

DEED

THIS DEED OF CONVEYANCE made and entered into on this the 8 day of March, 2002, by and between KENT S. LLOYD, JR. and his wife, DOROTHY A. LLOYD of 23831 Winthrop Circle, Bonita Springs, Florida 34134, hereinafter called the first parties; and CHARLES J. HOPPER and his wife, EILBEN E. RUDERT of 4320 Chris Greene Lake Road, Charlottesville, VA 22911, jointly for life with the remainder to the survivor of either of them, hereinafter called the second parties;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Eighty Thousand Four Hundred Fifty Seven (\$80,457.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the first parties do hereby bargain, sell and convey unto the said second parties the following real property located in Hart County, Kentucky, and same being more particularly described as follows:

(PORTION OF TRACT 23)

Beginning at an iron pin set (all iron pins set are 24" x 1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' r/w; said pin being common to Fisher's Tract 22 (56.00 AC) Tract 17 (23.58 AC) and Tract 16 (42.95 AC) approx. 2550 feet south of Fisher Ridge Road and 1.8 miles west of KY 218 near Horse Cave in Hart County, KY; thence with Tract 16 along the center of said 50' r/w S 24 deg. 38 min. 36 sec. W 175.51 feet, S 0 deg. 13 min. 18 sec. W 368.59 feet, S 15 deg. 01 min. 25 sec. E 271.97 feet, and S

23 deg. 30 min. 55 sec. E 121.97 feet, to an iron pin set common to Fisher's Tract 24 (46.67 AC); thence with Tract 24 and later Tract 25 (45.37 AC) S 82 deg. 24 min. 19 sec. W 3230.66 feet, to an iron pin set in Meadows (DB 218 PG 140) line; thence with Meadows N 9 deg. 10 min. 15 sec. E 754.37 feet, to a corner stone found common to Fisher's Tract 21 (108.00 AC); thence with Tract 21 N 5 deg. 47 min. 55 sec. E 100.54 feet, to an iron pin set at a new corner to Tract 23; thence traversing Tract 23 the following new lines:
S 61 deg. 21 min. 31 sec. E 181.67 feet, to an iron pin set,
N 58 deg. 22 min. 18 sec. E 185.12 feet, to an iron pin set,
N 47 deg. 26 min. 05 sec. E 463.27 feet, to an iron pin set,
S 84 deg. 48 min. 20 sec. E 290.07 feet, to an iron pin set,
S 46 deg. 45 min. 37 sec. E 71.03 feet, to an iron pin set,
S 70 deg. 56 min. 07 sec. E 124.56 feet, to an iron pin set,
and N 48 deg. 14 min. 37 sec. E 447.98 feet, to an iron pin set in the south line of Fisher's Tract 22 (56.00 ACRES); thence with Tract 22 S 89 deg. 13 min. 38 sec. E 1576.73 feet, to the beginning, said tract contains 68.41 acres as surveyed by Ralph Anderson, Jr. L.S. 1838 on May 2, 2001 and partitioned on January 4, 2002.

THERE IS RESERVED an access easement across the above described 68.41 acre tract, said easement being 30' and later 50' in width laying along and 15 or 25 feet either side of an existing unimproved roadway as shown on the attached plat.

SOURCE OF TITLE: Being a portion of the same property conveyed to Kent S. Lloyd, Jr. and wife, Dorothy A. Lloyd from Cavemen Ltd. II, L.L.C., by deed dated August 22, 2001, recorded in Deed Book 251, page 547 in the Hart County Clerk's Office.

TAXES: The first and second parties agree that the 2002 property taxes shall be pro-rated by both parties.

The above-described property is part of a division of real property for agricultural purposes as defined by the rules of the Hart County Planning Commission.

The above-referenced description includes the property to the center of a 50' right-of-way as shown on Plat Cabinet B, Slide 124. This portion of the right-of-way is sold "AS IS". The party

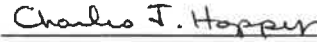
of the Second Part does not have the obligation to maintain the right-of-way to any particular standard, but any of the owners of the property as shown on the plat have the right, but not an obligation, to improve so much of the right-of-way as they see fit. The Party of the Second Part has the right to use the entirety of the right-of-way, but it does not have the right to restrict access to any portion of the right-of-way.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the said second parties, jointly for life with the remainder to the survivor of either of them, in fee simple with Covenant of General Warranty.

The second parties herein join in signing this deed for the sole purpose of certifying that the consideration reflected in this deed is the consideration paid for the property pursuant to KRS Chapter 382 and the parties hereto understand that falsification of the stated consideration or sale price is a Class D Felony, subject to 1 to 5 years imprisonment and fines up to \$10,000.00.

IN TESTIMONY whereof, witness the signatures of the parties the day and year first above written.


KENT S. LLOYD, JR.


CHARLES J. HOPPER


DOROTHY A. LLOYD


EILEEN E. RUDERT

STATE OF KENTUCKY


COUNTY OF HART

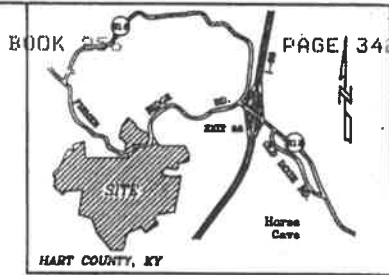
I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that the foregoing Deed of Conveyance was this day produced to me in my office by Kent S. Lloyd, Jr. and his wife, Dorothy A. Lloyd and Charles J. Hopper and his wife, Eileen E. Rudert and was duly signed and acknowledged by them before me to be their free act and deed.

This the 8th day of March, 2002.

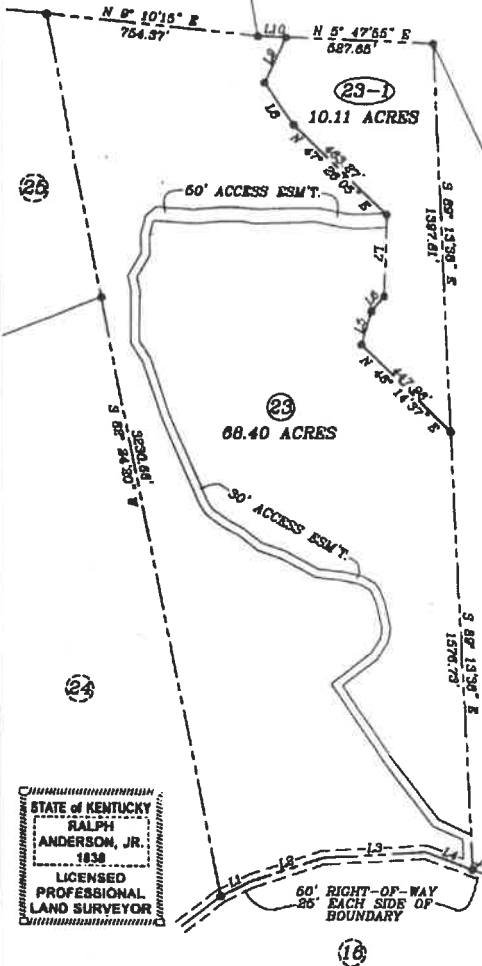

NOTARY PUBLIC
My commission expires: 11-28-2002

This document prepared by:


ARTHUR WOODSON PULLIAM
ATTORNEY AT LAW
300 MAIN STREET
P. O. BOX 159
MUNFORDVILLE, KY 42765
PH: 270-524-9663/FAX 270-524-7855



MEADOWS PROPERTY
DB 218 PG 140



NOTES:

- 1) S 89°13'38" E USED TO BEGIN SURVEY AS PER PLAT IN CABINET B SLIDE 184.
- 2) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT OF WAYS OR EASEMENTS.
- 3) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 4) ALL CORNERS ARE IRON PINS (SET) UNLESS OTHERWISE NOTED.
- 5) ALL IRON PINS SET ARE 1/2" X 3/4" REBAR WITH PLASTIC CAPS STAMPED "ANDERSON 1838".
- 6) TOTAL AREA 78.61 ACRES.
- 7) TRACT 23 IS PREVIOUSLY RECORDED IN IN PLAT CABINET B SLIDE 184.

LINK	BEARING	DISTANCE
L1	S 87°30'55" E	181.87'
L2	S 15°01'24" E	271.97'
L3	S 07°13'18" W	568.69'
L4	S 84°38'38" W	175.61'
L5	S 70°56'07" E	124.66'
L6	S 46°45'37" E	71.03'
L7	S 84°48'20" E	290.07'
L8	N 88°22'18" E	185.12'
L9	S 81°21'31" E	181.87'
L10	N 8°47'55" E	100.54'

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SUDDENTE. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:12,638 AND WAS NOT AD- THE SURVEY AS SHOWN HEREON IS A CLASS B SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE REQUIREMENTS OF THIS CLASS.

Ralph Anderson, Jr.
RALPH ANDERSON, JR., L.E. #1834
DATE 1/10/02

STATE OF KENTUCKY
RALPH ANDERSON, JR.
1834
LICENSED PROFESSIONAL LAND SURVEYOR

DOCUMENT NO: 44173
RECORDED IN: HAY 24, 2002 11:30:33AM
TOTAL FEES: \$16.00
TRANSFER TAX: \$80.50
COUNTY CLERK: DORIS DEBRAIN
COUNTY: HART COUNTY
DEPUTY CLERK: DORIS DEBRAIN

**TRACT 23
FISHER FARM TRACT DIVISION**

OWNER/DEVELOPER:
KENT LLOYD
8041 SMITHFIELD ROAD
SMITHFIELD, KY 40088

PREPARED FOR:
**CHARLES HOPPER &
EILEEN RUDERT**
4320 GREEN LAKE ROAD
CHARLOTTESVILLE, VA 22911

PREPARED BY:
ANDERSON ENGINEERING
102 E FIRST STREET, SMITHS GROVE, KY
PH. (270) 563-2911 FAX (270) 563-2921
DRAWN BY: JW DATE 1/10/02 SCALE 1" = 400' JOB#94-086 T23