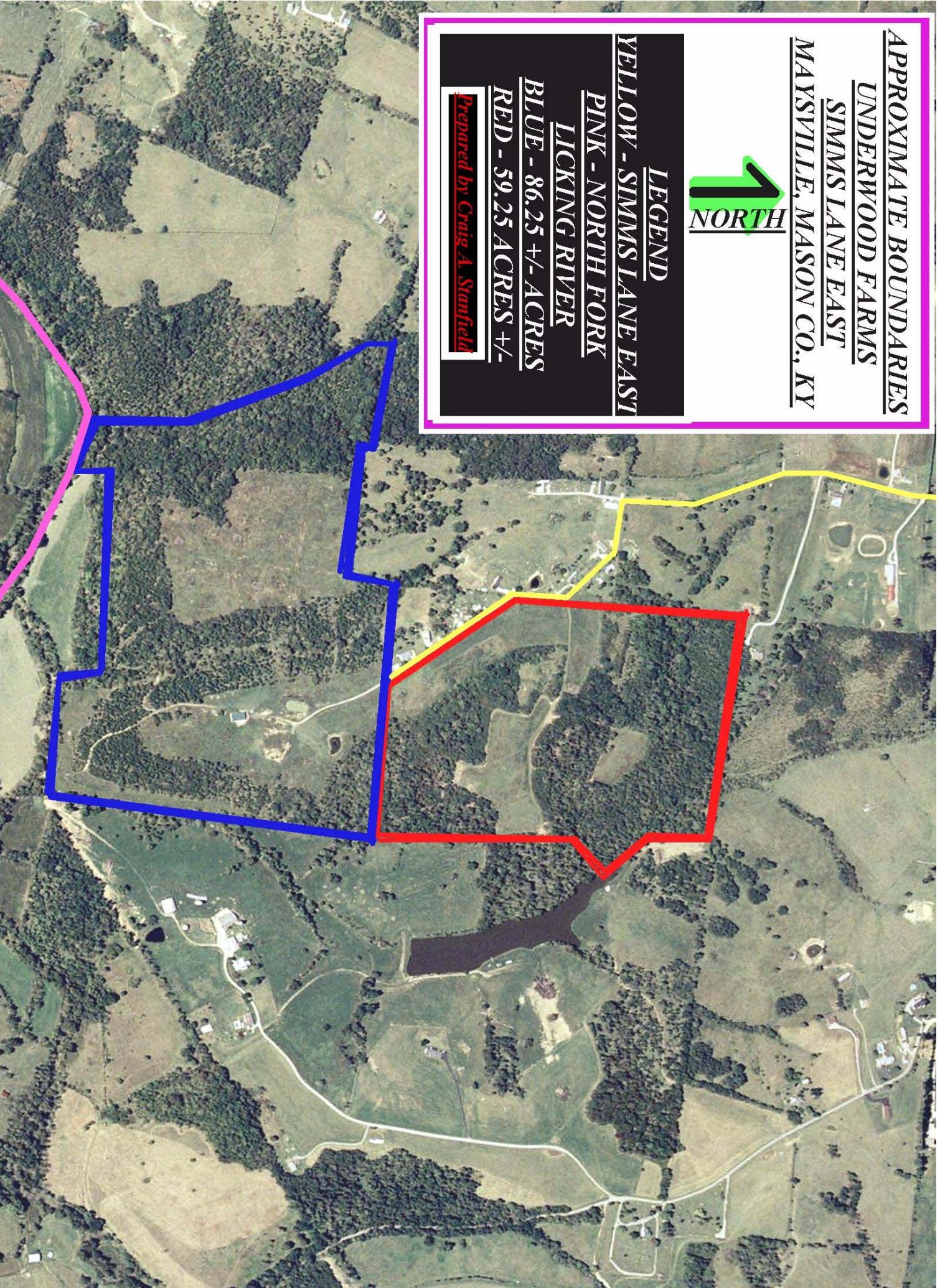


APPROXIMATE BOUNDARIES
UNDERWOOD FARMS
SIMMS LANE EAST
MAYSVILLE, MASON CO., KY



LEGEND
YELLOW - SIMMS LANE EAST
PINK - NORTH FORK
LICKING RIVER
BLUE - 86.25 +/- ACRES
RED - 59.25 ACRES +/-

Prepared by Craig A. Stanfield



LEGAL DESCRIPTION

58 Acres (+/-) Donald & Bonnie Underwood

Simms Lane East, Maysville (Orangeburg/Rectorville), Mason Co., Kentucky

TRACT 1: *That certain parcel of land lying in the Orangeburg Precinct, Mason County, Kentucky, on the waters of the North Fork and being a portion of the Jacob Simms farm, and described as follows:*

1 – Beginning at a post in margin of private road; thence S. 85 E. 3238 feet to a stake; thence S. 3 W. 291 feet to an oak stump; thence with road N. 36 W. 390 feet to the beginning, containing 1 acre.

2 – Beginning in the center of the road in Payne's line; thence with said line S. 85 E. 1420 feet to a post in Pollitt's line; thence with his line S. 3 ¼ W. 690 feet to a stake; thence leaving said line N. 85 W. 860 feet to a stake in road; thence with center of road N. 34 W. 900 feet to the beginning, containing 18 acres.

TRACT II:

Parcel 1. Beginning at a stake in margin of deeded road, corner to Anna Payne, S. 34 ½ E. 26 poles 5 links to a stake, corner to Anna Payne in Mary E. Simms line, thence N. 89 W. 33 poles 19 links to a stake, corner to Mary E. Simms, in William Simms line, thence N. 2 E. 21 poles to a stake in William Simms line, thence N. 89 ½ E. 13 poles 15 links to a stake and wild cherry tree, thence S. 86 E. 6 poles 5 links to the beginning containing 3.7 acres.

Parcel 2. Beginning at a stake in margin of deeded road S. 36 ¼ E. 25 poles 23 links to a stake, corner to Anna Payne, thence S. 86 W. 6 poles 5 links to a wild cherry tree, thence S. 89 ½ W 13 poles 15 links to a stake, corner to Payne, thence N. 6 E. 20 poles 18 links to the beginning, containing 1.2 acres.

EXCEPTED THEREFROM *those tracts conveyed to Claude M. Roberts by deed dated March 3, 1973 and recorded in Deed Book 189 page 271 (Description: Located in Mason Co., Kentucky in the Orangeburg precinct on the road leading from Highway No. 1234 to the land of Henry Underwood known as Sims Lane and more particularly described as follows: Beginning at a point common with Claude M. Roberts (northwest corner) and the property of grantor; thence with a line common to Claude Roberts and property of grantor and latter common with Johnnie Fogleman a distance of approximately 209 feet to a point common with Johnnie Fogleman, Henry Underwood and the grantor (this line distance going is a southerly direction); thence in a northwesterly direction and common with the property of grantor and Henry Underwood a distance of approximately 300 feet to a point corner common with Simms, Underwood and grantor; thence in a general northeasterly direction and in a line common with grantor and Simms a distance of approximately 24 feet to a point common with Simms and Grantor; thence in a general northeasterly direction and in a line common with grantor only a distance of approximately 150 feet to the point of beginning, said beginning point being the northwest corner of property previously conveyed by grantor to Claude Roberts) and by deed dated November 15, 1972 and recorded in D. B. 188 page 507 (Description: A certain tract of the land located in the Orangeburg Precinct of Mason County, Ky., on the road leading from Highway 1234 to the land of Henry Underwood known as Sims Lane and more particularly described as follows: Beginning the center of said road at the boundary of the land of Johnny Fogleman, thence southwestly with the line of Fogleman 209 feet; thence in a northwesterly direction parallel to the road a distance of 100 feet; thence in a northerly direction a distance of 209 feet to the center of the road, in a southeasterly direction 120 feet to point of beginning, containing one half acre more or less); tract conveyed to Johnnie Fogleman et. ux. by deed dated September 3, 1971 and recorded in D. B. 185 page 562 (Description: A certain tract of land located in the Orangeburg Precinct of Mason County, Kentucky on the road leading from Highway 1234 to the land of Henry Underwood known as Sims Lane and more particularly described as follows: Beginning at the center of said road at the boundary of the land of Henry Underwood; thence southwestly with the line of*

Underwood 209 feet; thence in a northwesterly direction parallel to the road a distance of 209 feet; thence in a northeasterly direction parallel to Underwood's line a distance of 209 feet to the center of the road; thence with the center of the road in a southeasterly direction 209 feet to the place of beginning, containing 1 acre, more or less), and tract conveyed to Elmo Roberts, et ux., by deed dated April 9, 1965 and recorded in D. B. 171, page 290 (Description: Being that parcel of land located on the Sims Road off of Rectorville-Orangeburg Road in Rectorville Precinct of Mason County, Kentucky and being more particularly described as follows: Beginning at a stake in Margin of Deeded road S. 36 ¼ E. 25 poles 23 links to a stake corner to Anna Payne; thence N. 86 W. 6 poles 5 links to a wild cherry tree; thence S. 89 ½ W. 13 poles 15 links to stake corner to Anna Payne; thence N. 6 E. 20 poles 18 links to place of beginning containing 1-2/10 acres).

TRACT III: NOTE: This tract is not to be conveyed with this property and is therefore not described herein!!! Included this note and reference so as to not mislead or confuse the reader due to the absence of this "numbered" tract, or to make the reader assume that this tract was "accidentally omitted". THIS PARCEL IS NOT TO BE INCLUDED WITH THIS PROPERTY!

TRACT IV: *That certain tract of land situated in Mason County, Kentucky and bounded as follows: Beginning at the Northeast of the Jacob Sims farm; thence N. 3 ½ E. 29 poles 3 links to a stake at the corner of Wm. Pence on the S. side of drain, thence N. 5 ¾ W. 47 poles 4 links to a post in wire fence in John Webster's line; thence with Webster's and Carr's line N. 85 W. 79 poles 10 links to a locust post in angle of fence Carr's corner; thence N. 5 ¾ E. 7 poles 9 links to a small black ash tree in angle of wire fence; thence N. 85 ¼ W. 36 poles 2 links to a large locust post Rash's corner; thence S. 4 W. 51 poles 4 links to a stone at the agate Simm's corner; thence S. 85 ¾ E. 35 poles 18 links to a locust post in angle of wire fence, Edward Payne's corner; thence S. 2 W. 33 poles, 9 links to a stone Sim's corner; thence S. 85 ½ E. 85 poles 5 links to the place of beginning, containing 51-1/10 acres.*

THERE IS EXCEPTED a certain tract conveyed to W. P. Herbert by deed dated November 30, 1938 and recorded in D. B. 136, page 526, described as follows: A certain tract of parcel of land lying and being in Mason County, Kentucky, and beginning at a set stone at a gate post at Edward Payne's corner; thence S. 88 E. 35 poles 19 links to a stake at a fence post; thence N. 2 ½ E. 51 poles 2 links to a stone corner to Robert Gidding; thence N. 87 W. 36 poles 8 links to a set stone; thence S 2. ½ W. 50 poles 23 links to the place of beginning, containing 11 ¼ acres.

ALSO EXCEPTED a certain tract conveyed to Annie Payne by deed from Edward Payne dated February 15, 1924 and recorded in D. B. 125, page 501, described as follows: Beginning at a point in angle of fence, corner to second party; thence S. 20 W. 530 feet to a stone, corner to second party; thence S. 85 ½ E. 330 feet to a stake at fence; thence W. 330 feet to the place of beginning, containing 4 acres, more or less.

TRACT V: *Beginning at a point in angle of fence, corner to second party; thence S. 20 W. 530 feet to a stone, coner to second party; thence S. 85 ½ E 330 feet to a stake at fence; thence W. 330 feet to the place of beginning, containing 4 acres, more ore less.*

EXCEPTED THEREFROM that certain tract conveyed to Larry Roberts by deed dated march 5, 1972 and recorded in D. B. 186, page 517, and described as follows: That certain triangular shaped unimproved lot situated in Mason County, Kentucky on the Gideon Lane County Road and beginning at a point in the center of sale road, corner to the yard fence of grantor; thence with said yard fence 170 feet to a point corner to Stanfield; thence with the land of Stanfield 255 feet to a point in center of said road; thence with the center of said road 235 feet to the point of beginning.

Being a portion of the same property (consisting of all that property EXCEPTING THEREFROM TRACT # III, the description of which was INTENTIONALLY OMITTED FROM THE PROPERTY

DESCRIPTION conveyed to Donald L. Underwood and Bonnie B. Underwood by Donald L. Wood as Attorney in Fact or Myrtle walker and J. C. Walker, Ollie Mae Baxter, Harry Baxter and Georgia Baxter, James Douglas Baxter, Robert Baxter, Jr., and Ruth Baxter, and Will Kruse Baxter and Kathryn Baxter, by deed dated the 12th day of May, 1977 and recorded in Deed Book 199 page 709 Mason County Court Records.

FURTHER EXCEPTING (from the above described property) the following off-conveyances:

EXCEPTION # 1: Beginning at a tack in the center of the Gideon Lane (referred to on the Mason County Highway Map as Sims Lane) corner to Wilbur and Virginia Frye; thence with the center of Gideon Lane N. 29 deg. 03 min. 27 sec. W. 108.34 feet to a tack in the line of the party of the second party (Kenneth Roberts); thence with said line and a fence line N. 82 deg. 28 min. 37 sec. W. 296.86 feet to a fence post in the line of Albert Sims; thence with the line of Sims S. 11 deg. 15 min. 15 sec. W, 77.20 feet to a fence post; thence S. 5 deg. 52 min. 04 sec. W. 55.30 feet to a fence post corner to Wilbur and Virginia Frye; thence with the line of Frye S. 89 deg. 33 min. 27 sec. E. 367.65 feet to the place of beginning, and containing .8534 acres. Said property is subject to right of way of Gideon Lane.

Being the same property conveyed by deed of Donald L. Underwood and Bonnie B. Underwood to Kenneth E. Roberts and Martha F. Roberts by deed dated the 27th day of May, 1983 and recorded in Deed Book 217, page 309 Mason County Court Records.

EXCEPTION # 2: Being a 0.256 acre parcel of land and a portion of that larger tract of land conveyed to Donald and Bonnie Underwood by deed recorded in Mason County Court Clerk's Deed Book 199 page 709 lying in Mason County, Kentucky on the east side of Sims Lane (2 pole county road) approximately 0.7 mile south of its intersection with KY 1234 and being more particularly bound and described as follows:

Beginning at the northwest property corner in the centerline of Sims Lane, common corner to Garnet Holt (D.B. 214, P. 681); thence leaving the road with Holt, N 38 deg. 56' 17" E – 71.93 feet to t fence post corner; thence continuing with Holt, N 51 deg. 08' 43" E – 137.52 feet to a fence post at the northeast property corner common to Holt, Stanfield, and Underwood; thence with a new division line through Underwood, S 20 deg. 35' 20" W – 218.32 feet to the southwest property corner in the centerline of Sims Lane; thence with the centerline of Sims Lane, N 50 deg. 32' 40" W – 97.81 feet back to the point of beginning containing 0.256 acres, more or less, with the bearings correlated to the deed of the parent tract as recorded in D.B. 199 P. 709.

Being the same property conveyed by Donald L. Underwood and Bonnie B. Underwood to Garnet Holt by deed dated the 10th day of August, 1990 and recorded in Deed Book 239 page 352 Mason County Court Records.