

LEGAL DESCRIPTION

Tract 1

Being a 77.053 acre parcel of land of Jeanette Hester DB 41 Pg 197 Tract III and Jeanette Hester Family Limited Partnership DB 45 Pg 58, Farm 10, said property located off Cedar Creek Road on the south side of Cedar Creek in Robertson County, Ky., and being more particularly described as follows:

Beginning at an iron pin and cap found (JHP 723) at the south bank of Cedar Creek at the east line of Coleman Waford DB 42 Pg 343; Thence N 67-48-18 E 42.82' to a point near the center of existing Cedar Creek; Thence along the meandering of Cedar Creek centerline N 84-14-03 E 35.09' to a point; Thence N 67-29-59 E 34.86' to a point; Thence N 66-58-43 E 44.97' to a point; Thence N 70-09-02 E 44.71' to a point; Thence N 74-47-09 E 63.91' to a point; Thence N 76-13-34 E 56.70' to a point; Thence N 81-13-10 E 172.19' to a point corner to 1.172 acre tract of Gradie Isaac DB 50 Pg 670; Thence N 82-14-53 E 240.74' to a point; Thence N 78-32-17 E 114.59' to a point; Thence N 74-08-03 E 302.92' to a point corner to Isaac and Julian Claypool DB 35 Pg 167; Thence N 78-39-57 E 255.13' to a point; Thence N 67-18-30 E 138.83' to a point at the line of Claypool; Thence leaving the creek S 05-22-03 W 16.33' to an iron pin and cap set at base of 10" snag with fence at line of Mark Miller DB 45 Pg 34; Thence along existing old woven wire and barbed wire fence S 05-56-16 W 527.95' to an iron pin and cap set at base of 36" oak tree corner to Miller; Thence S 66-53-57 E 624.34' to a fence post; thence S 60-23-37 E 147.54' to an iron pin and cap set at base of 8" dead cedar corner to Miller; Thence S 07-25-47 W 277.98' to an iron pin and cap set at base of 18" walnut tree with fence; Thence S 06-48-12 W 601.19' to a fence post; Thence S 03-09-48 W 254.24' an iron pin and cap set at base of 10" dead tree corner to Miller and William J. Wells DB 46 Pg 50 and Paul Burns DB 44 Pg 207; Thence leaving the line of Miller and Wells with the existing fence line of Burns N 84-15-11 W 336.88' to an iron pin and cap set at base of 15" triple oak tree with fence; Thence N 84-07-45 W 1402.14' to a 36" oak tree with fence; Thence N 82-31-31 W 482.35' along fence and stone wall to an iron pin and cap set at base of 18" dead hickory tree with fence corner to Burns and Coleman Waford DB 42 Pg 343; Thence with the line of Waford along existing fence line N 07-01-48 E 959.46' to an iron pin and cap set at base of 8" walnut tree found with fence; Thence N 08-19-03 E 431.69' to the point of beginning containing 77.053 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys Inc. 7/18/01. Property subject to all legal right of ways, easements and unrecorded conveyances.

Property subject to access by permanent access easement across Coleman Waford DB 42 Pg 343. (Note shown on deed)

THERE IS HEREBY EXCEPTED AND NOT MADE A PART OF THIS CONVEYANCE REALTY ALREADY CONVEYED AND SUBDIVIDED FROM THE 77.503 ACRES, WHICH IS IDENTIFIED HEREIN, AS EXCEPTION NO. 1, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPTION NO. 1:

Re: Legal Description for Parcel 1 (45.239 Acres)

PARCEL 1 (45.239 Acres)

All that certain tract or parcel of land, lying and being located in Robertson County, Kentucky: and situated on the south side of Cedar Creek Road; and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to the Parent Tract.

Beginning at a point in the center of Cedar Creek, in the line of Gail Isaac & Missy Isaac (D.B. 51, Pg. 344; D.B. 50, Pg. 668-Plat) and a corner to Parcel 2, a new division of Jack D. Isaac & Rachel Isaac (D.B. 52, Pg. 386); said point lying S.41°11'15"W. 252.40 feet from a found mag nail in the center of Cedar Creek Road, a corner between Jack D. Isaac & Rachel Isaac (D.B. 53, Pg. 741) and said Gail Isaac & Missy Isaac (D.B. 51, Pg. 344; D.B. 50, Pg. 668-Plat); thence with said Parcel 2 and the center of a drain for 19 calls as follows: (1) S.36°20'41"E. 54.52 feet to a point, (2) S.60°49'49"E. 81.97 feet to a point, (3) S.24°11'28"E. 225.15 feet to a point, (4) S.32°36'26"E. 246.79 feet to a point, (5) S.21°51'55"W. 49.09 feet to a point, (6) S.27°10'45"E. 131.74 feet to a point, (7) S.13°39'45"E. 86.50 feet to a point, (8) S.28°50'09"E. 155.21 feet to a point, (9) S.14°06'01"E. 60.79 feet to a point, (10) S.19°58'12"E. 76.35 feet to a point, (11) S.28°24'56"E. 92.22 feet to a point, (12) S.35°49'47"E. 64.06 feet to a point, (13) S.40°15'46"E. 96.78 feet to a point, (14) S.10°41'38"E. 52.25 feet to a point, (15) S.42°20'17"E. 83.02 feet to an iron pin, (16) S.06°16'13"W. 93.81 feet to a point, (17) S.16°04'50"W. 126.75 feet to a point, (18) S.11°47'01"W. 89.79 feet to a point, and (19) S.08°24'42"W. passing an iron pin at 73.79 feet, in all 76.37 feet to a point, in the line of Paul C. Burns & Elaine Burns (D.B. 44, Pg. 207); thence with said Burns N.84°07'45"W. 1070.33 feet to a 36" oak tree and N.82°31'31"W. 482.35 feet to a found iron pin bearing "RDH 3264", in the line of Coleman Waford & Dorothy C. Waford (D.B. 42, Pg. 343); thence with said Waford N.07°01'48"E. 959.46 feet to a found iron pin bearing "RDH 3264" and N.08°19'03"E. 431.69 feet, a corner to Gail Isaac & Missy Isaac (D.B. 51, Pg. 344; D.B. 50, Pg. 668-Plat) in the center of Cedar Creek; thence with said Isaac and the center of said creek for nine calls as follows: (1) N.67°48'18"E. 48.82 feet to a point, (2) N.84°14'03"E. 35.09 feet to a point, (3) N.67°29'59"E. 34.86 feet to a point, (4) N.66°58'43"E. 44.97 feet to a point, (5) N.70°09'02"E. 44.71 feet to a point, (6) N.74°47'09"E. 63.91 feet to a point, (7) N.76°13'34"E. 56.70 feet to a point, (8) N.81°13'10"E. 172.19 feet to a point, and (9) N.82°14'53"E. 240.74 feet to the point of beginning containing an area of 45.239 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in

accordance with a survey and plat by Allen Patrick Darnell PE, PLS on March 27, 2009. See Plat recorded in Plat Cabinet _____, Sheet _____ *Never Recorded*

SOURCE OF TITLE: Said property being a portion of that property deeded Jack D. Isaac & Rachel Isaac by the Jeanette Hester Family Limited Partnership by deed dated August 9, 2001 and recorded in Deed Book 52, Page 386, of the Robertson County Clerk's Office.

The legal description stated herein is based solely on the legal descriptions as provided by Allen Patrick Darnell PE, PLS on March 27, 2009. The preparer of this document makes no representations, guarantees or certifications as to the validity and accurateness of the boundary description/legal description stated herein.

Property subject to all legal right of ways, easements and unrecorded conveyances.

This conveyance is further subject to the following exceptions that were not included in the deed of conveyance.

EXCEPTION # 2

Being a 0.743 acre parcel of that larger tract of land conveyed to Gail and Missy Isaac DB 51 PG 344 said property located North of Cedar Creek Road in Robertson County, KY., and being more particularly described as follows:

Beginning at a mag nail set in the existing center line of Cedar Creek Road new corner to Gail and Missy Isaac DB 51, PG 344; Thence following the existing center line of Cedar Creek Road N 77-53-54 E 173.22' to a mag nail set in the existing center of Cedar Creek Road; Thence N 78-54-27 E 73.59' to a mag nail set in the center of Cedar Creek Road new corner to Isaac and corner to Roger Jefferson DB 53, PG 619-621; Thence with the line of Jefferson S 01-44-54 W 134.90' to a point in the center of Cedar Creek; Thence S 74-08-03 W 220.17' to a point in the center of Cedar Creek; Thence N 10-04-37 W 146.82' along the center of a small drain to the point of beginning containing 0.743 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys, Inc.

Property subject to all legal right of ways, easements and unrecorded conveyances.

Property subject to flash flooding along the North side of Cedar Creek.

Property subject to any existing right of way for Cedar Creek Road for benefit of the Robertson County Fiscal Court.

Exception # 3

Being a 2.098 acre parcel of that larger tract of land conveyed to Jack and Rachael Isaac DB 52, PG 386; said property located on the South side of Cedar Creek Road in Robertson County, Kentucky and being more particularly described as follows:

Beginning at a point in the existing center of Cedar Creek, corner to Roger Jefferson DB 53, PG 619-621 and Gail & Missy Isaac DB 51, PG 344; Thence N 78-39-57 E 169.96' to an iron pin & cap set (RDH 3264 5/8" Rebar Typical) in the line of Jefferson, new corner to Jack & Rachael Isaac DB 52, PG 386; Thence leaving the line of Jefferson with the new division line of Isaac 2.098 acre parcel S 28-44-04 W 30.00' to an iron pin & cap set; Thence S 28-44-04 W 310.46' to an iron pin & cap set; Thence S 18-27-21 W 149.39' to an iron pin & cap set; Thence N 59-34-20 W 109.46' to an iron pin & cap set; Thence N 37-17-05 W 160.02' to an iron pin & cap set; Thence N 10-02-25 E 69.99' to an iron pin & cap set on the west side of dirt drive; Thence N 06-59-38 E 95.69' to a point in the center of Cedar Creek, corner to Gail & Missy Isaac DB 51, PG 344, 0.743 acre parcel; Thence with the line of Isaac DB 51, PG 344, 0.743 acre parcel N 74-08-03 E 220.17' to the point of beginning containing 2.098 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys, Inc.

Property subject to all legal right of way, easements and unrecorded conveyances.

Property subject to flash flooding along the South side of Cedar Creek.

Property subject to any existing right of way for Cedar Creek Road for benefit of the Robertson County Fiscal Court.

Included is a 2005 Four Seasons D3280-01 manufactured home, Serial No. FS215893, which has been affixed to the property and converted to real estate.

Being the same property (although including Exceptions # 2 and 3 which were excluded from the deed) conveyed to Bron K. Isaac by deed of Jack D. Isaac and Rachel E. Isaac by deed dated the 28th day of May, 2015, said deed recorded in Deed Book 65 Page 487 Robertson County Court Clerk Records.

Tract 2

Being a 0.743 acre parcel of that larger tract of land conveyed to Gail and Missy Isaac DB 51 PG 344 said property located North of Cedar Creek Road in Robertson County, KY., and being more particularly described as follows:

Beginning at a mag nail set in the existing center line of Cedar Creek Road new corner to Gail and Missy Isaac DB 51, PG 344; Thence following the existing center line of Cedar Creek Road N 77-53-54 E 173.22' to a mag nail set in the existing center of Cedar Creek Road; Thence N 78-54-27 E 73.59' to a mag nail set in the center of Cedar Creek Road new corner to Isaac and corner to Roger Jefferson DB 53, PG 619-621; Thence with the line of Jefferson S 01-44-54 W 134.90' to a point in the center of Cedar Creek; Thence S 74-08-03 W 220.17' to a point in the center of Cedar Creek; Thence N 10-04-37 W 146.82' along the center of a small drain to the point of beginning containing 0.743 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys, Inc.

Property subject to all legal right of ways, easements and unrecorded conveyances.

Property subject to flash flooding along the North side of Cedar Creek.

Property subject to any existing right of way for Cedar Creek Road for benefit of the Robertson County Fiscal Court.

Tract 3

Being a 2.098 acre parcel of that larger tract of land conveyed to Jack and Rachael Isaac DB 52, PG 386; said property located on the South side of Cedar Creek Road in Robertson County, Kentucky and being more particularly described as follows:

Beginning at a point in the existing center of Cedar Creek, corner to Roger Jefferson DB 53, PG 619-621 and Gail & Missy Isaac DB 51, PG 344; Thence N 78-39-57 E 169.96' to an iron pin & cap set (RDH 3264 5/8" Rebar Typical) in the line of Jefferson, new corner to Jack & Rachael Isaac DB 52, PG 386; Thence leaving the line of Jefferson with the new division line of Isaac 2.098 acre parcel S 28-44-04 W 30.00' to an iron pin & cap set; Thence S 28-44-04 W 310.46' to an iron pin & cap set; Thence S 18-27-21 W 149.39' to an iron pin & cap set; Thence N 59-34-20 W 109.46' to an iron pin & cap set; Thence N 37-17-05 W 160.02' to an iron pin & cap set; Thence N 10-02-25 E 69.99' to an iron pin & cap set on the west side of dirt drive; Thence N 06-59-38 E 95.69' to a point in the center of Cedar Creek, corner to Gail & Missy Isaac DB 51, PG 344, 0.743 acre parcel; Thence with the line of Isaac DB 51, PG 344, 0.743 acre parcel N 74-08-03 E 220.17' to the point of beginning containing 2.098 acres according to the survey of R. David Hord PLS 3264 of RDH Surveys, Inc.

Property subject to all legal right of way, easements and unrecorded conveyances.

Property subject to flash flooding along the South side of Cedar Creek.

Property subject to any existing right of way for Cedar Creek Road for benefit of the Robertson County Fiscal Court.

Included is a 2005 Four Seasons D3280-01 manufactured home, Serial No. FS215893, which has been affixed to the property and converted to real estate.

Tracts 2 and 3 being the same property conveyed to Bron K. Isaac by deed of Hometelos by deed dated June 5, 2015, said deed recorded in Deed Book 65 page 505 Robertson County Court Clerk Records.