

MACKEY FARMS, INC. PROPERTY DESCRIPTION

TRACT 1: Being all that property conveyed to Mackey Farms, Inc., a Kentucky Corporation by deed of Charles Otis Mackey and Joyce Mackey, Garry Lee Mackey and Robert Randall Mackey and Janet Mackey by deed dated the 25th day of February, 1998, said deed recorded in Deed Book 204 page 321 Lewis County Court Clerk Records and being described as consisting of 11 tracts of land more particularly described as follows:

TRACT A: 43 ACRES MORE OR LESS.

TRACT B: 68.5 ACRES MORE OR LESS.

TRACT C: 92 ACRES MORE OR LESS.

TRACT D: **NOTE: TRACT D – IN IT'S ENTIRETY - IS PART OF EXCEPTION # 2.**

Parcels 1 & 2 Combined consisting of 25 ACRES MORE OR LESS.

Parcel 3 Consisting of 12.5 ACRES MORE OR LESS.

Parcel 4 Consisting of 2 ACRES MORE OR LESS.

TRACT E: Consisting of 30 ACRES MORE OR LESS.

TRACT F: **NOTE: TRACT F – IN IT'S ENTIRETY – IS EXCEPTION # 3**

Tract 1 consisting of 14 ACRES MORE OR LESS.

Tract 2 consisting of 12.5 ACRES MORE OR LESS.

Tract 3 consisting of 14 ACRES MORE OR LESS.

TRACT G: Tract 1 consisting of 20 ACRES LESS 8 ACRES, 12 ACRES MORE OR LESS.

Tract 2 consisting of 62 ACRES MORE OR LESS.

Tract 3 consisting of UNKNOWN ACREAGE.

Tract 4 consisting of 8 ACRES MORE OR LESS.

Tract 5 consisting of 3 ACRES MORE OR LESS.

TRACT H: 12 ACRES MORE OR LESS.

TRACT I: Parcel 1: 9 ACRES MORE OR LESS.

Parcel 2: 47.25 ACRES MORE OR LESS.

Parcel 3: 50 ACRES MORE OR LESS.

Parcel 4 Tract 1 consisting of 30 ACRES MORE OR LESS.

Parcel 4 Tract 2 consisting of 20 ACRES MORE OR LESS.

Parcel 4 Tract 3 consisting of 36 ACRES MORE OR LESS.

LESS TRACT CONVEYED FROM DORIS MACKEY TO CHARLES OTIS MACKEY AND JOYCE MACKEY BY DEED DATED MARCH 17, 1997, AS RECORDED IN DEED BOOK 176 PAGE 269 LEWIS COUNTY COURT CLERK RECORDS.

TRACT J: **NOTE: TRACT J – IN IT'S ENTIRETY – IS EXCEPTION # 1** LOT # 58 TOWN OF CONCORD LESS 10' WIDE STRIP.

TRACT K: **NOTE: TRACT K – IN IT'S ENTIRETY – IS PART OF EXCEPTION # 2.**

Tract 1: 100 ACRES MORE OR LESS (subject to Flowage Easement to United States of America dated Dec. 9, 1963 as recorded in Deed Book 101 page 217 Lewis County Court Clerk Records and a Deed of Easement dated Dec. 9, 1963 recorded Deed Book 101 page 221 Lewis County Court Clerk Records.

Tract 2: 4 ACRES MORE OR LESS.

TRACT 2: Being all that property conveyed to Mackey Farms, Inc., a Kentucky Corporation by deed of Charles Otis Mackey and Joyce Mackey, Garry Lee Mackey and Robert Randall Mackey and Janet Mackey by deed dated the 25th day of February, 1998 said deed recorded in Deed Book 219 page 306 Lewis County Court Clerk Records and being described as consisting of 7 tracts of land more particularly described as follows:

PARCEL A: 30 ACRES MORE OR LESS.

PARCEL B: 77 ACRES MORE OR LESS.

PARCEL C: Tract 1 consisting of 25 ACRES MORE OR LESS.

Tract 2 consisting of 37.25 ACRES MORE OR LESS.

PARCEL D: Tract 1 consisting of 7 ACRES MORE OR LESS.

Tract 2 consisting of 6 ACRES MORE OR LESS.

Tract 3 consisting of 40 ACRES MORE OR LESS.

PARCEL E: ½ Lot 37 and ½ lot 36 Town Of Concord.

PARCEL F: **NOTE: TRACT F – IN IT'S ENTIRETY – IS EXCEPTION # 4**

Lots 4 and 5 Town of Concord.

PARCEL G: Lot in Town Of Concord.

TRACT 3: Being all that property conveyed to Mackey Farms, Inc., a Kentucky Corporation by deed of Lovell Polley and Lynda Polley, Mary Jane Highfield and Ralph Highfield, Phyllis Hampton and Charles Hampton, and Loretta Susan Rogers by deed dated the 20th day of June, 2006, said deed recorded in Deed Book 219 page 312, Lewis County Court Clerk Records and consisting of 24.5 ACRES MORE OR LESS.

TRACT 4: Being all that property conveyed to Mackey Farms, Inc., a Kentucky Corporation by deed of Charles Otis Mackey and Joyce Mackey, Garry Lee Mackey and Robert Randall Mackey by deed dated the 10th day of May, 2011, said deed recorded in Deed Book 232 page 480, Lewis County Court Clerk Records and consisting of 12 Tracts of land more particularly described as follows:

NOTE: This conveyance describes the same boundary described as TRACT 1 above, however add an additional tract of land, a lot within the Town of Concord, described as TRACT L.

TRACT 5: Being all that property conveyed to Mackey Farms, Inc., a Kentucky Corporation, by deed of Charles O. Mackey and Joyce Mackey by deed dated the 9th day of April, 2011, said deed recorded in Deed Book 234 page 247 Lewis County Court Clerk Records and consisting of 95 ACRES MORE OR LESS (Note: This property DOES NOT APPEAR to be the same property described as an exception in Tract 1, Tract I, above as the prior deed reference is not the same as the prior deed reference on this tract of land).

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

Exception # 1: Lot # 58 in the Town of Concord (acquired as part of Tract 1, being Lot J) conveyed by Mackey Farms, Inc. a Kentucky Corporation to Bernard and Nancy Hilterbrandt by deed dated the 28th day of June, 2004 by deed recorded in Deed Book 204 page 330 Lewis County Court Clerk Records.

Exception # 2: Being all of Tract 1, Tract D and Tract 1 Tract K described above and consisting of the tracts described following, and being the same property conveyed by Mackey Farms, Inc., a Kentucky Corporation, to Michael W. Small and Kimberly Dawn Small by deed dated 18th day of December, 2020, said deed recorded in Deed Book 270 page 421 Lewis County Court Clerk Records, and more particularly described as follows:

TRACT 1 (acquired as Tract 1, Parcel D): **Parcels 1 & 2 Combined consisting of 25 ACRES MORE OR LESS.**

Parcel 3 Consisting of 12.5 ACRES MORE OR LESS.

Parcel 4 Consisting of 2 ACRES MORE OR LESS.

TRACT 2: (acquired as Tract 1, Tract K): 100 ACRES MORE OR LESS (subject to Flowage Easement to United States of America dated Dec. 9, 1963 as recorded in Deed Book 101 page 217 Lewis County Court Clerk Records and a Deed of Easement dated Dec. 9, 1963 recorded Deed Book 101 page 221 Lewis County Court Clerk Records.

Tract 2: 4 ACRES MORE OR LESS.

Exception # 3: Being all of Tract 1, Tract F described above and consisting of the tracts described following, and being the same property conveyed by Mackey Farms, Inc., a Kentucky Corporation, to Russell K. Iery and Beverly K. Iery, Myron H. Iery and Brenda S.

Iery, Jerry A. Walker and Sheila L. Walker and Matthew D. Polley, by deed dated the 5th day of August, 2021, said deed recorded in Deed Book 273 page 421 Lewis County Court Clerk Records, and more particularly described as follows:

Tract 1 consisting of 14 ACRES MORE OR LESS.

Tract 2 consisting of 12.5 ACRES MORE OR LESS.

Tract 3 consisting of 14 ACRES MORE OR LESS.

Exception # 4: Being all of Tract2, Tract F described above and consisting of the lots described following and being the same property conveyed by Mackey Farms, Inc., a Kentucky Corporation, to Marsha Ann Dunigan by deed dated the 26th day of July, 2022 said deed recorded in Deed Book 277 page 455 Lewis County Court Clerk Records, and more particularly described as follows:

Lots 4 & 5 Town Of Concord

Exception # 5: Being a deed of easement conveyed by Mackey Farms, Inc., a Kentucky Corporation, to Rebecca Reidinger, Matthew Reidinger, Amy Arnett, Ann Frances Cook and Leland James Cook for a permanent easement through a portion of the lands of Mackey Farms, Inc. (as conveyed to Mackey Farms by deed recorded in Deed Book 232 page 480 Lewis County Court Clerk Records) for ingress and egress to the lands of Reidinger and Cook, by deed dated the 29th day of October, 2020 and recorded in Deed Book 270 page 355 Lewis County Court Clerk Records.

Exception # 6: Being a deed of easement conveyed by Mackey Farms, Inc., a Kentucky Corporation, to Michael W. Small and Kimberly Dawn Small granting any right they may have to use a roadway from KY Rt. 8 to property owned by the grantees, by deed dated the 18th day of December, 2020, said deed recorded in Deed Book 274 page 346 Lewis County Court Clerk Records.

Exception # 7: Memorandum of Lease: This is in reference to a lease entered into by Mackey Farms, Inc. to Tony Scott for a period of 180 months (15 years) with a term beginning the 1st day of September, 2015 and extending through the 30th day of August, 2030, a part of the property acquired as TRACT 3 as described above, and consisting of a lot with the following dimensions (refer to Memorandum of Lease for recorded drawing of lot): 203 ft. 7 inches x 88 ft. x 54 ft. 8 inches x 66 ft. 9 inches x 140' x 148 ft. 9 inches.

Exception # 8: Waterline Easement: This is in reference to an easement 20' in width conveyed by Mackey Farms, Inc., a Kentucky Corporation, to the Western Lewis-Rectorville Water District by easement agreement dated the 5th day of December, 2000, said easement recorded in Deed Book ___ page 265 Lewis County Court Clerk Records. This affects only the parcel referred to as TRACT 4, TRACT L, a lot within the Town of Concord.

Exception # 9: Being a deed of easement conveyed by Mackey Farms, Inc., a Kentucky Corporation to Dale Wayne Corns providing access along an existing roadway through a portion of the Mackey Farms, Inc. lands as conveyed by deed dated the 24th day of January, 2022, said easement recorded in Deed Book 275 page 259 Lewis County Court Clerk Records.

Excludes the homes located on KY 57, each to be excepted on lots consisting of approximately ½ to 1 acre in size.

Seller have agreed to sell by the acreage provided that the purchaser pays for the survey and that purchase agreement includes such condition.

ACTUAL ACREAGE UNKNOWN, BUT APPROXIMATELY 850 MORE OR LESS