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THIS DEED, made and entered into this the ⁸⁰ 26th day of May, 2005, by and between **STARR L. WALTZ and GERALD WALTZ**, wife and husband, of 2643 N. Colebrook Road, Manheim, Pennsylvania 17545; **KAREN N. McKELLY and CHARLES McKELLY**, wife and husband, c/o Starr L. Waltz, 2643 N. Colebrook Road, Manheim, Pennsylvania 17545; **LEE T. NEWMAN and BETTY NEWMAN**, husband and wife, of 2530 Irish Ivy Lane, Henderson, Kentucky 42420; **LULA BELLE NEWMAN**, unmarried, of 2820 Sunset Lane Lot 62, Henderson, Kentucky 42420; parties of the first part, GRANTORS, and **WARREN D. KEACH, STEPHEN D. KEACH, and W. D. KEACH**, of 8602 Highway 351, Henderson, Kentucky 42420; parties of the second part, GRANTEES.

WITNESSETH:

That for and in consideration of the sum of ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000.00) the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant and convey equally unto the Grantees, Warren D. Keach and Stephen D. Keach, as tenants in common, each of their heirs and assigns forever, subject, however, to the life estate reserved by W. D. Keach below, the following described real property located in Henderson County, Kentucky, to-wit:

A tract of land in Henderson County, Kentucky, beginning at a sycamore and maple on the bank of Green River; thence up Green River 96 poles to two maples; thence North 72 West 138 poles to a hickory; thence North 29 East 50 poles to two small sassafras trees;

thence North 62 West 16 poles to two small beeches and a dogwood; thence North 12 East 13 poles to a beech and sugar tree; thence North 62 West 42 poles to an ash and beech; thence North 29 East 82 poles to a beech and sugar tree; thence South 62 East to the beginning, containing 108 acres, more or less.

LESS AND EXCEPT the following tract conveyed to Robert Turner, et ux, by deed from Lee T. Newman, et al, dated May 30, 1996, of record in Deed Book 459, page 567, in the Henderson County Clerk's Office.

A certain tract or parcel located near the Green River on the west side of the Curdsville Road approximately three miles southeast of the community of Hebbardsville in Henderson County, Kentucky and being more specifically described as follows:

Beginning at a point located in the south line of the Irene Hazelwood Estate property recorded in Deed Book 272 Page 672 at the Henderson County Court Clerk's Office, said point being located North 29 degrees 46 minutes 19 seconds East, 8.19 feet from a found 1" iron pin and also being located South 62 degrees 35 minutes 00 seconds East, 513.15 feet from a stone found at a corner of the Robert Turner property recorded in Deed Book 313 Page 135; thence with the south line of said Hazelwood property, North 62 degrees 35 minutes 00 seconds East, a distance of 137.76 feet to an iron pin set 25' east of the existing centerline of the Curdsville Road; thence severing the Newman property recorded in Deed Book 362 Page 370, of which this description is a part, and running parallel to and 25 feet east of said centerline of Curdsville Road, the following five (5) calls:

- 1) North 17 degrees 48 minutes 43 seconds West, a distance of 48.93 feet to an iron pin set 25 feet east of said centerline of Curdsville Road;
- 2) Thence around a curve in a clockwise direction having a delta angle of 13 degrees 34 minutes 25 seconds, an arc distance of 200.31 feet, a radius of 845.51 feet, and a chord of North 29 degrees 06 minutes 59 seconds West, a distance of 199.84 feet to an iron pin set 25 feet east of said centerline of Curdsville Road;
- 3) North 36 degrees 51 minutes 52 seconds West, a distance of 287.65 feet to an iron pin set 25 feet east of said centerline of Curdsville Road;

4) thence around a curve in a clockwise direction having a delta angle of 17 degrees 34 minutes 08 seconds, an arc distance of 307.39 feet, a radius of 1002.45 feet, and a chord of North 46 degrees 50 minutes 37 seconds West, a distance of 306.18 feet to an iron pin set 25 feet east of said centerline of Curdsville Road;

5) North 57 degrees 24 minutes 43 seconds West, a distance of 53.16 feet to an iron pin set 25 feet east of said centerline of Curdsville Road;

thence with the east line of the Robert Turner property recorded in Deed Book 410 Page 572, South 29 degrees 46 minutes 19 seconds East, a distance of 867.27 feet to the point of beginning, containing 2.2524 acres and being subject to all legal written easements and rights of way. This description was prepared from a physical survey conducted under the direction of Bruce K. Bailey, KY RLS #2939 on May 16, 1996.

Being a portion of the same property conveyed to James Thomas Newman, Telles George Newman and Lee Tyler Newman, by deed from Waverly Newman, et ux, dated December 13, 1978, of record in Deed Book 309, page 588, in the Henderson County Clerk's Office. See also quitclaim deed from Waverly Newman, widower, to James Thomas Newman, et al, dated December 19, 1985, of record in Deed Book 362, page 370, in the Henderson County Clerk's Office. Telles George Newman died testate a resident of Henderson County, Kentucky, on October 23, 1994. His Will is of record in Will Book 19, page 603, of the Henderson County Clerk's Office. Item II of the said Will left his interest in the above described property to his wife, Lula Belle Newman. James Thomas Newman died intestate a resident of Lancaster County, Pennsylvania, on May 9, 2000. See Affidavit of Descent of record in Deed Book _____, page _____, in the Henderson County Clerk's Office. Evelyn M. Newman died testate a resident of Lancaster County, Pennsylvania, on January 12, 2001. Her Will of record in Will Book 33, page 454, in the Henderson County Clerk's Office, devised her interest in the above described property equally to her daughters, Starr L. Waltz and Karen N. McKelly.

Subject to legal highways, prior mineral reservations and conveyances, easements, rights-of-way and restrictions of record.

The 2005 crop planted on the above described property shall be the property of the Grantees herein.

TO HAVE AND TO HOLD all of the above described real property, together with the improvements thereon and appurtenances thereunto belonging equally unto the Grantees, Warren D. Keach and ^{Stephen D. Keach} ~~Steve D. Keach~~, as tenants in common, each of their heirs and assigns forever; subject, however, to a life estate herein expressly reserved to W. D. Keach, so long as he may live; free and clear of all liens and encumbrances, with covenant of general warranty of title.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantees join in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, the parties hereto have hereunto set their hands on the date, which is first above written.

GRANTORS:

Starr L. Waltz
Starr L. Waltz
Gerald Waltz
Gerald Waltz
Karen N. McKelly
Karen N. McKelly
Charles McKelly
Charles McKelly
Lee T. Newman
Lee T. Newman
Betty Newman
Betty Newman
Lula Belle Newman
Lula Belle Newman

GRANTEES:

Warren D. Keach
Warren D. Keach
Stephen D. Keach
Stephen D. Keach
W. D. Keach
W. D. Keach

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STATE OF PENNSYLVANIA

COUNTY OF LANCASTER

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me by Starr L. Waltz and Gerald Waltz, wife and husband, Grantors, on this 24th day of May, 2005.

Notary Public [Signature]
My commission expires 2-12-06 Commonwealth of Pennsylvania

STATE OF PENNSYLVANIA

COUNTY OF LANCASTER

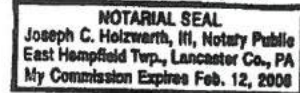


The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me by Karen N. McKelly and Charles McKelly, wife and husband, Grantors, on this 24th day of May, 2005.

Notary Public [Signature]
My commission expires 2-12-06 Commonwealth of Pennsylvania

STATE OF KENTUCKY

COUNTY OF HENDERSON



The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me by Lee T. Newman and Betty Newman, husband and wife, Grantors, on this 26 day of May, 2005.

Notary Public Kari D. Sigue
My commission expires 8-6-06

STATE OF KENTUCKY

COUNTY OF HENDERSON

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me by Lula Belle Newman, unmarried, Grantor, on this 26 day of May, 2005.

Notary Public Kari D. Sigue
My commission expires 8-6-06

STATE OF KENTUCKY

COUNTY OF HENDERSON

The foregoing Consideration Certificate was acknowledged and sworn to before me by Warren D. Keach, Grantee, on this 31st day of May, 2005.

Notary Public Emma Stevenson
My commission expires: 2-5-06

STATE OF KENTUCKY

COUNTY OF HENDERSON

Stephen The foregoing Consideration Certificate was acknowledged and sworn to before me by Steve D. Keach, Grantee, on this 27th day of May, 2005.

Notary Public Emma Stevenson
My commission expires: 2-5-06

STATE OF KENTUCKY

COUNTY OF HENDERSON

The foregoing Consideration Certificate was acknowledged and sworn to before me by W. D. Keach, Grantee, on this 26 day of May, 2005.

Notary Public Kari D. Legier
My commission expires: 8-6-08

This instrument was prepared by:

W. C. Wilson III
W. C. Wilson III
NEEL WILSON & CLEM
9 South Main Street
Henderson, Kentucky 42420

TAX \$ 115.00
PAID 6-3-05
RENNY T. MATTHEWS
BY Jennifer McCormick D.C.

Del
6/6/05

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STATE OF KENTUCKY
COUNTY OF HENDERSON, I, Renny T. Matthews, Clerk of Henderson County, certify that the foregoing deed was this day at 4:02 o'clock P. M. lodged in my said office for record and that I have recorded it, the foregoing and this certificate in my said office.
Given under my hand this 3rd day June 20 05
Renny T. Matthews
Jennifer McCormick D.C.