



Mercer County, KY

Absolute REAL ESTATE AUCTION

4 Miles North of Historic Harrodsburg • 20 Miles Southwest of Lexington • 15 Miles South of Lawrenceburg



384.239± acres

OFFERED IN 9 TRACTS

- Kentucky Bluegrass Country
- Home - Farmstead Complete with 4 Barns & Shops
- Organic Farming Potential
- Good Fencing
- Established Alfalfa & Rolling Pastureland
- Potential Building Sites
- Public Water Available

Thursday SEPTEMBER 5 AT 6:00PM

Online Bidding Available



held at The Showbarn at Daynabrook Farms, 2565 Louisville Rd, Harrodsburg, KY

INFORMATION

Booklet



in cooperation with



m³

MAXIMUM
MARKETING
METHOD

In the **Schrader Method of Auction**, you may put together the tracts in the manner that best fits your needs and desires.

800.451.2709 • SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

Schrader Auction Manager: Brad Horrall • 812.890.8255 • brad@schraderauction.com

KPR Auction Managers: Harvey Mitchell & Matt Mitchell • 859.265.5100



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our new Schrader iOS app



in cooperation with



232 S. College St., Harrodsburg, KY 40330
859.265.5100 | www.kentuckyprimerealty.com

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BIDDER PRE-REGISTRATION FORM

THURSDAY, SEPTEMBER 5, 2019
384 ACRES – HARRODSBURG, 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,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than THURSDAY, AUGUST 29,
2019.

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
384± Acres • Mercer County, Kentucky
Thursday, September 5, 2019

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

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 5, 2019 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, August 29, 2019**. 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.

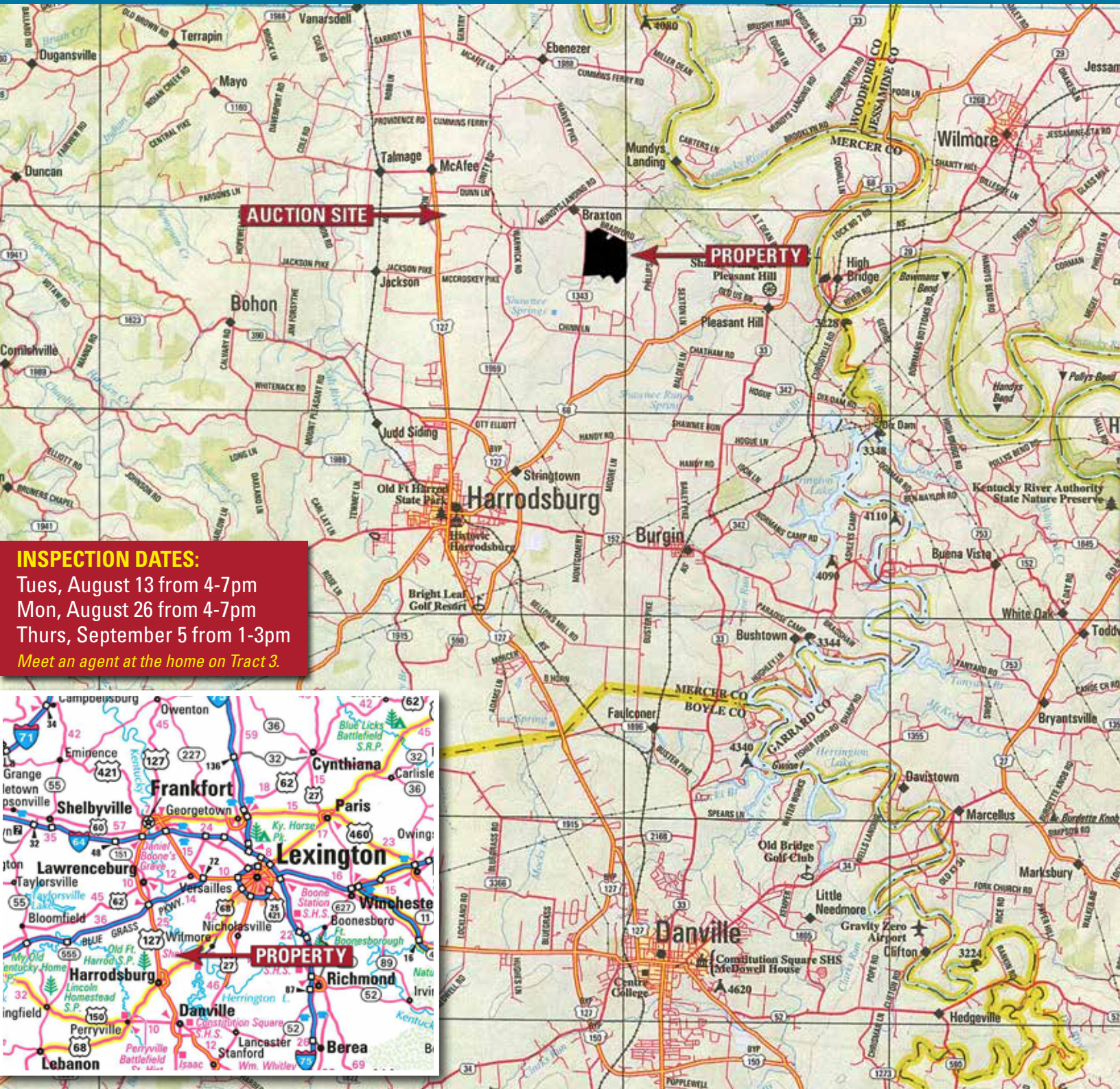
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

LOCATION MAP

LOCATION MAP



INSPECTION DATES:

Tues, August 13 from 4-7pm
 Mon, August 26 from 4-7pm
 Thurs, September 5 from 1-3pm
Meet an agent at the home on Tract 3.

PROPERTY DIRECTIONS FROM HARRODSBURG

— At the junction of US 127 Bypass & US 68 on the northeast side of Harrodsburg, take US 68 north 1.9 miles to Curry Pike (1343) turn left on Curry Pike and travel 2.5 miles to the property. 1083 Curry Pike, Harrodsburg, KY.

AUCTION SITE DIRECTIONS FROM DOWNTOWN HARRODSBURG:

Take US 127 (Louisville Rd) north 5.3 miles to the auction site on the right (east) side of road.



ONLINE BIDDING: You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



AUCTION SITE

TRACT MAP

TRACT MAP



TRACT DESCRIPTIONS

Absolute REAL ESTATE AUCTION

Mercer County, KY

4 Miles North of Historic Harrodsburg • 20 Miles Southwest of Lexington • 15 Miles South of Lawrenceburg

384.239± acres

OFFERED IN 9 TRACTS

Thursday AT 6:00PM SEPTEMBER 5

held at The Showbarn at Daynabrook Farms, Harrodsburg, KY  Online Bidding Available

TRACT 1: 120.149± acres with frontage along Curry Pike and Bradford Ln. This tract has a gentle roll to sloping topography with an established alfalfa stand. Predominant soils are Bluegrass and Maury.

TRACT 2: 25.506± acres with frontage along Curry Pike. This tract has a gently rolling to sloping topography. The pasture has an automatic livestock waterer and good fencing.

IMPROVEMENTS INCLUDE:

HAY / MACHINERY BUILDING measuring 64' x 155' with 16' eaves, pole construction, electrical wiring, dirt floor. There is a 16' x 120' attached lean-to with storage room, office area and concrete floor.

OPEN FACE MACHINERY / HAY BUILDING measuring 60' x 144' with 14' eaves, pole construction, dirt floor, 9 open face bays and two 15' overhead doors on each end.

SHOP BUILDING measuring 44' x 80' with 12' eaves, pole construction, three 12' open face bays with dirt floor, 40' x 44' enclosed shop with 2 overhead doors and concrete floor.

GREEN HOUSE measuring 35' x 200' with propane furnaces and ventilation fans.

TRACT 3: 46.163± acres with frontage along Curry Pike. This tract has a sloping/rolling topography and good fencing. Predominant soils are Bluegrass, McAfee and Fairmount.

IMPROVEMENTS INCLUDE:

RANCH STYLE BRICK HOME containing 1,904 sq. ft., 4 bedrooms, 2 bathrooms and a finished room on lower level. The home has central air, electric heat pump and public water. Adjacent to the home is a 2-car detached garage with concrete floor and 2 overhead electric doors.

LIVESTOCK FEEDING BARN measuring 88' x 196' (overall dimensions) pole construction with 5 overhead doors. Including a 56' x 196' concrete center runway and a 16' x 196' lean-to on each side. J-concrete feed bunks throughout.

TRACT 4: 30.425± acres (SWING TRACT*) consisting of a well fenced pasture with a rolling topography and Shawnee Creek frontage. Predominant soil is Fairmount.

IMPROVEMENTS INCLUDE:

WOOD FRAME LIVESTOCK BARN measuring 40' x 60' with a basement. The main floor is setup for hay and equipment storage with the basement used for a cattle used working area.

TRACT 5: 99.604± acres (SWING TRACT*) consisting of alfalfa hay, pasture land, rolling to sloping topography, good fencing and Shawnee Creek frontage. Predominant soils are Bluegrass, McAfee and Fairmount. Improvements include an older frame barn.

TRACT 6: 27.359± acres with frontage along Bradford Ln. A beautiful potential building site with rolling topography and public water available.

TRACT 7: 28.986± acres with frontage along Bradford Ln. A potential building site with great views, rolling topography, livestock pond and public water available. Combine with tract 6 and create your Country Estate setting.

TRACT 8: 5.505± acres with frontage along Bradford Ln. A nice potential building site with public water available.

TRACT 9: 0.542± acres with frontage along Curry Pike and is improved with a Ranch Style brick and venal home containing 1704 square feet of living area. There is a living room carpeted, kitchen, 3 bedrooms, 2 full baths, utility room, 2 car attached garage. Central air-conditioning and electric heat pump. Adjacent to the home is a 30' x 40' pole building, concrete floor, two overhead doors, and wood heat. **Tract 9 shall be bid as a single tract and shall not be combined with any other auction tract.**

**Swing tracts may be purchased only by an adjoining landowner or as part of a tract combination providing road frontage.*

TERMS AND CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination and as a whole unit, except that swing tracts may be purchased only by an adjoining landowner or as part of a tract combination providing road frontage. Bidding on individual tracts and permitted combinations will compete until the end of the auction. Each successful bidder will enter into a purchase contract at the auction site immediately after the close of bidding.

ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.

DOWN PAYMENT: A ten percent (10%) down payment is required on the day of the auction with the balance due at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING SO BE SURE TO HAVE ARRANGED FINANCING, IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING BALANCE AT CLOSING.

DEED: Seller shall provide a Limited Warranty Deed to Buyer(s) at closing.

EVIDENCE OF TITLE/CONDITION: Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review, prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent real estate taxes and assessments. Buyers will be responsible for purchasing any

owner's or lender's policy required. All tracts will be sold "AS IS - WHERE IS, WITH ALL FAULTS".

REAL ESTATE TAXES: Real Estate Taxes shall be pro-rated to the date of closing.

CLOSING: The balance of the purchase price is due at closing, targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

POSSESSION: Possession shall be delivered at closing.

ACREAGE: All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its

representatives are exclusively the agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase Contract. ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "AS IS-WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the property is made by Seller or the Auctioneers and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of Seller and the Auctioneers are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information.

SELLER: Ellis Farm

SURVEY

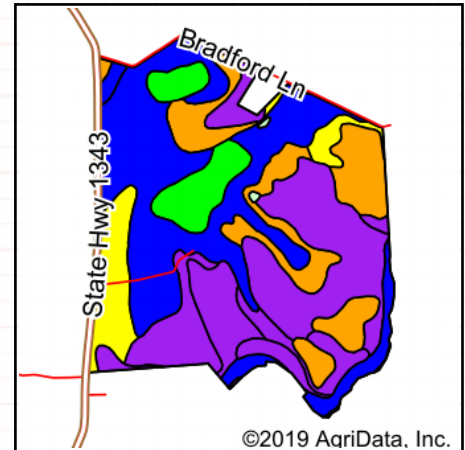
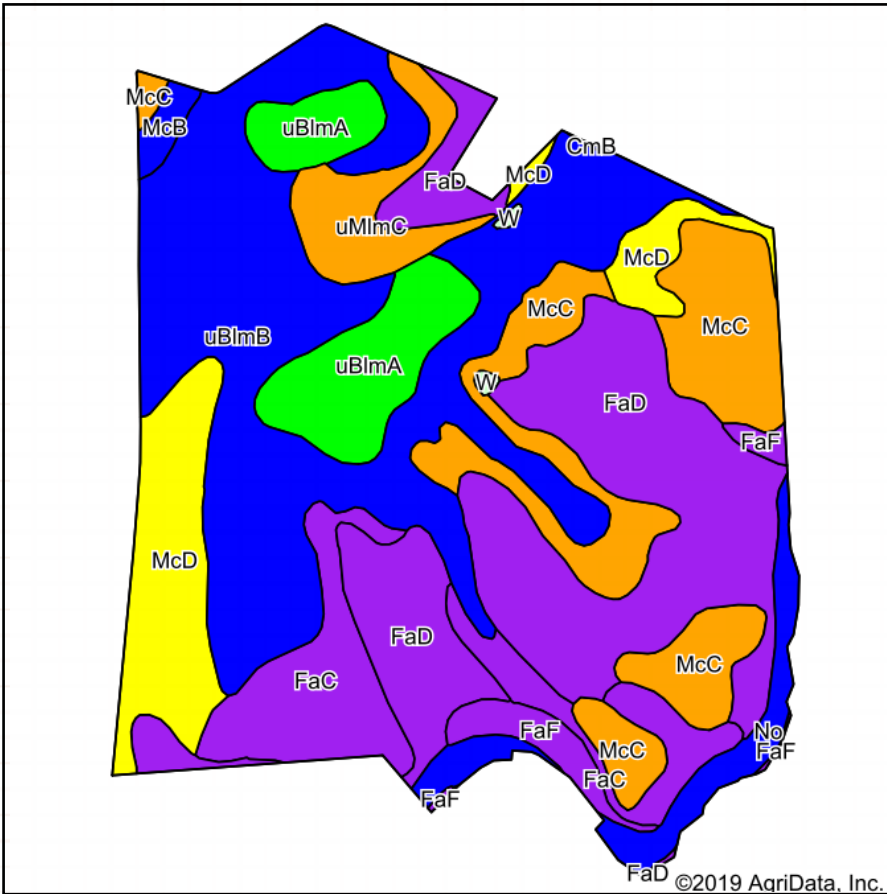
SURVEY



Tract 9 is not included in the survey due to having a previously establish legal description.

SOILS MAP

SOILS MAP



State: **Kentucky**
 County: **Mercer**
 Location: **37° 49' 44.79, -84° 47' 38.2**
 Township: **Salvisa-McAfee**
 Acres: **383.81**
 Date: **7/1/2019**



Maps Provided By:



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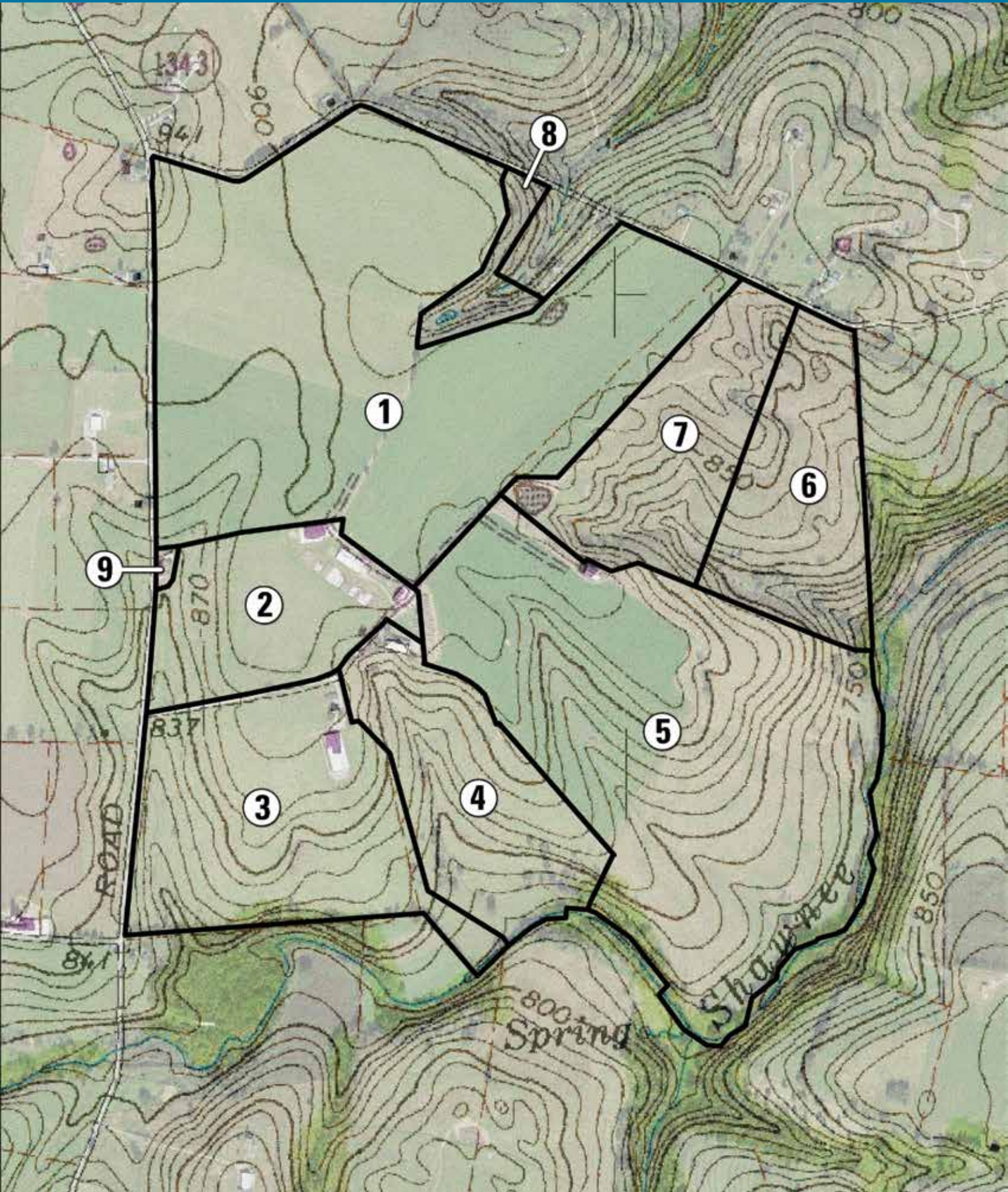


Soils data provided by USDA and NRCS.

Area Symbol: KY606, Soil Area Version: 14												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Burley tobacco	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	111.98	29.2%		Ile	5.5	3250	150	4.5	9.5	55	65
FaD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	90.26	23.5%		VIIs					2.9		
McC	McAfee silt loam, 6 to 12 percent slopes	52.23	13.6%		IIIe	5	2275	105	4.1	8.1	39	33
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	32.25	8.4%		VIIs					3.8		
McD	McAfee silt loam, 12 to 20 percent slopes	32.02	8.3%		IVe	4.1		68	3.4	7.6		
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	27.02	7.0%		Iw	5.5	3250	150	4.5	9.5	55	65
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	13.74	3.6%		IIIe	5	3200	135	4	9	45	50
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	13.17	3.4%		IIw			3250	150	4.5	9.5	55
FaF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	7.68	2.0%		VIIe					1.9		
McB	McAfee silt loam, 2 to 6 percent slopes	2.65	0.7%		Ile	5	2600	113	4.1	8.1	41	39
W	Water	0.69	0.2%									
CmB	Chenault gravelly silt loam, 2 to 6 percent slopes	0.12	0.0%		Ile	5.5	3250	128	4.5	9	47	62

TOPOGRAPHY MAP

TOPOGRAPHY MAP



FSA INFORMATION

FSA INFORMATION

FARM: 5144

Kentucky

U.S. Department of Agriculture

Prepared: 6/26/19 10:48 AM

Mercer

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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
ELLIS FAMILY FARM		

Farms Associated with Operator:
1262, 1264, 4833, 4950

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
477.5	385.31	385.31	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	385.31	0.0	0.0				

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	69.0		36	0.0
CORN	106.7		91	0.0
Total Base Acres:	175.7			

Tract Number: 1712 **Description:** G6/1A

FSA Physical Location: Mercer, KY **ANSI Physical Location:** Mercer, KY

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
393.87	332.76	332.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	332.76	0.0	0.0		

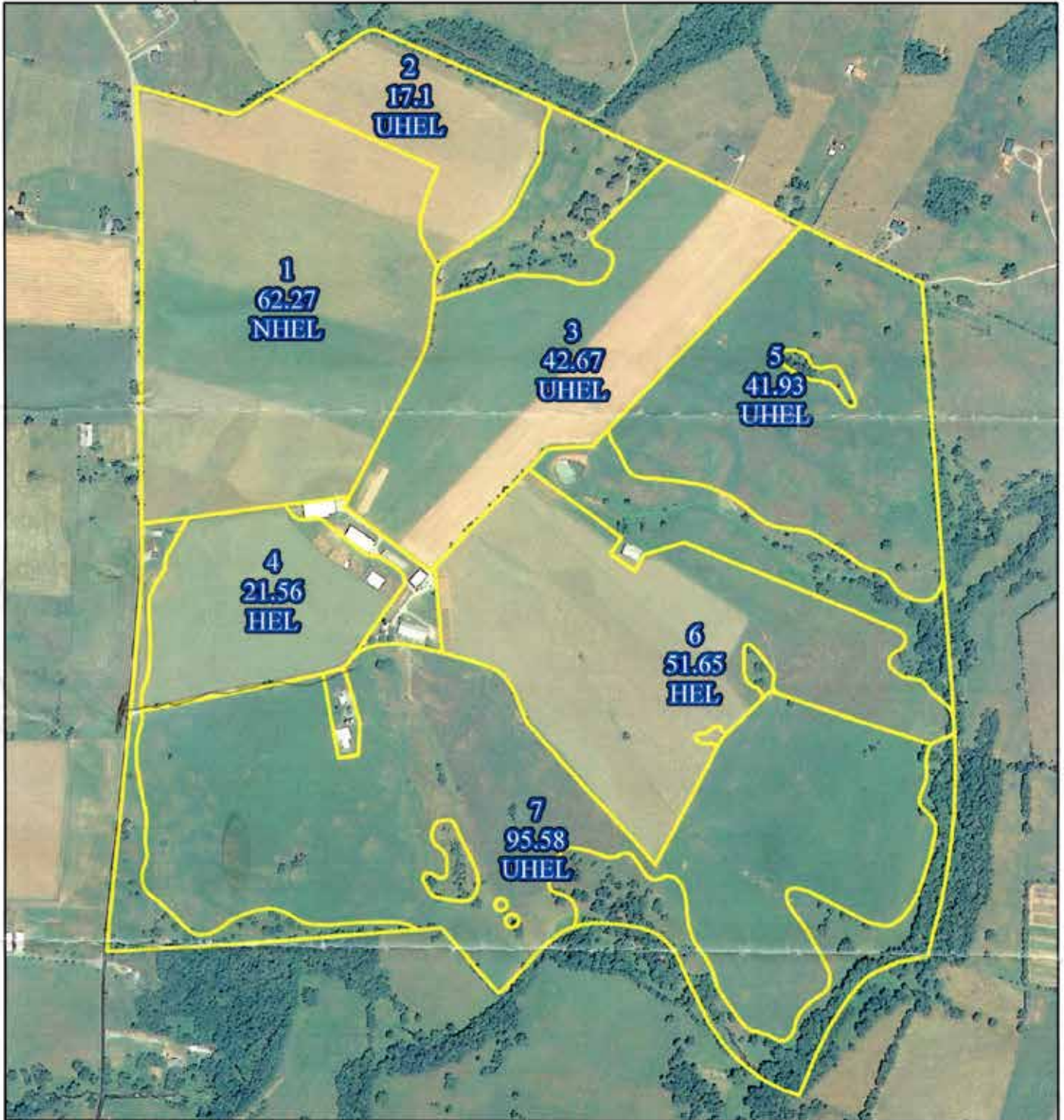
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	51.3		36	0.0
CORN	83.6		92	0.0
Total Base Acres:	134.9			

Owners: ELLIS, COY M

Other Producers: ELLIS, MYRON T

ELLIS, NATHAN MICHAEL

FSA INFORMATION



United States Department of Agriculture
Farm Service Agency

Farm: 4832
Tract: 1712

Mercer County, KY

1:8,148



April 20, 2011

Legend

fsa_gis_layers.SDE.wet_p_ky167

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- clu SDE.clu_a_ky167

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

FSA INFORMATION

PROGRAM YEAR: 2018
 DATE: 06/26/2019
 PAGE: 1

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Mercer, Kentucky
 FSA - 578 (09-13-16)
 Farm Number: 5144

Operator Name and Address
 ELLIS FAMILY FARM
 171 BIRCH AVE
 HARRODSBURG, KY 40330-9271

Original: _____
 Revision: _____
 Cropland: 385.31
 Farmland: 477.50

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Stat	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
1712 1		GRASS	FTA	LS	Share 100.00	N	C	N	I	A	62.27	Yes	Yes		N	5/15/2013	01	CC	
Producer COY M ELLIS																			
2		GRASS	FTA	LS	Share 100.00	N	C	N	I	A	17.10	Yes	Yes		N	9/15/2015	01	CC	
Producer COY M ELLIS																			
3		GRASS	FTA	LS	Share 100.00	N	C	N	I	A	42.67	Yes	Yes		N	5/15/2010	01	CC	
Producer COY M ELLIS																			
4		GRASS	FTA	LS	Share 100.00	N	C	N	I	A	21.56	Yes	Yes		N	5/15/2010	01	CC	
Producer COY M ELLIS																			
5		MIXFG	LGM	GZ	Share 100.00	N	C	N	I	A	41.93	Yes	Yes		N	5/15/2010	01	CC	
Producer NATHAN M ELLIS																			
6A		GRASS	FTA	LS	Share 100.00	N	C	N	I	A	15.00	Yes	Yes		N	5/15/2015	01	CC	
Producer COY M ELLIS																			
6B		MIXFG	LGM	GZ	Share 100.00	N	C	N	I	A	36.65	Yes	Yes		N	5/15/2010	01	CC	
Producer NATHAN M ELLIS																			
7		MIXFG	LGM	GZ	Share 100.00	N	C	N	I	A	95.58	Yes	Yes		N	5/15/2010	01	CC	
Producer NATHAN M ELLIS																			
Tract 1712 Summary																			
Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr	Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr	Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr
MIXFG	LGM	GZ	N	01	174.16		GRASS	FTA	LS	N	01	158.60							
Photo Number/Legal Description: G6/1A Cropland: 332.76																			
4346 1		MIXFG	LGM	GZ	Share 100.00	N	C	N	I	A	52.55	Yes	Yes		N	5/15/2010	01	CC	
Producer NATHAN M ELLIS																			
Tract 4346 Summary																			
Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr	Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr	Irr	Cr/Co	Var/Type	Int Use	Irr Pr	PP	Non-Irr
MIXFG	LGM	GZ	N	01	52.55		GRASS	FTA	LS	N	01	158.60							
Photo Number/Legal Description: F7/2B Cropland: 52.55																			

Reported on Non-Cropland: 0.00

Difference: 0.00

Reported on Cropland: 52.55

Reported on Non-Cropland: 0.00

FSA INFORMATION

Mercer, Kentucky

FSA - 578 (09-13-16)

Farm Number: 5144

Operator Name and Address
 ELLIS FAMILY FARM
 171 BIRCH AVE
 HARRODSBURG, KY 40330-9271

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2018

DATE: 06/26/2019
PAGE: 2

Original: _____
 Revision: _____
 Cropland: 385.31
 Farmland: 477.50

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Planting Period	Reported Quantity	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Planting Period	Reported Quantity	Determined Quantity
NATHAN M ELLIS	LGM	GZ	N	01	226.71	100.00	MIXFG	LGM	100.00	GRASS	FTA	LS	N	01	158.60	
COY M ELLIS	LGM	GZ	N	01	226.71	100.00	GRASS	FTA	100.00	GRASS	FTA	LS	N	01	158.60	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By) _____ Date _____

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication (e.g., Braille, large print, audiotype, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

PROPERTY DISCLOSURES

PROPERTY DISCLOSURES

TRACT 3

PROPERTY ADDRESS: 1083 Curry Pike Harrodsburg Ky 40330

SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

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

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 the property on 2002, and ending on _____.

(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1083 Curry Pike - Harrodsburg Ky 40330

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate 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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	—	—	✓	—
(b) Electrical system	—	—	✓	—
(c) Appliances	—	—	✓	—
(d) Floors and walls	—	—	✓	—
(e) Doors and windows <u>1 window lower range Master BR -</u>	—	X	—	—
(f) Ceiling and attic fans <u>2 -</u>	—	—	✓	—
(g) Security system	✓	—	—	—
(h) Sump pump	✓	—	—	—
(i) Chimneys, fireplaces, inserts	✓	—	—	—
(j) Pool, hot tub, sauna	✓	—	—	—
(k) Sprinkler system	✓	—	—	—
(l) Heating <u>07</u> age <u>12</u>	—	—	✓	—
(m) Cooling/air conditioning <u>07</u> age <u>12</u>	—	—	✓	—
(n) Water heater <u>2</u> age <u>16</u> / <u>1</u> Age <u>22</u>	—	—	✓	—
Explain: _____				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	—	—	✓	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	—	✓	—
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at 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 basement leaks repaired, when was the repair performed?	—	—	X	—
Explain: _____				

PROPERTY DISCLOSURES

TRACT 3

PROPERTY ADDRESS: _____

- | | | N/A | YES | NO | UNKNOWN |
|------------|---|----------|----------|----------|---------|
| 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? | ___ | <u>X</u> | ___ | ___ |
| | Explain: <u>Master Bedroom, Bath, Utility & 1/2 Basement</u> | | | | |
| 9. | HOMEOWNER'S ASSOCIATION | | | | |
| | (a) 1. Is the property subject to rules or regulations of a homeowner's association? | <u>✓</u> | ___ | ___ | ___ |
| | 2. If yes, what is the yearly assessment? \$ _____ | | | | |
| | 3. Homeowner's Association Name: _____ | | | | |
| | HOA Primary Contact Name: _____ | | | | |
| | HOA Primary Contact Phone No. _____ | | | | |
| | (b) Are you aware of any condition that may result in an increase in taxes or assessments? | ___ | ___ | <u>X</u> | ___ |
| | (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? | ___ | ___ | <u>X</u> | ___ |
| | Explain: _____ | | | | |
| 10. | MISCELLANEOUS | | | | |
| | (a) Was this house built before 1978? | ___ | ___ | <u>X</u> | ___ |
| | (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? | ___ | ___ | <u>X</u> | ___ |
| | (c) 1. Are you aware of any testing for radon gas? | ___ | ___ | <u>X</u> | ___ |
| | 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? | ___ | ___ | <u>X</u> | ___ |
| | (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) | ___ | ___ | <u>X</u> | ___ |

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- | | | | | | |
|--|---|-----|-----|----------|-----|
| | (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? | ___ | ___ | <u>X</u> | ___ |
| | (g) Are you aware of any damage due to wood infestation? | ___ | ___ | <u>X</u> | ___ |
| | (h) 1. Has the house or other improvements ever been treated for wood infestation? | ___ | ___ | <u>X</u> | ___ |
| | 2. If yes, when, by whom, and any warranties? _____ | | | | |
| | (i) Are you aware of any existing or threatened legal action affecting this property? | ___ | ___ | <u>X</u> | ___ |
| | (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? | ___ | ___ | <u>X</u> | ___ |
| | (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | ___ | ___ | <u>X</u> | ___ |
| | (l) Are you aware of any other conditions that are defective with regard to this property? | ___ | ___ | <u>X</u> | ___ |
| | (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | ___ | ___ | <u>X</u> | ___ |
| | (n) Are there any warranties to be passed on? | ___ | ___ | <u>X</u> | ___ |
| | (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? | ___ | ___ | <u>X</u> | ___ |
| | If yes, please explain: _____ | | | | |
| | (p) Are you aware of the existence of mold or other fungi on the property? | ___ | ___ | <u>X</u> | ___ |
| | (q) Has this house ever had pets living in it? | ___ | ___ | <u>X</u> | ___ |
| | If yes, Explain _____ | | | | |
| | (r) Is the property in a historic district? | ___ | ___ | <u>X</u> | ___ |

PROPERTY DISCLOSURES

TRACT 3

PROPERTY ADDRESS: _____

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Jim Ellis 5/17/19 3PM Mrs. Kelly 5/17/19 3PM
Seller Date Seller Date

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date: _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE 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/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____ Buyer _____ Date _____

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

PROPERTY DISCLOSURES

TRACTS 1 THROUGH 8

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: Farm - 1083 Curry Pk - Harrodsburg DATE: 5/17/19

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	—	—	—
(b) Air Conditioning	—	—	—
(c) Plumbing/Septic	—	—	—
(d) Heating	—	—	—
(e) Pool/Hot tubs/Sauna	—	—	—
(f) Appliances	—	—	—
(g) Doors and windows	—	—	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	—	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	—	—	—
(c) Are you aware of any defects or problems relating to the foundation?	—	—	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	—	—	—
(b) Has the roof ever been repaired?	—	—	—
(c) Do you know of any problems with the roof?	—	—	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	—	—	—
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	—	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	✓	—	—
(b) Do you know the boundaries of your property?	✓	—	—
(c) Are the boundaries of your property marked in any way?	✓	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	✓	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	—	—	—
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	NA	—	—
8. WATER			
(a) Are all the improvements connected to a public water system?	—	—	✓
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain	—	✓	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	✓	—
(e) Is your water supply shared with anyone else?	—	—	—
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?	—	—	—
(b) Were any auxiliary houses built before 1978?	—	—	—
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARN/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	ME	PE	—

PROPERTY DISCLOSURES

TRACT 9

PROPERTY ADDRESS: 1149 Curry Plk. Harrodsburg, KY 40330

SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

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

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 the property on 1/1/1994, and ending on 8/5/19.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 1149 Curry Plk Harrodsburg, KY 40330

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

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

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

Seller has not lived in home.

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	—	—	—	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	—	—	—
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property?	—	—	—	—
(d) When was the last time the basement leaked?				
(e) Have you ever had any repairs done to the basement?	—	—	—	—
(f) If you have had basement leaks repaired, when was the repair performed?				
Explain: _____				

PROPERTY DISCLOSURES

TRACT 9

PROPERTY ADDRESS: 1149 Curry Pike Harrodsburg, KY 40330

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? _____

3. ROOF N/A YES NO UNKNOWN

- (a) Age of the roof covering? _____
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property? _____
 2. When was the last time the roof leaked? _____
- (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? _____
- (d) 1. Have you ever had the roof replaced? _____
 2. If you have had the roof replaced, when was the replacement performed? _____
- (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 covering? _____
 2. If yes, when was the repair performed? _____
 Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

- (a) Any soil stability problems? _____
- (b) Has the property ever had a drainage, flooding, or grading problem? _____
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? _____
 If yes, what is the flood zone? _____
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? _____
 Explain: _____

Seller has no

5. BOUNDARIES N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property? _____
 2. Are the boundaries marked in any way? _____
 3. Do you know the boundaries? If yes, provide description below _____
 Explain: _____
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? _____
 Explain: _____

lived in home

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply _____
 2. Are you aware of below normal water supply or water pressure? _____
- (b) Is there a water purification system or softener remaining with the house? _____
- (c) Has your water ever been tested? If yes, provide results below _____
 Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

- (a) Property is serviced by:
1. Category I. Public Municipal Treatment Facility _____
 2. Category II. Private Treatment Facility _____
 3. Category III. Subdivision Package Plant _____
 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") _____
 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal _____
 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system _____
 7. Category VII. No Treatment/Unknown _____
- Name of Servicer (if known): _____
- (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: _____

ME 8/6/19 1:26

PROPERTY DISCLOSURES

TRACT 9

PROPERTY ADDRESS: 1149 Curry Pk Harrodsburg, KY 40330

		N/A	YES	NO	UNKNOWN
8.	CONSTRUCTION/REMODELING				
	(a) Have there been any additions, structural modifications, or other alterations made?	—	—	—	—
	(b) Were all necessary permits and government approvals obtained?.....	—	—	—	—
	Explain: _____				
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? \$ _____				
	3. Homeowner's Association Name: _____				
	HOA Primary Contact Name: _____				
	HOA Primary Contact Phone No. _____				
	(b) Are you aware of any condition that may result in an increase in taxes or assessments?.....	—	—	—	—
	(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....	—	—	—	—
	Explain: _____				
10.	MISCELLANEOUS				
	(a) Was this house built before 1978?	—	—	—	—
	(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	—	—	—	—
	(c) 1. Are you aware of any testing for radon gas?.....	—	—	—	—
	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?.....	—	—	—	—
	(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	—	—	—	—

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

	(f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?.....				
	(g) Are you aware of any damage due to wood infestation?.....	—	—	—	—
	(h) 1. Has the house or other improvements ever been treated for wood infestation?	—	—	—	—
	2. If yes, when, by whom, and any warranties? _____				
	(i) Are you aware of any existing or threatened legal action affecting this property?.....	—	—	—	—
	(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	—	—	—	—
	(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	—	—	—	—
	(l) Are you aware of any other conditions that are defective with regard to this property?.....	—	—	—	—
	(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	—	—	—	—
	(n) Are there any warranties to be passed on?.....	—	—	—	—
	(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____	—	—	—	—
	(p) Are you aware of the existence of mold or other fungi on the property?.....	—	—	—	—
	(q) Has this house ever had pets living in it?	—	—	—	—
	If yes, Explain _____				
	(r) Is the property in a historic district?.....	—	—	—	—

Seller
 keep
 not
 the home

PROPERTY DISCLOSURES

TRACT 9

PROPERTY ADDRESS: 1149 Curry Pk Harrodsburg, KY 40330

SPACE FOR ADDITIONAL INFORMATION

Seller has not lived in home

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

[Signature]
Seller _____ Date _____

Pamela M. Ellis 8/5/19
Seller _____ Date _____

.....
THE REAL ESTATE AGENT NAMED HERE, _____ HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date: _____

.....
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE 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/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____ Buyer _____ Date _____

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

PROPERTY DISCLOSURES

TRACT 9

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS
2250 Regency Road 276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT

For use only by members of the Lexington-Bluegrass Association of Realtors.

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 8/5/19 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1149 Curny Pike Harrodsburg, KY 40330

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 (Initial)

- ME
PE
- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or paint hazards are present in the housing. (explain): _____
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ME
PE
- (b) Records and Reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____
- Seller has no reports or records pertaining to lead-based 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 one below):
- Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
- 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) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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.

Seller [Signature] Date 8/5/19 Buyer _____ Date _____

Seller [Signature] Date 8/5/19 Buyer _____ Date _____

Agent [Signature] Date 8/5/19 Agent _____ Date _____

TAXES

TAXES

Per Owners Records the following 2018 Tax amount were provided.

TRACTS 1 THROUGH 8 (excepting house on Tract 3)

2018 Taxes Paid - \$4,853.16

TRACT 3 HOUSE

2018 Taxes Paid - \$1,731.72

TRACT 9

2018 Taxes Paid - \$1,893.75

COUNTY PROPERTY REPORTS

COUNTY PROPERTY REPORTS

TRACT 2

Map **065.00-00021.00**

Description CURRY PK FARM

District 01-County

Owner ELLIS COY MICHAEL & PAMELA T
ELLIS TIM & MELISSA & MYRON &
171 BIRCH AVE
HARRODSBURG KY 40330

Class Farm

PROPERTY CARD

Printed 08/05/2019

Location CURRY PK 0

Building 5

Year Const 0 Effective Age 1 Building Value 10,500

Account 2669



Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	393
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Unknown
Sidewalks	NA
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

Electricity Gas

Water Sewer

Grain Bins	0
------------	---

Stalls 0

Bents 0

Fencing	0
---------	---

No Stories	1
Date Checked	
Residence Type	NA
Mobile Type	NA
Garage/Carport	NA
Width	30
Neighborhood	Typical
Structure	NA
Const. Type	Pole Frame
Roof Type	NA
Basement Type	NA
Heat Type	NA

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	NA
Length	70
Site Cond	Good
Exterior	NA
Constr. Quality	NA
Roof Cover	Metal
Basement Size	NA
Heat Source	NA

Date Assessed	
Com2	NA
Model	NA
Size	NA
Area	2100
Bldg Cond	NA
Foundation	NA
Roof Pitch	NA
Basement/Finish	NA
Supplemental	NA

Farm	General Barn	Living	0	SqFeet	
Skirting	NA	Dining	0	Living	0
Exterior	NA	Family	0	Basemt	0
Driveway	NA	Kitchen	0	Garage	0
Sidewalks	NA	BedRm	0	Porch	0
Patto/Deck	NA	FullBaths	0	Deck	0
Tennis Court	NA	HalfBaths	0	Office	0
Pool	NA	OtherRm	0	Manufacturing	0
Pool Size	0	Total	2100	Asphalt	0
AirCond Type	NA	Fireplaces	0	Concrete	0

Heat Cooling

Electricity

Gas

Water Sewer

Sprinklers

Fire Alarm Special Imprvmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	341,351	0	341,351	141,514	199,837	0	1,179,000	199,837	0	1,378,837

COUNTY PROPERTY REPORTS

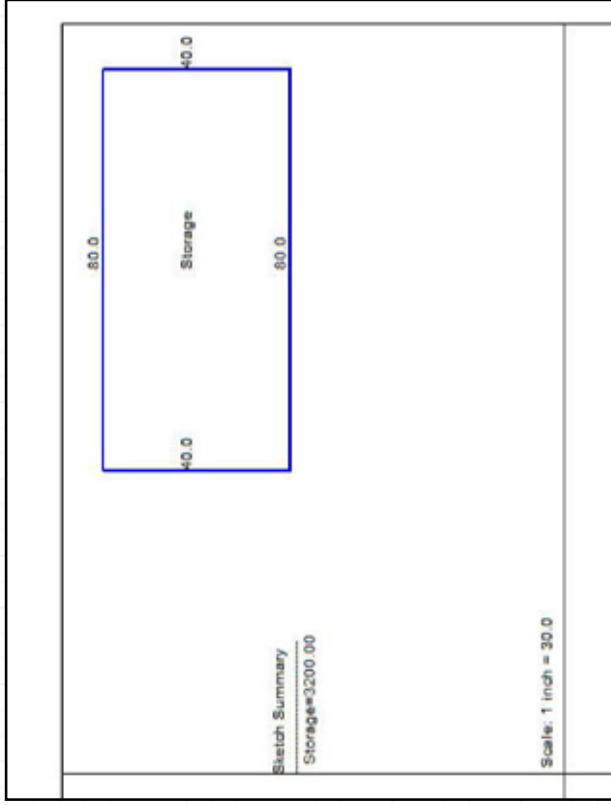
TRACT 2

Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adj Value

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
ELLIS COY MICHAEL & PAMELA T	327-256	04/12/2011	157,000.00
ELLIS COY MICHAEL & PAMELA T	295/131	02/01/2004	400,000.00

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 2

Map **065.00-00021.00**

Description CURRY PK FARM

District 01-County

Owner ELLIS COY MICHAEL & PAMELA T
ELLIS TIM & MELISSA & MYRON &
171 BIRCH AVE
HARRODSBURG KY 40330

Class Farm

PROPERTY CARD

Printed 08/05/2019

Location CURRY PK 0

Building 7

Year Const 0 Effective Age 1 Building Value 29,950

Account 2669



Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	393
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Unknown
Sidewalks	NA
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

Electricity Gas

Barns	0
-------	---

Water Sewer

Silos	2
-------	---

Water Sewer

Grain Bins	0
------------	---

Stalls 0 Bents 0

Fencing	0
---------	---

No Stories	1
Date Checked	
Residence Type	NA
Mobile Home Type	NA
Garage/Carport	NA
Width	0
Neighborhood	Typical
Structure	NA
Const. Type	NA
Roof Type	NA
Basement Type	NA
Heat Type	NA

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	NA
Length	0
Site Cond	Good
Exterior	NA
Constr. Quality	NA
Roof Cover	NA
Basement Size	NA
Heat Source	NA

Date Assessed	
Com2	NA
Model	NA
Size	NA
Area	11968
Bldg Cond	Good/Average
Foundation	Post & Pier
Roof Pitch	NA
BasementFinish	NA
Supplemental	NA

Farm	Horse Barn
Skirting	NA
Exterior	NA
Driveway	NA
Sidewalks	NA
Patto/Deck	NA
Tennis Court	NA
Pool	NA
Pool Size	0
AirCond Type	NA

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	11968
Fireplaces	0

Living	0
Basemt	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

Heat Cooling Electricity Gas Water Sewer Sprinklers Fire Alarm Special Imprvmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	341,351	0	341,351	141,514	199,837	0	1,179,000	199,837	0	1,378,837

COUNTY PROPERTY REPORTS

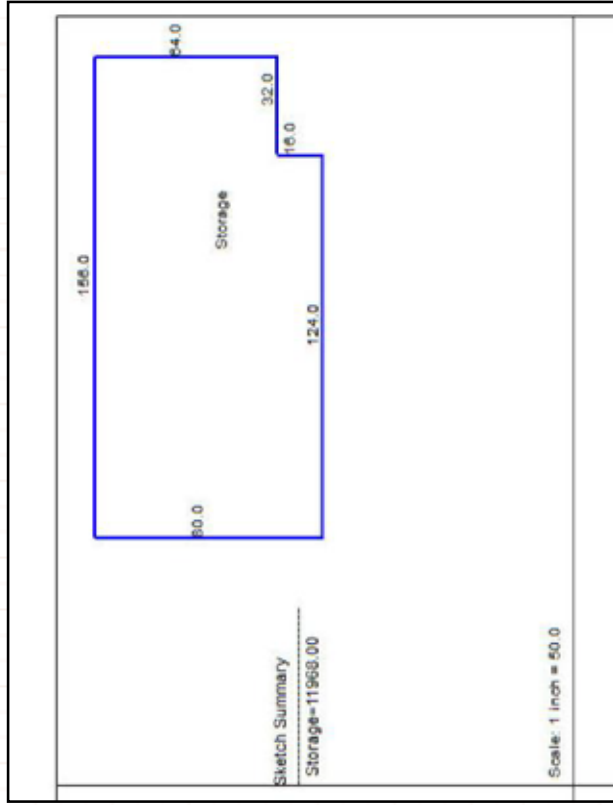
TRACT 2

Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adj Value

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
ELLIS COY MICHAEL & PAMELA T	327-256	04/12/2011	157,000.00
ELLIS COY MICHAEL & PAMELA T	295/131	02/01/2004	400,000.00

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 2

PROPERTY CARD

Map **065.00-00021.00**

Description CURRY PK FARM

District 01-County

Class Farm

Owner ELLIS COY MICHAEL & PAMELA T
ELLIS TIM & MELISSA & MYRON &
171 BIRCH AVE
HARRODSBURG KY 40330

Location CURRY PK 0
Building 8

Year Const 2008 Effective Age 1 Building Value 50,000

Account 2669



Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	393
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Unknown
Sidewalks	NA
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

Electricity Gas

Barns 0 Silos 2 Water Sewer

Grain Bins	0
------------	---

Stalls 0
Bents 0

Fencing	0
---------	---

No Stories	1
Date Checked	
Residence Type	NA
Mobile Home Type	NA
Garage/Carport	NA
Width	63
Neighborhood	Typical
Structure	NA
Const. Type	NA
Roof Type	NA
Basement Type	NA
Heat Type	NA

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	NA
Length	144
Site Cond	Good
Exterior	NA
Constr. Quality	NA
Roof Cover	NA
Basement Size	NA
Heat Source	NA

Date Assessed	
Com2	NA
Model	NA
Size	NA
Area	9072
Bldg Cond	NA
Foundation	NA
Roof Pitch	NA
Basement/Finish	NA
Supplemental	NA

Farm	NA	Living	0	SqFeet	
Skirting	NA	Dining	0	Living	0
Exterior	NA	Family	0	Basemt	0
Driveway	NA	Kitchen	0	Garage	0
Sidewalks	NA	BedRm	0	Porch	0
Patio/Deck	NA	FullBaths	0	Deck	0
Tennis Court	NA	HalfBaths	0	Office	0
Pool	NA	OtherRm	0	Manufacturing	0
Pool Size	0	Total	9072	Asphalt	0
AirCond Type	NA	Fireplaces	0	Concrete	0

Heat Cooling Electricity

Gas Water Sewer

Sprinklers Fire Alarm Special Imprvmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	341,351	0	341,351	141,514	199,837	0	1,179,000	199,837	0	1,378,837

COUNTY PROPERTY REPORTS

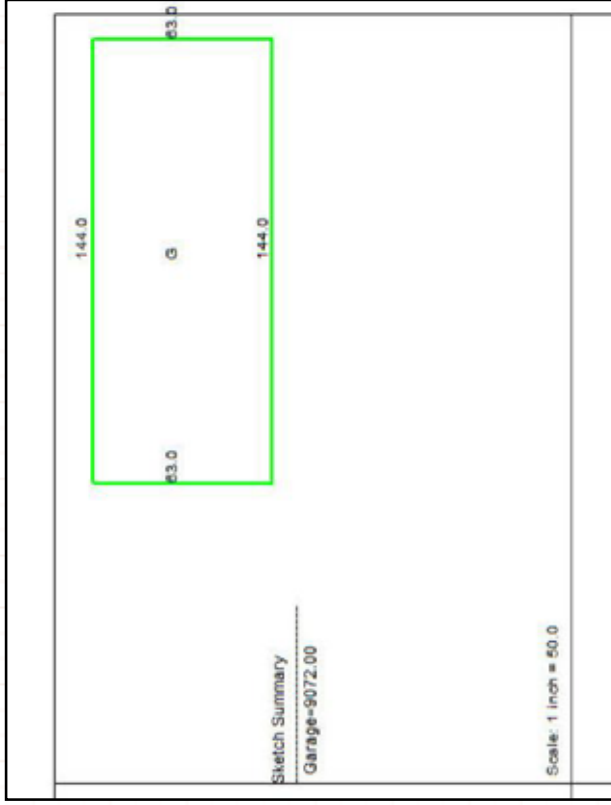
TRACT 2

Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adj Value

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
ELLIS COY MICHAEL & PAMELA T	327-256	04/12/2011	157,000.00
ELLIS COY MICHAEL & PAMELA T	295/131	02/01/2004	400,000.00

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 3

PROPERTY CARD

Map **065.00-00021.02**

Description CURRY PK HOUSE & LOT

District 01-County

Class Residential

Owner ELLIS TIMOTHY MICHAEL &
MELISSA F
1083 CURRY PK
HARRODSBURG KY 40330

Location CURRY PK 1083

Building 1

Year Const 0 Effective Age 1

Building Value 95,200

Account 2687

Subdivision

Block NA

Lot

NA



Date Checked	
Lot Size	NA
Frontage	0
Acreage	1
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	NA

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	Gravel
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Res
Sidewalks	None
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas
Barns	0
Silos	0
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer

Grain Bins	0
Fencing	0

Stalls	0
Bents	0

No Stories	1
Date Checked	
Residence Type	Single Family
ModHome Type	None
Garage/Carport	Other
Width	0
Neighborhood	Typical
Structure	1 Story
Const. Type	Wood Frame
Roof Type	Gable
Basement Type	None
Heat Type	Radiant/Wall

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	Other
Length	0
Site Cond	Good
Exterior	Brick Veneer
Constr. Quality	Average/Stand
Roof Cover	Comp. Shingles
Basement Size	None
Heat Source	Electric

Date Assessed	
Com2	NA
Model	NA
Size	Other
Area	0
Bldg Cond	Good/Average
Foundation	Concrete Block
Roof Pitch	Medium
Basement Finish	None
Supplemental	None

Farm	None
Skirting	None
Exterior	Other
Driveway	Gravel
Sidewalks	None
Patio/Deck	Covered
Tennis Court	None
Pool	None
Pool Size	0
AirCond Type	None

Living	0
Dining	0
Family	1
Kitchen	1
BedRm	3
FullBaths	1
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0

Living	1904
Basemt	0
Garage	0
Porch	50
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

<input checked="" type="checkbox"/> Heat	<input type="checkbox"/> Cooling
<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer
<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Special Imprvmt	

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	121,800	0	121,800	5,000	116,800	0	0	0	0	0

COUNTY PROPERTY REPORTS

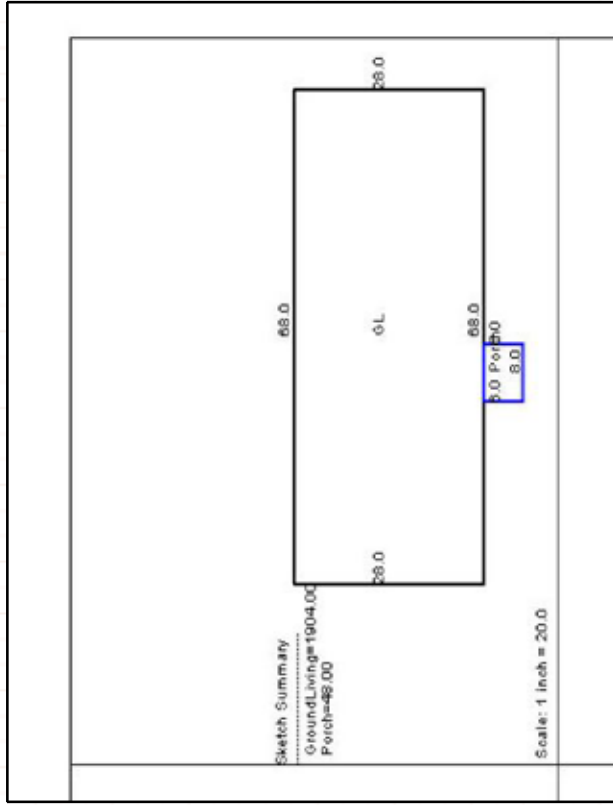
TRACT 3

Soil Capability Classification And Valuation				
Class	Acres	Per Acre	Value/Class	Adj Value

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
ELLIS TIMOTHY MICHAEL &	288-280	08/01/2002	1.00	
ELLIS ELIZABETH & COY MICHAEL	237-185	01/01/0001	0.00	

Permits List	

Notes	
NA	



COUNTY PROPERTY REPORTS

TRACT 3

PROPERTY CARD

Map **065.00-00021.02**

Description CURRY PK HOUSE & LOT

District 01-County

Class Residential

Owner ELLIS TIMOTHY MICHAEL &
MELISSA F
1083 CURRY PK
HARRODSBURG KY 40330

Location CURRY PK 1083

Building 2

Year Const 0 Effective Age 1

Building Value 21,600

Account 2687



Subdivision
Block NA

Lot

NA

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Res
Sidewalks	NA
Drainage	Natural
Land Value	

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Grain Bins	0
Fencing	0
Stalls	0
Bents	0

Date Assessed	
Com2	NA
Model	NA
Size	2 Car
Area	864
Bldg Cond	Good/Average
Foundation	NA
Roof Pitch	Medium
Basement/Finish	NA
Supplemental	NA

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	Detached
Length	36
Site Cond	Good
Exterior	Vinyl
Constr. Quality	Average/Standards
Roof Cover	Comp. Shingles
Basement Size	NA
Heat Source	NA

Tenant Houses	0
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>

No Stories	1
Date Checked	
Residence Type	NA
Mobile Type	NA
Garage/Carport	Garage
Width	24
Neighborhood	Typical
Structure	1 Story
Const. Type	Wood Frame
Roof Type	Gable
Basement Type	NA
Heat Type	NA

Farm	NA	Living	0	SqFeet	
Skirting	NA	Dining	0	Living	0
Exterior	Vinyl	Family	0	Basemt	0
Driveway	NA	Kitchen	0	Garage	864
Sidewalks	NA	BedRm	0	Porch	0
Patio/Deck	NA	FullBaths	0	Deck	0
Tennis Court	NA	HalfBaths	0	Office	0
Pool	NA	OtherRm	0	Manufacturing	0
Pool Size	0	Total	864	Asphalt	0
AirCond Type	NA	Fireplaces	0	Concrete	0

Heat	<input type="checkbox"/>
Cooling	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Sprinklers	<input type="checkbox"/>
Fire Alarm	<input type="checkbox"/>
Special Imprvmt	<input type="checkbox"/>

Year	2019	Net Taxable	121,800	Exemption	0	Total Taxable	121,800	Land	5,000	Improvements	116,800	Ag Improvements	0	Land FCV	0	Imprvmts FCV	0	Ag Imprvmts FCV	0	Total FCV	0
------	------	-------------	---------	-----------	---	---------------	---------	------	-------	--------------	---------	-----------------	---	----------	---	--------------	---	-----------------	---	-----------	---

COUNTY PROPERTY REPORTS

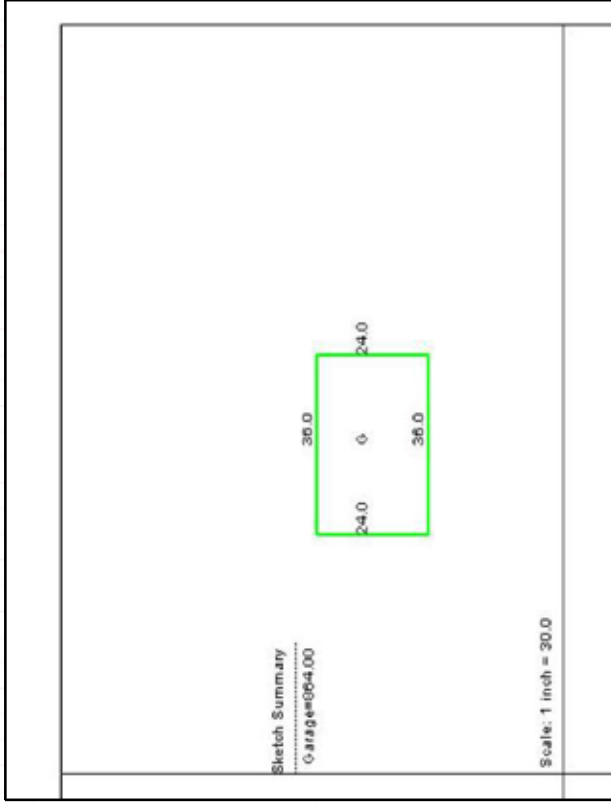
TRACT 3

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
ELLIS TIMOTHY MICHAEL &	288-280	08/01/2002	1.00	
ELLIS ELIZABETH & COY MICHAEL	237-185	01/01/0001	0.00	

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 3

PROPERTY CARD

Map **065.00-00021.00**

Description **CURRY PK FARM** Printed 08/05/2019

District **01-County**

Owner **ELLIS COY MICHAEL & PAMELA T
ELLIS TIM & MELISSA & MYRON &
171 BIRCH AVE
HARRODSBURG KY 40330**

Location **CURRY PK 0
Building 9**

Year Const **2012** Effective Age **1** Building Value **99,000**

Account **2669**



Subdivision

Block **NA**

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	393
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Unknown
Sidewalks	NA
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	----------

Barns	0
-------	----------

Grain Bins	0
------------	----------

Fencing	0
---------	----------

<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas
---	------------------------------

<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer
---	--------------------------------

Stalls	0
Bents	0

No Stories	1
Date Checked	
Residence Type	NA
Mobile Type	NA
Garage/Carport	NA
Width	90
Neighborhood	Typical
Structure	NA
Const. Type	NA
Roof Type	NA
Basement Type	NA
Heat Type	NA

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	NA
Length	200
Site Cond	Good
Exterior	NA
Constr. Quality	NA
Roof Cover	NA
Basement Size	NA
Heat Source	NA

Date Assessed	
Com2	NA
Model	NA
Size	NA
Area	18000
Bldg Cond	New
Foundation	Post & Pier
Roof Pitch	NA
BasementFinish	NA
Supplemental	NA

Farm	Other
Skirting	NA
Exterior	Metal
Driveway	NA
Sidewalks	NA
Patio/Deck	NA
Tennis Court	NA
Pool	NA
Pool Size	0
AirCond Type	NA

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	18000
Fireplaces	0

Living	0
Basemt	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling
-------------------------------	----------------------------------

<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas
---	------------------------------

<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer
---	--------------------------------

<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm
-------------------------------------	-------------------------------------

<input type="checkbox"/> Special Imprvmt	
--	--

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	341,351	0	341,351	141,514	199,837	0	1,179,000	199,837	0	1,378,837

COUNTY PROPERTY REPORTS

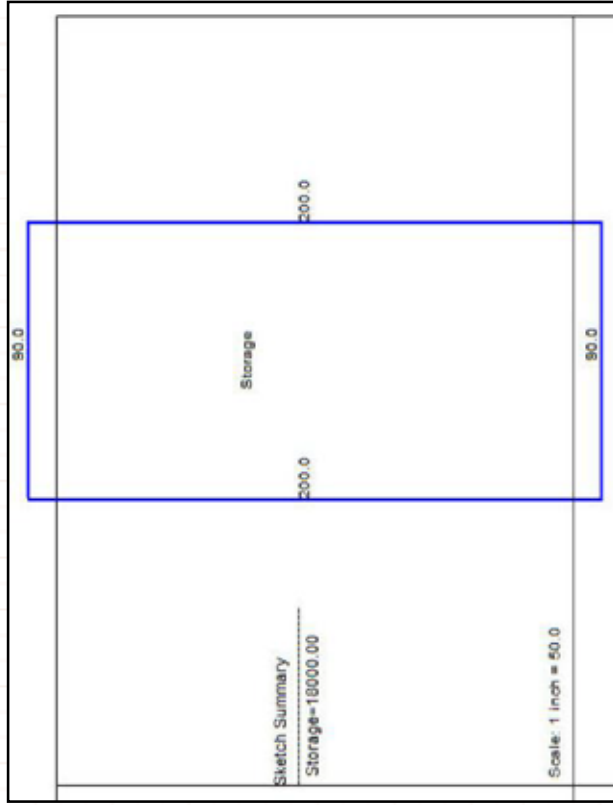
TRACT 3

Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adj Value

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
ELLIS COY MICHAEL & PAMELA T	327-256	04/12/2011	157,000.00
ELLIS COY MICHAEL & PAMELA T	295/131	02/01/2004	400,000.00

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 4

Map **065.00-00021.00**

Description CURRY PK FARM

District 01-County

Owner ELLIS COY MICHAEL & PAMELA T
ELLIS TIM & MELISSA & MYRON &
171 BIRCH AVE
HARRODSBURG KY 40330

Class Farm

PROPERTY CARD

Printed 08/05/2019

Location CURRY PK 0

Building 3

Year Const 0 Effective Age 1 Building Value 7,387

Account 2669



Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	393
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Unknown
Sidewalks	NA
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

Electricity Gas

Barns	0
-------	---

Water Sewer

Grain Bins	0
------------	---

Stalls Bents

Fencing	0
---------	---

No Stories	1
Date Checked	
Residence Type	NA
Mobile Type	NA
Garage/Carport	NA
Width	0
Neighborhood	Typical
Structure	NA
Const. Type	Pole Frame
Roof Type	NA
Basement Type	NA
Heat Type	NA

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	NA
Length	0
Site Cond	Good
Exterior	NA
Constr. Quality	NA
Roof Cover	Metal
Basement Size	NA
Heat Source	NA

Date Assessed	
Com2	NA
Model	NA
Size	NA
Area	0
Bldg Cond	NA
Foundation	NA
Roof Pitch	NA
BasementFinish	NA
Supplemental	NA

Farm	Tobacco Barn	Living	0	SqFeet	
Skirting	NA	Dining	0	Living	0
Exterior	NA	Family	0	Basemt	0
Driveway	NA	Kitchen	0	Garage	0
Sidewalks	NA	BedRm	0	Porch	0
Patto/Deck	NA	FullBaths	0	Deck	0
Tennis Court	NA	HalfBaths	0	Office	0
Pool	NA	OtherRm	0	Manufacturing	0
Pool Size	0	Total	0	Asphalt	0
AirCond Type	NA	Fireplaces	0	Concrete	0

Heat Cooling

Electricity Gas

Water Sewer

Sprinklers Fire Alarm

Special Imprvmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	341,351	0	341,351	141,514	199,837	199,837	1,179,000	199,837	0	1,378,837

COUNTY PROPERTY REPORTS

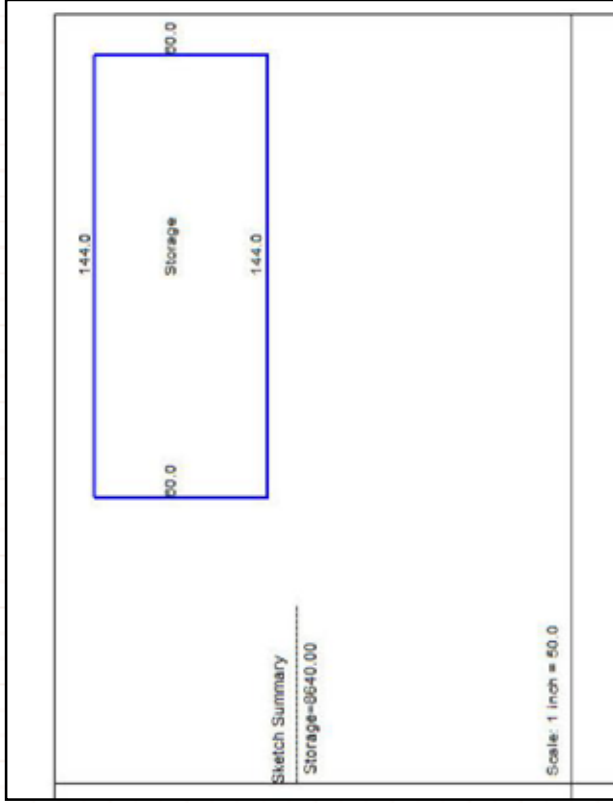
TRACT 4

Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adj Value

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
ELLIS COY MICHAEL & PAMELA T	327-256	04/12/2011	157,000.00
ELLIS COY MICHAEL & PAMELA T	295/131	02/01/2004	400,000.00

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 5

Map **065.00-00021.00**

Description CURRY PK FARM

District 01-County

Owner ELLIS COY MICHAEL & PAMELA T
ELLIS TIM & MELISSA & MYRON &
171 BIRCH AVE
HARRODSBURG KY 40330

Class Farm

PROPERTY CARD

Printed 08/05/2019

Account 2669

Location CURRY PK 0

Building 6

Year Const 0 Effective Age 1

Building Value 3,000



Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	393
Neighborhood	Typical
Road	Secondary
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Good
Driveway	NA
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Unknown
Sidewalks	NA
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

Electricity Gas

No Stories	1
Date Checked	
Residence Type	NA
Mobile Home Type	NA
Garage/Carport	NA
Width	52
Neighborhood	Typical
Structure	NA
Const. Type	Pole Frame
Roof Type	NA
Basement Type	NA
Heat Type	NA

Barns	0
-------	---

Water Sewer

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	NA
Length	84
Site Cond	Good
Exterior	NA
Constr. Quality	NA
Roof Cover	Metal
Basement Size	NA
Heat Source	NA

Grain Bins	0
------------	---

Water Sewer

Date Assessed	
Com2	NA
Model	NA
Size	NA
Area	4368
Bldg Cond	Poor
Foundation	NA
Roof Pitch	NA
Basement/Finish	NA
Supplemental	NA

Fencing	0
---------	---

Stalls 0 Bents 0

Farm	Tobacco Barn
Skirting	NA
Exterior	NA
Driveway	NA
Sidewalks	NA
Patto/Deck	NA
Tennis Court	NA
Pool	NA
Pool Size	0
AirCond Type	NA

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	4368
Fireplaces	0

Living	0
Basemt	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

Heat Cooling

Electricity Gas

Water Sewer

Sprinklers Fire Alarm

Special Imprvmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	341,351	0	341,351	141,514	199,837	0	1,179,000	199,837	0	1,378,837

COUNTY PROPERTY REPORTS

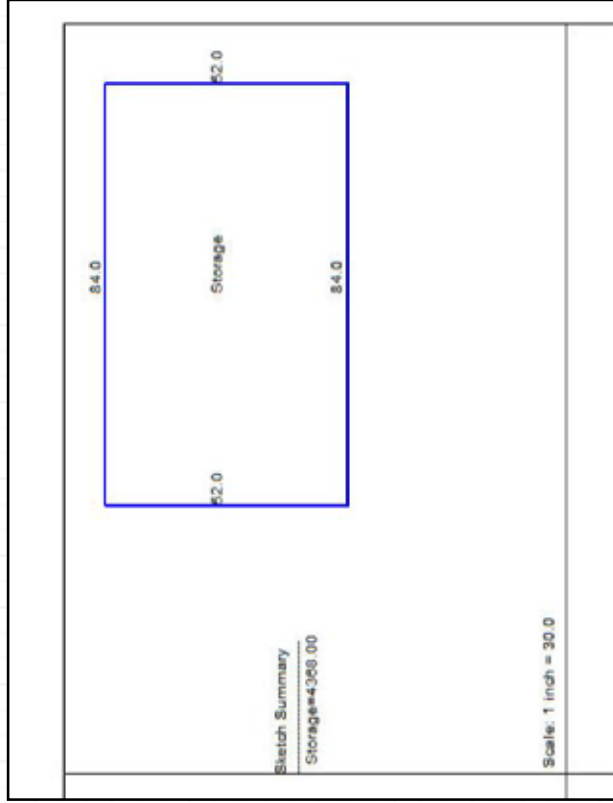
TRACT 5

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
ELLIS COY MICHAEL & PAMELA T	327-256	04/12/2011	157,000.00
ELLIS COY MICHAEL & PAMELA T	295/131	02/01/2004	400,000.00

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 9

PROPERTY CARD

Map **065.00-00022.00**

Description CURRY PK H & L

District 01-County

Owner ELLIS MIKE
171 BIRCH AVE
NA

HARRODSBURG KY 40330

Class Residential

Printed 05/13/2019

Account 2688

Location CURRY PK 1149

Building 1

Year Const 1963 Effective Age 1

Building Value 110,400

Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	2
Neighborhood	Fair
Road	2 Lane
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Fair
Driveway	Gravel
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Res
Sidewalks	None
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Gas
---	---

No Stories	1
Date Checked	
Residence Type	Single Family
ModHome Type	None
Garage/Carport	Garage
Width	20
Neighborhood	Fair
Structure	1 Story
Const. Type	Wood Frame
Roof Type	Gable
Basement Type	None
Heat Type	Radiant/Wall

Barns	0
Silos	0

<input type="checkbox"/> Water	<input type="checkbox"/> Sewer
--------------------------------	--------------------------------

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	Attached
Length	28
Site Cond	Fair
Exterior	Brick Veneer
Constr. Quality	Average/Stand
Roof Cover	Comp. Shingles
Basement Size	None
Heat Source	Natural Gas

Grain Bins	0
Fencing	0

Stalls	0
Bents	0

Date Assessed	
Com2	NA
Model	NA
Size	2 Car
Area	560
Bldg Cond	Very Good/Exce
Foundation	Concrete Block
Roof Pitch	Medium
Basement/Finish	None
Supplemental	None



Farm	None	Living	0	SqFeet	
Skirting	None	Dining	0	Living	1704
Exterior	Vinyl	Family	1	Basemt	0
Driveway	Gravel	Kitchen	1	Garage	840
Sidewalks	None	BedRm	3	Porch	0
Patio/Deck	Open	FullBaths	1	Deck	0
Tennis Court	None	HalfBaths	0	Office	0
Pool	None	OtherRm	0	Manufacturing	0
Pool Size	0	Total	560	Asphalt	0
AirCond Type	Central	Fireplaces	1	Concrete	0

<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Special Imprvmt
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<input checked="" type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer					
Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	133,200	0	133,200	10,000	123,200	0	0	0	0	0

COUNTY PROPERTY REPORTS

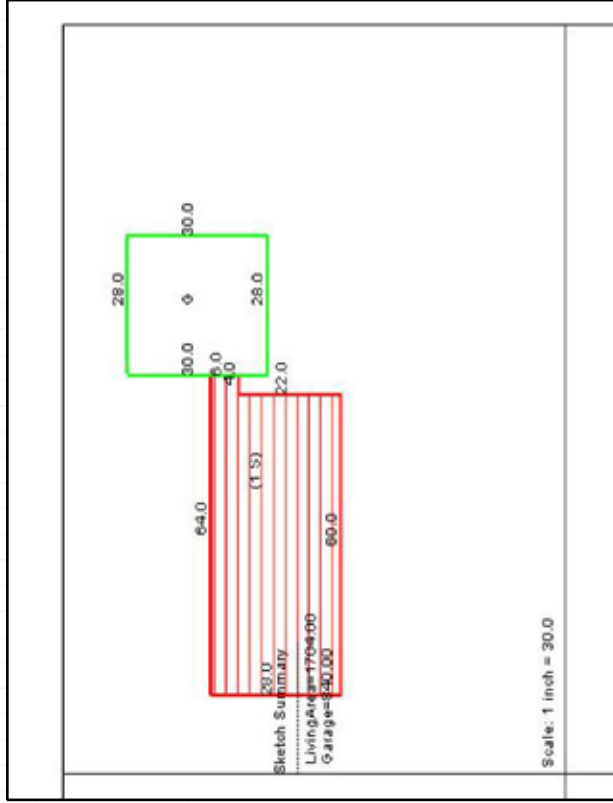
TRACT 9

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
ELLIS MIKE	247-675	01/01/1994	54,000.00	
CHILTON HAROLD W & ANGELA D	224-274	02/01/1988	0.00	
DEVINE GARFIELD & PHYLLIS	205-541	02/11/1982	0.00	

Permits List

Notes
NA



COUNTY PROPERTY REPORTS

TRACT 9

PROPERTY CARD

Printed 05/13/2019

Map **065.00-00022.00**

Description CURRY PK H & L

District 01-County

Owner ELLIS MIKE
171 BIRCH AVE
NA

HARRODSBURG KY 40330

Class Residential

Account 2688

Location CURRY PK 1149

Building 2

Year Const 0 Effective Age 1

Building Value 12,800



Subdivision

Block NA

Lot

NA

Date Checked	
Lot Size	NA
Frontage	0
Acreage	2
Neighborhood	Fair
Road	2 Lane
Topography	Rolling
Flood Hazard	None

Checked By	
Lot Size Sq Ft	0
Depth	0
Acres Est Ac	
Site Condition	Fair
Driveway	Gravel
Shape	Typical

Date Assessed	
Lot Est Actual	NA
Platt Book	NA
Source	Deed
Zoning	Res
Sidewalks	None
Drainage	Natural
Land Value	

Tenant Houses	0
---------------	---

Barns	0
Silos	0

Grain Bins	0
Fencing	0

<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Gas
---	---

<input type="checkbox"/> Water	<input type="checkbox"/> Sewer
--------------------------------	--------------------------------

Stalls	0
Bents	0

No Stories	1
Date Checked	
Residence Type	None
ModHome Type	None
Garage/Carport	Garage
Width	32
Neighborhood	Fair
Structure	Other
Const. Type	Wood Frame
Roof Type	Gable
Basement Type	None
Heat Type	Stove/Space

Avg Height	0
Checked By	
Commercial	NA
Manufacturer	NA
Type	Detached
Length	40
Site Cond	Fair
Exterior	Metal
Constr. Quality	Fair/Economy
Roof Cover	Metal
Basement Size	None
Heat Source	Wood

Date Assessed	
Com2	NA
Model	NA
Size	Other
Area	1280
Bldg Cond	Fair
Foundation	Post & Pier
Roof Pitch	Low
Basement/Finish	None
Supplemental	None

Farm	None
Skirting	None
Exterior	Metal
Driveway	Gravel
Sidewalks	None
Patio/Deck	None
Tennis Court	None
Pool	NA
Pool Size	0
AirCond Type	NA

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	1280
Fireplaces	0

Living	0
Basemt	0
Garage	1840
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

<input checked="" type="checkbox"/> Heat	<input type="checkbox"/> Cooling
--	----------------------------------

<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas
---	------------------------------

<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer
---	--------------------------------

<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm
-------------------------------------	-------------------------------------

<input type="checkbox"/> Special Imprvmt	
--	--

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2019	133,200	0	133,200	10,000	123,200	0	0	0	0	0

COUNTY PROPERTY REPORTS

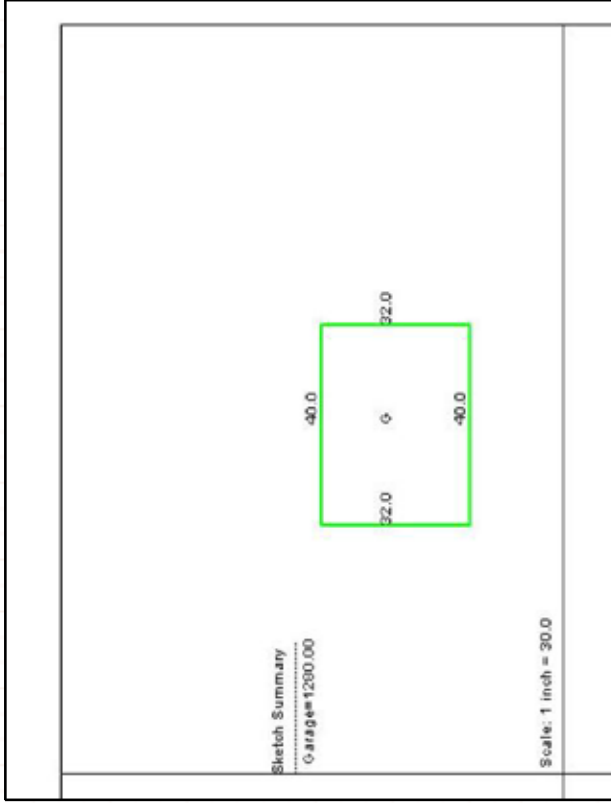
TRACT 9

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
ELLIS MIKE	247-675	01/01/1994	54,000.00	
CHILTON HAROLD W & ANGELA D	224-274	02/01/1988	0.00	
DEVINE GARFIELD & PHYLLIS	205-541	02/11/1982	0.00	

Permits List

Notes
NA



TITLE COMMITMENT

TITLE COMMITMENT

SCHRADER REAL ESTATE AND AUCTION CO., INC.
450 North Liberty Drive
Columbia City, Indiana 46725

ATTORNEY PRELIMINARY TITLE CERTIFICATE

I certify that I have examined the records in the Office of the Mercer County Clerk pertaining to the real estate owned by **TIMOTHY MICHAEL ELLIS and MELISSA F. ELLIS, husband and wife.**

PROPERTY LEGAL DESCRIPTION AS FOLLOWS:

Being all of Tract A of a Minor Plat of Ellis Property, as shown as to location and dimensions on plat hereof recorded in Plat Cabinet B, page 456, in the office of the Mercer County Clerk, to which reference is made for a more particular description. Said tract containing 1.00 acres more or less.

Being the same real property conveyed to Timothy Michael Ellis and Melissa F. Ellis, by deed of Elizabeth Ellis, a single person, and Coy Michael Ellis and Pamela Ellis, husband and wife, dated the 31st day of July, 2002, and recorded in Deed Book 288, page 280, Mercer County Clerk's Office.

This property is identified by the Mercer County PVA Office as Map No. 065.00-00021.02 and is designated by the US Postal Authority as 1083 Curry Pike.

Based on this preliminary title examination, the conveyance to the successful high bidder will convey clear and marketable title subject only to the following exceptions:

1. The deed conveying fee simple title to the purchaser(s) from Timothy Michael Ellis and Melissa F. Ellis, husband and wife, must be properly executed and recorded in the Mercer County Clerk's Office.
2. Subject to the first option to "repurchase" the subject real property as retained by Elizabeth Ellis, a single person, and Coy Michael Ellis and Pamela Ellis, husband and wife, as Grantors in the deed of conveyance to Timothy Michael Ellis and Melissa F. Ellis, dated July 31, 2002, and recorded in Deed Book 288, page 280, Mercer County Clerk's Office. This first option must be properly released and terminated by execution of a release signed by the parties vested with the right to exercise said option and the release must be properly recorded in the Mercer County Clerk's Office.
3. Subject to the ingress and egress access easement for this property with said easement being the 30' easement that is shown on the plat titled: "Minor Subdivision Plat of an In-Family Conveyance of the Ellis Property", which was recorded on August 12, 2002, in Plat Cabinet B, Slide 456, Mercer County Clerk's Office. The plat specifically notes that the approval of the parcel as shown on the plat does not guarantee access to the adjacent public right of way (being Curry Pike/ Hwy 1343) and that an entrance encroachment permit must be obtained from the Department of Transportation District Seven Office.
4. A deed in the record chain of title, being the deed of Coy Ellis and Elizabeth Ellis, husband and wife, and Connie L. Ellis and Lucianna Ellis, husband and wife, and Joyce E. Elliott and John William Elliott, wife and husband, and Coy Michael Ellis and Pamela Ellis, husband and wife, as Grantors, to Coy Michael Ellis and Pamela Ellis, husband and wife,

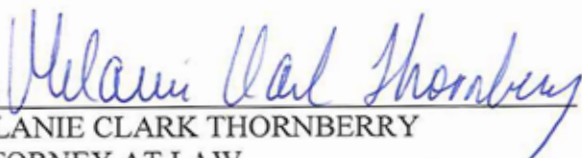
TITLE COMMITMENT

and Coy Ellis and Elizabeth Ellis, husband and wife, as Grantees, dated 11/19/91 and recorded in Deed Book 237, page 185, and which conveyed the larger tract/farm from which this smaller tract is derived refers specifically to the real property in that deed being subject to a boundary line agreement dated 9/25/1959 and recorded in Deed Book 143, page 265, and which is boundary line is shown on plat recorded in Plat Cabinet A, Slide 117. While it does not appear that it affects the boundary lines of this subject smaller tract it is being disclosed since it is referenced in the recorded chain of title.

5. Subject to an unreleased mortgage of Timothy Michael Ellis and Melissa F. Ellis, husband and wife, held by First Financial Bank, in the original principal sum of \$65,000, dated 8/19/02, and recorded in Mortgage Book 332, page 300, Mercer County Clerk's Office. This mortgage was subsequently assigned to 1st Trust Bank for Savings by assignment dated 3/3/05 and recorded in Mortgage Book 407, page 785. It was then subsequently assigned to Fidelity Bank by assignment dated 4/18/16 and recorded in Mortgage Book 630, page 3. A release of this mortgage must be obtained and recorded as a part of the closing.
6. Subject to the rights or claims of any party which are not shown of record in the Mercer County Clerk's Office.
7. Subject to real estate taxes for the current year which are not yet due or payable. The subject property lies in Tax District 1 making it subject only to the Mercer County Sheriff's real property tax bill.
8. Subject to any matter that lies outside of the period of time covered by this preliminary title examination which is the period of time beginning with the deed of conveyance of Nancy Hundley Fowler and L. A. Fowler, her husband, and Ann C. Kahn (formerly Ann C. Hundley) as Executrix of the Estate of Robert L. Hundley and in her individual capacity and Harold Kahn, her husband, to Russell Ellis, dated 5/26/1960 and recorded in Deed Book 145, page 54, Mercer County Clerk's Office thru 8:00 am on August 1, 2019.
9. Subject to what an accurate survey and an environmental audit might reveal and subject to any matter affecting title which are not recorded or properly indexed in the Mercer County Clerk's Office, and to the truthfulness of any sworn affidavit filed in the chain of title.
10. This title opinion is based upon a search of the records of the Mercer County Clerk's Office as indexed by the clerks in that office. The title examiner is not responsible for errors in the indexing system or errors in the manner information is entered into the system.

DATE: 8/1/2019
TIME: 8:00 a.m.

CLARK LAW FIRM, PLLC

BY: 
MELANIE CLARK THORNBERRY
ATTORNEY AT LAW
145 North Third Street, Danville, Kentucky 40422
859-236-1065

TITLE COMMITMENT

SCHRADER REAL ESTATE AND AUCTION CO., INC.
450 North Liberty Drive
Columbia City, Indiana 46725

ATTORNEY PRELIMINARY TITLE CERTIFICATE

I certify that I have examined the records in the Office of the Mercer County Clerk pertaining to the real estate owned by **MIKE ELLIS and PAMELA ELLIS, his wife.**

PROPERTY LEGAL DESCRIPTION AS FOLLOWS:

TRACT NO. 1

Beginning at a point in the center of the Curry Pike, corner to Ellis; thence with fence line of Ellis east 120 feet, more or less, to a corner post; thence north with fence line of Ellis 86 feet, more or less, to a tree; thence continuing with said fence line 36 feet, more or less, to corner post; thence southwest with said fence line 99 feet, more or less, to a point in the center of said Curry Pike; thence with the center of said pike as it meanders south 14 feet, more or less, to the point of beginning;

TRACT NO. 2

Beginning at a point in the east edge of Curry Pike and continuing east 132 feet to a post corner, thence 140 feet south to a walnut tree, thence in a southwesterly direction 37 feet 8 inches to a post, thence in a southwesterly direction 100 feet to a point in the east edge of Curry Pike, thence continuing along the east edge of Curry Pike north 197 feet 4 inches to the point of beginning.

Being the same real property conveyed to Mike Ellis and Pamela Ellis, his wife, by deed of Harold W. Chilton and Angela Denise Chilton, husband and wife, dated the 14th day of January, 1994, and recorded in Deed Book 247, page 675, Mercer County Clerk's Office.

This property is identified by the Mercer County PVA Office as Map No. 065.00-00022.00 and is designated by the US Postal Authority as 1149 Curry Pike.

Based on this preliminary title examination, the conveyance to the successful high bidder will convey clear and marketable title subject only to the following exceptions:

1. The deed conveying fee simple title to the purchaser(s) from Mike Ellis and Pamela Ellis, his wife, must be properly executed and recorded in the Mercer County Clerk's Office. This deed should use a new legal description derived from the new plat titled, "Consolidation Plat Ellis Property" which depicts the property as a combined area designed as "Tract A", containing 0.542 acres, as shown on plat, and recorded in Plat Cabinet D, Slide 423, Mercer County Clerk's Office.
2. Subject to all matters shown on the "Consolidation Plat Ellis Property" which was recorded on July 3, 2019, in Plat Cabinet D, Slide 423, and which states that its purpose is to: 1) consolidate Tract 1 and Tract 2 as described in Deed Book 247, page 675; and 2) define an agreed property boundary with the adjacent property owned by the partnership of Mike Ellis, Pamela Ellis, Timothy Ellis, Melissa Ellis, Myron Ellis, and April Ellis. This plat shows the agreed upon boundary line and it also shows an easement of some type. The records reviewed during the time period of this title examination did not reveal the specific grant of this easement, but since it is shown on the referenced plat it is likely apparent by visual inspection of the property.

TITLE COMMITMENT

3. Subject to the rights or claims of any party which are not shown of record in the Mercer County Clerk's Office.
4. Subject to real estate taxes for the current year which are not yet due or payable. The subject property lies in Tax District 1 making it subject only to the Mercer County Sheriff's real property tax bill.
5. Subject to any matter that lies outside of the period of time covered by this preliminary title examination which is the period of time beginning with the deed of conveyance of Garfield Devine and Phyllis Devine, husband and wife, to Harold W. Chilton and Angela Devine Chilton, his wife, dated 2/11/1988 and recorded in Deed Book 224m page 274, Mercer County Clerk's Office thru 8:00 AM on August 1, 2019.
6. Subject to what an accurate survey and an environmental audit might reveal and subject to any matter affecting title which are not recorded or properly indexed in the Mercer County Clerk's Office, and to the truthfulness of any sworn affidavit filed in the chain of title.
7. This title opinion is based upon a search of the records of the Mercer County Clerk's Office as indexed by the clerks in that office. The title examiner is not responsible for errors in the indexing system or errors in the manner information is entered into the system.

DATE: 8/1/2019
TIME: 8:00 a.m.

CLARK LAW FIRM, PLLC

BY: 
MELANIE CLARK THORNBERRY
ATTORNEY AT LAW

145 North Third Street, Danville, Kentucky 40422
859-236-1065

TITLE COMMITMENT

SCHRADER REAL ESTATE AND AUCTION CO., INC.
450 North Liberty Drive
Columbia City, Indiana 46725

ATTORNEY PRELIMINARY TITLE CERTIFICATE

I certify that I have examined the records in the Office of the Mercer County Clerk pertaining to the real estate owned as follows: 1/6 interest by **TIMOTHY M. ELLIS and MELISSA F. ELLIS, husband and wife**, 1/6 interest by **MYRON T. ELLIS and APRIL M. ELLIS, husband and wife**, and 4/6 interest by **COY MICHAEL ELLIS and PAMELA ELLIS, husband and wife**.

PROPERTY LEGAL DESCRIPTION AS FOLLOWS:

TRACT A

A tract of land in Mercer County, Kentucky, on the East side of the Curry Turnpike and on Shawnee Run, beginning a point in the center of the turnpike, corner to J. C. Bonta and Bros., formerly Daniel J. Curry, in the center of a stone fence, and running with the stone fence North 84 ½ degrees East 25.5 chains and South 42 degrees East 6.79 chains to the center of Shawnee Run corner to the old William Campbell tract; thence with lines of said Campbell tract down the center of Shawnee Run North 42 ¾ degrees East 7.35 chains and South 88 degrees East 5 chains, and South 50 degrees East 4.74 chains, and South 44 ½ degrees East 10.1 chains to the center of Shawnee Run, corner to Brown; thence with the center of Shawnee Run with Brown's line to a point in stone fence where said Run leaves the stone fence, a little south of a chinquapin tree on the west edge of the fence; thence with the fence North 3 ¾ degrees West 27.06 chains to a stone, corner to Brown; thence along the line of Brown and A. E. Davis, now J. L. Tobin, North 67 degrees West 46.48 chains to a stone and South 54 ¾ degrees West 12.43 chains to an elm stump and South 75 degrees West 8.25 chains to a point in the center of the turnpike, corner to Russell Cecil, now E. L. Bissett; thence with the center of the turnpike, South 1 ¾ degrees East 44.76 chains and South 4 degrees West 22.2 chains to the beginning, containing 395 acres and 1 rood of land.

However, there is excepted from the above and not a part of this conveyance the following described real property which has heretofore been conveyed to Dennis R. Jenkins and Dee Dawn Jenkins, his wife. The said deed being dated June 23, 1995, and is recorded in Deed Book 255, page 650, all records are in the office of the Mercer County Clerk.

Beginning at an iron pin set in the south margin of Bradford Lane and corner to remaining property of Ellis (D.B. 237, Pg. 185); thence a new line with Ellis the following calls: S 05 degrees 44' 03" E, 611.03 ft. to an iron pin set, S 67 degrees 26' 21" W, 309.40 ft to an iron pin set, N 18 degrees 47' 42" W, 570.00 ft. to an iron pin set in the south margin of Bradford Lane; thence with south margin of Bradford Lane N 65 degrees 23' 05" E, 449.14 ft. to point of beginning and containing 5.001 acres, more or less, as per survey of Fred Edward, R.L.S. #2850 dated the 5th day of March, 1995, and recorded Plat Cabinet A, Slide 637, in the office of the Mercer County Clerk.

There is excepted the following described real property, which has hereto been conveyed to Timothy Michael Ellis and Melissa F. Ellis. Said deed is dated the 31st day of July, 2002, and recorded in Deed Book 288, page 280, Mercer County Clerk's Office.

TITLE COMMITMENT

Being all of Tract A of a Minor Plat of Ellis Property, as shown as to location and dimensions on a plat thereof recorded Plat Cabinet B, Slide 456, in the office of the Mercer County Clerk, to which reference is made for a more particular description. Said tract containing 1.00 acres more or less.

Being the same real property in which a ½ interest was conveyed to Coy Michael Ellis and Pamela Ellis, husband and wife, and a ½ interest to Coy Ellis and Elizabeth Ellis, husband and wife, by deed dated 11/19/91, and recorded in Deed Book 237, page 185. Subsequently Coy Ellis died pursuant to the survivorship terms in the above referenced deed Elizabeth Ellis was vested with sole title to the ½ interest she owned with Coy Ellis. Elizabeth Ellis, a widow, then conveyed a 1/6 interest to Timothy M. Ellis and Melissa F. Ellis, husband and wife, and a 1/6 interest to Myron T. Ellis and April M. Ellis, husband and wife, and a 1/6 interest to Chadwick M. Ellis and Kimberly P. Ellis, husband and wife, by deed dated 2/2/04, and recorded in Deed Book 295, page 131. Thereafter, Chadwick M. Ellis and Kimberly P. Ellis, husband and wife, conveyed their 1/6 interest in the subject property to Coy Michael Ellis and Pamela Ellis, husband and wife, by deed dated 4/12/11, and recorded in Deed Book 327, page 256. All references are to the records in the Mercer County Clerk's Office.

This property is identified by the Mercer County PVA Office as Map No. 065.00-00021.00 and is designated as the Curry Pike Farm

Based on this preliminary title examination, the conveyance to the successful high bidder will convey clear and marketable title subject only to the following exceptions:


1. The deed conveying fee simple title to the purchaser(s) from Timothy M. Ellis and Melissa F. Ellis, husband and wife, and Myron T. Ellis and April M. Ellis, husband and wife, and Coy Michael Ellis and Pamela Ellis, husband and wife, must be properly executed and recorded in the Mercer County Clerk's Office.
2. Subject to the boundary line agreement set forth in the agreement dated September 25, 1959, and recorded in Deed Book 143, page 265, by and between Elisabeth Ireland Poe and Parker B. Poe, her husband, and Ann C. Kahn (formerly Ann C. Hundley) as Executrix under the will of Robert L. Hundley, and Ann C. Kahn, individually, and Harold Kahn, her husband, and Nancy Hundley Fowler and L.A. Fowler, her husband. This agreed boundary line is also shown on plat recorded in Plat Cabinet A, Slide 117. This is the agreement referenced in the subsequent deed of Hundley/Kahn to Russell Ellis recorded in Deed Book 145, page 54, and also in the deed of Ellis to Ellis in Deed Book 237, page 185.
3. Subject to a 40' right of way easement for electrical/utility purposes in favor of Fox Creek Rural Electric Cooperative Corporation dated August 22, 1996, and recorded in Deed Book 261, page 610, Mercer County Clerk's Office.
4. Subject to an unreleased mortgage of Coy M. Ellis (same person as Coy Michael Ellis and Mike Ellis) and Pam M. Ellis (same person as Pamela Ellis), husband and wife, and Timothy M. Ellis and Melissa F. Ellis, husband and wife, and Myron T. Ellis and April Me. Ellis, husband and wife, held by Central Kentucky Agricultural Credit Association as Agent Nominee in the original principal sum of \$3,420,148.50, dated 1/23/19, and recorded in Mortgage Book 674, page 718, Mercer County Clerk's Office. This mortgage should be released as a part of any closing.

TITLE COMMITMENT

5. Subject to an unreleased mortgage of Coy M. Ellis (same person as Coy Michael Ellis and Mike Ellis) and Pam M. Ellis (same person as Pamela Ellis), husband and wife, and Timothy M. Ellis and Melissa F. Ellis, husband and wife, and Myron T. Ellis and April Me. Ellis, husband and wife, held by Central Kentucky Agricultural Credit Association as Agent Nominee in the original principal sum of \$30,000, dated 7/9/18, and recorded in Mortgage Book 668, page 154, Mercer County Clerk's Office. This mortgage should be released as a part of any closing.
6. Subject to an unreleased mortgage of Coy M. Ellis (same person as Coy Michael Ellis and Mike Ellis) and Pam M. Ellis (same person as Pamela Ellis), husband and wife, and Timothy M. Ellis and Melissa F. Ellis, husband and wife, and Myron T. Ellis and April Me. Ellis, husband and wife, held by Central Kentucky Agricultural Credit Association as Agent Nominee in the original principal sum of \$250,000, dated 7/9/18, and recorded in Mortgage Book 668, page 150, Mercer County Clerk's Office. This mortgage should be released as a part of any closing.
7. Subject to the Notice of Lien filed against April Murphy Ellis, in favor of the Commonwealth of Kentucky, Department of Revenue, Division of Collections, recorded on 6/6/19, in Encumbrance Book 50, page 109, Mercer County Clerk's Office. In order to obtain a payoff amount for this lien the appropriate Department must be contacted and a payoff amount requested. This lien should be released as a part of any closing.
8. Subject to the rights or claims of any party which are not shown of record in the Mercer County Clerk's Office.
9. Subject to any matter that lies outside of the period of time covered by this preliminary title examination which is the period of time beginning with the deed of conveyance of Nancy Hundley Fowler and L.A. Fowler, her husband, and Ann C. Kahn (formerly Ann C. Hundley) as Executrix of the Estate of Robert L. Hundley and in her individual capacity and Harold Kahn, her husband, to Russell Ellis, dated 5/26/1960, and recorded in Deed Book 145, page 54, Mercer County Clerk's Office thru 8:00 am on August 1, 2019.
10. Subject to real estate taxes for the current year which are not yet due or payable. The subject property lies in Tax District 1 making it subject only to the Mercer County Sheriff's real property tax bill.
11. Subject to what an accurate survey and an environmental audit might reveal and subject to any matter affecting title which are not recorded or properly indexed in the Mercer County Clerk's Office, and to the truthfulness of any sworn affidavit filed in the chain of title.
12. This title opinion is based upon a search of the records of the Mercer County Clerk's Office as indexed by the clerks in that office. The title examiner is not responsible for errors in the indexing system or errors in the manner information is entered into the system.

DATE: 8/1/2019
TIME: 8:00 a.m.

CLARK LAW FIRM, PLLC

BY: 
MELANIE CLARK THORBERRY
ATTORNEY AT LAW
145 North Third Street, Danville, Kentucky 40422
859-236-1065

PROPERTY PHOTOS

TRACT 1



TRACT 1



TRACTS 1, 2, 3 & 4



TRACTS 1, 5, 6 & 7



TRACTS 1 & 8



TRACTS 6 & 7



TRACTS 4 & 5



TRACTS 1, 2, 4, 5, 6 & 7



TRACTS 4 & 5



TRACTS 4 & 5



TRACTS 1, 2, 3, 4 & 5



TRACTS 3 & 4



TRACTS 2 & 3



TRACTS 2, 3 & 9



TRACTS 1, 5, 7 & 8



TRACTS 1, 2, 5 & 9



TRACTS 1, 2, 3, 4, 5 & 9



TRACTS 2, 3 & 4



TRACT 2



TRACTS 2, 4 & 5



TRACTS 3, 4 & 5



TRACTS 2 & 3



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACTS 1 & 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACT 2



TRACTS 2 & 9



TRACTS 2 & 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 5



TRACTS 1 & 8



TRACT 8



TRACT 9





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