

DEED OF CONVEYANCE

This Deed of Conveyance is made and entered into this 16th day of September, 2019, by and between **PAUL W. BLAIR** and wife, **SUANNE H. BLAIR**, 233 East Main Street, Morehead, Kentucky 40351; **DANNY MABRY** and wife, **RESHIA MABRY**, 491 Christy Creek, Morehead, KY 40351; **DALE MABRY** and wife, **DEBBIE MABRY**, 864 Fraley Drive, Morehead, KY 40351; **LINDA McKENZIE** (formerly Linda Pizzo) and husband, **TERRY McKENZIE**, 55 Delta Lane, Morehead, KY 40351; and **RENEE SMITH** and husband, **TIM SMITH**, 9825 Highway 711, West Liberty, KY 41472, GRANTORS, and **DAILEY DOUBLE FARMS, LLC**, a Florida Limited Liability Company, 3907 N Federal Highway, Ste # 183, Pompano Beach, FL 33064, which is also the in care of address to which the 2018 tax bill may be mailed, GRANTEE

For and in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00), \$15,000.00 of which has been by the Grantee to the Grantors (excluding Terry McKenzie and Tim Smith), with the remaining \$135,000.00 to be paid by the Grantee to the Grantors, on or before October 1, 2022, pursuant to promissory notes of even date herewith from the Grantee to the Grantors (excluding Terry McKenzie and Tim Smith) and with the Grantors retaining a lien on the real estate herein conveyed to secure the payment of said \$135,000.00 and interest as specified in said promissory notes, the Grantors have bargained and sold and do hereby transfer and convey to the Grantee, the following described real estate in Rowan County, Kentucky, and more particularly described as follows:

37.73 acres on the East side of Cranston Road, more particularly described in "Exhibit A" attached hereto.

Being a part of the property conveyed to Paul W. Blair and Ed Mabry by deed from H. M. Meadows, et al., dated May 22, 1970, recorded in Deed Book 91, Pages 785-788,

Rowan County Records, and a part of the property conveyed to Paul W. Blair and Ed Mabry by deed dated November 22, 1977, recorded in Deed Book 111, Pages 494-497, Rowan County Records, and being all of said properties not previously conveyed by the Grantors or Ed and Hazel Mabry.

Also conveyed herein is a "Roadway Easement." See CLARIFICATION OF ROADWAY EASEMENT dated the 25th day of July, 2019, recorded in Deed Book 272, Pages 764-769, Rowan County Records.

See Last Will and Testament of Ed Mabry, deceased, recorded in Will Book J, Page 337, Rowan County Records, in which a Credit Shelter Trust was established on August 19, 2002, for Ed Mabry's wife, Hazel Mabry, and his children, Danny Mabry, Dale Mabry, and Linda McKenzie (formerly Linda Pizzo) and Ed Mabry's grandchild, Renee Smith. Hazel Mabry died on December 28, 2012, and upon her death the Ed Mabry Credit Shelter Testamentary Family Trust was to terminate, and the assets of the trust distributed one-third (1/3) to Danny Mabry, one-third (1/3) to Dale Mabry; and one-third (1/3) to "Linda Pizzo" who is now Linda McKenzie for her lifetime, and upon her death to her daughter, Renee Smith. See also deed of conveyance dated September 3, 2015, recorded in Deed Book 257, Page 343, from Danny Mabry and Dale Mabry, as Co-Trustees of the Ed Mabry Credit Shelter Testamentary Family Trust, Grantor, to Danny Mabry, Dale Mabry, Linda McKenzie, and Renee Smith, Grantee. Said deed states that Linda McKenzie and Renee Smith acknowledge that they have entered into an agreement on October 17, 2014, whereby they have agreed that distributions to them from the Ed Mabry Credit Shelter Testamentary Family Trust be made to them equally, instead of to Linda McKenzie for life, with the remainder to Renee Smith. The real estate herein conveyed is described as Parcel No. 1 in said deed.

Said real estate is conveyed by the Grantors and accepted by the Grantee as being subject to all easements, restrictions, and reservations of record. Real estate taxes for 2019 will be paid by the Grantors and Grantee will pay real estate taxes for all subsequent years.

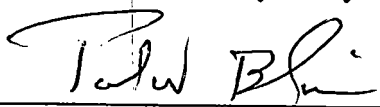
Either Paul W. Blair or Suanne H. Blair, acting individually, is authorized to release of record the lien retained to secure payment of a promissory note payable to Paul W. Blair and Suanne H. Blair for \$67,500.00, and interest as specified in said promissory note. Either Danny Mabry or Dale Mabry, individually, is authorized to release of record the lien retained herein by the other Grantors, upon payment of the promissory notes issued to the other Grantors.

CONSIDERATION CERTIFICATE

Pursuant to KRS Chapter 382, the parties hereto, being duly sworn, state that the consideration stated herein is the true, correct, and full consideration paid for the real estate herein conveyed. They further certify their understanding that falsification of the stated consideration or sales price of the property is a Class D Felony, subject to 1 to 5 years imprisonment and fines up to \$10,000.00.

TO HAVE AND TO HOLD the same, together with all the appurtenances thereunto belonging, unto the said Grantee, Dailey Double Farms, LLC, in fee simple absolute, with all and full covenants of "General Warranty." However, the Grantee acknowledges that the description of the real estate herein conveyed and the description of the roadway easement herein conveyed was prepared by Mitchell Kent Estes for the Grantee and not for the Grantors.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors and the Grantees as of the day and year first above written.



Paul W. Blair, Grantor



Suanne H. Blair, Grantor

Danny Mabry
Danny Mabry, Grantor

Reshia R. Mabry
Reshia Mabry, Grantor

Dale Mabry
Dale Mabry, Grantor

Debbie Mabry
Debbie Mabry, Grantor

Linda McKenzie
Linda McKenzie, Grantor

Terry McKenzie
Terry McKenzie, Grantor

Renee Smith
Renee Smith, Grantor
COMMONWEALTH OF KENTUCKY
COUNTY OF ROWAN, SS.

Tim Smith
Tim Smith, Grantor

I, Notary Public for and in the State and County aforesaid, certify that on this day in said State and County, the foregoing Deed of Conveyance and Consideration Certificate was produced before me, signed, acknowledged, and delivered by the Grantors, **Paul W. Blair, Suanne H. Blair, Danny Mabry, Reshia Mabry, Dale Mabry, Debbie Mabry, Linda McKenzie, Terry McKenzie, Renee Smith and Tim Smith**, who, being first duly sworn, stated that the consideration certificate contained therein is true.

IN TESTIMONY WHEREOF, witness my hand and seal of office this 16th day of September, 2019.

Carolyn S. Martin
Notary Public, State of KY at Large. My
Commission Expires: 10/31/2020
Notary ID 566416

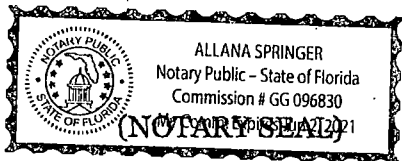
ROWAN COUNTY
D273 PG447

Dailey Double Farms, LLC, a Florida
Limited Liability Company, Grantee

By: Jess Ross
Jessica J. Ross, Manager, Member, and
Authorized Representative

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing deed was signed and acknowledged before me this 16 day of September 2019, by Jessica J. Ross, who, being duly sworn, stated that she is Member, Manager, and Authorized Agent, Dailey Double Farms, LLC, and that the consideration certificate contained therein is true.



Allana Springer
Signature of Notary Public-State of Florida
Allana Springer
Name of Notary Typed, Printed, or Stamped

Personally Known PL or Produced Identification ✓
PL
Type of Identification Produced

THIS INSTRUMENT PREPARED IN THE
LAW OFFICES OF PAUL W. BLAIR,
233 East Main Street, Morehead, KY 40351-1647
Phone: (606) 784-7578

By: Paul W. Blair
Paul W. Blair, Attorney at Law

Deeds\DaileyDoubleFarms.#2deed\csm

DOCUMENT NO: 2001433
RECORDED: September 18, 2019 03:06:00 PM
TOTAL FEES: \$32.00 TRANSFER TAX: \$150.00
COUNTY CLERK: ELWOOD CAUDILL JR
DEPUTY CLERK: ROBERTA EARLEY
COUNTY: ROWAN COUNTY
BOOK: D273 PAGES: 444 - 451

Legal description of the
Paul W. Blair & Ed Mabry property
Ky. 377
Rowan County, Kentucky

All that tract of land on the east side of Cranston Road (Ky. 377) and being at the northeast intersection of Brushy Creek and the North Fork of Triplett Creek in Rowan County, Kentucky, and being more fully described as follows:

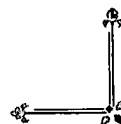
BEGINNING at a set $\frac{1}{2}$ " diameter, 18" long iron rebar on the east right-of-way of Ky. 377, being 40' from the centerline of Ky. 377; said set rebar also being N 17°33'04" W, 614.67' from the centerline of the Ky. 377 bridge over Brushy Creek; thence with the right-of-way of Ky. 377 for four calls:

- 1) N 21°16'56" W a distance of 539.51' to a point being 40' right of Ky. 377 centerline station 49+25.70;
- 2) N 20°55'04" W a distance of 23.79' to a point being 40' right of Ky. 377 centerline station 49+50.00;
- 3) S 69°26'48" W a distance of 10.00' to a point being 30' right of Ky. 377 centerline station 49+50.00;
- 4) With a curve turning to the right with an arc length of 327.74', with a radius of 1,879.86', with a chord bearing of N 15°33'32" W, with a chord length of 327.33' to a set rebar; thence with the line of the property conveyed to the Commonwealth of Kentucky for eight calls:

- 1) S 57°29'16" E a distance of 170.43' to a set rebar;
- 2) S 57°29'16" E a distance of 1165.16' to a set rebar;
- 3) N 44°04'44" E a distance of 291.97' to a set rebar;
- 4) S 45°55'16" E a distance of 314.07' to a set rebar;
- 5) S 45°55'16" E a distance of 170.36' to a set rebar;
- 6) S 45°55'16" E a distance of 272.82' to a set rebar;
- 7) S 45°55'16" E a distance of 163.76' to a set rebar;
- 8) S 45°55'16" E a distance of 94.57' to a point in the centerline of the North Fork of Triplett Creek; thence with the centerline of North Fork of Triplett Creek for two calls:

- 1) S 39°42'01" W a distance of 922.30' to a point;
- 2) S 22°30'08" W a distance of 185.83' to the mouth of Brushy Creek; thence with the centerline of Brushy Creek for two calls:

- 1) N 48°46'47" W a distance of 573.63' to a point;
- 2) N 35°27'01" W a distance of 146.30' to a point;



ROWAN COUNTY
D273 PG450

Thence with the line of the property conveyed to William C. Fannin & Kay U. Fannin of record in Deed Book 152 Page 648 for nine calls:

- 1) S 87°03'34" E a distance of 77.67' to a set rebar;
- 2) S 87°03'34" E a distance of 53.00' to a found 40" beech tree marked with two sets of three hack marks;
- 3) N 02°47'05" W a distance of 141.82' to a set rebar;
- 4) N 14°17'09" W a distance of 217.87' to a found ½" diameter iron rebar;
- 5) N 35°36'11" W a distance of 164.67' to a found rebar;
- 6) N 50°42'16" W a distance of 140.74' to a found rebar;
- 7) N 54°10'48" W a distance of 139.72' to a found rebar;
- 8) N 59°14'03" W a distance of 286.96' to a found rebar;
- 9) S 67°28'26" W a distance of 93.20' to the point of

BEGINNING having an area of 34.73 acres as surveyed by Mitchell Kent Estes, Ky. Land Surveyor #3345, and completed on March 11, 2019. The bearings in this description are based on Kentucky State Plane Coordinate System North Zone as established by GPS survey. This description was prepared by Mitchell Kent Estes on March 13, 2019.

The 34.73-acres tract described above being a portion of the property conveyed to Paul W. Blair & Ed Mabry of record in Deed Book 91 Page 785 and Deed Book 111 Page 494 in the Rowan County Clerk's Office, Rowan County, Kentucky.

LEGEND

BOUNDARY LINE (THIS SURVEY)

EASEMENT AREA (THIS SURVEY)

APPROXIMATE ADJOINING BOUNDARY LINE

EDGE OF PAVEMENT

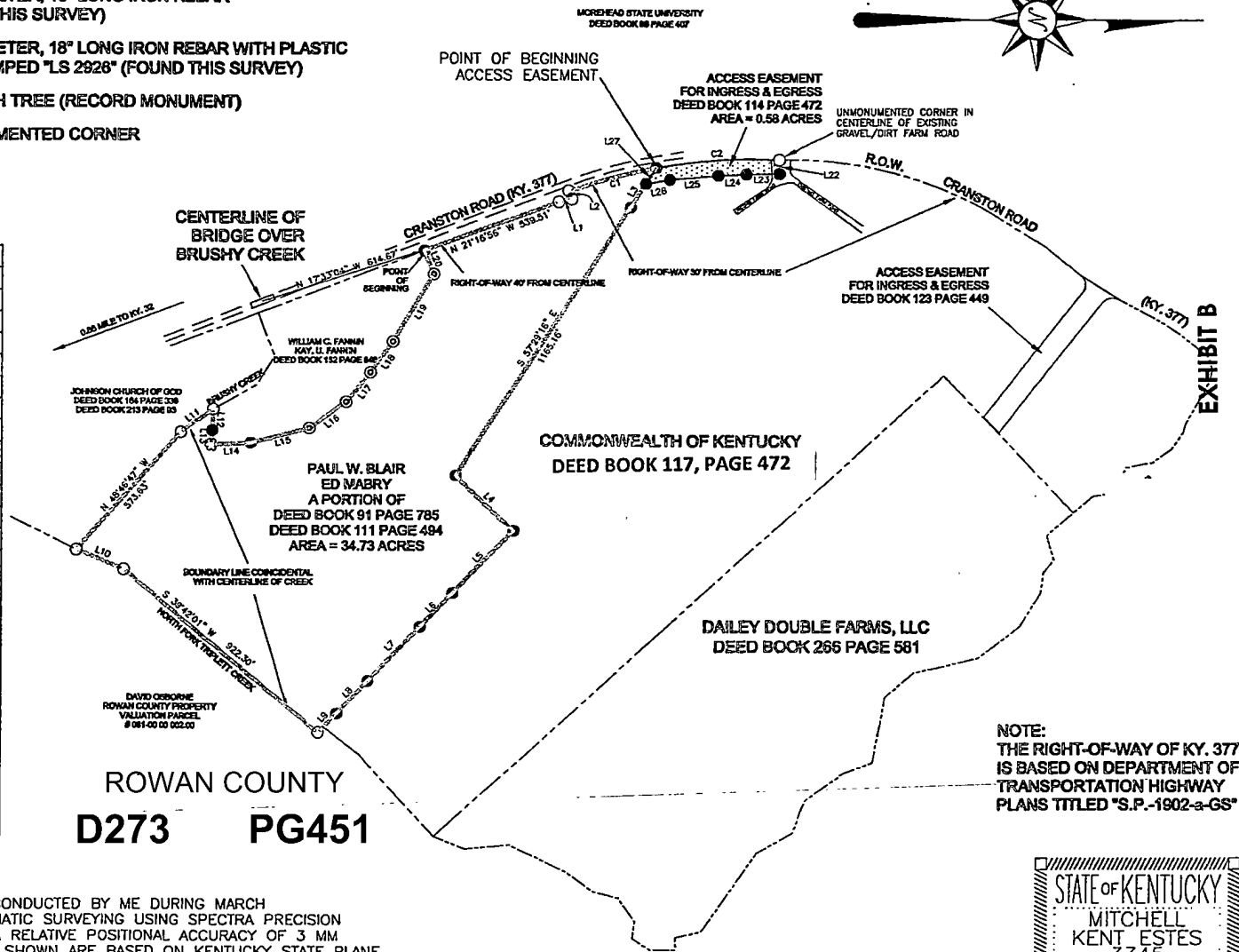
- 1/2" DIAMETER, 18" LONG IRON REBAR (SET THIS SURVEY)
- ⊙ 1/2" DIAMETER, 18" LONG IRON REBAR (FOUND THIS SURVEY)
- ⊙ 1/2" DIAMETER, 18" LONG IRON REBAR WITH PLASTIC CAP STAMPED "LS 2928" (FOUND THIS SURVEY)
- ⊙ 40" BEECH TREE (RECORD MONUMENT)
- UNMONUMENTED CORNER

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1879.86'	327.74'	327.33'	N 15°33'32" W	09°59'21"
C2	1879.86'	450.51'	449.43'	N 03°49'48" W	13°43'51"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 20°55'04" W	23.79'
L2	S 69°26'48" W	10.00'
L3	S 57°29'17" E	101.68'
L4	N 44°04'44" E	291.97'
L5	S 45°55'16" E	314.07'
L6	S 45°55'16" E	170.36'
L7	S 45°55'16" E	272.82'
L8	S 45°55'16" E	163.76'
L9	S 45°55'16" E	94.57'
L10	S 22°30'08" W	185.83'
L11	N 35°27'01" W	146.30'
L12	S 87°03'34" E	77.67'
L13	S 87°03'34" E	53.00'
L14	N 02°47'05" W	141.82'
L15	N 14°17'09" W	217.87'
L16	N 35°36'11" W	164.67'
L17	N 50°42'16" W	140.74'
L18	N 54°10'48" W	139.72'
L19	N 59°14'03" W	286.96'
L20	S 67°28'26" W	93.20'
L22	N 88°55'47" E	50.00'
L23	S 01°03'27" E	119.36'
L24	S 02°52'00" E	102.58'
L25	S 04°58'56" E	178.71'
L26	S 09°56'09" E	87.80'
L27	N 57°29'14" W	68.75'



NOTE:
THE RIGHT-OF-WAY OF KY. 377
IS BASED ON DEPARTMENT OF
TRANSPORTATION HIGHWAY
PLANS TITLED "S.P.-1902-a-GS"

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT DEPICTS A SURVEY CONDUCTED BY ME DURING MARCH 2019, USING THE METHOD OF REAL-TIME KINEMATIC SURVEYING USING SPECTRA PRECISION SP80 GNSS DUAL-FREQUENCY RECEIVER WITH A RELATIVE POSITIONAL ACCURACY OF 3 MM + 0.5 PPM. THE BEARINGS AND COORDINATES SHOWN ARE BASED ON KENTUCKY STATE PLANE SYSTEM NORTH ZONE. THIS PLAT AND SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY IN THE STATE OF KENTUCKY AS BASED ON 201 KAR 18:150. THE COMPLETION DATE OF THE SURVEY WAS APRIL 7, 2019.

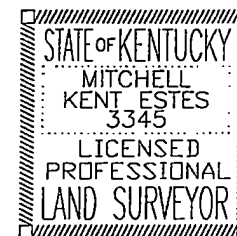
Mitchell Kent Estes

4-8-2019

MITCHELL KENT ESTES

KY. PLS# 3345

DATE



BOUNDARY EXHIBIT OF THE
PAUL W. BLAIR & ED MABRY
PROPERTY
CRANSTON ROAD (KY. 377)
ROWAN COUNTY, KENTUCKY

MITCHELL ESTES LAND SURVEYING
107 CECIL AVENUE
OWINGSVILLE, KY. 40360
PHONE: 606-207-8900

DATE
4/9/2019

SCALE
1"=600'

DRAWN BY:
MKE