

DEED

THIS DEED is made and entered into on this the 16th day of September, 2009, by and between IRA H. COMBS and SANDRA B. COMBS, husband and wife, of 5002 LuPreese Lane, Versailles, Kentucky, 40383, hereinafter referred to as the PARTIES OF THE FIRST PART, and EUGENE T. SMITH and MARY H. SMITH, husband and wife, of 1976 Davis Road, Sadieville, Kentucky, 40370, which is also the in-care-of mailing address to which the current property tax bill may be sent, hereinafter referred to as the PARTIES OF THE SECOND PART;

WITNESSETH:

That for and in consideration of **EIGHTY THOUSAND DOLLARS (\$80,000.00)** cash in hand paid by the Parties of the Second Part to the Parties of the First Part, the full receipt of which is hereby acknowledged by First Parties, the Parties of the First Part has bargained and sold and does hereby convey and confirm unto the Parties of the Second Part, EUGENE T. SMITH and MARY H. SMITH, husband and wife, to be held by them jointly for and during the lives of both and then to the survivor in fee simple, his or her heirs and assigns forever all of the following property located in Scott County, Kentucky, and more particularly described as follows, to-wit:

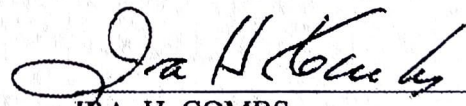
**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging unto EUGENE T. SMITH and MARY H. SMITH, husband and wife, to be held by them jointly for and during the lives of both and then to the survivor in fee simple.

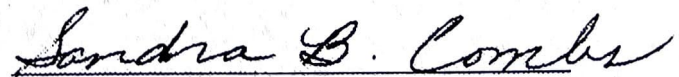
The First Parties further covenant unto the Second Parties that they are lawfully seized with good fee simple title in and to the above described property with full and complete power to sell and convey the same as herein done, and that said property is free and clear of all liens and encumbrances, with the exception of ad valorem taxes assessed as of January 1, 2005 and subject further to any restrictions, easements, or other conditions which might pertain to said property, which are of record in the Scott County Court Clerk's Office, and with such exceptions, First Parties hereof
COVENANT GENERAL WARRANTY OF TITLE.

Pursuant to KRS Chapter 382, the undersigned do hereby certify that the consideration set forth in the foregoing deed is the true, correct and full consideration paid for the property conveyed hereby and further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00. The Second Party hereby signs this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, WITNESS the hands of the First and Second Parties this
the day and year first above written.

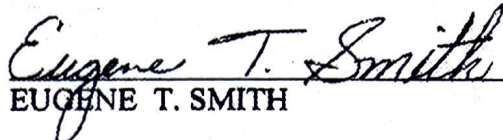



IRA H. COMBS



SANDRA B. COMBS

FIRST PARTIES


EUGENE T. SMITH


MARY H. SMITH

SECOND PARTIES


STATE OF KENTUCKY
COUNTY OF WOODFORD

The foregoing Deed and consideration certificate was subscribed, sworn to, and acknowledged before me by IRA H. COMBS and SANDRA B. COMBS, husband and wife, this the 16th day of September, 2009.



NOTARY PUBLIC, STATE AT LARGE, KY
MY COMMISSION EXPIRES: 7/20/2011

STATE OF KENTUCKY
COUNTY OF WOODFORD

The foregoing Deed and consideration certificate was subscribed, sworn to, and acknowledged before me by EUGENE T. SMITH and MARY H. SMITH, husband and wife, this the 16th day of September, 2009.


NOTARY PUBLIC, STATE AT LARGE, KY
MY COMMISSION EXPIRES: 7/20/2011

THIS INSTRUMENT PREPARED BY:


Joseph M. Hoffman
Attorney at Law
Joseph M. Hoffman & Associates
100 United Drive, Suite 4B
Versailles, Kentucky 40383
DEEDS19/COMBS.SMITH
#36110

A tract of land lying along and south of Highway 356 (Stone Lane); and along and west of Elk Lick Church Road in Scott County, Kentucky.

From the southeast corner of the parent trace, a point in the center of Elk Lick Church Road; along the center of same N 36° 09' 00" E 63.28 feet to the beginning; thence, continuing along the center of said road, N 34° 49' 24" E 132.05 feet; thence N 30° 10' 45" E 419.26 feet; thence N 34° 01' 37" E 146.54 feet; thence N 24° 26' 01" E 54.60 feet; thence N 15° 46' 11" E 107.49 feet; thence N 18° 45' 39" E 52.48 feet; thence N 08° 22' 06" E 90.82 feet; thence N 05° 04' 04" E 70.35 feet; thence N 11° 14' 18" E 82.63 feet; thence N 17° 02' 58" E 125.92 feet; thence N 19° 02' 13" E 196.39 feet; thence N 22° 32' 47" E 108.10 feet; thence N 27° 27' 35" E 116.88 feet; thence N 31° 16' 25" E 142.91 feet; thence N 43° 24' 02" E 99.26 feet; thence N 39° 55' 31" E 89.05 feet; thence N 31° 02' 05" E 82.14 feet; thence N 22° 43' 54" E 105.28 feet; thence N 15° 20' 21" E 208.42 feet; thence N 26° 52' 37" E 84.96 feet; thence N 37° 36' 00" E 135.58 feet; thence, N 45° 07' 21" E 100.30 feet; thence N 60° 14' 08" E 82.79 feet; thence N 72° 42' 47" E 77.88 feet; thence N 77° 55' 17" E 83.74 feet; thence N 72° 16' 59" E 43.73 feet to a point at the intersection of the centerline of Elk Lick Church Road with the centerline of Highway 356 (Stone Lane); thence, with the centerline of said Stone Lane, N 32° 14' 13" W 264.73 feet; thence N 35° 40' 49" W 105.77 feet; thence N 44° 27' 02" W 134.14 feet; thence N 53° 13' 55" W 149.50 feet; thence N 58° 55' 43" W 100.21 feet; thence N 63° 43' 41" W 111.99 feet; thence N 78° 09' 40" W 98.82 feet; thence S 85° 42' 58" W 99.18 feet; thence S 72° 20' 55" W 97.89 feet; thence S 63° 53' 54" W 140.19 feet; thence S 65° 47' 58" W 147.16 feet; thence S 77° 16' 43" W 59.13 feet; thence S 87° 26' 44" W 100.73 feet; thence, leaving the centerline of Highway 356 (Stone Lane) and with a previous division in the lands of A. J. Lancaster, S 12° 17' 17" W 482.70 feet; thence S 09° 45' 23" W 172.27 feet; thence S 19° 31' 35" W 373.36 feet; thence S 11° 14' 05" W 578.73 feet; thence S 25° 23' 59" E 106.27 feet; thence S 15° 52' 19" W 257.37 feet; thence S 12° 16' 13" E 1049.25 feet; thence S 17° 53' 37" E 36.46 feet to the beginning. Containing 56.175 acres, excepting any previously conveyed public rights of way.

LESS AND EXCEPTED from the above described real property and not conveyed herein is that certain real property conveyed to Allen K. Smith, et. ux. by deed dated June 6, 2003, and recorded at Deed Book 273, Page 792 in the Office of the Scott County Clerk, being 6.291 acres as shown at Plat Cabinet 6, Slide No. 2295.

BEING the same property which was conveyed to Ira H. Combs and Sandra B. Combs, husband and wife, by deed dated the 22nd day of April, 2005, of record in Deed Book 291, Page 47 in the aforesaid clerk's office.

FURTHER LESS AND EXCEPTED from the above described real property and not conveyed herein is that certain real property conveyed to Allen K. Smith, et. ux. by deed dated September 30, 2005, recorded in Deed Book 297, Page 709 in the Office of the Scott County Clerk, being 1.654 acres shown as Parcel 1, and 1.654 acres shown as Parcel 2, on that plat of record in the aforesaid clerk's office in Plat Cabinet 9, Slide 33.

DOCUMENT NO: 187280
 RECORDED ON: SEPTEMBER 17, 2005 03:14:00
 TOTAL FEES: \$28.00
 COUNTY CLERK: ROCKY COLEMAN
 COUNTY: SCOTT COUNTY
 DEED BOOK: 297
 DEED PAGE: 709
 PLAT: 9
 SLIDE: 33