

THIS DEED OF CONVEYANCE, made and entered into this the 16th day of August, 2016, by and between EARNEST M. HARDISON (One and the same person as and CLERK: Also index under EARNEST HARDISON), an unmarried person, with a mailing address of 7707 Ponderosa Drive, Papillion, Nebraska 68046, party of the First Part, and, ANGELA JOY BACON, TRUSTEE OF THE EARNEST M. HARDISON REVOCABLE TRUST DATED AUGUST 10, 2016, with a mailing address of 7707 Ponderosa Drive, Papillion, Nebraska 68046, party of the Second Part (PVA: Mail 2016 tax bill to Angela Joy Bacon, Trustee, 7707 Ponderosa Drive, Papillion, Nebraska 68046).

WITNESSETH:

That for and in consideration of the benefits to party of the First Part obtained hereby and in order to facilitate the orderly planning for his estate and for his desired beneficiaries, the sufficiency of which is acknowledged, the said party of the First Part has bargained and sold and does by these presents hereby grant, bargain, sell and convey unto the party of the Second Part, her successors and assigns forever, all of the right, title and interest of the party of the First Part in and to all real estate in Muhlenberg County, Kentucky, including all licenses, grants, agreements, privileges, rights-of-way, servitudes, reversions, remainders, revenues, issues and profits, and all other property and property rights of whatsoever kind or nature, including, but not limited to, the following described real property:

See the attached EXHIBIT "A" for the description of the properties covered and included in this Deed of Conveyance and title reference therefor and said exhibit is hereby referred to and made a part hereof for any and all purposes whatsoever.

TO HAVE AND TO HOLD, the above described property, together with any and all appurtenances thereunto belonging or appertaining thereto, unto the party of the Second Part, he successors and assigns, forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE

The parties hereto certify that this transfer is for nominal consideration and that it represents the conveyance to a Trustee to be held in Trust, and that the estimated fair cash value of the property conveyed hereby, according to the records of the Muhlenberg County Property Valuation Administrator is \$437,500.00.

IN TESTIMONY WHEREOF, the parties have caused this instrument to be executed on this the date first hereinabove written.

FIRST PARTY



Earnest M. Hardison

SECOND PARTY



Angela Joy Bacon, Trustee under the
Earnest M. Hardison Revocable Trust dated
August 10, 2016

STATE OF NEBRASKA,

COUNTY OF SARPY,

I hereby certify that the foregoing DEED OF CONVEYANCE and CONSIDERATION CERTIFICATE was acknowledged and sworn to before me this 16th day of August, 2016 by Earnest M. Hardison, party of the First Part.



[Handwritten Signature]

Notary Public
My Commission expires: _____

STATE OF NEBRASKA,

COUNTY OF SARPY,

I hereby certify that the foregoing CONSIDERATION CERTIFICATE was subscribed and sworn to before me this 16th day of August, 2016 by Angela Joy Bacon, as Trustee of the Earnest M. Hardison Revocable Trust dated August 10, 2016, party of the Second Part.



[Handwritten Signature]

Notary Public
My Commission expires: _____

Prepared by:

[Handwritten Signature]

Cary Davis, Attorney
118 O'Bryan Street
P.O. Box 569
Greenville, Kentucky 42345

EXHIBIT "A"

Parcel A:

MUHLENBERG COUNTY
D582 PG146

Tract No. 1-1976

Beginning at a hickory on the South bank of Pond Creek and running thence along the meanders of the creek N 21 E 660 feet to a stake; thence N 47 E 825 feet to an ash and a stone on the East bank of Pond Creek; thence N 85 E 1831.5 feet to a sweet gum and beech; thence due South 1617 feet to a stake; thence due East 330 feet to a stake; thence due South 1650 feet to a stake; thence due West 932.5 feet to an ash, beech and black oak; thence S 12 W 264 feet to a white oak stump; thence S 17-50 W 990 feet to a white oak; thence N 83-40 W 297 feet to a point in the road; thence S 72-20 W 594 feet to a point in the crossroad; thence S 85 W N 7 W 1716 feet to a black walnut stump; thence N 3-30 E 1650 feet to the point of beginning, containing 255.7 acres, more or less

“An undivided one-half (1/2) interest in the oil and gas has been heretofore reserved and excepted.”

But there is EXCEPTED and not made a part of this conveyance the following 2.721 acres conveyed to Morris Bandy and wife, Carolyn Bandy, by Earnest M. Hardison, an unmarried man, by deed dated December 3, 2003, of record in Deed 500, page 117, Muhlenberg County Clerk's office, and more particularly described as follows:

Beginning at an existing iron pin (PLS 2102), the southeast corner of Morris Bandy (Deed Book 288 page 131, Tract One); thence North 6-32-40 West 1695.31 feet with Bandy's line to an existing stone; thence North 3-04-11 East 550.62 feet with Bandy's line to an iron pin (set), a new division corner; thence South 5-28-40 East 1421.16 feet with a new division line to an iron pin (set), fifteen feet west of the centerline of a farm access road, a new division corner; thence South 2-47-10 East 818.61 feet with a new division line to an iron pin (set), fifteen feet west of the centerline of a farm access road, a new division corner being North 14-21-42 West 159.34 feet from the approximate intersection of the projection of the centerline of the farm road with the centerline of Carters Creek Road; thence South 81-20-08 West 11.86 feet with a new division line to the beginning containing 2.721 acres pursuant to an October 5, 2003 survey by William C. Hill, PLS 2102. This survey is shown as Lot No. 1 on the plat of said survey of record in Slide No. 657 in Plat Cabinet _____ in the Office of the Muhlenberg County Clerk.

Tract No. 2-1976

Beginning at a rock on the South bank of the creek at an old bridge, a beech marked as a pointed, and running thence down the creek with its meanders S 75 E 26 poles; thence East 48 poles; thence N 28 poles; thence N 16 poles to a stake in Jack Newman's line, two beeches marked as pointers, one on each side of the creek;

thence N 86 W 88 poles to a rock where three beeches were called for in Newman's field; thence S 2-1/2 W 64 poles to the beginning, containing 20 acres, more or less

"An undivided one-half (1/2) interest in the oil and gas has been heretofore reserved and is excepted."

Tract No. 3-1976

Beginning at a 36 inch hickory tree, corner to Earnest Hardison (Deed Book 288, page 401) and being the northeast corner of the Morris Bandy property (Deed Book 288, page 131, Tract One); thence South 3-35-11 West 1082.91 feet with Hardison's line to an iron pin (set), a new division corner; thence North 6-26-31 West 990.05 feet with a new division line to a 24 inch hickory; thence North 6-26-31 West 74.23 feet with a new division line to an iron pin (set) in the line of Ernest Hardison; thence with Hardison's lines South 84-54-16 East 59.05 feet to an existing iron pin (PLS 2102), North 77-29-25 East 131.45 feet to the beginning, containing 2.276 acres pursuant to a November 13, 2003 survey by William C. Hill, PLS 2102. This survey is shown as Lot 2 on the plat of said survey of record in Slide No. 657 in Plat Cabinet _____ of the Muhlenberg County Clerk.

Tract No. 1-1976 and Tract No. 2-1976 of Parcel A being the remainder of the same tracts conveyed to Earnest M. Hardison and wife, Deloise Hardison, by Home Milling Company, by deed dated May 19, 1972, of record in Deed Book 288, page 401, Muhlenberg County Clerk's office.

Tract No. 1-1976 and Tract No. 2-1976 of Parcel A further being the same property conveyed to Earnest M. Hardison by Deloise D. Hardison, an unmarried woman, by deed dated February 28, 1976, of record in Deed Book 313, page 501, Muhlenberg County Clerk's office, and of record in Deed Book 356, page 418, Muhlenberg County Clerk's office.

Tract No. 3-1976 of Parcel A being the same tract conveyed Earnest M. Hardison by Morris Bandy and wife, Carolyn Bandy, by deed dated December 5, 2003, of record in Deed Book 00, page 114, Muhlenberg County Clerk's office.

Tract No. 1-1976 and Tract No. 2-1976 of Parcel A are subject to that waterline right of way easement, twenty feet in width, to Muhlenberg County Water District dated May 1, 2006, of record in Deed Book 520, page 500, Muhlenberg County Clerk's office.

Parcel B:

Parcel No. 1-1997

Beginning at a stake in the center of the Greenville and Russellville Road at what is known as the end of old levy, a white oak tree standing on North side of road, marked as pointed, 3rd corner to Mrs. Susan Newman 76 acre tract of land; running thence S 4-

29 W 94 poles and 21 links to a stake in a filed, the old calls being S 2-1/2 W 94 poles to a stake; thence S 85 and 26' W 92 poles to a stake in the center of Pond Creek, 2 beeches, one standing on the West bank and one standing on the East bank, marked as pointed, the old calls being S 86 W 94 poles; thence down the creek with its meanders N 27 E 6 poles, N 68 E 12 poles, N 28-1/4 W 16 poles, N 2-1/2 E 4 poles, N 83-1/2 E 10 poles, N 47 E 28 poles and 14 links, N 7-3/4 E 6 poles, to a stake in center of Pond Creek; thence N 50 & 47' E 78 poles and 10 links to the beginning, containing 31.38 acres, as surveyed by Julian W. Allen.

Parcel No. 2-1997

Beginning in the center of the bridge on Pond Creek, on the Russellville Road; thence with the road S. 71 E. 60 poles; thence S. 60 E. 58 poles to a stake in the center of the Greenville-Russellville Road, at what is known as the end of the old levy, a white oak tree standing on the N. side of the road marked as a pointer, third corner to Mr. Susan M. Newman; thence S. 50-47 W 78 poles, 10 links to a stake in the center of Pond Creek; thence down the creek with its meanders to the beginning, containing 40 acres, more or less.

Parcel B, consisting of Parcel No. 1-1997 and Parcel No. 2-1997, being the same property conveyed to Earnest M. Hardison, by William L. Newman and wife, Sandra M. Newman, by deed dated October 22, 1997, of record in Deed Book 455, page 194, Muhlenberg County Clerk's office.

Parcel C: The Woods

An undivided one-fourth (1/4th) interest in and to the following described property:

Beginning at a stake at M. W. Newman's corner; thence due North 841.5 feet to a stake, Gray's corner; thence due east 630 feet to a stone and elm; thence due North 1336 feet to a stone, a sweet gum and two beeches in McCown's line; thence N 31 W 429 feet to a stake, sweet gum and ironwood; thence due West 804 feet to a stake in the fence line, three beeches; thence due South 2580 feet to a stake passing at 1200 feet to a stone at Dockins and Newman's corner; thence North 85 E 396 feet to the point of beginning, containing 47.3 acres, more or less.

The above described property is subject to that pipeline right of way agreement unto Texas Gas Transmission Corporation from R. E. Lee, Sr., and his wife, Bernice Lee, and which instrument is dated May 29, 1962, recorded in the office of the Muhlenberg County Court Clerk in Deed Book 229, page 121.

Parcel C being the same undivided one-fourth interest conveyed to Earnest Hardison by Hugh C. Erwin, et al., by deed dated November 15, 2002, of record in Deed Book 493, page 483, Muhlenberg County Clerk's office.