

Mattingly Ford Title Services, LLC
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30 YEAR TITLE SEARCH

NOTICE: This 30 Year Record Search is made solely for the use of the herein named client and may not be relied upon by any other party. It is not an abstract of title or a contract of insurance or indemnity, and is further subject to the Terms and Conditions attached hereto.

Order No.: 1711451
Client: TBD
Borrower: Margaret L. Jenkins
Property Location: 1090 Sirocco Road, Brandenburg, KY 40108
Effective Date: 11/27/17

The last document in the chain of title to said land as disclosed by the official records of the Clerk/Recorder of Meade County purporting to convey the fee title to said land is:

Grantee: Charles A. Jenkins or Margaret L. Jenkins, Co-Trustees of the Charles A. and Margaret L. Jenkins Trust dated December 30, 2009
Grantor: Charles A. Jenkins and Margaret L. Jenkins
Deed Dated: 5/6/2010
Recorded In: Deed Book 563, Page 202

The latest available County Treasurer's tax duplicate of said County discloses the following with respect to said land:

Street Address: 1090 Sirocco Road, Brandenburg, KY 40108
Taxes Due: 2017 Meade County
Parcel No.: 085-00-00-027
Assessed Valuations: Total Assessment is \$147,500.00. There is a \$37,600.00 Homestead Exemption. Total Taxable Value \$109,900.00
Discount Amount: \$1,215.96 PAID 11/28/2017
Face Amount: \$1,240.77
Delinquent Taxes: N/A

That an examination of said official records reveals no mortgages purporting to affect said land or liens recorded in the name of the Grantee, other than those set out below under exceptions; provided however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an Exception.



Mattingly Ford Title Services, LLC

EXCEPTIONS:
File Number: 1711451

Mortgages:

- 1) Found no mortgages of record. (Please verify)

Liens: N/A

Mattingly Ford Title Services, LLC made a judgment search VS Charles A. Jenkins or Margaret L. Jenkins, Co-Trustees of the Charles A. and Margaret L. Jenkins Trust dated December 30, 2009 (Seller), Margaret L. Jenkins (Buyer), and found nothing of record.

Other Matters Affecting Title:

- 1) Subject to oil and gas lease of record in Deed Book 472, Page 595.
- 2) Attorney to review terms of trust.

No search of Federal Bankruptcy Records has been made.

30 YEAR RECORD SEARCH TERMS AND CONDITIONS

The information contained herein is based solely upon an examination of the indices of real estate records as hereafter defined in the county where the premises described herein are located. This 30 Year Record Search discloses the name of the owner and those liens and other matters appearing on the indices to the public records affecting the title from the date of the last deed of record purporting to convey the full fee simple interest in said premises to the current owner.

The indices of real estate records searched are those designated by law as imparting constructive notice as to the title to real estate. This Product does not cover questions of survey, acreage or square footage recitals, forgeries, false statements, oil and mineral rights, tobacco or crop allotments, UCC records, Patriot Act Searches, rights of parties in possession, mechanic's liens not of record, right to file mechanic's liens, building orders that may have been placed against real estate by government authorities, other matters not of record or improperly indexed in said County, including questions which a correct survey or inspection would disclose, special taxes and assessments not shown by the County Treasurer's records, zoning and other governmental regulations, bankruptcy and other matters filed in the Federal Courts, or liens asserted by the United States Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located. In the event that this is Bank Owned Property or Property that has been the subject of a foreclosure action, this product has not covered a review of the foreclosure action nor opinion as to the sufficiency of the foreclosure action.

Exhibit "A"
Legal Description
File Number: 1711451

Situated in Meade County, State of KY:

PARCEL #1:

Beginning at a pipe on the East side of the Sirocco and Midway Road and corner to Wallace Frakes; thence with the road N. 27 W. 555 feet to a post; thence N. 46 3/4 E. 224 feet to a pipe; thence N. 44 W. 15 feet to a large white oak corner to Clyde Hardesty; thence with his line N. 49-10 E. 386 feet to a double oak; thence N. 12 1/2 E. 180 feet to a post corner to Lloyd Basham; thence with Basham S. 61 E. 785 feet to a post, corner to Wallace Frakes; thence with Frakes S. 52 W. 1137 feet to the beginning and containing 13 2/10 acres of land more or less.

PARCEL #2:

Beginning at an iron pipe in the Northeast right of way of the Midway-Sirocco Road, and corner to Wallace Frakes; thence with the said right of way N. 26 W. 220 feet to a post corner to Martin W. Ferris; thence with said Ferris' line N. 52 E. 1137 feet to a post corner to Lloyd Basham; thence with said Basham's line N. 45 E. 252 feet to a post corner to Basham; thence with another of Basham's lines S. 62 E. 280 feet to an iron pipe corner to Wallace Frakes; thence with said Frakes line S. 52 W. 1545 feet to the beginning and containing 7.44 acres of land.

Being the same property conveyed to Charles A. Jenkins or Margaret L. Jenkins, Co-Trustees of the Charles A. and Margaret L. Jenkins Trust dated December 30, 2009, by Deed dated May 6, 2010, of record in Deed Book 563, Page 202, in the office of the Clerk of Meade County, Kentucky.