg. 51 min. 53 sec. E 29.46 ft.; thence S 26 deg. 15 min. 37 sec. E 29.96 ft.; thence S 11 deg. 42 min. 57 sec. E 42.59 ft. to a point on the r\w (referenced N 12 deg. 25 min. 59 sec. W 327.93 ft. from a set iron pin at a fence post, 17 ft. east of the center of the road); thence still with the r\w S 05 deg. 56 min. 59 sec. E 451.62 ft.; thence S 08 deg. 24 min. 20 sec. E 136.87 ft.; thence S 12 deg. 55 min. 53 sec. E 253.12 ft.; thence S 17 deg. 37 min. 21 sec. E 72.55 ft.; thence S 25 deg. 53 min. 03 sec. E 60.84 ft.; thence S 32 deg. 59 min. 05 sec. E 53.57 ft.; thence S 38 deg. 41 min. 55 sec. E 18.12 ft. to a point on the r\w, a corner to Tract #10 of this division; thence with the line of Tract #10 S 30 deg. 18 min. 12 sec. W 10.85 ft. to a set iron pin at a 48" red oak; thence S 30 deg. 18 min. 12 sec. W 51.73 ft. to a set iron pin at a gate post; thence N 85 deg. 24 min. 10 sec. W 1859.66 ft. to a set iron pin at a corner post; thence N 85 deg. 42 min. 11 sec. W 83.62 ft. to a set iron pin at a corner post, a corner to Tract #10 and Tract #9 of this division; thence with the line of Tract #9 S 86 deg. 56 min. 43 sec. W 204.77 ft. to a set iron pin at a hackberry; thence N 05 deg. 05 min. 25 sec. E 15.49 ft. to a set iron pin at a corner post, a corner to Tract #9 and Tract #8 of this division; thence with the line of Tract #8 N 02 deg. 41 min. 16 sec. E 1187.16 ft. to a set iron pin at a corner post, a corner to Tract #8 and Tract #7 of this division; thence with the line of Tract #7 N 03 deg. 55 min. 25 sec. E 1275.79 ft. to the beginning containing **90.44 Acres** more or less. This property is subject

to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated May 19, 1999 from IRENE McDANIEL, a widow, recorded in **Deed Book 236, Page 420**, and being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated August 27th, 1984 from MOELLER LAND & CATTLE COMPANY, INC., an Ohio Corporation, recorded in **Deed Book 164, Page 174**, both in the Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 7: - Consisting of **27.78 +/-** Acres

BEGINNING at a set iron pin on the east r\w of the E.W. Hatcher Road (40 ft. r\w) a corner to Tract #8 of this division; thence with the r\w N 33 deg. 49 min. 22 sec. W 14.35 ft.; thence N 49 deg. 00 min. 35 sec. W 58.23 ft.; thence N 03 deg. 46 min. 21 sec. E 302.09 ft.; thence N 04 deg. 36 min. 30 sec. E 198.53 ft.; thence N 04 deg. 08 min. 53 sec. E 195.40 ft.; thence N 06 deg. 24 min. 44 sec. E 226.14 ft. to a point on the r\w (referenced N 31 deg. 23 min. 16 sec. E 87.78 ft. from an existing iron pin with cap #2649 on the west r\w at the southeast corner of an S.C.R.T.C. easement (Plat Cabinet D, Page 30) a corner to William Smith et al (Deed Book 296, Page 96) and Willam Smith et al (Deed Book 298, Page 413)); thence still with the r\w N 03 deg. 56 min. 58 sec. E 177.97 ft.; thence N 05 deg. 55 min. 56 sec. E 142.51 ft.; thence N 08 deg. 16 min. 49 sec. E 118.43 ft.; thence N 18 deg. 10 min. 54 sec. E 30.59 ft. to a point at the intersection of r\ws of the E.W. Hatcher Road (40 ft. r\w) and Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) (said point being referenced N 77 deg. 54 min. 49 sec. E 11.61 ft. from an existing iron pin); thence with the r\w of Bear Wallow Road S 29 deg. 38 min. 47 sec. E 22.44 ft.; thence S 40 deg. 20 min. 39 sec. E 60.56 ft.; thence S 45 deg. 18 min. 30 sec. E 76.62 ft.; thence S 50 deg. 29 min. 56 sec. E 50.13 ft.; thence S 63 deg. 03 min. 44 sec. E 54.65 ft.; thence S 76 deg. 17 min. 55 sec. E 55.70 ft.; thence S 82 deg. 17 min. 36 sec. E 110.75 ft.; thence S 88 deg. 59 min. 09 sec. E 60.73 ft.; thence N 81 deg. 07 min. 23 sec. E 102.02 ft.; thence N 87 deg. 23 min. 00 sec. E 79.36 ft.; thence S 86 deg. 46 min. 05 sec. E 62.02 ft.; thence S 78 deg. 14 min. 08 sec. E 75.20 ft.; thence S 74 deg. 31 min. 47 sec. E 105.55 ft.; thence S 73 deg. 19 min. 34 sec. E 54.82 ft. to a set iron pin in the fence on the r\w, a corner to Tract #6 of this division; thence with the line of Tract #6 S 03 deg. 55 min. 25 sec. W 1275.79 ft. to a set iron pin at a corner post, a corner to Tract #6 and Tract #8 of this division; thence with the line of Tract #8 N 84 deg. 20 min. 19 sec. W 880.48 ft. to the beginning containing **27.78 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation, derived title by deed dated May 19, 1999 from IRENE McDANIEL, a widow, recorded in **Deed Book 236, Page 420**, and being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated August 27th, 1984 from MOELLER LAND & CATTLE

COMPANY, INC., an Ohio Corporation, recorded in **Deed Book 164, Page 174**, both in the Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 8: - Consisting of **24.87** +/- Acres

BEGINNING at a point on the east r\w of the E.W. Hatcher Road (40 ft. r\w) (said point being referenced S 85 deg. 05 min. 45 sec. E 6.06 ft. from a set iron pin at a corner post) a corner to Tract #9 of this division; thence with the r\w N 08 deg. 22 min. 20 sec. E 51.92 ft. to a point on the r\w; thence crossing the r\w N 43 deg. 16 min. 36 sec. W 45.26 ft. to an existing iron pin with cap #2649 on the west r\w, a corner to William Smith (Deed Book 254, Page 605 – Tract #1); thence with the line of Smith N 05 deg. 05 min. 53 sec. E 208.40 ft. to an existing iron pin with cap #2649 on the west r\w, a corner to Smith; thence crossing the r\w N 72 deg. 31 min. 33 sec. E 38.32 ft. to a point on the east r\w; thence with the east r\w N 10 deg. 53 min. 31 sec. W 21.17 ft.; thence N 00 deg. 19 min. 01 sec. W 26.65 ft.; thence N 03 deg. 59 min. 46 sec. E 867.83 ft.; thence N 20 deg. 26 min. 12 sec. W 33.42 ft. to a set iron pin on the r\w, a corner to Tract #7 of this division; thence with the line of Tract #7 S 84 deg. 20 min. 19 sec. E 880.48 ft. to a set iron pin at a corner post, a corner to Tract #7 and Tract #6 of this division; thence with the line of Tract #6 S 02 deg. 41 min. 16 sec. W 1187.16 ft. to a set iron pin at a corner post, a corner to Tract #6 and Tract #9 of this division; thence with the line of Tract #9 N 87 deg. 22 min. 52 sec. W 171.54 ft. to a set iron pin at a corner post; thence S 03 deg. 20 min. 55 sec. W 45.09 ft. to a set iron pin at a corner post; thence N 85 deg. 05 min. 45 sec. W 725.43 ft. to the beginning containing 25.11 Acres, less 0.24 Acres for the r\w of the E.W. Hatcher Road (40 ft. r\w) leaving a balance of **24.87 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated August 27th, 1984 from MOELLER LAND & CATTLE COMPANY, INC., an Ohio Corporation, recorded in **Deed Book 164, Page 174**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 9: - Consisting of **29.37** +/- Acres

BEGINNING at a set iron pin in the fence on the east r\w of the E.W. Hatcher Road (40 ft. r\w) at the end of County Maintenance, a corner to Winn Family Farms, L.L.C. (Deed Book 242, Page 542); thence with the r\w N 04 deg. 21 min. 43 sec. E 1071.21 ft. to a point on the r\w (referenced N 05 deg. 14 min. 23 sec. E 411.44 ft. from a set iron pin at a gate post); thence still with the r\w N 05 deg. 47 min. 12 sec. E 84.67 ft. to a point on the r\w (referenced S 85 deg. 05 min. 45 sec. E 6.06 ft. from a set iron pin at a corner post) a corner to Tract #8 of this division; thence with the line of Tract #8 S 85 deg. 05 min. 45 sec. E 725.43 ft. to a set iron pin at a corner post; thence N 03 deg. 20 min. 55 sec. E 45.09 ft. to a set iron pin at a corner post; thence S 87 deg. 22 min. 52 sec. E 171.54 ft. to a set iron pin at a corner post, a corner to Tract #8 and

Tract #6 of this division; thence with the line of Tract #6 S 05 deg. 05 min. 25 sec. W 15.49 ft. to a set iron pin at a hackberry; thence N 86 deg. 56 min. 43 sec. E 204.77 ft. to a set iron pin at a corner post, a corner to Tract #6 and Tract #10 of this division; thence with the line of Tract #10 S 05 deg. 06 min. 41 sec. W 1216.72 ft. to a set iron pin at a corner post, a corner to Tract #10 and Winn Family Farms, L.L.C. (Deed Book 242, Page 542); thence with the line of Winn Farms N 85 deg. 18 min. 03 sec. W 1085.13 ft. to the beginning containing **29.37 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated August 27th, 1984 from MOELLER LAND & CATTLE COMPANY, INC., an Ohio Corporation, recorded in **Deed Book 164, Page 174**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 10: - Consisting of **124.24 +/-** Acres

BEGINNING at a point on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #6 of this division; thence with the r\w S 38 deg. 41 min. 55 sec. E 27.20 ft.; thence S 49 deg. 17 min. 08 sec. E 38.70 ft.; thence S 61 deg. 58 min. 59 sec. E 39.22 ft.; thence S 66 deg. 02 min. 42 sec. E 49.80 ft.; thence S 71 deg. 58 min. 57 sec. E 63.08 ft.; thence S 77 deg. 23 min. 13 sec. E 62.89 ft.; thence S 81 deg. 47 min. 56 sec. E 68.79 ft.; thence S 88 deg. 07 min. 43 sec. E 56.78 ft.; thence N 82 deg. 10 min. 48 sec. E 47.20 ft. to a point on the r\w, a corner to Tract #11 of this division; thence with the line of Tract #11 S 04 deg. 10 min. 06 sec. E 11.07 ft. to a set iron pin; thence S 04 deg. 10 min. 06 sec. W 1787.00 ft. to a set iron pin at a corner post, a corner to Tract #11 and Pep-Farm, LLC (Deed Book 302, Page 637 – Tract #3); thence with the line of Pep-Farm S 05 deg. 01 min. 20 sec. W 425.80 ft. to a set iron pin at a corner post, a corner to Pep-Farm in the line of Ralph Jackson (Deed Book 162, Page 343); thence with the line of Jackson N 84 deg. 49 min. 14 sec. W 2424.30 ft. to an existing iron pipe at a corner post, a corner to Jackson in the line of Winn Family Farms, L.L.C. (Deed Book 242, Page 542); thence with the line of Winn Farms N 04 deg. 51 min. 11 sec. E 1015.27 ft. to a set iron pin at a corner post, a corner to Winn Farms and Tract #9 of this division; thence with the line of Tract #9 N 05 deg. 06 min. 41 sec. E 1216.72 ft. to a set iron pin at a corner post, a corner to Tract #9 and Tract #6 of this division; thence with the line of Tract #6 S 85 deg. 42 min. 11 sec. E 83.62 ft. to a set iron pin at a corner post; thence S 85 deg. 24 min. 10 sec. E 1859.66 ft. to a set iron pin at a gate post; thence N 30 deg. 18 min. 12 sec. E 51.73 ft. to a set iron pin at a 48" red oak; thence N 30 deg. 18 min. 12 sec. E 10.85 ft. to the beginning containing **124.24 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated August 27th, 1984 from MOELLER LAND & CATTLE COMPANY, INC., an Ohio Corporation, recorded in **Deed Book 164, Page 174**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 11: - Consisting of **56.09 +/-** - Acres

BEGINNING at a point on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Tract #10 of this division; thence with the r\w N 82 deg. 10 min. 48 sec. E 16.51 ft.; thence N 70 deg. 05 min. 23 sec E 54.85 ft.; thence N 65 deg. 29 min. 29 sec. E 71.37 ft.; thence N 79 deg. 39 min. 35 sec. E 37.10 ft.; thence S 87 deg. 54 min. 35 sec. E 39.91 ft.; thence S 72 deg. 45 min. 01 sec. E 56.55 ft.; thence S 63 deg. 50 min. 55 sec. E 85.02 ft. to a point on the r\w (referenced S 23 deg. 26 min. 51 sec. W 39.49 ft. from an existing iron pin with cap #3112 at a corner post on the north r\w, a corner to Tract #5 and Joseph Chaney – Deed Book 258, Page 697); thence still with the r\w S 66 deg. 16 min. 54 sec. E 53.48 ft.; thence S 75 deg. 09 min. 35 sec. E 56.48 ft.; thence S 87 deg. 49 min. 57 sec. E 55.30 ft.; thence N 81 deg. 42 min. 11 sec. E 43.71 ft.; thence N 71 deg. 24 min. 57 sec. E 63.16 ft.; thence N 70 deg. 52 min. 38 sec. E 71.80 ft.; thence N 78 deg. 12 min. 08 sec. E 62.43 ft.; thence N 87 deg. 38 min. 14 sec. E 52.70 ft.; thence S 81 deg. 22 min. 51 sec. E 38.56 ft.; thence S 71 deg. 58 min. 58 sec. E 51.31 ft.; thence S 68 deg. 44 min. 30 sec. E 113.27 ft.; thence S 74 deg. 46 min. 25 sec. E 120.59 ft.; thence S 72 deg. 17 min. 58 sec. E 47.58 ft.; thence S 65 deg. 00 min. 25 sec. E 42.41 ft.; thence S 56 deg. 58 min. 30 sec. E 58.23 ft.; thence S 49 deg. 46 min. 57 sec. E 156.03 ft. to a point on the r\w, a corner to Mitchell Poynter (Deed Book 299, Page 721); thence with the line of Poynter S 36 deg. 47 min. 10 sec. W 8.61 ft. to an existing iron pin with cap #2649; thence S 36 deg. 47 min. 10 sec. W 211.19 ft. to an existing iron pin with cap #2649; thence S 29 deg. 57 min. 21 sec. E 137.91 ft. to a set iron pin, a corner to Poynter and Tract #12 of this division; thence with the line of Tract #12 S 42 deg. 25 min. 11 sec. W 142.81 ft. to a set iron pin at a fence post; thence S 07 deg. 02 min. 56 sec. E 1195.52 ft. to a walnut stump (referenced N 87 deg. 03 min. 43 sec. W 1.61 ft. from a set iron pin) a corner to Tract #12 and Pep-Farm, LLC (Deed Book 302, Page 637 – Tract #3); thence with the line of Pep-Farm S 82 deg. 36 min. 58 sec. W 623.23 ft. to a set iron pin at a corner post; thence N 82 deg. 53 min. 51 sec. W 850.47 ft. to a set iron pin at a corner post, a corner to Pep-Farm and Tract #10 of this division; thence with the line of Tract #10 N 04 deg. 10 min. 06 sec. E 1787.00 ft. to a set iron pin; thence N 04 deg. 10 min. 06 sec. E 11.07 ft. to the beginning containing **56.09 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated December 30, 2005, from EVA W. SHIRLEY, single, recorded in **Deed Book 279, Page 489**, Office of the Hart County Court Clerk.

Unless otherwise specified, any monument referred to herein as a set iron pin is a 1/2" x 18" rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All bearings stated herein are referred to the magnetic meridian as observed April 29th 1969.

TRACT 12: - Consisting of **36.22 +/-** - Acres

BEGINNING at a point on the r\w of Kentucky Highway #1141 – the Bear Wallow Road (40 ft. r\w) a corner to Mitchell Poynter (Deed Book 299,

Page 721); thence with the r\w S 53 deg. 12 min. 44 sec. E 55.51 ft.; thence S 46 deg. 07 min. 37 sec. E 57.06 ft.; thence S 35 deg. 37 min. 43 sec. E 58.11 ft.; thence S 28 deg. 26 min. 42 sec. E 98.80 ft.; thence S 32 deg. 52 min. 39 sec. E 79.74 ft.; thence S 42 deg. 02 min. 15 sec. E 67.77 ft.; thence S 45 deg. 43 min. 50 sec. E 112.33 ft.; thence S 37 deg. 38 min. 19 sec. E 121.59 ft.; thence S 32 deg. 50 min. 54 sec. E 125.89 ft.; thence S 27 deg. 42 min. 22 sec. E 114.54 ft. to a point on the r\w (referenced N 62 deg. 55 min. 16 sec. W 5.51 ft. from a set iron pin at a fence post); thence still with the r\w S 24 deg. 39 min. 09 sec. E 76.00 ft.; thence S 19 deg. 53 min. 51 sec. E 74.91 ft.; thence S 15 deg. 37 min. 37 sec. E 159.49 ft.; thence S 13 deg. 55 min. 32 sec. E 246.09 ft.; thence S 12 deg. 57 min. 36 sec. E 359.79 ft.; thence S 13 deg. 30 min. 59 sec. E 216.33 ft.; thence S 16 deg. 42 min. 32 sec. E 79.77 ft.; thence S 21 deg. 12 min. 53 sec. E 91.04 ft.; thence S 24 deg. 19 min. 39 sec. E 83.86 ft.; thence S 26 deg. 37 min. 24 sec. E 42.10 ft.; thence S 32 deg. 55 min. 30 sec. E 56.75 ft. to a point on the r\w, a corner to Pep-Farm, LLC (Deed Book 302, Page 637 – Tract #1); thence with the line of Pep-Farm N 85 deg. 37 min. 55 sec. W 17.28 ft. to a set iron pin at a corner post; thence with the new fence N 85 deg. 37 min. 55 sec. W 1140.72 ft. to a set iron pin at a corner post, a corner to Pep-Farm (Tract 1) and Pep-Farm (Tract 3); thence with the line of Pep-Farm (Tract 3) N 06 deg. 39 min. 17 sec. E 537.58 ft. to a walnut stump (referenced N 87 deg. 03 min. 43 sec. W 1.61 ft. from a set iron pin) a corner to Pep-Farm and Tract #11 of this division; thence with the line of Tract #11 N 07 deg. 02 min. 56 sec. W 1195.52 ft. to a set iron pin at a fence post; thence N 42 deg. 25 min. 11 sec. E 142.81 ft. to a set iron pin, a corner to Tract #11 and Mitchell Poynter (Deed Book 299, Page 721); thence with the line of Poynter N 40 deg. 58 min. 27 sec. E 265.84 ft. to an existing iron pin with cap #2649; thence N 40 deg. 58 min. 27 sec. E 9.51 ft. to the beginning containing **36.22 Acres** more or less. This property is subject to any existing r\ws and easements. Witness my signature this 17th day of July 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Being a portion of the property to which CHAS, INC., an Ohio Corporation by deed dated December 30, 2005, from EVA W. SHIRLEY, single, recorded in **Deed Book 279, Page 489**, Office of the Hart County Court Clerk.

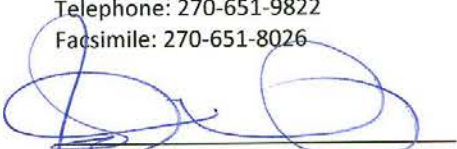
And from my search of said records, which extends from August 3rd, 2017 at 10:30 a.m., the date and time of this certification, back to a period of thirty (30) years, I find fee simple title to the said property vested in **CHAS, INC., an Ohio Corporation**; subject only to the following exceptions:

1. Any law, ordinance or governmental regulation, including but not limited to, building and zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions, or location of any improvement now or hereafter erected on said land, and including the rules and regulations of any applicable planning and zoning commission.
2. Any mechanic's liens or liens of a similar nature under KRS 376.010 et seq., which, although not of record at this point, might be filed of record at a later date and would relate back to the period of this certification.
3. Any discrepancy in acreage, boundary or location of improvements that would be revealed by an accurate survey.
4. Oil, gas and mineral interests WERE NOT EXAMINED and ARE EXCLUDED FROM this certification of title.

5. Property taxes for the year **2017**, which are not yet due and payable, constitute a lien and any taxes or special assessments which are not shown as existing liens by public record.
6. Any and all utility rights of way, and easements affecting and/or going across the subject property, including but not limited to **Plat Cabinet F, Page 62**, in the Office of the Hart County Court Clerk, Munfordville, Kentucky 42765.
7. Any problems that may arise from CHAS, INC., having a standing of "Bad" with the Kentucky Office of the Secretary of State for failing to file an annual report for 2017 (*see exhibit A enclosed*). The Office of the Secretary of State typically completes administrative dissolutions of entities with a "Bad" standing in August of each year, resulting in an entity that doesn't exist having the burden of showing who is authorized to sign transfer documents on its behalf.
8. **TRACT # 12** subject to a **Transmission Line Easement to East Kentucky Power Cooperative, Inc.**, (*see exhibit B enclosed*) dated January 14, 1999 **Deed Book 234, Page 257**, Office of the Hart County Court Clerk, Munfordville, Kentucky 42765.
9. The undersigned (examiner) has examined title to the subject property solely for the purpose of determining the status of ownership of the subject property. The undersigned has not been requested to, and has not, evaluated the financial soundness of the buyer/borrower or the sufficiency of value of the property as collateral for any loan, and expressly disclaims any liability for the decision to enter into the loan, which decision is completely the responsibility of the institution making said loan.

SO CERTIFIED THIS 3rd day of August, 2017 at 10:30 a.m.

BASIL LAW FIRM
231 West Main Street
Glasgow, Kentucky 42141
Telephone: 270-651-9822
Facsimile: 270-651-8026



SCOTT BASIL, Attorney at Law

CHAS, INC.Exhibit # A Page 1**General Information**

Organization Number	0873105
Name	CHAS, INC.
Profit or Non-Profit	P - Profit
Company Type	FCO - Foreign Corporation
Status	X - Pending Dissolution
Standing	B - Bad
State	OH
File Date	11/26/2013
Authority Date	11/26/2013
Last Annual Report	3/24/2016
Principal Office	1728 ALLENTOWN ROAD
	LIMA, OH 45805
Registered Agent	CT CORPORATION SYSTEM 306 W. MAIN ST. SUITE 512 FRANKFORT, KY 40601

Current Officers

President	<u>CHARLES L. MOELLER</u>
Director	<u>CHARLES L. MOELLER</u>

Individuals / Entities listed at time of formation**Images available online**

Documents filed with the Office of the Secretary of State on September 15, 2004 or thereafter are available as scanned images or PDF documents. Documents filed prior to September 15, 2004 will become available as the images are created.

<u>Annual Report</u>	3/24/2016	1 page	<u>tiff</u>	<u>PDF</u>
<u>Annual Report</u>	4/3/2015	1 page	<u>tiff</u>	<u>PDF</u>
<u>Annual Report</u>	6/4/2014	1 page	<u>tiff</u>	<u>PDF</u>
<u>Application for Certificate of Authority(Corp)</u>	11/26/2013	1 page	<u>tiff</u>	<u>PDF</u>

Assumed Names**Activity History**

Filing	File Date	Effective Date	Org. Referenced
Annual report	3/24/2016 3:06:24 PM	3/24/2016	
Annual report	4/3/2015 8:48:22 AM	4/3/2015	
Annual report	6/4/2014 2:38:41	6/4/2014	

Add PM
11/26/2013
12:35:42 PM 11/26/2013

Exhibit # A Page 2

Microfilmed Images

Exhibit # B Page 1

Bruce E Murray Jr
8 Bowyer
Winchester Ky 40392-0707

PREFIX
W.O. # 04631
E 008

TRANSMISSION LINE EASEMENT

Bobby Joe Shirley and Eva W. Shirley, his wife of 1743 Bear Wallow Road, Horse Cave, Kentucky 42749, hereinafter referred to as GRANTORS for and in consideration of ONE (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby grant, sell and convey to EAST KENTUCKY POWER COOPERATIVE, INC., of P.O. Box 707, Winchester, Kentucky 40392-0707, its successors and assigns, hereinafter referred to as the COOPERATIVE, a transmission line easement for those purposes and with those rights as are hereinafter described, across that real property located in Hart County, Kentucky, on or near KY Hwy #1141, approximately 3.5 miles from the town of Horse Cave, Kentucky, with said easement right-of-way lying FIFTY feet on either side of a centerline more particularly described as follows:

BEGINNING at a point between the subject land herein noted and the land of Michael L. Howell at Station Number 87+48 and running thence N 65. 56' 36" E, a total distance of approximately 939 feet to a point in the line between the subject land herein noted and the land of KY Department of Transportation at Station Number 96+87.

Lying across a portion of the same property conveyed from John R. Bleidt, et ux to Bobby Joe Shirley, et ux by Deed dated 12/31/92, and recorded in Deed Book # 198, at Page # 229, in the Hart County Clerk's Office.

The right to enter upon the GRANTORS' lands to construct, reconstruct, erect, upgrade, repair, maintain, use, remove or replace an electric transmission line and system and all related equipment over, across, under and upon said lands, together with the right of ingress and egress over the said lands to and from said line or system in the exercise of rights and privileges herein granted, along with all other rights necessary or useful in order to accomplish such ingress and egress; provided, however, that in exercising such rights of ingress and egress, the COOPERATIVE will, whenever practicable to do so, use regularly established highways or farm roads; the right to construct and install necessary guying structures outside the defined easement right of way; said rights also include the right to cut or fell any and all trees and other vegetation and to remove any structures or other obstructions located upon said easement that might, in the opinion of the COOPERATIVE, create a hazard to the COOPERATIVE's facilities or to members of the public, or any and all trees which are of such height that in falling they might come in contact with said line or system; and it is understood that all merchantable timber will be cut in lengths specified in writing by the GRANTORS, except that none shall be cut shorter than eight and one-half (8-1/2) feet; if not specified as provided above, said timber shall be cut in lengths determined by the COOPERATIVE; said timber and any tree trimmings and brush shall be left on or along side said easement for

(TLEASMEN.DOT)

Exhibit # B Page 2

the use of GRANTORS, and the Cooperative will repair the area affected by said easement to a reasonable condition and within a reasonable time after final completion of said construction.

The COOPERATIVE shall pay for all damages that may be caused to fences, gates, crops, animals and other property, including the land not actually occupied by the poles and anchors, as a result of it constructing, maintaining, repairing or operating said line and related facilities, except that it is specifically understood that COOPERATIVE shall not be liable for cutting or felling trees and other vegetation and removing any obstructions in the manner and to the extent hereinabove specified; and COOPERATIVE shall also remain liable for any damages sustained because of its negligence in the operation and maintenance of said line and related facilities.

The GRANTORS, their successors, heirs, or assigns, are free to use and enjoy the lands crossed by said easement, except, however that such use shall not conflict with any rights or privileges herein granted to the COOPERATIVE, and that it is specifically understood that no buildings, signs, towers, antennas, swimming pools or any other structures shall be erected or maintained upon the right-of-way described herein nor shall any changes in grade be made to the lands crossed by this easement without the written consent of the Cooperative. It is further understood that all poles, wires, and other related facilities installed on the herein described property at the COOPERATIVE's expense, shall remain the property of the COOPERATIVE and removable at its sole option.

The GRANTORS covenant and warrant generally that they are the owners of the above-noted property and said property is free and clear of all encumbrances and liens except for the following: South Central Bank, Glasgow, Kentucky 42141.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands this the 14TH day of January, 1999.

Bobby Joe Shirley
Earl W. Shirley

Exhibit # B Page 3

STATE OF KENTUCKY)
) SCT.
COUNTY OF HART)

The foregoing Transmission Line Easement was acknowledged before me this 14TH day of JANUARY, 1999,
by Bobby Joe Shirley and Eva W. Shirley, His Wife

My Commission expires 11/21/2001


NOTARY PUBLIC


STATE OF KENTUCKY)
) SCT.
COUNTY OF)

The foregoing Transmission Line Easement was acknowledged before me this _____ day of _____, 19____,
by _____

My Commission expires _____

NOTARY PUBLIC

This Instrument was prepared by:


Sherman Goodpaster III, ATTORNEY
P. O. Box 707
Winchester, Kentucky 40392-0707
(606) 744-4812

DOCUMENT NO: 21063
RECORDED ON: JANUARY 20, 1999 00:52:12A
TOTAL FEES: \$12.00
COUNTY CLERK: DORIS CRAIN
COUNTY: HART COUNTY
DEPUTY CLERK: VICKIE F SPRADLIN

(LEASMEN.DOT)

3

BOOK 234 PAGES 257 - 259



3 DISCLOSURES

**(1) Federal Lead Based Paint Disclosure
- Dwelling Tract 6**

(2) KY Vacant Land Disclosure

**(3) Seller Disclosure of Property
Condition - Dwelling Tract 6**

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) AS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>X</u> <u>Jason Madler, Pres.</u> Chas, Inc. Seller	<u>X</u> 8-9-17 Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

VACANT LAND DISCLOSURE STATEMENT

Date: June 13, 20 17

Page 1 of 3

This seller's disclosure statement concerns the real property located in the City of Near Horse Cave, County of Hart, State of Kentucky, described as 633+/- Acres owned by Chas Inc. 7 tax parcels total, 5 without residence at KY Hwy. 218 and Hwy. 114

NOTICE TO SELLER: Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

NOTICE TO BUYER: This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.

A. SURVEY, EASEMENT, FLOODING

1. When did you purchase this land? 1982, 1984, 1999, 2002, 2007
2. Has the land been surveyed? Yes or No If yes, year surveyed 2017
3. What company or person performed the survey? Name: Nance Land Surveying
Address: 1750 Tompkinsville Road City/State/Zip Edmonton, KY 42129
Phone: (270) 432-3255
4. Is there a survey available? Yes No or Unknown
5. If this is platted land, has a certificate of survey been completed? Yes or No
If yes, by whom? Nance Land Survey When? 8/1/17
6. Are there any encroachments or boundary line disputes? Yes No or Unknown
7. Are there any easements other than utility or drainage easements? Yes No or Unknown
8. Is the property in a designated 100 year flood plain or wetland area? Yes No or Unknown
9. Has there ever been a flood or other disaster at the property? Yes No or Unknown
10. Have there every been any drainage problems affecting this property or adjacent properties?
 Yes No or Unknown
11. Is the property in an earthquake zone? Yes No or Unknown
12. Give details if any of questions 5 through 10 were answered "YES" _____

13. Are there any navigation easements? Yes No or Unknown

B. USE RESTRICTIONS

1. Do any of the following types of covenants, conditions, or restrictions affect the land:
 - a. Subdivision or other recorded covenants, conditions, or restrictions? Yes No or Unknown
 - b. A right of first refusal to purchase? Yes No or Unknown
 - c. Local municipality? Yes No or Unknown
2. If any of the above questions (B1) are answered "YES" do you have written copies of these covenants, conditions, or restrictions? Yes No or Unknown
List which documents you have: _____
2. Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions? Yes No or Unknown
If "YES", describe: _____

C. CONDITION OF THE PROPERTY

1. Are there any structure improvements, or personal property located in the sale? Yes or No
If "YES" list all items: 2 farm houses, one in very poor condition, numerous farm barns
2. Are there any defects or problems with any of these items? Yes No or Unknown
If "YES" describe all problems and defects: _____
3. Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property?
 Yes No or Unknown If "YES" give details: _____
4. Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property?
 Yes No or Unknown
If "YES" give details: _____

Initials: X dm Date: 8-9-17 Time: _____

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, PLEASE CONSULT AN ATTORNEY

5. Have any soil tests been performed? Yes No or Unknown
When? _____ By Whom? _____
Results: _____
6. Does the property have any fill or uncompacted soils? Yes No or Unknown
If "YES" describe location and depth _____
7. Are there any settling or soil movement problems on this property or any adjacent property?
a. Yes No or Unknown
If "YES" give details: _____
8. Are there any dead or diseased trees on the property? Yes No or Unknown
If "YES" give details: _____

D. UTILITIES

1. Have any percolation tests been performed? Yes No or Unknown
When? _____ By Whom? _____
Results: _____
2. Are any of the following presently existing within the property?
a. Connection to public water Yes No or Unknown
b. Connection to public sewer Yes No or Unknown
c. Connection to private water system off property Yes No or Unknown
d. A water well Yes No or Unknown
e. Septic tank Yes No or Unknown
f. Connection to electricity Yes No or Unknown
g. Connection to natural gas services Yes No or Unknown
3. Are any of the following presently existing at the boundary of the property?
a. Public water system access Yes No or Unknown
b. Private water system access Yes No or Unknown
c. Electric service access Yes No or Unknown
d. Natural gas access Yes No or Unknown
e. Telephone system access Yes No or Unknown
4. Have any utility access charges been paid? Yes No or Unknown
If "YES" which charges have been paid? _____

E. OTHER MATTERS

1. Is there a Homeowners Association? Yes No or Unknown
2. If yes, what are the dues or assessments? _____ paid _____ monthly/yearly
3. Is there road maintenance? Public Private or Unknown
4. Are there any recorded maintenance agreements? Yes No or Unknown
5. Is there a bus or other public transportation system? Yes No or Unknown
Where is the pick up? _____
- Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance:?
 Yes No or Unknown
If "YES" give details: _____

F. SELLER'S STATEMENT (To be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller Chas, Inc. Steve Miller, Pres. Date 8/9/17 Time: _____ Seller _____ Date _____ Time: _____

G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

Property Address: Near Horse Cave, Hart Co., KY at KY Hwy. 218 and Hwy. 114 Page 3 of 3

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer _____ Date _____ Time: _____ Buyer _____ Date _____ Time: _____

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

Auction 9/14/17 and ending on _____
(date of purchase) (date of this form)

PROPERTY ADDRESS: 1025 Bear Wallow Road, Horse Cave, KY 42749 - 633+/- Acres

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9).

(5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS	YES	NO	UNKNOWN
Any past or current problems affecting:			
(a) Plumbing	___	___	X
(b) Electrical system	___	___	X
(c) Appliances	___	___	X
(d) Floors and walls	___	___	X
(e) Doors and windows	___	___	X
(f) Ceiling and attic fans	___	___	X
(g) Security system	___	___	X
(h) Sump pump	___	___	X
(i) Chimneys, fireplaces, inserts	___	___	X
(j) Pool, hot tubs, sauna	___	___	X
(k) Sprinkler system	___	___	X
(l) Heating.....age	___	___	X
(m) Cooling/air conditioning.....age	___	___	X
Explain: _____			

2. FOUNDATION/STRUCTURE/BASEMENT			
(a) Any defects or problems, current or past, to the foundation or slab?	___	___	X
(b) Any defects or problems, current or past, to the structure or exterior veneer?.....	___	___	X
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?	___	___	X
(d) When was the last time the basement leaked?	___	___	X
(e) Have you ever had any repairs done to the basement?.....	___	___	X
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?	___	___	X
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	___	___	X

Initials (Buyer) _____ Date/Time _____

Initials (Seller) tm Date/Time 8-9-17

		YES	NO	UNKNOWN
	(h) Have you experienced, or are you aware of, any water or drainage problems with Regard to the crawl space?.....	___	___	<u>X</u>
3.	ROOF			
	(a) Age of the roof? _____			
	(b) 1. Has the roof leaked at any time since you have owned or lived in the property? 2. When was the last time the roof leaked? <u>Back porch currently leaks; unknown</u> as to rest of house	<u>X</u>	___	<u>X</u>
	(c) 1. Have you ever had any repairs done to the roof? 2. If you have ever had the roof repaired, when was the repair performed? _____	___	___	<u>X</u>
	(d) 1. Have you ever had the roof replaced?..... 2. If you have had the roof replaced, when was the replacement performed? _____	___	___	<u>X</u>
	(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____			
	(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof? 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____	___	___	<u>X</u>
4.	LAND/DRAINAGE			
	(a) Any soil stability problems?.....	___	___	<u>X</u>
	(b) Has the property ever had a drainage, flooding, or grading problem?.....	___	___	<u>X</u>
	(c) Is the property in a flood plain zone?.....	___	___	<u>X</u>
	(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? Explain: _____	___	___	<u>X</u>
5.	BOUNDARIES			
	(a) Have you ever had a staked or pinned survey of the property?.....	___	___	<u>X</u>
	(b) Do you know the boundaries?.....	<u>X</u>	___	___
	(c) Are the boundaries marked in any way?.....	___	___	<u>X</u>
	(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? Explain: _____	___	___	<u>X</u>
6.	WATER			
	(a) 1. Source of water supply <u>Green River Valley Water District</u> 2. Are you aware of below normal water supply or water pressure?	___	___	<u>X</u>
	(b) Is there a water purification system or softener remaining with the house?.....	___	___	<u>X</u>
	(c) Has your water ever been tested? If yes, give results Explain: _____	___	___	<u>X</u>
7.	SEWER SYSTEM			
	(a) Property is serviced by:			
	1. Category I. Public Municipal Treatment Facility;.....	___	___	<u>X</u>
	2. Category II. Private Treatment Facility;.....	___	___	<u>X</u>
	3. Category III. Subdivision Package Plant;.....	___	___	<u>X</u>
	4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	___	___	<u>X</u>
	5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;	___	___	<u>X</u>
	6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....	___	___	<u>X</u>
	7. Category VII. No Treatment/Unknown.....	___	___	<u>X</u>
	(b) For properties with Category IV, V, or VI systems: Date of last inspection (sewer): _____ Date of last inspection (septic): _____ Date last cleaned (septic): _____			
	(c) Are you aware of any problems with the sewer system?..... Explain: _____	___	___	<u>X</u>
8.	CONSTRUCTION/REMODELING			
	(a) Have there been any additions, structural modifications, or other alterations made?.....	___	<u>X</u>	___
	(b) Were all necessary permits and government approvals obtained?..... Explain: _____	___	___	<u>X</u>
9.	HOMEOWNER'S ASSOCIATION			
	(a) 1. Is the property subject to rules or regulations of a homeowner's association?..... 2. If yes, what is the yearly assessment? \$ _____	___	<u>X</u>	___

Initials (Buyer) _____ Date/Time _____

Initials (Seller) dm Date/Time 8-9-17

Property Address 1025 Bear Wallow Rd, Horse Cave, KY 42749

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... x
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... x
Explain: _____

10. MISCELLANEOUS

- (a) Was this house built before 1978?..... x
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... x
- (c) 1. Are you aware of any testing for radon gas?..... x
2. Results, if tested _____
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... x
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... x
- (f) Are you aware of any damage due to wood infestation?..... x
- (g) 1. Have the house or other improvements ever been treated for wood infestation?..... x
2. If yes, when, by whom, and any warranties? _____
- (h) Are you aware of any existing or threatened legal action affecting this property?..... x
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... x
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... x
- (k) Are you aware of any other conditions which are defective with regard to this property?..... x
- (l) Are there any environmental hazards known to seller?..... x
- (m) Are there any warranties to be passed on?..... x
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: _____ x
- (o) Are you aware of the existence of mold or other fungi in the property?..... x
- (p) Has this house ever had pets living in it? x
If yes, Explain _____
- (q) Is the property in a historic district?..... x

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since _____ (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Chas, Inc. by Jessie McAllen, Pres. 8-9-17
Seller _____ Date _____ Seller _____ Date _____

THE LICENSEE NAMED HERE (_____) HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: Chas, Inc. by Jessie McAllen, Pres. Date 8-9-17
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Seller: _____
Date: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Agent: _____ Date: _____
THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____ Buyer _____ Date _____

THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) _____ Date/Time _____

Initials (Seller) JM Date/Time 8-9-17



PHOTOS



TRACT 1



TRACT 2



TRACT 4



TRACT 5



TRACTS 6 & 5



TRACT 6



TRACT 6



TRACT 6



TRACT 6



TRACT 6





TRACT 7



TRACT 9



TRACT 10



TRACT 10



TRACT 11 - LOOKING SOUTH



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.
P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725
260-244-7606 • 800-451-2709
www.SchraderAuction.com

