

**PARCEL 2 (HARDESTY-MATTINGLY GROCERY TRACT):**

BEGINNING at a point on the West right of way line of Payneville-Frymire Road 21 feet S. from its intersection with the King-Wilson division line; running thence S. with the W. line of said road 100 feet to a point; thence W. 60 feet to a point; thence N 87 feet to said King-Wilson line; thence North Easterly with the same 30 feet to a point; thence E 33.8 feet to the beginning. The above description is according to a survey made by Tom McQuary, a licensed Land Surveyor, dated August 2, 1972.

Title derived by James Robert Hardesty and Lorena Hardesty, his wife, by deed dated August 4, 1972, from Earl Mattingly and Della Rose Mattingly, his wife, of record in Deed Book 119, page 555, in the office of the Meade County Clerk.

**FRAZIER TO HARDESTY EXCHANGE TO ESTABLISH COMMON BOUNDARY:**

BEING a 0.057 acre (2520 square foot) tract located west of KY Highway 376, near the intersection of KY Highway 144, in the community of Payneville, Meade County, Kentucky, more particularly described as follows:

BEGINNING at a found 5/8" rebar with cap stamped T. W. Smith LS 2373 corner to J. Hardesty (DB 121 PG 80) and S. Frazier (DB 674 PG 408 and DB 503 PG 101) also being the northwest corner of J. Hardesty (DB 119 PG 555); THENCE with J. Hardesty (DB 119 PG 555) S 17 deg. 39 min. 58 sec. W., 84.98' to a found 5/8" rebar with cap stamped T. W. Smith LS 2373 in the line of J. Hardesty (DB 133 PG 380); THENCE with J. Hardesty N 70 deg. 06 min. 24 sec. W., 34.79' to a set 5/8" rebar; THENCE leaving said J. Hardesty (DB 133 PG 380) with a new line in said S. Frazier N 19 deg. 44 min. 49 sec. E., 70.01' to a set 5/8" rebar in the line of said J. Hardesty (DB 121 PG 80); THENCE with J. Hardesty S 35 deg. 28 min. 54 sec E., 4.42' to a point in the center of a well; THENCE N 78 deg. 02 min. 06 sec. E., 33.00' to the POINT OF BEGINNING and CONTAINING 0.057 acres (2520 square feet) (more or less) according to a physical survey by Timothy W. Smith, PLS #2373, the completion date of the boundary survey being August 6, 2020, per Job No. 05-234A.

Unless stated otherwise, any monument referred to herein as a 5/8" rebar is a set 5/8" diameter steel concrete reinforcing rod, eighteen inches (18") in length, with a yellow plastic cap stamped T.W. Smith LS 2373" or set magnail is a set 2" magnail with shiner stamped T.W. SMITH LS 2373". The basis of bearing stated herein is based on GPS North, NAD 83, NAVD 88, GRS 80, GRID North.

NOTE: Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source. The above legal description is part of a plat illustrating said survey. This plat should be consulted concerning any additional information about said survey.

Title derived to the 0.057 acre parcel by John David Hardesty and Lois R. Hardesty, on behalf of the Estate of Frances Lorena Hardesty aka Lorena Hardesty, by Quitclaim Deed dated August 24, 2020, from Shelley Frazier, unmarried, of record in Deed Book 693, page 310, in the office of the Meade County Clerk.

Shelley Frazier acquired title by Commissioner's Deed dated May 9, 2019, by and through Douglas P. Vowels, Master Commissioner on behalf of Jerry L. Denney, Judy A. Brueck, and Olivia J. Hayes, of record in Deed Book 674 page 408 and by Deed from Anna Laverne Watters aka Anna La Verne Watters, single, and James William Watters, single, to Shelley Frazier, et. al., dated September 12, 2005, of record in Deed Book 503, page 101, both in the office of the Meade County Clerk.

**THE NON-BUILDABLE 0.057 ACRE (2520 SQUARE FOOT) TRACT DESCRIBED  
HEREINABOVE WAS MERGED WITH THE PROPERTY ACQUIRED BY JAMES  
ROBERT HARDESTY AND LORENA HARDESTY, HIS WIFE, FROM EARL MATTINGLY  
AND DELLA ROSE MATTINGLY, HIS WIFE, BY DEED DATED AUGUST 4, 1972, OF  
RECORD IN DEED BOOK 119, PAGE 555, AND THEREAFTER FORMED AND  
CONSTITUTED ONE PARCEL OF LAND.**