

CALDWELL COUNTY
BOOK 331 PAGE 269

LODGED FOR RECORD

AT 3:22 p M

SEP 09 2020

REG. FEE 68 TAX 385
CALDWELL COUNTY, TONI WATSON, CLERK
BY B. Hughes D.C.

THIS DEED OF CONVEYANCE made and entered into on this 28 day of August 2020, by and between **GAUL FARMS, INC.**, a Kentucky corporation, of 10298 Dalhoff Downs, Collierville, TN 38017, party of the first part, hereinafter referred to as "GRANTOR" and **JOHN ANDREW LADD and SUSAN D. LADD**, husband and wife, 800 Springmont Drive, Hopkinsville, Kentucky 42240, parties of the second part, hereinafter referred to as "GRANTEES";

WITNESSETH: That for and in consideration of the sum of Three Hundred Eighty-Four Thousand Nine Hundred Dollars (\$384,900.00), the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor has this day and does by these presents bargain, grant, sell, alien and convey unto the Grantees, John Andrew Ladd and Susan D. Ladd, husband and wife, jointly and equally, as tenants by the entirety with mutual rights of survivorship, the following described real estate located in Caldwell County, Kentucky, to wit:

A 143.00 ACRE PARCEL OF LAND AS PER JULY 3, 2020 SURVEY OF JASON W. LOOPER, KY LS #3573 AND LOCATED ON THE EAST SIDE OF WALLACE FORK ROAD AND SOUTH OF TRUSTY ROAD APPROXIMATELY 10 MILES SOUTHEAST OF THE PRINCETON COMMUNITY OF CALDWELL COUNTY, KY;

AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID CORNER BEING A POINT IN THE CENTER OF WALLACE FORK ROAD AND BEING A COMMON CORNER WITH THE CASEY NEWSOME PROPERTY AS DESCRIBED IN DEED BOOK 327, PAGE 588;

SAID POINT OF BEGINNING LIES ON A BEARING OF NORTH 15 DEG. 30 MIN. 17

SEC. EAST—554.98' FROM A PK NAIL SET C/L OF WALLACE FORK ROAD, C/L OF A 24" CORRUGATED METAL PIPE;

THENCE S 62°26'10" E A DISTANCE OF 16.26' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND AS A WITNESS;

THENCE S 62°26'10" E A DISTANCE OF 1587.88' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE S 12°18'42" E A DISTANCE OF 121.78' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE S 67°02'39" E A DISTANCE OF 186.90' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE S 59°38'08" E A DISTANCE OF 149.70' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE S 77°06'11" E A DISTANCE OF 198.29' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 78°23'52" E A DISTANCE OF 89.76' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 56°40'11" E A DISTANCE OF 387.73' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 72°27'48" E A DISTANCE OF 77.03' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 58°35'05" E A DISTANCE OF 192.73' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 48°11'38" E A DISTANCE OF 190.52' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 37°28'47" E A DISTANCE OF 132.16' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 79°08'39" E A DISTANCE OF 83.96' ALONG THE SOUTH LINE OF NEWSOME TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 50°40'28" E A DISTANCE OF 38.15' ALONG THE SOUTH LINE OF NEWSOME TO A POINT IN THE CENTER OF PINEY CREEK, THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED AND A POINT IN THE WEST LINE OF THE MONTY REYNOLDS PROPERTY AS DESCRIBED IN DEED BOOK 755, PAGE 98;

THENCE S 20°41'28" W A DISTANCE OF 42.98' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 08°04'07" W A DISTANCE OF 93.55' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 01°41'41" E A DISTANCE OF 197.32' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 32°52'07" E A DISTANCE OF 90.32' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 23°35'06" W A DISTANCE OF 11.92' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 37°02'23" W A DISTANCE OF 40.75' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 00°34'33" W A DISTANCE OF 102.44' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 07°25'53" E A DISTANCE OF 81.21' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 30°57'50" E A DISTANCE OF 61.24' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 16°17'39" E A DISTANCE OF 79.03' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 28°42'31" E A DISTANCE OF 42.35' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 53°52'50" E A DISTANCE OF 61.87' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A ½" DIA. X 24" LNG. STEEL PIN WITH CAP #3573 SET;

THENCE S 14°49'45" E A DISTANCE OF 62.69' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 02°54'39" E A DISTANCE OF 68.94' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 40°54'52" E A DISTANCE OF 46.33' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE N 90°00'00" E A DISTANCE OF 58.35' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 87°27'19" E A DISTANCE OF 52.57' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 27°07'17" E A DISTANCE OF 53.76' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 34°36'40" E A DISTANCE OF 100.68' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 10°32'21" W A DISTANCE OF 51.04' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 27°52'01" E A DISTANCE OF 114.85' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 37°41'39" E A DISTANCE OF 32.45' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 19°05'37" W A DISTANCE OF 32.11' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 35°28'31" W A DISTANCE OF 124.68' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 05°06'08" W A DISTANCE OF 131.23' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 31°06'32" W A DISTANCE OF 79.06' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 04°20'59" W A DISTANCE OF 59.32' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 18°21'03" E A DISTANCE OF 37.88' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT;

THENCE S 01°22'39" W A DISTANCE OF 65.55' GENERALLY ALONG THE CENTER OF PINEY CREEK AND THE WEST LINE OF REYNOLDS TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE S 78°35'55" W A DISTANCE OF 45.46' LEAVING SAID CREEK TO A ½" DIA. X 24" LNG. STEEL PIN WITH CAP #3573 SET AS A WITNESS;

THENCE S 78°51'34" W A DISTANCE OF 2057.67' ALONG A NEW LINE

ESTABLISHED THIS SURVEY TO A ½" DIA. X 24" LNG. STEEL PIN WITH CAP #3573 SET;

THENCE S 14°49'17" W A DISTANCE OF 884.29' ALONG A NEW LINE ESTABLISHED THIS SURVEY TO A ½" DIA. X 24" LNG. STEEL PIN WITH CAP #3573 SET;

THENCE N 66°37'03" W A DISTANCE OF 875.65' ALONG A NEW LINE ESTABLISHED THIS SURVEY TO A ½" DIA. X 24" LNG. STEEL PIN WITH CAP #3573 SET AS A WITNESS ON THE EAST BANK OF DREADS BRANCH;

THENCE N 66°37'03" W A DISTANCE OF 3.06' ALONG A NEW LINE TO A POINT IN THE CENTER OF DREADS BRANCH;

THENCE N 27°05'47" E A DISTANCE OF 126.63' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 25°27'06" E A DISTANCE OF 93.26' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 22°45'00" E A DISTANCE OF 150.54' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE JAMES CROFT PROPERTY AS DESCRIBED IN DEED BOOK 323, PAGE 260 AND BEING WITNESSED BY A ½" DIA. STEEL PIN WITH CAP #2900 FOUND BEARING SOUTH 89 DEG. 32 MIN. 38 SEC. WEST—15.13 FEET;

THENCE N 23°12'14" E A DISTANCE OF 129.60' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 63°16'09" E A DISTANCE OF 81.27' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 34°04'49" E A DISTANCE OF 112.87' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 35°58'53" E A DISTANCE OF 73.46' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 48°17'57" E A DISTANCE OF 63.40' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 34°32'49" E A DISTANCE OF 81.19' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT, SAID POINT BEING WITNESSED BY A ½" DIA. STEEL PIN WITH CAP #2900 FOUND BEARING NORTH 39 DEG. 08 MIN. 11 SEC. WEST—14.12 FEET;

THENCE N 52°10'32" E A DISTANCE OF 88.87' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 25°26'17" E A DISTANCE OF 39.23' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 07°30'56" E A DISTANCE OF 74.30' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT, SAID POINT BEING WITNESSED BY A ½" DIA. STEEL PIN WITH CAP #2900 FOUND BEARING NORTH 35 DEG. 59 MIN. 30 SEC. WEST—13.03 FEET;

THENCE N 74°53'35" E A DISTANCE OF 50.93' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 25°16'53" E A DISTANCE OF 107.73' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 85°50'42" E A DISTANCE OF 79.76' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT;

THENCE N 21°38'47" E A DISTANCE OF 32.92' GENERALLY ALONG THE CENTER OF DREADS BRANCH TO A POINT, THE NORTHEAST CORNER OF JAMES CROFT;

THENCE N 62°17'20" W A DISTANCE OF 23.00' LEAVING SAID BRANCH AND ALONG THE NORTH LINE OF CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND AS A WITNESS;

THENCE N 62°17'20" W A DISTANCE OF 1192.70' ALONG THE NORTH LINE OF CROFT TO A 50" DIA. OAK CORNER TREE;

THENCE N 27°15'58" E A DISTANCE OF 9.79' ALONG A COMMON LINE WITH CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 27°15'58" E A DISTANCE OF 73.55' ALONG A COMMON LINE WITH CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 09°49'37" W A DISTANCE OF 196.02' ALONG A COMMON LINE WITH CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 29°42'51" W A DISTANCE OF 64.59' ALONG A COMMON LINE WITH CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 70°19'31" W A DISTANCE OF 57.90' ALONG A COMMON LINE WITH CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 13°28'31" W A DISTANCE OF 85.07' ALONG A COMMON LINE WITH CROFT (31 1/344) TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND;

THENCE N 56°38'17" W A DISTANCE OF 181.52' ALONG A COMMON LINE WITH

CROFT TO A ½" DIA. STEEL PIN WITH CAP #2900 FOUND AS A WITNESS;

THENCE N 56°38'17" W A DISTANCE OF 14.96' ALONG THE NORTH LINE OF CROFT TO A POINT IN THE CENTER OF WALLACE FORK ROAD;

THENCE N 30°22'03" E A DISTANCE OF 78.17' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 31°31'03" E A DISTANCE OF 111.74' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 33°21'43" E A DISTANCE OF 58.84' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 34°44'26" E A DISTANCE OF 79.58' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 35°12'06" E A DISTANCE OF 202.28' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A PK NAIL SET C/L OF ROAD, C/L OF A 24" DIA. CORRUGATED METAL PIPE;

THENCE N 31°30'39" E A DISTANCE OF 33.41' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 31°46'24" E A DISTANCE OF 153.15' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 25°45'26" E A DISTANCE OF 33.50' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 16°52'47" E A DISTANCE OF 25.96' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 09°12'55" E A DISTANCE OF 30.73' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 05°53'02" E A DISTANCE OF 42.68' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO A POINT;

THENCE N 04°20'35" E A DISTANCE OF 249.02' GENERALLY ALONG THE CENTERLINE OF WALLACE FORK ROAD TO THE POINT OF BEGINNING.

AND BEING SUBJECT TO ALL PREVIOUSLY CONVEYED EASEMENTS, RIGHTS OF WAY, COVENANTS RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY. SPECIFICALLY A 15 FOOT WIDE PRESCRIPTIVE RIGHT OF WAY ALONG WALLACE FORK ROAD CONTAINING 0.38 ACRES.

BEING A PART OF THE SAME PROPERTY conveyed to Gaul Farms, Inc., from Judith Cathryn Gaul Barnett and David L. Barnett, her husband, Jeffrey William Gaul and Jennie Gaul, his wife, and Charles E. Gaul and Audrey Gaul, his wife, by deed dated April 29, 1988, and recorded in Deed Book 171, page 615, Caldwell County Clerk's Office.

TO HAVE AND TO HOLD the foregoing described real property, together with the improvements thereon and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, John Andrew Ladd and Susan D. Ladd, husband and wife, as tenants by the entirety with mutual rights of survivorship, with covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The parties herein certify that the consideration stated in this deed is the true consideration paid for the property. The Grantees join in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

The 2020 ad valorem taxes shall be sent to John Andrew and Susan Ladd, 800 Springmont Drive, Hopkinsville, Kentucky 42240.

IN WITNESS WHEREOF, the parties have hereunto set their hands the date and year first written above.

Grantor:
GAUL FARMS, INC.:


JEFFREY W. GAUL, Vice President

Grantees:

JOHN ANDREW LADD

SUSAN D. LADD

BEING A PART OF THE SAME PROPERTY conveyed to Gaul Farms, Inc., from Judith Cathryn Gaul Barnett and David L. Barnett, her husband, Jeffrey William Gaul and Jennie Gaul, his wife, and Charles E. Gaul and Audrey Gaul, his wife, by deed dated April 29, 1988, and recorded in Deed Book 171, page 615, Caldwell County Clerk's Office.

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CONSIDERATION CERTIFICATE: The parties herein certify that the consideration stated in this deed is the true consideration paid for the property. The Grantees join in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

The 2020 ad valorem taxes shall be sent to John Andrew and Susan Ladd, 800 Springmont Drive, Hopkinsville, Kentucky 42240.

IN WITNESS WHEREOF, the parties have hereunto set their hands the date and year first written above.

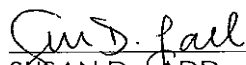
Grantor:
GAUL FARMS, INC.:

JEFFREY W. GAUL, Vice President

Grantees:



JOHN ANDREW LADD



SUSAN D. LADD

STATE OF KENTUCKY-AT-LARGE

Subscribed, acknowledged and sworn to before me by Jeffrey W. Gaul, Vice President of Gaul Farms, Inc., on its behalf, this 1 day of September 2020.

My Commission Expires: 4/2/2023 ID No. 620579

[Signature]
Notary Public

STATE OF KENTUCKY-AT-LARGE

Subscribed, acknowledged and sworn to before me by John Andrew Ladd and Susan D. Ladd, husband and wife, this _____ day of _____ 2020.

My Commission Expires: _____ ID No. _____

Notary Public

The description attached hereto was supplied by the parties. The draftsman assumes no responsibility for the correctness thereof.

This instrument prepared by:

Marc Wells
Attorney at Law
209 West Main Street
P O Box 644
Princeton, Kentucky 42445
270-365-5576

STATE OF KENTUCKY-AT-LARGE

Subscribed, acknowledged and sworn to before me by Jeffrey W. Gaul, Vice President of Gaul Farms, Inc., on its behalf, this _____ day of _____ 2020.
My Commission Expires: _____ ID No. _____

Notary Public

STATE OF KENTUCKY-AT-LARGE

Subscribed, acknowledged and sworn to before me by John Andrew Ladd and Susan D. Ladd, husband and wife, this 28 day of August 2020.
My Commission Expires: 2-14-2024 ID No. KYND1992

Linda Shebrena Maden-Vaught
Notary Public



The description attached hereto was supplied by the parties. The draftsman assumes no responsibility for the correctness thereof.

This instrument prepared by:

Marc Wells
Marc Wells
Attorney at Law
209 West Main Street
P O Box 644
Princeton, Kentucky 42445
270-365-5576

STATE OF KENTUCKY, COUNTY OF CALDWELL, SCT.
I, Toni Watson, Caldwell County Clerk, do certify that the foregoing instrument was on this day lodged for record at 3:22p M o'clock. Whereupon I have recorded the same with this certificate in my said office.
Given under my hand this 9 day of Sept 2020
TONI WATSON, CLERK
BY Beverly Hughes D.C.