


WHEN RECORDED MAIL TO:

PREPARED BY: Fredrikson and Byron, P.A.

1601 Golden Aspen Dr., Suite 108

Ames, Iowa 50010

Signature: 

Parcel I.D./Group No.

M-41-2-2; M-31-5-2 and M-31-4-5

Space Above This Line for Recorder's Use

### KENTUCKY SPECIAL WARRANTY AND QUITCLAIM DEED

This Special Warranty Deed is made on this 26<sup>th</sup> day of September 2024, by **MADISONVILLE MHP, LLC**, a Delaware limited liability company, with an address of 110 NW 2nd St, Cedaredge, CO 81413, ("Grantor"), to **SCI ELK CREEK MHP LLC**, a Kentucky limited liability company, with an address of 100 S. Belcher Rd. #7534, Clearwater, Florida 33758 ("Grantee"):

Grantor in, in consideration of **\$3,550,000.00** and other valuable consideration, the receipt of which is acknowledged, hereby sells, grants, and conveys to Grantee, and Grantee's heirs and assigns, the following described property lying and being in County of Hopkins, Kentucky, and legally described in Exhibit A.

Grantor warrants to Grantee, that Grantor lawfully owns fee simple title and has the right to immediate possession of the premises; has good right to convey the premises to Grantee; warrants title to the said premises; and that the premises are free from all encumbrances; to have and to hold the premises herein granted unto Grantee, its heirs and assigns forever, free, clear and discharged of and from all former grants, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature; all the above subject, however, to the Permitted Exceptions listed in Exhibit B.

Further, in consideration of the sum of one dollars (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby remises, releases and forever quitclaims without representation or warranty of any kind to the Grantee all right, title and interest, if any, of the Grantor in and to the real estate described on Exhibit C attached hereto.

In witness hereof, the Grantor has hereunto set its hand and seal the day and year first written above.

Dated: September 26, 2024

Madisonville MHP, LLC

By Impact MHC Management, LLC, its Manager

By [Signature]  
David H. Reynolds, President

STATE OF Colorado, COUNTY OF Gunnison:

This instrument was acknowledged before me this 21 day of September, 2024, by David H. Reynolds, President of Impact MHC Management, LLC, as Manager of Madisonville MHP, LLC.

[Signature]  
Signature of Notary Public

Certification of Consideration

Grantor certifies, swears and affirms pursuant to KRS Chapter 382.135 that consideration in the amount of \$3,550,000.00 is the true, correct, and full consideration paid for the property conveyed to Grantee.

Madisonville MHP, LLC

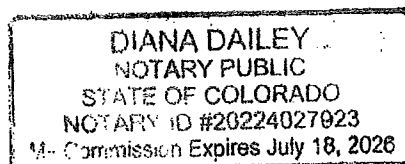
By Impact MHC Management, LLC, its Manager

By [Signature]  
David H. Reynolds, President

STATE OF Colorado, COUNTY OF Gunnison:

This instrument was acknowledged before me this 21 day of September, 2024, by David H. Reynolds, President of Impact MHC Management, LLC, as Manager of Madisonville MHP, LLC.

[Signature]  
Signature of Notary Public



Certification of Consideration

Grantee certifies, swears and affirms pursuant to KRS Chapter 382.135 that consideration in the amount of \$3,550,000.00 is the true, correct, and full consideration paid for the property conveyed to Grantee.

**SCI ELK CREEK MHP LLC,**  
a Kentucky limited liability company

By: SCI Growth & Income Fund IV LLC  
Its: Sole Member

By: Sunrise Manager IV LLC  
Its: Manager

By: [Signature]  
Name: Kevin Bupp  
Title: Member

STATE OF FLORIDA  
COUNTY OF PINEHURST

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin Bupp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Sunrise Manager IV, LLC, a Delaware limited liability company, the Manager of SCI Growth & Income IV LLC, a Delaware limited liability company, the Sole Member of SCI ELK CREEK MHP LLC, a Kentucky limited liability company, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the company.

Witness my hand and seal, this 19 day of September, 2024.

My Commission Expires: 04/20/2025

[Signature]  
Notary Public

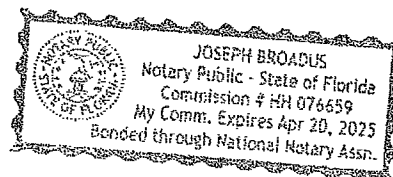


Exhibit A  
Warranty Legal Description

Beginning at an iron pin in the East right of way line of the County Roadway that passes through Elk Creek Village Mobile Home Park being in the line of Goodyear Tire and Rubber Company located approximately 400.0 feet South of the centerline of the Goodyear Railroad Spur; thence along the West property line of Goodyear Tire and Rubber Company South 23°19' East 1,693.62 feet to an iron pin located 25± feet East of Kentucky Utilities Angle pole a common corner with Goodyear; thence continuing with Goodyear North 66°39' East 1,520.95 feet crossing the Old Island Ford Road a approximately 830 feet and a small creek at approximately 1,420.0 feet to an iron pin in the existing West right of way fence of the Pennyriple Parkway and a common corner with Goodyear; thence with the existing West right of way fence of the Pennyriple Parkway the following courses and distances; thence South 23°03' East 345.94 feet to a corner post; thence South 67°05' West 29.71 feet to a cornerpost; thence South 23°08' East 970.41 feet to a cornerpost in the North right of way line of the Louisville and Nashville Railroad's Morganfield Branch being 40 feet North of the centerline of the tract; thence with the L&N Railroad Company 40 feet from and parallel to the centerline of the tract along the existing property line fences South 85°45' West 716.22 feet to a point a common corner with Moore; thence leaving the railroad with Moore along the existing property line fence North 32° 02' East 643.07 feet to a corner post a common corner with Moore; thence continuing with Moore along the existing property line fence North 62° 12' West 836.88 feet to an iron pin a common corner with Moore in the South right of way line of Island Ford Road; thence leaving Moore and moving across the end of Island Ford Road North 62°12' West 60.00 feet to an iron pin in the North right of way line of Island Ford Road; thence along the North right of way line of the existing Island Ford Road moving 15 feet from and parallel to the centerline of the road South 52°38' West 834.16 feet to a point; thence continuing down the North right of way line of Island Ford Road South 09°28' West 45.0 feet to a point in the North right of way line of the Island Ford Road a common corner to a portion of the roadway owned by the L&N Railroad Company; thence with the L&N Railroad's Portion of the roadway the following courses and distances: thence South 09° 28' West 32.80 feet to an iron pin; thence South 05°09' West 33.94 feet to an iron pin a common corner of a portion of the roadway owned by the L&N Railroad Company; thence continuing along the North right of way line of the Island Ford Road South 04°24' West 363.43 feet to a point in the East right of way line of the L&N Railroad's Morganfield Branch being 75 feet from the centerline of the tract; thence along the East right of way of the L&N Railroad Company the following courses and distances; thence North 82°06' West 222.24 feet to a railroad iron; thence North 67°55' West 152.00 feet to an iron pin; thence North 37°00' East 40.00 feet to an iron pin; thence North 53°07' West 641.01 feet to a railroad iron; thence North 30°41' West 273.87 feet to a wood post; thence North 31°11' West 973.14 feet to an iron pin; Thence moving parallel with the centerline of the L&N Railroad Tract along a curve to the right having a chord of North 18°42' West 301.55 feet to an iron pin in the East right of way line of the L&N Railroad in the centerline of a 50 foot roadway a common corner with Charbon Bridge Company; thence moving up the centerline of the 50 foot roadway with Charbon Bridge Company North 66°58' East 930.55 feet to an iron pin in the West most corner of a 5 foot offset in the West right of way line of the County Roadway; thence North 66°58' East 5.0 feet to the East most corner of a 5.0 feet offset in the West right of way line of the County Roadway; thence crossing the County Roadway North 66°58' East 50.00 feet to the beginning, containing 57.570 acres by D.M.D. As surveyed by Donan Engineering, incorporated of Madisonville, Kentucky. There is excepted from the above described tract a 60 foot wide right of way for a roadway dedicated to Hopkins County, Kentucky, which passes through the Elk Creek Village Mobile Home Park and more particularly described as follows: Beginning at a point in the centerline of the existing Entrance Road being South 66°58' West 25.0 feet from the beginning corner of the above tract; thence moving down the centerline of the roadway having a 60 foot right of way South 23°17' East 10.0 feet to the point of curvature of a 57°47' curve to the right; thence around the curve having a long chord of South 02°36' East 69.22 feet to the point of tangency of the 57°47' curve; thence continuing with the centerline of the roadway having a 60 foot right of way South 18°04' West 591.25 feet, passing A. & H. Trucking

Company on the West side of the roadway at 187.20 feet and at 447.20 feet, to the point of curvature of a 41°04' curve to the left thence around the curve having a long chord of South 04°52' East 109.83 feet to the point of tangency of the 41°04' curve; thence continuing along the centerline of the roadway having a 60 foot right of way South 27°48' East 1,324.12 feet to the point of curvature of a 28°30' curve to the left; thence around the curve having a long chord of South 54°58' East 183.56 feet to the point of tangency of the 28°30' curve; thence moving down the centerline of the roadway having a 60 foot right of way South 82° 08' East 122.60 feet to the North right of way line of Island Ford Road containing 3.320 acres as surveyed by Donan Engineering, Incorporated of Madisonville, Kentucky. There is also excepted from the above described tract a certain Deed dated April 10, 1974, conveyed by Albert R. Whittington, et ux., to David W. Herron, et ux., of record in Deed Book 363, Page 149, in the Hopkins County Court Clerk's Office, said parcel being bound and described as follows: A parcel of land located South of Charbon Bridge Company, North of A. & H. Trucking Company, and West of the Elk Creek Mobile Home Park Entrance Road in Hopkins County, Kentucky, and more particularly described as follows: Beginning at iron pin "B" in the West right of way line of the Elk Creek Mobile Home Park Entrance Road, being the Northeast corner of A. & H. Trucking Company; thence leaving the road with A. & H. Trucking Company North 71° 56' West 260.00 feet to Station "A", the Northwest corner of A. & H. Trucking Company and a common corner with A.R. Whittington in the South right of way line of a 50.00 foot wide roadway reserved by A. R. Whittington; thence along the South right of way line of the 50.00 foot wide roadway reserved by A. R. Whittington North 66° 58' East 334.02 feet to Station "D" in the West right of way line of the Elk Creek Mobile Home Park Entrance Road; thence along the West right of way line of the Elk Creek Mobile Home Park Entrance Road moving along a 68.0 feet radius to the right having a chord of South 03° 42' W 33.42 feet to Station "C", the point of tangency of the 68.0 foot radius; thence continuing along the West right of way line of the Elk Creek Mobile Home Park Entrance Road South 18°04' West 197.20 feet to the beginning, as surveyed by Donan Engineering, Incorporated of Madisonville, Kentucky, on April 3, 1974. It is reserved and excepted from the foregoing described real estate herein conveyed, all of the coal, oil, gas and other mineral rights underlying said real estate together with the right to mine the same. Excepting from the above described the following out-conveyances of record and incorporated herein by reference as follows: All of the same land conveyed to Dennis W. Dement and his wife Ann P. Dement from Trans-Air, Inc. By deed dated December 15, 1988 as recorded in Deed Book 479, Page 417; All of the same property conveyed to Lanceco, Inc., a Kentucky Corporation from Mildred M. Whittington, by deed recorded August 2, 1991, in Deed Book 501, Page 128, being the same property conveyed to Mildred Whittington from Trans-Air incorporated by deed dated September 14, 1984 in Deed Book 444, Page 663 as corrected by deed of correction in Deed Book 482, Page 451; All of the same property conveyed to Lanceco, Inc., a Kentucky Corporation, from Trans-Air, Inc. By deed recorded August 2, 1991 in Deed Book 501, Page 131, all in the Office of the Clerk of the Hopkins County Clerk.

## **ROAD PARCEL**

Beginning at a point in the West line of Island Ford Road at a point marked 1-Y, said point being in the Northeast corner of a tract of land conveyed to J.K. Ramsey by the grantor herein by deed dated December 13, 1927, recorded in Deed Book 124, Page 269, in the County Court Clerk's Office, Hopkins County, Kentucky; thence North 05°09' East, along the West line of said Island Ford Road, thirty-three and ninety-four hundredths (33.94) feet to a point marked 1-Z; thence North 09° 28' East, continuing along the West line of said Island Ford Road, thirty-two and eighty hundredths (32.80) feet to a point marked 1-W; thence North 54°09' East, forty-two (42) feet to a point in the East line of said Island Ford Road, marked 2-Y; thence South 09°41' West along the East line of said Island Ford Road, fifty-nine and seventy-three hundredths (59.73) feet to a point marked 2-Z; thence South 04°24' West, continuing along the East line of said Island Ford Road, forty- two (42) feet to a point marked 1-B; thence North 71° 06' West, thirty and eighty-nine hundredths (30.89) feet to the Point of Beginning containing fifty-seven thousandths (0.057) of an acre, more or less, And being a part or all of the same property conveyed to Walter S. Thomson, as trustee for grantor, by John H. Jernigan by deed dated April 30, 1910, recorded in Deed Book 84, Page 493,

in the office aforesaid, the acquisition of said property by grantor was for changes in Hopkins County Roads as was ordered in Hopkins County Court Reg, term April 4, 1910, Honorable R.B. Bradley, presiding, recorded in Order Book 27, Page 57, in the office aforesaid, and being shown in red on Donan Engineering, Inc., sketch of Elk Creek Village, dated November 4, 1971, attached hereto and made a part thereof.

## **SURVEY LEGAL DESCRIPTION**

Being situated in the State of Kentucky, Hopkins County in the City of Madisonville and being that part of the lands known as the Elk Creek Village Mobile Home Park (Trans Air Inc. D.B. 378, PG 222) lying East of Whittington Drive and being more particularly described as follows: Commencing at a 1/2" iron pin set at the Northeast corner of Trans Air Inc D.B. 378, PG. 222 thence, South 23°22'40" East, 55.91 feet to a 1/2" iron pin set at the Point of Beginning said iron pin being at the intersection of the East right of way line of Whittington Drive (60 feet in width) and the West line of the Pennyryle Industrial Park (Plat Cabinet 2, Slide 141) thence, with said line of Pennyryle Industrial Park for the next two calls: (1) South 23°22'40" East, passing a 1" iron rod found with cap LPLS 3277 at 597.25 feet and continuing for a total distance of 1637.71 feet to an axle found; (2) thence, North 66°39'00" East 1520.16 feet to an axle found in the West right of way line of the Pennyryle Parkway; thence, with said line for the next three calls: (1) South 23°08'11" East, 345.69 feet to an existing old wire fence corner post (Deed); (2) thence, South 66°33'19" West 29.86 feet to an existing old wire fence corner post (deed); (3) thence, South 23°09'59" East 969.44 feet to an existing old wire fence corner post (deed) in the North right of way line of the Louisville and Nashville Railroad's Morganfield Branch being 40 feet North of the centerline of the track; thence, with said line of the L&N Railroad 40 feet from and parallel to the centerline of the tract South 85°45'45" West, 715.96 feet to an uncapped 3/4" iron rod found in the wire fence at the Southernmost corner of Mid Town Commons, LLC, (D.B. 653, PG. 432); thence, leaving the line of the L & N Railroad and with lines of Mid Town Commons, LLC for the next two calls: (1) North 32° 03'50" East 642.45 feet to a railroad tie corner post found (deed); (2) thence, North 62° 12' 00" West, 896.88 feet to a 1/2" iron pin set in North right of way line of Island Ford Road; thence, along Northerly and Westerly right of way lines of Island Ford Road per a survey by Donan Engineering dated December 21, 1988 for the next five calls: (1) South 52° 37' 57" West 833.85 feet to a 3/4" uncapped iron rod found; (2) thence, South 09° 47' 02" West, 45.00 feet to a 3/4" uncapped iron rod found; (3) thence, South 09° 47' 02" West, 32.80 feet to a 3/4" uncapped iron rod found; (4) thence, South 05° 06' 33" West, 34.00 feet to a 3/4" uncapped iron rod found; (5) thence, South 04° 22' 10" West 142.90 feet to a 1/2" iron pin set at the intersection of Island Ford Road and the North right of way line of Whittington Drive; thence, along Northerly lines of Whittington Drive for the next six calls: (1) North 82°20'38" West, 117.72 feet to a 1/2" iron pin set; (2) thence, along a curve to the right having a radius of 234.53 feet and a chord which bears North 54° 34' 48" West, 227.15 feet for an arc length of 237.12 feet to a 1/2" iron pin set; (3) thence, North 28°00'38" West 1338.25 feet to a 1/2" iron pin set; (4) thence, along a curve to the right having a radius of 126.63 feet and a chord which bears North 05°13'45" West, 87.09 feet for an arc length of 88.90 feet to a 1/2" iron pin set; (5) thence, North 19°16'29" East, 587.80 feet to a 1/2" iron pin set; (6) thence, along a curve to the left having a radius of 101.63 feet and a chord which bears North 11°59'54" East, 49.79 feet for an arc length of 50.31 feet to the Point of Beginning and containing 30.893 acres or 1345704 square feet of land more or less. Being situated in the State of Kentucky, Hopkins County in the City of Madisonville and being that part of the lands known as the Elk Creek Village Mobile Home Park (Trans Air Inc. D.B. 378, PG. 222) lying West of Whittington Drive and being more particularly described as follows: Commencing at a 1/2" iron pin set at the Northeast corner of Trans Air Inc D.B. 378 PG. 222 thence, with lines of the same for two calls: (1) South 66°56'17" West 984.82 feet to an uncapped bent 1" iron rebar found in the East right of way line of the Louisville and Nashville Railroad's Morganfield Branch; (2) thence, South 18°41'28" East, 258.63 feet to a 1/2" iron pin set at the Point of Beginning, said iron pin also being at the Southwest corner of Lanceco Inc., (D.B. 501, PG. 128); thence with the South line of Lanceco Inc., North 66° 59' 38" East, 398.11 feet to a chain link corner post at the Southwest corner of Charbon Contracting Inc., (D.B. 323, PG. 449); thence, with the South line of Charbon South 71°51'22" East, 258.56 feet to a 1/2" iron pin set in the East right of way line

of Whittington Drive (60 feet in width); thence, with said line for the next five calls: (1) South 19°16'29" West 86.17 feet to a 1/2" iron pin set; (2) thence, along a curve to the left having a radius of 186.63 feet and a chord which bears South 5°04'38" East 132.15 feet for an arc length of 135.08 feet to a 1/2" iron pin set; (3) thence, South 28°00'38" East, 1321.25 feet to a 1/2" iron pin set; (4) thence, along a curve to the left having a radius of 234.53 feet and a chord which bears South 54°34'48" East, 227.15 feet for an arc length of 237.12 feet to a 1/2" iron pin set; (5) thence, South 82°20'38" East, 120.49 feet to a 1/2" iron pin set in the West right of way line of Island Ford Road per a survey by Donan Engineering dated December 21, 1988; thence, along said line South 4°22'10" West, 158.47 feet to a 1/2" iron pin set in the East right of way line of the L&N Railroad's Morganfield Branch being 75 feet from the centerline of the track; thence, along said line for the next seven calls: (1) North 82°51'07" West 222.04 feet to a railroad iron; (2) thence, North 67°45'25" West, 152.00 feet to an uncapped 3/4" iron rod found; (3) thence, North 36°54'51" East 39.92 feet to an uncapped 3/4" iron rod found; (4) thence, North 53°01'49" West, 639.39 feet to a railroad iron found; (5) thence, North 31°02'46" West 271.41 feet to a railroad tie post found; (6) thence, North 31°14'31" West, 977.20 feet to an uncapped 3/4" iron rod found; (7) thence, North 18°41'28" West, 42.71 feet to the Point of Beginning and containing 17.547 acres or 764343 square feet of land more or less. In the above descriptions 1/2" iron pin set means a 1/2" rebar 18 inches in length with a plastic identification cap marked MKS 3605. The descriptions are the result of a survey performed December 17-22, 2014 by Michael K. Syphax, PLS 3605 on behalf of American Surveying and Mapping.

## **ROAD PARCEL**

Being situated in the State of Kentucky, Hopkins County in the City of Madisonville and being all of the same land conveyed to Trans Air Inc., from Louisville and Nashville Railroad Company in Deed Book 362, Page 589 being more particularly described as follows: Commencing at a 1/2" iron pin set Southernmost corner of the lands known as the Elk Creek Village Mobile Home Park (Trans Air Inc. D.B. 378, PG 222) said iron pin being in the West right of way line of Island Ford Road per a survey by Donan Engineering dated December 21, 1988; thence with said line of Island Ford Road North 04°22'10" East 361.47 feet to a 3/4" uncapped iron rod found at the Southwest corner of the herein described lands and being the Point of Beginning. Thence, leaving the West right of way line of Island Ford Road and with lines of Trans Air inc., (D.B. 362, PG. 589) for the next four calls: (1) South 70°53'29" East crossing Island Ford Road, 30.65 feet to a point on the West side of Island Ford Road; (2) thence, along the West side of Island Ford Road, North 04°43'02" East 42.00 feet (3) thence, continuing with Island Ford Road North 10°00'02" East, 59.73 feet; (4) thence, South 54°28'02" East, crossing Island Ford Road 42.00 feet to a 3/4" uncapped iron rod found corner to Trans Air Inc. D.B. 378, PG. 222; thence, with lines of said Trans Air Inc., and along the West side of Island Ford Road for the next two calls: (1) South 9°47'02" West, 32.85 feet to a 3/4" uncapped iron rod found; (2) thence, South 5°06'33" West, 34.00 feet to the Point of Beginning and containing 0.057 acres or 2484 square feet of land more or less. Being the same property conveyed to Madisonville MHP, LLC, a Kentucky Limited Liability Company, from Trans-Air Mobile Home Park, Inc., f/k/a Trans-Air, Inc., a Kentucky Corporation, by deed dated April 24, 2015, of record in Deed Book 737, Page 139, in the Office of the Hopkins County Clerk.

By virtue of General Warranty Deed from Trans-Air Mobile Home Park, Inc., formerly known as Trans-Air, Inc., a Kentucky corporation, dated April 24, 2015, recorded April 29, 2015 in Deed Book 737 Pages 139-148, of the Hopkins County, Kentucky, Clerk's records.

Tax Parcel Numbers: M-41-2-2; M-31-5-2 and M-31-4-5

Exhibit B  
Permitted Exceptions



Exhibit C  
Quitclaim Legal Description

Parcel One

SITUATE IN THE CITY OF MADISONVILLE, HOPKINS COUNTY AND THE COMMONWEALTH OF KENTUCKY AND BEING ALL OF THE 17.547 (RECORD) ACRE LANDS OF MADISONVILLE MHP, LLC AS RECORDED IN DEED BOOK 737, PAGE 139 OF THE HOPKINS COUNTY CLERK'S DEED RECORDS, ON FILE IN MADISONVILLE, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SET MAG NAIL ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITTINGTON DRIVE (60' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF N. KENTUCKY AVE. (A VARIABLE WIDTH R/W), SAID POINT OF BEGINNING HAVING A KY STATE PLANE, SINGLE ZONE, NAD83(11) COORDINATE OF NORTHING – 3652571.11', EASTING – 4416341.27'

THENCE ALONG SAID WESTERLY LINE OF N. KENTUCKY AVE, **SOUTH 04°09'05" WEST**, A DISTANCE OF **158.47 FEET** TO A SET IRON PIN AND CAP ON THE NORTHERLY LINE OF THE L AND N RAILROAD (NO DEED RECORD FOUND FOR SAID RAILROAD),

THENCE ALONG SAID LANDS OF THE L AND N RAILROAD THE FOLLOWING SIX (6) COURSES,

1. **NORTH 83°03'07" WEST**, A DISTANCE OF **222.24 FEET** TO A SET IRON PIN AND CAP,
2. **NORTH 67°57'25" WEST**, A DISTANCE OF **152.00 FEET** TO A SET IRON PIN AND CAP,
3. **NORTH 36°42'51" EAST**, A DISTANCE OF **39.92 FEET** TO A SET IRON PIN AND CAP,
4. **NORTH 53°13'49" WEST**, A DISTANCE OF **639.39 FEET** TO A SET IRON PIN AND CAP,
5. **NORTH 31°23'58" WEST**, A DISTANCE OF **1248.61 FEET** TO A SET IRON PIN AND CAP,
6. **NORTH 18°53'28" WEST**, A DISTANCE OF **42.71 FEET** TO A SET IRON PIN AND CAP, ON THE SOUTHWESTERLY CORNER OF THE LANDS OF DENNIS DW. DEMENT, AS RECORDED IN DB 564, PAGE 58,

THENCE ALONG SAID LANDS OF DEMENT, **NORTH 66°47'38" EAST**, A DISTANCE OF **398.11 FEET** TO A POINT IN A POWER POLE ON THE SOUTHWESTERLY CORNER OF THE LANDS OF LANCECO INC, AS RECORDED IN DB 501, PAGE 128,

THENCE ALONG SAID SOUTHERLY LINE OF LANCECO INC., **SOUTH 72°03'22" EAST**, A DISTANCE OF **258.56 FEET**, TO A SET IRON PIN AND CAP ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WHITTINGTON DRIVE,

THENCE ALONG SAID RIGHT-OF-WAY LINE OF WHITTINGTON DRIVE, THE FOLLOWING FIVE (5) COURSES:

1. **SOUTH 19°04'29" WEST**, A DISTANCE OF **86.17 FEET** TO A SET IRON PIN AND CAP,
2. ALONG A TANGENT CURVE THE LEFT, HAVING A RADIUS OF **186.63 FEET** , AN ARC LENGTH OF **135.08 FEET**, A DELTA ANGLE OF **41°28'10"** WITH A CHORD BEARING **SOUTH 05°16'38" EAST**, A DISTANCE **132.15 FEET** TO A SET IRON PIN AND CAP
3. **SOUTH 28°12'38" EAST**, A DISTANCE OF **1321.25 FEET** TO A SET IRON PIN AND CAP,

4. ALONG A TANGENT CURVE THE LEFT, HAVING A RADIUS OF **234.53 FEET** , AN ARC LENGTH OF **237.12 FEET**, A DELTA ANGLE OF **57°55'44"** WITH A CHORD BEARING **SOUTH 54°46'48" EAST**, A DISTANCE **227.15 FEET** TO A FOUND MAG NAIL,
5. **SOUTH 82°32'38" EAST**, A DISTANCE OF **120.64 FEET** TO THE **POINT OF BEGINNING**.

CONTAINING – 17.5579 TOTAL ACRES OF LAND

Parcel Two

SITUATE IN THE CITY OF MADISONVILLE, HOPKINS COUNTY AND THE COMMONWEALTH OF KENTUCKY AND BEING ALL OF THE 31.515 (RECORD) ACRE LANDS OF MADISONVILLE MHP, LLC AS RECORDED IN DEED BOOK 737, PAGE 139 OF THE HOPKINS COUNTY CLERK'S DEED RECORDS, ON FILE IN MADISONVILLE, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG NAIL ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITTINGTON DRIVE (60' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF N. KENTUCKY AVE. (A VARIABLE WIDTH R/W), SAID POINT OF BEGINNING HAVING A KY STATE PLANE, SINGLE ZONE, NAD83(11) COORDINATE OF NORTHING – 3652571.11', EASTING – 4416341.27'

THENCE ALONG A REFERENCE LINE THROUGH SAID RIGHT-OF-WAY OF WHITTINGTON DRIVE, NORTH 04°09'05" EAST, A DISTANCE OF 60.10 FEET TO A SET MAG NAIL ON THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF N. KENTUCKY AVE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WHITTINGTON DRIVE, BEING THE **TRUE POINT OF BEGINNING**,

THENCE ALONG SAID RIGHT-OF-WAY OF WHITTINGTON DRIVE, THE FOLLOWING SIX (6) COURSES:

1. **NORTH 82°32'38" WEST**, A DISTANCE OF **117.85 FEET** TO A SET IRON PIN AND CAP,
2. ALONG A TANGENT CURVE THE RIGHT, HAVING A RADIUS OF **174.53 FEET** , AN ARC LENGTH OF **178.20 FEET**, A DELTA ANGLE OF **58°30'05"** WITH A CHORD BEARING **NORTH 54°41'06" WEST**, A DISTANCE **170.56 FEET**, TO A SET IRON PIN AND CAP,
3. **NORTH 28°12'38" WEST**, A DISTANCE OF **1321.33 FEET**, TO A SET IRON PIN AND CAP,
4. ALONG A TANGENT CURVE THE RIGHT, HAVING A RADIUS OF **126.63 FEET** , AN ARC LENGTH OF **88.90 FEET**, A DELTA ANGLE OF **40°13'28"** WITH A CHORD BEARING **NORTH 05°25'45" WEST**, A DISTANCE **87.09 FEET**, TO A SET IRON PIN AND CAP
5. **NORTH 19°04'29" EAST**, A DISTANCE OF **590.70 FEET** TO A SET IRON PIN AND CAP,
6. ALONG A TANGENT CURVE THE LEFT, HAVING A RADIUS OF **101.63 FEET** , AN ARC LENGTH OF **75.57 FEET**, A DELTA ANGLE OF **57°55'44"** WITH A CHORD BEARING **NORTH 02°13'42" WEST**, A DISTANCE **73.84 FEET** TO A SET IRON PIN AND CAP ON THE WESTERLY LINE OF LOT 2 OF THE PENNYRILE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 2, PAGE 141,

THENCE ALONG SAID LINES OF LOT 1 OF PENNYRILE INDUSTRIAL PARK AND PART ALONG LOT 2 OF THE SAME, **SOUTH 23°31'52" EAST**, A DISTANCE OF **1628.75 FEET** TO A

FOUND 5/8" IRON PIN WITHOUT A CAP,

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, **NORTH 67°53'43" EAST**, A DISTANCE OF **1522.32 FEET** TO A FOUND POST ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 69, (PENNYRILE PARKWAY) VARIABLE R/W,

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 69, THE FOLLOWING THREE (3) COURSES:

1. **SOUTH 23°17'56" EAST**, A DISTANCE OF **345.65 FEET** TO A FOUND POST,
2. **SOUTH 66°52'08" WEST**, A DISTANCE OF **29.71 FEET** TO A FOUND POST,
3. **SOUTH 23°20'52" EAST**, A DISTANCE OF **968.01 FEET** TO A SET IRON PIN AND CAP ON THE NORTHERLY LINE OF THE AFOREMENTIONED L AND N RAILROAD,

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF L AND N RAILROAD, **SOUTH 85°28'05" WEST**, A DISTANCE OF **713.77 FEET** TO A SET IRON PIN AND CAP, ON THE SOUTHEASTERLY CORNER OF MID TOWN COMMONS, LLC, AS RECORDED IN DEED BOOK 653, PAGE 432,

THENCE ALONG SAID LANDS OF MID TOWN COMMONS, THE FOLLOWING TWO (2) COURSES:

1. **NORTH 31°48'10" EAST**, A DISTANCE OF **641.39 FEET** TO A FOUND 5/8" IRON PIN WITHOUT A CAP,
2. **NORTH 62°24'47" WEST**, A DISTANCE OF **896.39 FEET** TO A SET IRON PIN AND CAP ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH KENTUCKY AVE,

THENCE ALONG SAID RIGHT-OF-WAY LINE OF N. KENTUCKY AVE, THE FOLLOWING FOUR (4) COURSES:

1. **SOUTH 52°24'52" WEST**, A DISTANCE OF **833.85 FEET** TO A SET MAG NAIL
2. **SOUTH 09°33'57" WEST**, A DISTANCE OF **77.80 FEET** TO A SET MAG NAIL,
3. **SOUTH 04°53'28" WEST**, A DISTANCE OF **34.00 FEET** TO A SET MAG NAIL,
4. **SOUTH 04°09'05" WEST**, A DISTANCE OF **143.68 FEET** TO THE TRUE POINT OF BEGINNING.

CONTAINING – 31.5145 TOTAL ACRES OF LAND

#### Road Parcel

SITUATE IN THE CITY OF MADISONVILLE, HOPKINS COUNTY AND THE COMMONWEALTH OF KENTUCKY AND BEING ALL OF THE 0.057 (RECORD) ACRE LANDS KNOWN AS THE "ROAD PARCEL" OF MADISONVILLE MHP, LLC AS RECORDED IN DEED BOOK 737, PAGE 139 OF THE HOPKINS COUNTY CLERK'S DEED RECORDS, ON FILE IN MADISONVILLE, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG NAIL ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITTINGTON DRIVE (60' R/W) AND THE WESTERLY RIGHT-OF-WAY LINE OF N. KENTUCKY AVE. (A VARIABLE WIDTH R/W), SAID POINT OF BEGINNING HAVING A KY STATE PLANE, SINGLE ZONE, NAD83(11) COORDINATE OF NORTHING – 3652571.11', EASTING – 4416341.27'

THENCE ALONG A REFERENCE LINE THROUGH SAID RIGHT-OF-WAY OF WHITTINGTON DRIVE, NORTH 04°09'05" EAST, A DISTANCE OF 60.10 FEET TO A SET MAG NAIL ON THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF N. KENTUCKY AVE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WHITTINGTON DRIVE,

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF N. KENTUCKY AVE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 04°09'05" EAST, A DISTANCE OF 143.68 FEET TO A SET MAG NAIL AND THE **TRUE POINT OF BEGINNING.**
2. **NORTH 04°53'28" EAST**, A DISTANCE OF **34.00 FEET** TO A SET MAG NAIL,
3. **NORTH 09°33'57" EAST**, A DISTANCE OF **32.80 FEET** TO A SET MAG NAIL,

THENCE ALONG A LINE THROUGH SAID RIGHT-OF-WAY OF N. KENTUCKY AVE, **NORTH 54°11'59" EAST**, A DISTANCE OF **42.03 FEET** TO A SET MAG NAIL, ON THE WESTERLY LINE OF THE LANDS OF MID TOWN COMMONS, LLC, AS RECORDED IN DB 653, PAGE 432,

THENCE ALONG SAID WESTERLY LINE OF MID TOWN COMMONS, LLC, THE FOLLOWING TWO (2) COURSES:

1. **SOUTH 09°46'57" WEST**, A DISTANCE OF **59.73 FEET** TO A SET IRON PIN AND CAP,
2. **SOUTH 04°29'57" WEST**, A DISTANCE OF **42.00 FEET** TO A SET IRON PIN AND CAP,

THENCE ALONG A LINE THROUGH SAID RIGHT-OF-WAY OF N. KENTUCKY AVE, **NORTH 71°06'34" WEST**, A DISTANCE OF **30.65 FEET** TO THE **TRUE POINT OF BEGINNING.**

CONTAINING – 0.0570 TOTAL ACRES OF LAND

By virtue of General Warranty Deed from Trans-Air Mobile Home Park, Inc., formerly known as Trans-Air, Inc., a Kentucky corporation, dated April 24, 2015, recorded April 29, 2015 in Deed Book 737 Pages 139-148, of the Hopkins County, Kentucky, Clerk's records.

Tax Parcel Numbers: M-41-2-2; M-31-5-2 and M-31-4-5

**2024009294**

HOPKINS CO. KY FEE \$71.00

STATE OF KY DEED TAX

**\$3550.00**

RECORDED: 09/30/2024 01:20:30 PM

**KEENAN CLOERN**

CLERK

BY: NICOLE COFFMAN

DEPUTY CLERK

**BK: DEED 826**

**PG: 663 - 674**