

DEED

RECORDED IN Deed BOOK  
NO. 399 PAGE 170 059

THIS DEED, made and entered into this 10th day of March, 2011,  
by and between Jerry Simons and wife, Shea Simons, of 280 Georgetown Circle,  
Elkton, Kentucky 42220, parties of the first part, and Jerry Simons and wife, Shea  
Simons, of 280 Georgetown Circle, Elkton, Kentucky 42220, parties of the second  
part;

WITNESSETH: That for and in consideration of the perfection of title and to  
place a new survey description on record, and for no monetary consideration, the  
parties of the first part do hereby bargain, sell and convey unto the parties of the  
second part for their joint lives, with remainder in fee simple to the survivor of them,  
his or her heirs and assigns forever, the following described property situated in  
Logan County, Kentucky, and being more particularly described as follows:

PARCEL ONE: A tract of land in Logan County, Kentucky on Crittenden  
Road near the community of Gordonsville, said premises being more  
particularly described as follows:

Beginning at an iron pin set in the northerly right of way of Crittenden Road  
(20 feet from centerline), at a bend in said road, a corner to the subject  
owners, Jerry Simons and wife, Shea Simons as appears in Deed Book 396,  
Page 408, at a corner with the William Graham property as described in Deed  
Book 223, Page 322; thence along the line of the subject owners with  
William Graham, North 54 degrees 00 minutes 00 seconds West a distance of  
1359.78 feet to an iron pin set at a corner with Carter Williams (Deed Book  
231, Page 129), said pin is further located for reference South 54 degrees 00  
minutes 00 seconds East a distance of 140.77 feet from a pile of rocks at the  
northwesterly corner of the Graham property; thence along the line of the  
subject owners with Carter Williams, Bert Knight (Deed Book 223, Page  
695), the Rosa Knight Heirs (Deed Book 112, Page 275) and Betty Knight  
(Deed Book 378, Page 203) South 85 degrees 26 minutes 22 seconds East a  
distance of 3353.97 feet to an iron pin set at a corner with Betty Knight;

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TODD COUNTY CLERK  
KIM CHAPMAN

thence continuing along the subject owners line with Betty Knight North 69 degrees 42 minutes 18 seconds East a distance of 1056.00 feet to the center of Whippoorwill Creek, approximately 99.00 feet south of the mouth of a spring branch which empties into said creek, passing a witness iron pin set on the westerly creek bank at 1026.00 feet; thence along the meanders of the center of Said creek the following four calls: South 02 degrees 03 minutes 22 seconds West a distance of 142.22 feet; thence South 05 degrees 49 minutes 55 seconds East a distance of 88.73 feet; thence South 12 degrees 39 minutes 55 seconds East a distance of 67.30 feet; thence South 19 degrees 02 minutes 27 seconds East a distance of 88.63 feet; thence leaving said stream centerline, South 34 degrees 07 minutes 13 seconds East a distance of 197.73 feet to an iron pin found #2474 on the southerly creek bank in the line of Lloyd Reynolds (Deed Book 330, Page 737); thence along the line of Reynolds continuing South 34 degrees 07 minutes 13 seconds East a distance of 514.64 feet to an iron pin set on the easterly side of a private roadway at the northeasterly corner of a cemetery lot; thence along the lines of said cemetery. generally with an established fence, the following two calls: South 50 degrees 05 minutes 06 seconds West a distance of 225.34 feet to an iron pin set, thence South 30 degrees 38 minutes 36 seconds East a distance of 196.23 feet to an iron pin set in the westerly right of way of Crittenden Road; thence along the meanders of the westerly and northerly right of way of Crittenden Road the following ten calls: South 50 degrees 54 minutes 20 seconds West distance of 312.25 feet; thence South 50 degrees 24 minutes 12 seconds West a distance of 458.36 feet to a witness iron pin set; thence South 49 degrees 43 minutes 51 seconds West a distance of 588.98 feet; thence South 49 degrees 09 minutes 39 seconds West a distance of 253.31 feet, thence South 58 degrees 28 minutes 01 seconds West a distance of 26.58 feet; thence South 76 degrees 50 minutes 44 seconds West a distance of 18.32 feet; thence South 88 degrees 22 minutes 17 seconds West a distance of 30.10 feet; thence North 68 degrees 46 minutes 13 seconds West a distance of 39.30 feet to a witness iron pin set, thence North 56 degrees 23 minutes 13 seconds West a distance of 141.79 feet; thence North 56 degrees 52 minutes 10 seconds West a distance of 240.20 feet to an iron pin found #3148 at a corner with Robert Black (Deed Book 371, Page 709); thence leaving said road along the lines of Robert Black the following four calls: North 36 degrees 07 minutes 09 seconds East a distance of 197.03 feet to an iron pin found #3148; thence North 29 degrees 00 minutes 50 seconds West a distance of 84.08 feet to an iron pin found #3148; thence North 52 degrees 41 minutes 42 seconds West distance of 420.84 feet to an iron pin found #3148; thence South 17 degrees 01 minute 57 seconds West a distance of 335.95 feet to an iron pin found #3148 in the northerly right of way of Crittenden Road; thence along the meanders of the northerly right of way of Crittenden Road the following eleven calls: North 63 degrees 38 minutes 57 seconds West a distance of 204.33 feet; thence North 62 degrees 01 minute 50 seconds West a distance of 243.06 feet: thence North 60 degrees 33 minutes 48 seconds West a distance of 137.23 feet; thence North 57 degrees 52 minutes 28 seconds West a distance of 131.41 feet; thence North 55 degrees 32 minutes

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14 seconds West a distance of 107.39 feet to a witness iron pin set, thence North 52 degrees 20 minutes 37 seconds West a distance of 312.80 feet; thence North 52 degrees 28 minutes 17 seconds West a distance of 268.06 feet; thence North 51 degrees 14 minutes 04 seconds West a distance of 317.60 feet; thence North 53 degrees 02 minutes 53 seconds West a distance of 99.95 feet, thence North 65 degrees 03 minutes 01 seconds West a distance of 64.07 feet; thence North 78 degrees 46 minutes 59 seconds West a distance of 24.80 feet to the point of beginning. Containing 125.30 acres more or less and subject to all legal conditions and easements of record. Excepting a portion of a graveled roadway which was previously conveyed to Bert Knight in Deed Book 223, Page 695. This description based on an actual field survey performed by Gary Lee Dunning, Kentucky State Registered Land Surveyor #3290 in December, of 2010. Basis of bearing for this description is a magnetic observation on the traveled centerline of Crittenden Road. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" iron pins with plastic identification cap stamped "Dunning #3290".

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PARCEL TWO: A tract of land in Logan County Kentucky on Crittenden Road near the community of Gordonsville, said premises being more particularly described as follows:

Beginning at an iron pin set in the southeasterly right of way of Crittenden Road (20 feet from centerline), at a bend in said road, a corner to the subject owners, Jerry Simons and wife, Shea Simons as appears in Deed Book 396, Page 408, in the line of the Gaston, Briggs & Clark property as described in Deed Book 266, Page 392; thence along the line of the subject owners with Gaston, Briggs & Clark, South 49 degrees 24 minutes 28 seconds West a distance of 277.52 feet to an iron pin set in the southerly line of an old road, which is not presently in use; thence along the southerly line of said old road North 52 degrees 28 minutes 47 seconds West a distance of 1360.12 feet to an iron pin set; thence North 37 degrees 40 minutes 54 seconds East a distance of 14.11 feet to an iron pin set in the southerly right of way of Crittenden Road, as presently traveled; thence along the meanders of the southerly right of way of Crittenden Road the following ten calls; South 60 degrees 33 minutes 48 seconds East a distance of 125.31 feet; thence South 62 degrees 01 minutes 50 seconds East a distance of 244.09 feet; thence South 63 degrees 31 minutes 04 seconds East a distance of 206.62 feet to a witness iron pin set; thence South 66 degrees 58 minutes 37 seconds East a distance of 223.08 feet; thence South 64 degrees 44 minutes 19 seconds East a distance of 112.29 feet; thence South 58 degrees 22 minutes 21 seconds East a distance of 52.19 feet; thence South 56 degrees 55 minutes 01 seconds East a distance of 241.22 feet; thence South 56 degrees 23 minutes 13 seconds East a distance of 145.94 feet; thence South 68 degrees 46 minutes 13 seconds East a distance of 51.72 feet; thence North 86 degrees 28 minutes 54 seconds East a distance of 48.14 feet to the point of beginning. Containing 4.33 acres more or less and subject to all legal conditions and easements of record. This description based on an actual field survey performed by Gary

Lee Dunning, Kentucky State Registered Land Surveyor #3290 in December of 2010. Basis of bearing for this description is a magnetic observation on the traveled centerline of Crittenden Road. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" iron pins with plastic identification cap stamped "Dunning #3290".

Being the same property conveyed to Jerry Simons and wife, Shea Simons, by deed recorded in Deed Book 396, page 408, in the office of the Clerk of the Logan County Court.

The parties of the first part, joined by the parties of the second part, certify that the consideration set forth herein is the full consideration paid for the property.

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The in care of address to send the current year's property tax bill is  
280 Georgetown Circle, Elkton, KY 42220

TO HAVE AND TO HOLD said property unto the parties of the second part for their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with Covenant of General Warranty, releasing all rights of Homestead and Dower.

IN TESTIMONY WHEREOF, witness the hands of the parties the day and date first above written.

Jerry W. Simons  
JERRY SIMONS, GRANTOR AND GRANTEE

Shea Simons  
SHEA SIMONS, GRANTOR AND GRANTEE

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE, made and entered into this 27<sup>th</sup> day of October, 2010, by and between **Ronald E. Cope, Jr.**, unmarried, and **Leslie A. Cope** and his wife, **Aimee C. Cope**, all of Post Office Box 277, Cross Plains, Tennessee 37049, hereinafter referred to as the GRANTORS; and **Jerry W. Simons** and his wife, **Shea Simons**, 280 Georgetown Circle, Elkton, Kentucky 42220, hereinafter referred to as the GRANTEES;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND DOLLARS (\$360,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have bargained and sold and by these presents do hereby bargain, sell, confirm and convey unto the Grantees, jointly, for and during their natural lives with the remainder in fee simple unto the survivor of them, his or her heirs and assigns forever, all right, title and interest in and to a certain parcel of land in Todd County, Kentucky, and more particularly described as follows, to wit:

Beginning at an iron pin in the west right of way line of the Crittenden Road, a corner with a colored cemetery, thence from said beginning and running with the west right of way line of the Crittenden Road S 51 deg. 45' 16" W 1609.04 feet to an iron pin, thence S 38 deg. 15' 04" E 20.00 feet to a point in the center line of said road, a corner with W.N. Wakefield, thence leaving said road and running with the line of Wakefield S 51 deg. 44' 56" W 336.58 feet to an iron pin, a corner in the old road bed, south of the new road, thence continuing with the line of Wakefield and the center of the old road bed and line of William Graham N 1 deg. 06' 39" W 4059.00 feet to an iron pin, a corner with Carter Williams, thence with the line of Carter Williams and later Caley Knight and later with the line of Southern Beef Purveyors S 84 deg. 06' 33" E 3402.81 feet to an iron pin; located in the old road bed thence continuing with the line of same and the center of an old road bed N 70 deg. 48' 01" E 998.86 feet crossing a private gravel road and a reference iron pin, to a point in the center of Whippoorwill Creek thence with the center of said creek for the next (3) calls: S 01 deg. 28' 54" E 60.38 feet to a point in the center of said creek thence S 30 deg. 59' 21" E 615.12 feet passing a reference iron pin and running on the north side of a private gravel road to an iron pin, located on the north side of same, thence crossing said private road S 52 deg. 59' 24" W 209.88 feet with the line of a colored cemetery to an iron pin, at a fallen post, thence continuing with said cemetery S. 29 deg. 19' 58" E 203.21 feet to the beginning, containing 136.906 acres more or less.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING EXCEPTIONS:

**EXCEPTION 1:**

There is excepted from the above described tract 2.08 acres for the right of way of the Crittenden Road along the south of the above described tract, leaving a total of 134.826 acres in this tract to be conveyed.

A copy of the plat of said survey is attached to the source Deed recorded in Deed Book 276, Page 330, in the office of the Logan County Court Clerk and incorporated therein by reference.

**EXCEPTION 2:**

There is also excepted from the above described a right of egress and ingress over an existing gravel road, that leads from the Crittenden Road alongside the north side of the cemetery on the south of Whippoorwill Creek to the property owned by the Southern Beef Purveyors.

**EXCEPTION 3:**

There is also excepted from the above described tract a 40 feet wide right of way for an easement deeded to Pennyrile Rural Electric Cooperative of Russellville, Ky. Said tract also subject to any and/or all utilities overhead or underground not mentioned above the may exist.

**EXCEPTION 4:**

THERE IS ALSO EXCEPTED from the above described tract the following 2.76 acre tract:

Unless stated otherwise, any monument referred to herein at a "set iron pin" is a 5/8" diameter steel reinforcing bar, eighteen inches in length with a plastic cap stamped "J.L. Harris P.L.S. 3148". All bearings stated herein are referred to a magnetic observation dated: June 13, 2005.

Beginning at a set iron pin in the northeast right of way of the Crittenden Road, approximately 20 feet from centerline, said set iron pin being a new corner located N 57 degrees 37' 20" W 186.77 feet from a reinforced concrete pipe in the northeast side of the Crittenden Road and N 81 degrees 29' 54" W 352.21 feet from the southern most corner of the house located on this 2.76 acre tract to be described; thence leaving said right of way on a new division line N 23 degrees 55' 38" E 335.96 feet to a set iron pin; thence turning right S 45 degrees 47' 16" E 420.84 feet to a set iron pin; thence turning right S 22 degrees 08' 11" E 84.11 feet to a set iron pin; thence turning right S 43 degrees 00' 00" W 196.98 feet to a set iron pin in said right of way; thence turning right with said right of way N 52 degrees 50' 30" W 58.14 feet thence N 58 degrees 42' 20" W 218.83 feet; thence N 59 degrees 41' 56" W 118.04 feet to the point of beginning. Described parcel containing 2.76 acres as shown by survey performed by Jefferey L. Harris, P.L.S. #3148 with Benchmark Land Surveying, dated June 13, 2005.

**SOURCE OF TITLE:** Being the same property conveyed to Eddie Cope (the same person as Ronald E. Cope, Jr.) and Les Cope (the same person as Leslie A. Cope), from Southern Beef Purveyors, by Deed dated the 29th day of July, 2005, of record in Deed Book 362, Page 041, in the records of the Logan County Court Clerk's Office.

**THE PROPERTY DESCRIPTION HEREIN WAS FURNISHED BY GRANTORS AND NOT THE ATTORNEY PREPARING THIS DEED. THE DRAFTSMAN OF THIS DOCUMENT IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER INTERNAL REVENUE CODE OR OTHER APPLICABLE LAW.**

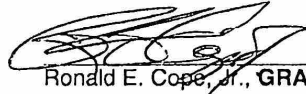
TO HAVE AND TO HOLD the above described real estate with all the privileges and appurtenances thereunto belonging unto the Grantees, jointly, for and during their natural lives with the remainder in fee simple unto the survivor of them, his or her heirs and assigns forever, with a Covenant of General Warranty




TO HAVE AND TO HOLD the above described real estate with all the privileges and appurtenances thereunto belonging unto the Grantees, jointly, for and during their natural lives with the remainder in fee simple unto the survivor of them, his or her heirs and assigns forever, with a Covenant of General Warranty.

**CERTIFICATE OF VALUE:** Both Grantors and the Grantees hereby certify that the consideration stated above in the amount of \$360,000.00 is the true and correct amount paid for the above described property. The Grantees sign this Deed for the sole purpose of confirming the fair market value of the property as required by statute and for no other purpose.

IN TESTIMONY WHEREOF, the Grantors have hereunto subscribed their names, the day and date first above written.

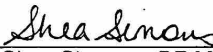
  
Ronald E. Cope, Jr., GRANTOR

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Leslie A. Cope, GRANTOR

  
Aimee C. Cope, GRANTOR

  
Jerry W. Simons, GRANTEE

  
Shea Simons, GRANTEE

COMMONWEALTH OF KENTUCKY

COUNTY OF TODD

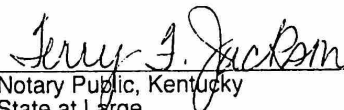
I, Terry F. Jackson a Notary Public in and for the County and State aforesaid, do hereby certify that the foregoing Deed was this day produced to me in my County and acknowledged before me by **Ronald E. Cope, Jr.**, unmarried, **Leslie A. Cope** and his wife, **Aimee C. Cope**, to be their free and voluntary act and deed.

WITNESS my hand and seal of office, this 27<sup>th</sup> day of October,

2010.

My Commission Expires:

1-6-2012

  
Notary Public, Kentucky  
State at Large