

LEGAL DESCRIPTION

PROPERTY DESCRIPTION

PARCEL NO. ONE

A certain tract or parcel of land situated in Lewis County, Kentucky, lying on the south side of Engle Road (aka St. Engle Rd – CR 1321), approximately 0.36 miles southwest of its intersection with Engle Road Ford (CR 1357), and being more particularly described as Lot 34B of the Bruner – Mead II Subdivision, as follows:

BEGINNING at a ½" x 18" rebar (set) on the southern right of way line (25' r/w) of Engle Road (St. Engle Road), marking the northwest corner to Lot 34A of the Bruner Mead II Subdivision; thence leaving said right of way line and with the Lot 34A for two calls: South 04 deg. 05 min. 35 sec. East (S 04 deg. 05' 35" E), and passing over a ½" x 18" rebar (set) at a distance of 100.00 feet, in all, a distance of 1572.98 feet (1572.98') to a ½" x 18" rebar (set); thence North 88 deg. 29 min. 46 sec. East (N 88 deg. 29' 46" E), a distance of 313.53 feet (313.53') to a ½" x 18" rebar (set), marking a corner common to Lot 34A, 20A and Lot 20B; thence with Lot 20B and continuing with Lot 20C for three calls: South 01 deg. 31 min. 03 sec. East (S 01 deg. 31' 03" E), a distance of 276.84 feet (276.84') to a ½" x 18" rebar (set); thence South 07 deg. 03 min. 49 sec. East (S 07 deg. 03' 49" E), a distance of 81.01 feet (81.01') to a ½" x 18" rebar (set); thence South 07 deg. 03 min. 50 sec. East (S 07 deg. 03' 50" E), a distance of 353.02 feet (353.02') to a ½" x 18" rebar (set), marking a corner common to Lot 20D and Lot 34D of the Bruner Mead II Subdivision; thence with the northern boundary line of Lot 34D, South 64 deg. 48 min. 34 sec. West (S 64 deg. 48' 34" W), a distance of 742.08 feet (742.08') to a ½" x 18" rebar (set), marking the southeasterly corner to Lot 34C; thence with the eastern boundary line of Lot 34C, North 05 deg. 08 min. 11 sec. West (N 05 deg. 08' 11" W) and passing over a ½" x 18" rebar (set), at distance of 2249.54 feet (2249.54'), in all, a distance of 2349.54 feet (2349.54') to a 12" x 18" rebar (set) on the southern right of way line (25' R/W) of Engle Road (St. Engle Road), marking the northeast corner to Lot 34C of the Bruner Mead II Subdivision; thence with said right of way line for two calls: North 62 deg. 38 min. 08 sec. East (N 62 deg. 38' 08" E), a distance of 288.43 feet (288.43') to a ½" x 18" rebar (set); thence North 51 deg. 21 min. 10 sec. East (N 51 deg. 21' 10" E), a distance of 178.36 feet (178.36') to the point of beginning, said described tract containing 26.92 acres, more or less, and being subject to easements and rights of way of record and in existence and in accordance with a new survey by Ronald F. Willhoit, PLS 3004 in July 2006.

PARCEL NO. TWO

A certain tract or parcel of land situated in Lewis County, Kentucky, lying on the south side of Engle Road (aka St. Engle Road-CR1321) approximately 0.45 miles southwest of it's intersection with Engle Road Fork (CR 1357), being more particularly described as follows:

BEGINNING at a ½" x 18" rebar (set) on the southern right-of-way line (25' R/W) of Engle Road (aka St. Engle Road), marking the northwest corner to Lot 34B of the Bruner Mead II Subdivision; thence with said right-of-way line for two (2) calls, S 43 deg. 44' 53" W a distance of 236.65 feet to a ½" x 18" rebar (set); thence S 57 deg. 09' 48" W a distance of 360.10 feet to a ½" x 18" rebar (set), marking the northeast corner to Lot 35E; thence leaving the southern right-of-way line of Engle Road and with the eastern boundary line of Lot 35E, S 07 deg. 05' 02" E and passing over a ½" x 18" rebar (set), at distance of 100.00 feet, in all, a distance of 1572.89 feet to a ½" x 18" rebar (set), marking a corner to Lot 35D; thence with the eastern boundary line of Lot 35D, S 07 deg. 05' 02" E a distance of 609.30 feet to a ½" x 18" rebar (set), marking a corner to Lot 34D; thence with the northern boundary line of Lot 34D, N 64 deg. 48' 34" E a distance of 450.26 feet to a ½" x 18" rebar (set), marking the southwesterly corner to Lot 34B; thence with the western boundary line of Lot 34B, N 05 deg. 08' 11" W and passing over a ½" x 18" rebar (set) at 2249.54 feet, in all, a distance of 2349.54 feet to the point of beginning, said described tract containing 23.90 acres, more or less, and being subject to easements and rights-of-way of record and in existence and in accordance with a new survey by Ronald F. Willhoit, PLS 3004 in July 2006.

This conveyance is made subject to all easements and restrictions of record and all applicable zoning regulations. Furthermore, this conveyance is made subject to the Bruner-Mead II Protective Covenants.

Tracts 1 and 2 being the same property conveyed to Mark A. Vandygriff and Lileah N. Vandygriff by deed of Tony Hardesty and Pamela L. Hardesty by deed dated the 24th day of October, 2018, said deed recorded in Deed Book 262 page 244, Lewis County Court Clerk Records.