

KENTUCKY LAND TITLE AGENCY, INC.
2362 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY 41017
PHONE (859) 344-1919
FAX (859) 344-1355

TO: Amy Wright
Resettled Life

FROM: Amy J. Arnsperger

DATE: July 8, 2026

RE: James Darlington
685 Mason Lane
Corinth, Kentucky 41010
KLT File #87767

INVOICE

Title Examination (2)	\$600.00
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Total:	\$600.00
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Payment due upon receipt. Thank you.

Re: James Darlington
Address: 685 Mason Lane
Corinth, Kentucky 41010

File No.: 87767

CERTIFICATE OF TITLE EXAMINATION

TO: Amy Wright

This is to certify that I have made a careful examination of the public records in the County Courthouse as indicated, as relates to the following described real estate:

Group: Grant and Owen
PIDN: 028-00-00-036.00 (Grant) and 090-00-00-008.00 (Owen)

See Attached Exhibit "A" for legal description.

This examination was made through the 1st day of July, 2026 at 7:00 a.m. and in my opinion, fee simple title as of the date of such examination was vested in James Darlington and Evelyn Darlington, husband and wife, jointly with the right of survivorship, as shown in a deed from Vivian Dezarn, an unremarried widow, dated 5-12-95 and recorded 5-12-95 in Deed Book 213, page 270 of the Grant County Clerk's records at Williamstown, Kentucky, and in Deed Book 178, page 37 of the Owen County Clerk's records at Owenton, Kentucky, and subject to the following:

I. TAXES:

(1) AMOUNT OF LAST CITY & COUNTY TAXES

- (a) City:** None
- (b) County:** Grant, 2025, Bill No. 2915, \$861.88 paid
County: Owen, 2025, Bill No. 2038, \$567.60 paid
- (c) Valuation:** \$66,600.00 and \$46,000.00

(2) ESTIMATED TAXES FOR 2026

- (a) City:** None
- (b) County:** Grant, estimated amount due in October, 2026 is \$861.88
County: Owen, estimated amount due in October, 2026 is \$567.60
- (c) Valuation:** \$66,600.00 and \$46,000.00

II. MORTGAGES: None

III. RESTRICTIONS & CONDITIONS:

1. Payment of the 2026 and all subsequent years' taxes assessed a lien but not yet due and payable.
2. Grant County Planning Commission Use Permit recorded 5-21-91

IV. EASEMENTS: None

V. OTHER DEFECTS & REQUIREMENTS: None

VI. ADDITIONAL NOTES:

1. The scope of this title examination includes at least one arms-length transaction.
3. Evelyn Whaley Darlington died on July 14, 2018, and by virtue of the survivorship language contained in said deed, title vested in James Darlington. He died on December 3, 2025. His Last Will and Testament, recorded in Will Book 20, page 220, of the Pendleton County Clerk's records at Falmouth, Kentucky, appoints William P. Wilson as executor of his estate, and gives him the power to sell any part of his estate.

This title report does not make any representations with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books of the County Clerk; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse dower interests); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event there is corporation in the chain of title; (q) any facts that would be revealed by examination of the records of the State Courts; (r) any questions of security interest or liens under the Uniform Commercial Code; (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed in the above paragraph are matters which would not be revealed by an examination of the record of the County Clerk, and therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) may be revealed by an inspection of the premises for new improvements. Items (g) through (r) may be insured against by the purchase of title insurance, and should you have any questions concerning these items, we would be pleased to discuss the same with you.

This Certificate of Title Examination covers the time period from 01-01-1980 through 7-1-2026 at 7:00 a.m.

Respectfully Submitted,



Ronald G. Mullen
Attorney at Law
2362 Grandview Drive
Ft. Mitchell, KY 41017
(859) 344-1919

EXHIBIT "A"

685 Mason Lane, Corinth, Kentucky 41010

Parcel One

Tract No. 1: A tract or parcel of land situated lying and being in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows: Beginning at a white oak tree in a hollow thence N 39 E 58 poles to a stone near the top of a ridge thence N $8\frac{1}{2}$ W $6\frac{3}{4}$ poles to a point in the Cook Road thence with the meanders of the same S $71\frac{1}{2}$ W $43\frac{1}{4}$ poles S $82\frac{1}{2}$ W 20 poles N 68 W 12 poles N 55 W 22 poles N 77 W 52 poles to a stone in the Cook branch thence up the same S 9 W 54 poles to a stone on the west side of said branch S 22 E 86 poles to a red bud and mulberry; thence N 58 E $72\frac{1}{2}$ poles to an oak; thence N 55 E 21 poles to the beginning, containing fifty acres.

Tract No. 2: Bounded as follows: Beginning at a stone in the road on a branch corner to Gross thence S 26 E 17 poles to a walnut thence S 23 W $15\frac{6}{10}$ poles to a stone thence with the road S 75 E $48\frac{1}{2}$ poles S $53\frac{1}{2}$ E $24\frac{1}{2}$ poles S 74 E $12\frac{1}{2}$ N $88\frac{3}{4}$ E 11 $\frac{1}{2}$ poles N $75\frac{1}{2}$ E 38 poles N $70\frac{1}{2}$ E $14\frac{6}{10}$ poles to a stone in the road opposite a black ash corner to Hicks thence N 39 W 96 poles to a stone in Gross line corner to Hicks thence S $70\frac{1}{2}$ W $86\frac{4}{10}$ poles to the beginning containing forty five acres and three roods,

Tract No. 3: Bounded as follows being six acres and thirty four poles adjoining the southwest corner of the land sold to E. Caldwell and being the overplus in the tract sold to Moses McCormas on the 28th day of January 1880 said tract having been transferred to him by us for fifty acres but afterward found to contain 56 acres and 34 poles, the entire property transferred by this deed is in three lots the whole containing One Hundred acres more or less.

Parcel Two

A small tract of land in Owen County, Kentucky on the waters of Eagle Creek and is bounded thus: Beginning at a stone above the road near Bert Masons barn; thence N 65 W $22\frac{1}{10}$ poles to a stake in yard of Mason N $6\frac{1}{2}$ W 36 poles to a dead oak, thence N 31 W $41\frac{4}{10}$ poles near a hickory sapling in Rolands line thence N 80 E $55\frac{2}{10}$ poles to a slippery elm bush north of a branch, thence up branch S $18\frac{1}{2}$ W $15\frac{6}{10}$ poles to a black walnut east of branch, thence across the branch N $61\frac{1}{10}$ W 1 $\frac{6}{10}$ poles to a stonewest of branch, thence S $16\frac{1}{4}$ W $7\frac{7}{10}$ poles to a stone, thence S $4\frac{1}{2}$ W $39\frac{6}{10}$ poles to a stone, east of branch, thence S $4\frac{1}{2}$ E 11 poles, thence S $3\frac{1}{2}$ E 20 poles to the beginning, containing fourteen (14) acres 2 roods and 11 poles.

Parcel Three

A tract or parcel of land lying and being in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows: Beginning at a stone in the road opposite a black ash corner to John McComas; thence center the road N 81 E 11 poles N 75 E 4 8/10 poles N 61 ¾ E 33 poles S 80 ½ E 14 poles S 61 ½ E 17 6/10 poles to a white oak corner to Ike Ingram; thence N 16 E 44 E 6/10 poles to a white oak stump corner to Sampson; thence N 63 ½ W 44 poles to a stone corner to Sampson; thence N 8 W 36 6/10 poles to a white oak corner to Gross; thence S 70 ½ W 109 6/10 poles to a stone corner to said McComas; thence S 59 E 96 poles to the beginning containing 57 acres and one R.

Parcel Four

A certain tract or parcel of land in the county of Grant State of Kentucky and lying on the waters of Eagle Creek and bounded thus: Beginning at a small walnut in the Jackson line and corner to Sarah E. Lingenfelter thence N 33 ¼ E 51 poles to a stone on the bank of Eagle Creek thence down the same S 61 E 18 poles thence S 76 ½ E 15 ½ poles to a stone on bank of said creek thence S 63 W 65 68/100 poles to the beginning containing 5 acres more or less.

Parcel Five

Tract No. 1: A certain tract of land lying and being in Grant County, Kentucky and is bounded as follows: Beginning at (1) on plat two black walnuts growing from the same stump in H.C. Lusby line; then up a branch with a new made line S 80 W 20.12 poles to a (2) an elm; then S 75 ¼ W 364 chains to (3) an elm; thence N 82 ¾ W 5.34 chains to (4) an ash; then S 79 W 2.36 chains to (5) a stone; then N 77 ¼ W 2.64 chains to (6) an elm; thence S 66 W 2.88 chains to (7) an elm; then S 80 ¾ W 5.86 chains to (8) a stone on north side of branch where formerly stood two elm, corner to Ingram and W.N. Downs, the with Downs line N 16 ¼ E 138 poles to (9) a stake in the south bank of Eagle Creek then down the same S 68 E 62 poles to (10) then S 55 E 20 poles to (11) then S 36 ½ E 44 poles to (12) then S 50 E 14 poles to (13) a bunch of maples at the mouth of a branch and corner to H.C. Lusby; then up said branch with Lusby line S 75 W 12 poles to (14) an elm; thence S 42 W 46.36 poles to (15) a stone; then S 31 ¼ E 80 poles to the beginning, containing 74 acres and 12 poles of land, more or less.

Tract No. 2: Also a small tract of land in Grant County, Kentucky on the waters of Eagle Creek and bounded thus: Beginning at a slippery elm bush north of a branch and in the line of Downs and Mason; thence down the branch N 19 E 12 poles to a walnut thence N 48 ¼ E 33 5/10 poles to a cluster of mulberries; thence S 19 E 92/100 poles to a stone near white oak in Downs line; thence S 41 ½ W 34 poles corner to Downs; thence N 55 W 2 poles; thence S 82 W 8 1/10 poles to the beginning containing 2 acres and 2 roods of land more or less.

Tract No. 3: Another tract in Grant County, Kentucky on the waters of Eagle Creek and bounded as follows, to-wit: Beginning at two elm on a branch at (9) corner to Lot No. 2; thence with a line of the same N 14 E 132 poles to a beech and sugar tree on the banks of Eagle Creek at (2) thence up the creek binding thereon thirty eight and one half poles (less 4.8 chains) to an ash on the south side of Eagle Creek; thence S 22 W 2.45 chains to sycamore (a stone near a sycamore), thence S 52 ½ W 10.25 chains to two elms; thence S 42 ½ W 5.15 chains to an elm (now a beech bush) thence up the branch S 88 W 6.87 chains to a stone on north side of branch near a small mulberry; thence S 19 E 9 2/100 poles to a stone (near a white oak) in Downs line thence S 41 ¼ W 34 poles corner to Downs thence S 58 E 92 poles to the beginning containing 43 acres more or less.

Tract No. 4: Also another tract of land in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows, to-wit: Beginning at two elm on a branch corner to Lot No. 2 N 58 W 92 poles to a stone near a beech and dogwood; thence S 82 W 8 1/10 poles to a slippery elm bush north of a branch and in the line of Downs and Mason; thence up the branch S 18 ½ W 15 6/10 poles to a stone west of branch thence S 16 ¼ W 7 7/10 poles to a stone; thence S 4 ¼ W 39 6/10 poles to a stone east of branch; thence S 3 ½ E 11 poles; thence S 3 ½ E 20 poles to a stone above the road near Bert Mason barn; thence S 66 E 22.58 poles to two oaks; thence N 42 E 27 poles to a beech and lynn; thence N 58 E 60 poles to the beginning containing 31 acres more or less.

The foregoing described four tracts of land adjoin each other and constitute one body of land containing 150 acres and two roods of land more or less. J.T. Mason reserves for W.N. Downs one half of all minerals, oil, coal, gas, or ores of any and all kinds that may be found on or in the lands embraced in this conveyance.

Parcel Six

A certain parcel or tract of land situated, lying and being on the waters of Eagle Creek, in Grant County, Kentucky and bounded and described as follows, to-wit: On the west by the land of Van Jackson and Strode Hicks, on the north by Eagle Creek, on the East by the lands of W.N. Downs, and on the south by the lands of Robert Roland, said boundary containing 60 acres and 112 poles, and for a description of a part of the aforesaid land see Deed Book No. 18, Page 371 and 372 of the Grant County records at Williamstown, Kentucky.

It is the intent of the parties hereto that the foregoing description describes that tract of land containing approximately 392 acres and bounded on the east by the lands of Lou Bonar, Chester McKenney and C. Guy and Grover Wells, on the south by the lands of Grover Wells, Lucille Crupper and Billy Green and Bob Green on the west by the lands of Jack Rollins and Bob Green and on the north by the lands of J.H. Roland and Eagle Creek.

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213/270

THIS DEED OF CONVEYANCE made and entered into this 12th day of May, 1995 by and between VIVIAN DEZARN, unremarried widow of 3715 Lawrenceville Road, Williamstown, KY 41097, party of the first part, and JAMES DARLINGTON and EVELYN DARLINGTON, husband and wife, of 158 Center Ridge Road, Demossville, KY 41033, parties of the second part,

WITNESSETH: The party of the first part for and in consideration of the sum of TEN DOLLAR (\$10.00) cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, does hereby sell and convey unto JAMES DARLINGTON and EVELYN DARLINGTON, husband and wife, jointly for and during their joint lives and upon the death of one to the survivor, his or her heirs and assigns forever, the following described property, to-wit:

PARCEL ONE

TRACT NO. 1: A tract or parcel of land situated lying and being in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows: Beginning at a white oak tree in a hollow thence N 39 E 58 poles to a stone near the top of a ridge thence N 8 1/2 W 6 3/4 poles to a point in the Cook Road thence with the meanders of the same S 71 1/2 W 43 1/4 poles S 82 1/2 W 20 poles N 68 W 12 poles N 55 W 22 poles N 77 W 52 poles to a stone in the Cook branch thence up the same S 9 W 54 poles to a stone on the west side of said branch S 22 E 86 poles to a red bud and mulberry; thence N 58 E 72 1/2 poles to an oak; thence N 55 E 21 poles to the beginning, containing fifty acres.

TRACT NO. 2: Bounded as follows: Beginning at a stone

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in the road on a branch corner to Gross thence S 26 E 17 poles to a walnut thence S 23 W 15 6/10 poles to a stone thence with the road S 75 E 48 1/2 poles S 53 1/2 E 24 1/2 poles S 74 E 12 1/2 N 88 3/4 E 11 1/2 poles N 75 1/2 E 38 poles N 70 1/2 E 14 6/10 poles to a stone in the road opposite a black ash corner to Hicks thence N 39 W 96 poles to a stone in Gross line corner to Hicks thence S 70 1/2 W 86 4/10 poles to the beginning containing forty five acres and three roods,

TRACT NO.3: bounded as follows being six acres and thirty four poles adjoining the southwest corner of the land sold to E. Caldwell and being the overplus in the tract sold to Moses McCormas on the 28th day of January 1880 said tract having been transferred to him by us for fifty acres but afterward found to contain 56 acres and 34 poles, the entire property transferred by this deed is in three lots the whole containing One Hundred acres more or less.

PARCEL TWO

A small tract of land in Owen County, Kentucky on the waters of Eagle Creek and is bounded thus: Beginning at a stone above the road near Bert Masons barn; thence N 65 W 22 1/10 poles to a stake in yard of Mason N 6 1/2 W 36 poles to a dead oak, thence N 31 W 41 4/10 poles near a hickory sapling in Rolands line thence N 80 E 55 2/10 poles to a slippery elm bush north of a branch, thence up branch S 18 1/2 W 15 6/10 poles to a black walnut east of branch, thence across the branch N 61 W 1 6/10 poles to a stonewest of branch, thence S 16 1/2 W 7 7/10 poles to a stone, thence S 4 1/2 W 39 6/10 poles to a stone, east of branch, thence S 4 1/2 E 11 poles, thence S 3 1/2 E 20 poles to the beginning, containing fourteen (14) acres 2 roods and 11 poles.

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A tract or parcel of land lying and being in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows: Beginning at a stone in the road opposite a black ash corner to John McComas; thence center the road N 81 E 11 poles N 75 E 4 8/10 poles N 61 3/4 E 33 poles S 80 1/2 E 14 poles S 61 1/2 E 17 6/10 poles to a white oak corner to Ike Ingram; thence N 16 E 44 E 6/10 poles to a white oak stump corner to Sampson; thence N 63 1/2 W 44 poles to a stone corner to Sampson; thence N 8 W 36 6/10 poles to a white oak corner to Gross; thence S 70 1/2 W 109

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6/10 poles to a stone corner to said McComas; thence S 59 E 96 poles to the beginning containing 57 acres and one R.

PARCEL FOUR

A certain tract or parcel of land in the county of Grant State of Kentucky and lying on the waters of Eagle Creek and bounded thus: Beginning at a small walnut in the Jackson line and corner to Sarah E. Lingenfelter thence N 33 $\frac{1}{2}$ E 51 poles to a stone on the bank of Eagle Creek thence down the same S 61 E 18 poles thence S 76 $\frac{1}{2}$ E 15 $\frac{1}{2}$ poles to a stone on bank of said creek thence S 63 W 65 68/100 poles to the beginning containing 5 acres more or less.

PARCEL FIVE

TRACT NO. 1: A certain tract of land lying and being in Grant County, Kentucky and is bounded as follows: Beginning at (1) on plat two black walnuts growing from the same stump in H. C. Lusby line; then up a branch with a new made line S 80 W 20.12 poles to (2) an elm; then S 75 $\frac{1}{2}$ W 364 chains to (3) an elm; thence N 82 $\frac{3}{4}$ W 5.34 chains to (4) an ash; then S 79 W 2.36 chains to (5) a stone; then N 77 $\frac{1}{2}$ W 2.64 chains to (6) an elm; thence S 66 W 2.88 chains to (7) an elm; then S 80 $\frac{3}{4}$ W 5.86 chains to (8) a stone on north side of branch where formerly stood two elm, corner to Ingram and W.N. Downs, the with Downs line N 16 $\frac{1}{2}$ E 138 poles to (9) a stake in the south bank of Eagle Creek then down the same S 68 E 62 poles to (10) then S 55 E 20 poles to (11) then S 36 $\frac{1}{2}$ E 44 poles to (12) then S 50 E 14 poles to (13) a bunch of maples at the mouth of a branch and corner to H. C. Lusby; then up said branch with Lusby line S 75 W 12 poles to (14) an elm; thence S 42 W 46.36 poles to (15) a stone; then S 31 $\frac{1}{2}$ E 80 poles to the beginning, containing 74 acres and 12 poles of land, more or less.

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and 2 roods of land more or less.

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TRACT NO 3: Another tract in Grant County, Kentucky on the waters of Eagle Creek and bounded as follows, to-wit: Beginning at two elm on a branch at (9) corner to Lot No. 2; thence with a line of the same N 14 E 132 poles to a beech and sugar tree on the banks of Eagle Creek at (2) thence up the creek binding thereon thirty eight and one half poles (less 4.8 chains) to an ash on the south side of Eagle Creek; thence S 22 W 2.45 chains to sycamore (a stone near a sycamore), thence S 52½ W 10.25 chains to two elms; thence S 42½ W 5.15 chains to an elm (now a beech bush) thence up the branch S 88 W 6.87 chains to a stone on north side of branch near a small mulberry; thence S 19 E 9 2/100 poles to a stone (near a white oak) in Downs line thence S 41½ W 34 poles corner to Downs thence S 58 E 92 poles to the beginning containing 43 acres more or less.

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PARCEL SIX

A certain parcel or tract of land situated, lying and being on the waters of Eagle Creek, in Grant County, Kentucky and bounded and described as follows, to-wit:

On the west by the land of Van Jackson and Strode Hicks, on the north by Eagle Creek, on the East by the lands of W.N. Downs, and on the south by the lands of Robert Roland, said boundary containing 60 acres and 112

poles, and for a description of a part of the aforesaid land see Deed Book No. 18, page 371 and 372 of the Grant County records at Williamstown, Kentucky.

It is the intent of the parties hereto that the foregoing description describes that tract of land containing approximately 392 acres and bounded on the east by the lands of Lou Bonar, Chester McKenney and C. Guy and Grover Wells, on the south by the lands of Grover Wells, Lucille Crupper and Billy Green and Bob Green on the west by the lands of Jack Rollins and Bob Green and on the north by the lands of J. H. Roland and Eagle Creek.

This being the same property in which an undivided one-half (1/2) interest was conveyed to Vivian Dezarn by deed from Edna M. Mason, single, dated the 3rd day of December, 1979, recorded in Deed Book 138, page 569, Grant County Clerk's Office and Deed Book 141, page 565 Owen County Clerk's Office and being the same property in which Vivian Dezarn inherited an undivided one-half (1/2) interest upon the death of her father, Bertie Mason. See Will Book "M", page 271, Grant County Clerk's Office.

The parties of the second part shall have possession with the delivery of this deed.

The total actual purchase price is \$94,500.00.

The taxes for the year 1995 and all taxes assessed thereafter shall be paid by the parties of the second part.

TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging unto JAMES DARLINGTON and EVELYN DARLINGTON, husband and wife, jointly for and during their joint lives and upon the death of one to the survivor, his or her heirs and assigns forever. The party of the first part covenants with the parties of the second part that she will warrant the title to the above described property unto the parties of the second part, his or her heirs and assigns forever, subject however to all easements, restrictions and mineral severances of record.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The parties of the second part join in the execution of this deed for the sole

purpose of certifying the consideration pursuant to KRS Chapter 382.

IN WITNESS WHEREOF the parties have executed this deed on the day and year first above written.

Vivian Dezarn
PARTY OF THE FIRST PART

James and Evelyn
Evelyn Darlington
PARTIES OF THE SECOND PART

STATE OF KENTUCKY :
COUNTY OF GRANT : NOTARY'S CERTIFICATE OF ACKNOWLEDGEMENT
JURAT CONCERNING CONSIDERATION

The foregoing deed was on the 12th day of May, 1995 signed and acknowledged before me by VIVIAN DEZARN, who at the same time and place subscribed and swore to the truth of the foregoing statement regarding consideration.

My commission expires: May 26, 1995
Helene F. Threlkeld
Notary Public, Com. of Ky.
State at Large

STATE OF KENTUCKY :
COUNTY OF GRANT : JURAT CONCERNING CONSIDERATION

The foregoing statement regarding consideration was subscribed and sworn to before me by JAMES DARLINGTON and EVELYN DARLINGTON on this the 12th day of May, 1995.

My commission expires: May 26, 1995
Helene F. Threlkeld
Notary Public, Commonwealth of Ky.
State at Large

This deed prepared by:
W. F. Threlkeld
THRELKELD & THRELKELD, P.S.C.
Attorneys at Law
144 North Main Street
Williamstown, Ky. 41097

STATE OF KENTUCKY :
COUNTY OF GRANT :

CLERK'S CERTIFICATE OF LODGMENT AND RECORD

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I, John S. McCoy, Clerk of the County Court in and for the county and state aforesaid, certify that the foregoing deed was on the 12th day of May, 1995 at 2:55 o'clock P.M. lodged for record in my office, whereupon the same together with the foregoing and this certificate have been duly recorded in my office in Deed Book 211, page 270.

Given under my hand this the 12th day of May, 1995.
Transfer Tax Paid: \$94.50

John S. McCoy Clerk

Mail: James Darlington
158 Center Ridge Rd
Demosseville, Ky 41033 5/20/95

By Ramsey P. Carter D.C.
\$20.00 Paid

STATE OF KENTUCKY :
COUNTY OF OWEN :

CLERK'S CERTIFICATE OF LODGMENT AND RECORD

I, Eugene Young, Clerk of the County Court in and for the county and state aforesaid, certify that the foregoing deed was on the _____ day of _____, 1995 at _____ o'clock ____M. lodged for record in my office, whereupon the same together with the foregoing and this certificate have been duly recorded in my office in Deed Book _____, page _____.

Given under my hand this the _____ day of _____, 1995.

Clerk

By _____ D.C.

016662

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Owen
178/37
THIS DEED OF CONVEYANCE made and entered into this 12th day of May, 1995 by and between VIVIAN DEZARN, unremarried widow of 3715 Lawrenceville Road, Williamstown, KY 41097, party of the first part, and JAMES DARLINGTON and EVELYN DARLINGTON, husband and wife, of 158 Center Ridge Road, Demossville, KY 41033, parties of the second part,

WITNESSETH: The party of the first part for and in consideration of the sum of TEN DOLLAR (\$10.00) cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, does hereby sell and convey unto JAMES DARLINGTON and EVELYN DARLINGTON, husband and wife, jointly for and during their joint lives and upon the death of one to the survivor, his or her heirs and assigns forever, the following described property, to-wit:

PARCEL ONE

TRACT NO. 1: A tract or parcel of land situated lying and being in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows: Beginning at a white oak tree in a hollow thence N 39 E 58 poles to a stone near the top of a ridge thence N 8 1/2 W 6 3/4 poles to a point in the Cook Road thence with the meanders of the same S 71 1/2 W 43 1/4 poles S 82 1/2 W 20 poles N 68 W 12 poles N 55 W 22 poles N 77 W 52 poles to a stone in the Cook branch thence up the same S 9 W 54 poles to a stone on the west side of said branch S 22 E 86 poles to a red bud and mulberry; thence N 58 E 72 1/2 poles to an oak; thence N 55 E 21 poles to the beginning, containing fifty acres.

TRACT NO. 2: Bounded as follows: Beginning at a stone

in the road on a branch corner to Gross thence S 26 E 17 poles to a walnut thence S 23 W 15 6/10 poles to a stone thence with the road S 75 E 48 ½ poles S 53½ E 24½ poles S 74 E 12½ N 88 ¾ E 11½ poles N 75½ E 38 poles N 70½ E 14 6/10 poles to a stone in the road opposite a black ash corner to Hicks thence N 39 W 96 poles to a stone in Gross line corner to Hicks thence S 70½ W 86 4/10 poles to the beginning containing forty five acres and three roods,

TRACT NO.3: bounded as follows being six acres and thirty four poles adjoining the southwest corner of the land sold to E. Caldwell and being the overplus in the tract sold to Moses McCormas on the 28th day of January 1880 said tract having been transferred to him by us for fifty acres but afterward found to contain 56 acres and 34 poles, the entire property transferred by this deed is in three lots the whole containing One Hundred acres more or less.

PARCEL TWO

A small tract of land in Owen County, Kentucky on the waters of Eagle Creek and is bounded thus: Beginning at a stone above the road near Bert Masons barn; thence N 65 W 22 1/10 poles to a stake in yard of Mason N 6½ W 36 poles to a dead oak, thence N 31 W 41 4/10 poles near a hickory sapling in Rolands line thence N 80 E 55 2/10 poles to a slippery elm bush north of a branch, thence up branch S 18½ W 15 6/10 poles to a black walnut east of branch, thence across the branch N 61 W 1 6/10 poles to a stonewest of branch, thence S 16½ W 7 7/10 poles to a stone, thence S 4½ W 39 6/10 poles to a stone, east of branch, thence S 4½ E 11 poles, thence S 3½ E 20 poles to the beginning, containing fourteen (14) acres 2 roods and 11 poles.

PARCEL THREE

A tract or parcel of land lying and being in Owen County, Kentucky on the waters of Eagle Creek and bounded as follows: Beginning at a stone in the road opposite a black ash corner to John McComas; thence center the road N 81 E 11 poles N 75 E 4 8/10 poles N 61 ¾ E 33 poles S 80½ E 14 poles S 61½ E 17 6/10 poles to a white oak corner to Ike Ingram; thence N 16 E 44 E 6/10 poles to a white oak stump corner to Sampson; thence N 63½ W 44 poles to a stone corner to Sampson; thence N 8 W 36 6/10 poles to a white oak corner to Gross; thence S 70½ W 109

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6/10 poles to a stone corner to said McComas; thence S 59 E 96 poles to the beginning containing 57 acres and one R.

PARCEL FOUR

A certain tract or parcel of land in the county of Grant State of Kentucky and lying on the waters of Eagle Creek and bounded thus: Beginning at a small walnut in the Jackson line and corner to Sarah E. Lingenfelter thence N 33 $\frac{1}{2}$ E 51 poles to a stone on the bank of Eagle Creek thence down the same S 61 E 18 poles thence S 76 $\frac{1}{2}$ E 15 $\frac{1}{2}$ poles to a stone on bank of said creek thence S 63 W 65 68/100 poles to the beginning containing 5 acres more or less.

PARCEL FIVE

TRACT NO. 1: A certain tract of land lying and being in Grant County, Kentucky and is bounded as follows: Beginning at (1) on plat two black walnuts growing from the same stump in H. C. Lusby line; then up a branch with a new made line S 80 W 20.12 poles to (2) an elm; then S 75 $\frac{1}{2}$ W 364 chains to (3) an elm; thence N 82 $\frac{3}{4}$ W 5.34 chains to (4) an ash; then S 79 W 2.36 chains to (5) a stone; then N 77 $\frac{1}{2}$ W 2.64 chains to (6) an elm; thence S 66 W 2.88 chains to (7) an elm; then S 80 $\frac{3}{4}$ W 5.86 chains to (8) a stone on north side of branch where formerly stood two elm, corner to Ingram and W.N. Downs, the with Downs line N 16 $\frac{1}{2}$ E 138 poles to (9) a stake in the south bank of Eagle Creek then down the same S 68 E 62 poles to (10) then S 55 E 20 poles to (11) then S 36 $\frac{1}{2}$ E 44 poles to (12) then S 50 E 14 poles to (13) a bunch of maples at the mouth of a branch and corner to H. C. Lusby; then up said branch with Lusby line S 75 W 12 poles to (14) an elm; thence S 42 W 46.36 poles to (15) a stone; then S 31 $\frac{1}{2}$ E 80 poles to the beginning, containing 74 acres and 12 poles of land, more or less.

TRACT NO 2: Also a small tract of land in Grant County, Kentucky on the waters of Eagle Creek and bounded thus: Beginning at a slippery elm bush north of a branch and in the line of Downs and Mason; thence down the branch N 19 E 12 poles to a walnut thence N 48 $\frac{1}{2}$ E 33 $\frac{5}{10}$ poles to a cluster of mulberries; thence S 19 E 92/100 poles to a stone near white oak in Downs line; thence S 41 $\frac{1}{2}$ W 34 poles corner to Downs; thence N 55 W 2 poles; thence S 82 W 8 $\frac{1}{10}$ poles to the beginning containing 2 acres

and 2 roods of land more or less.

TRACT NO 3: Another tract in Grant County, Kentucky on the waters of Eagle Creek and bounded as follows, to-wit: Beginning at two elm on a branch at (9) corner to Lot No. 2; thence with a line of the same N 14 E 132 poles to a beech and sugar tree on the banks of Eagle Creek at (2) thence up the creek binding thereon thirty eight and one half poles (less 4.8 chains) to an ash on the south side of Eagle Creek; thence S 22 W 2.45 chains to sycamore (a stone near a sycamore), thence S 52½ W 10.25 chains to two elms; thence S 42½ W 5.15 chains to an elm (now a beech bush) thence up the branch S 88 W 6.87 chains to a stone on north side of branch near a small mulberry; thence S 19 E 9 2/100 poles to a stone (near a white oak) in Downs line thence S 41½ W 34 poles corner to Downs thence S 58 E 92 poles to the beginning containing 43 acres more or less.

TRACT NO. 4: Also another tract of land in Owen County, Kentucky on the waters of Eagle Creek and bounded as follow, to-wit: Beginning at two elm on a branch corner to Lot No. 2 N 58 W 92 poles to a stone near a beech and dogwood; thence S 82 W 8 1/10 poles to a slippery elm bush north of a branch and in the line of Downs and Mason; thence up the branch S 18½ W 15 6/10 poles to a stone west of branch thence S 16½ W 7 7/10 poles to a stone; thence S 4½ W 39 6/10 poles to a stone east of branch; thence S 3½ E 11 poles; thence S 3½ E 20 poles to a stone above the road near Bert Mason barn; thence S 66 E 22.58 poles to two oaks; thence N 42 E 27 poles to a beech and lynn; thence n 58 E 60 poles to the beginning containing 31 acres more or less.

The foregoing described four tracts of land adjoin each other and constitute one body of land containing 150 acres and two roods of land more or less. J.T. Mason reserves for W.N. Downs one half of all minerals, oil, coal, gas, or ores of any and all kinds that may be found on or in the lands embraced in this conveyance.

PARCEL SIX

A certain parcel or tract of land situated, lying and being on the waters of Eagle Creek, in Grant County, Kentucky and bounded and described as follows, to-wit:

On the west by the land of Van Jackson and Strode Hicks, on the north by Eagle Creek, on the East by the lands of W.N. Downs, and on the south by the lands of Robert Roland, said boundary containing 60 acres and 112

poles, and for a description of a part of the aforesaid land see Deed Book No. 18, page 371 and 372 of the Grant County records at Williamstown, Kentucky.

It is the intent of the parties hereto that the foregoing description describes that tract of land containing approximately 392 acres and bounded on the east by the lands of Lou Bonar, Chester McKenney and C. Guy and Grover Wells, on the south by the lands of Grover Wells, Lucille Crupper and Billy Green and Bob Green on the west by the lands of Jack Rollins and Bob Green and on the north by the lands of J. H. Roland and Eagle Creek.

This being the same property in which an undivided one-half (1/2) interest was conveyed to Vivian Dezarn by deed from Edna M. Mason, single, dated the 3rd day of December, 1979, recorded in Deed Book 138, page 569, Grant County Clerk's Office and Deed Book 141, page 565 Owen County Clerk's Office and being the same property in which Vivian Dezarn inherited an undivided one-half (1/2) interest upon the death of her father, Bertie Mason. See Will Book "M", page 271, Grant County Clerk's Office.

The parties of the second part shall have possession with the delivery of this deed.

The total actual purchase price is \$94,500.00.

The taxes for the year 1995 and all taxes assessed thereafter shall be paid by the parties of the second part.

TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging unto JAMES DARLINGTON and EVELYN DARLINGTON, husband and wife, jointly for and during their joint lives and upon the death of one to the survivor, his or her heirs and assigns forever. The party of the first part covenants with the parties of the second part that she will warrant the title to the above described property unto the parties of the second part, his or her heirs and assigns forever, subject however to all easements, restrictions and mineral severences of record.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The parties of the second part join in the execution of this deed for the sole

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purpose of certifying the consideration pursuant to KRS Chapter 382.

IN WITNESS WHEREOF the parties have executed this deed on the day and year first above written.

Vivian Dezarn
PARTY OF THE FIRST PART
James W. Darlington
Evelyn Darlington
PARTIES OF THE SECOND PART

STATE OF KENTUCKY :
: NOTARY'S CERTIFICATE OF ACKNOWLEDGEMENT
COUNTY OF GRANT : JURAT CONCERNING CONSIDERATION

The foregoing deed was on the 12th day of May, 1995 signed and acknowledged before me by VIVIAN DEZARN, who at the same time and place subscribed and swore to the truth of the foregoing statement regarding consideration.

My commission expires: May 21, 1995
Helen F. Threlkeld
Notary Public, Com. of Ky.
State at Large

STATE OF KENTUCKY :
: JURAT CONCERNING CONSIDERATION
COUNTY OF GRANT :

The foregoing statement regarding consideration was subscribed and sworn to before me by JAMES DARLINGTON and EVELYN DARLINGTON on this the 12th day of May, 1995.

My commission expires: May 21, 1995
Helen F. Threlkeld
Notary Public, Commonwealth of Ky.
State at Large

This deed prepared by:
W. F. Threlkeld
THRELKELD & THRELKELD, P.S.C.
Attorneys at Law
144 North Main Street
Williamstown, Ky. 41097

STATE OF KENTUCKY
COUNTY OF GRANT

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CLERK'S CERTIFICATE OF LODGMENT AND RECORD

I, John S. McCoy, Clerk of the County Court in and for the county and state aforesaid, certify that the foregoing deed was on the 12th day of May, 1995 at 2:55 o'clock P.M. lodged for record in my office, whereupon the same together with the foregoing and this certificate have been duly recorded in my office in Deed Book 213, page 270.

Given under my hand this the 12th day of May, 1995.
Transfer Tax Paid: \$94.50

Mail: James Darlington
158 Center Ridge Rd
Demosaville, Ky 41033

John S. McCoy Clerk
BY Dennis L. Carter D.C.
\$20.00 Paid

STATE OF KENTUCKY
COUNTY OF OWEN

CLERK'S CERTIFICATE OF LODGMENT AND RECORD

I, Eugene Young, Clerk of the County Court in and for the county and state aforesaid, certify that the foregoing deed was on the 16th day of June, 1995 at 11:10 o'clock A.M. lodged for record in my office, whereupon the same together with the foregoing and this certificate have been duly recorded in my office in Deed Book 172, page 37.

Given under my hand this the 16 day of June, 1995.

Fees & 20.00
47708

Eugene Young Clerk
BY James L. Carter D.C.

2025 Grant County Property Tax Statement

Dennis Switzer
GRANT COUNTY
PO BOX 235
DRY RIDGE KY 41035



Bill Number: 2915
District: 01-Common Location: LUSBY MILL RD (OFF FORTNER RIDGE RD)
Map Number: 028-00-00-036.00 Deed: 213-270
Farm Acres: 206.50 Exemption: \$0.00
Description: HSE & 206.5 AC

DARLINGTON JAMES W & EVELYN
2176 CENTER RIDGE RD
DEMOSSVILLE KY 41033-9720

Amount due if:	
2% Discount: Oct 1, 2025 - Nov 1, 2025	\$861.88
Face Amount: Nov 2, 2025 - Dec 31, 2025	\$878.73
5% Penalty: Jan 1, 2026 - Jan 31, 2026	\$920.87
21% Penalty: Feb 1, 2026 - Apr 15, 2026	\$1,055.70

Date Paid	Paid By	Tender Type(s)	Amount Paid
15 Oct 2025	LOCKBOX	Online Payment	\$861.88

Detach and return with check payable to Sheriff Dennis Switzer: When paying by mail, include a self-addressed stamped envelope for receipt.

2025 Grant County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Dennis Switzer
GRANT COUNTY
PO BOX 235
DRY RIDGE KY 41035

Bill Number: 2915
District: 01-Common Location: LUSBY MILL RD (OFF FORTNER RIDGE RD)
Map Number: 028-00-00-036.00 Deed: 213-270
Farm Acres: 206.50 Exemption: \$0.00
Description: HSE & 206.5 AC

Description	Rate Per \$100	Taxable Value	Tax
Grant Co Ambulance Real Estate	0.100000	66,600	\$66.60
State Real Estate	0.106000	66,600	\$70.60
County Real Estate	0.114000	66,600	\$75.92
Grant Co School Real Estate	0.570000	66,600	\$379.62
Fire Acres FireProtection Acres	3.000000	182	\$5.46
Ag Extension Real Estate	0.080000	66,600	\$53.28
Health Real Estate	0.026000	66,600	\$17.32
Mental Health Real Estate	0.016000	66,600	\$10.66
Library Real Estate	0.091000	66,600	\$60.61
911 911 Units	3600.000000	1	\$36.00
Soil Conservation Real Estate	0.010000	66,600	\$6.66
Corinth Fire Corinth	96.000000	100	\$96.00
Total Tax			\$878.73

DARLINGTON JAMES W & EVELYN
2176 CENTER RIDGE RD
DEMOSSVILLE KY 41033-9720

Amount due if:	
2% Discount: Oct 1, 2025 - Nov 1, 2025	\$861.88
Face Amount: Nov 2, 2025 - Dec 31, 2025	\$878.73
5% Penalty: Jan 1, 2026 - Jan 31, 2026	\$920.87
21% Penalty: Feb 1, 2026 - Apr 15, 2026	\$1,055.70

2025 Owen County Property Tax Statement

Brent Caldwell
OWEN COUNTY
103 WEST PERRY STREET
PO BOX 742
OWENTON KY 40359



Bill Number: 2038
District: 00-County
Map Number: 090-00-00-008.00
Farm Acres: 185.00
Description: 185 AC
Location: FORTNER RIDGE RD
Deed: 178--37
Exemption: \$0.00

DARLINGTON JAMES
2176 CENTER RIDGE RD
DEMOSSVILLE KY 41033

Amount due if:	
2% Discount: Oct 1, 2025 - Nov 1, 2025	\$567.60
Face Amount: Nov 2, 2025 - Dec 31, 2025	\$579.18
5% Penalty: Jan 1, 2026 - Jan 31, 2026	\$608.14
21% Penalty: Feb 1, 2026 - Apr 15, 2026	\$700.81

Date Paid	Paid By	Tender Type(s)	Amount Paid
10 Oct 2025	DARLINGTON JAMES	Check (#225)	\$567.60

Detach and return with check payable to Sheriff Brent Caldwell: When paying by mail, include a self-addressed stamped envelope for receipt.

2025 Owen County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Brent Caldwell
OWEN COUNTY
103 WEST PERRY STREET
PO BOX 742
OWENTON KY 40359

Bill Number: 2038
District: 00-County
Map Number: 090-00-00-008.00
Farm Acres: 185.00
Description: 185 AC
Location: FORTNER RIDGE RD
Deed: 178--37
Exemption: \$0.00

Description	Rate Per \$100	Taxable Value	Tax
State Real Estate	0.106000	46,000	\$48.76
County Real Estate	0.122000	46,000	\$56.12
Owen Co School Real Estate	0.713000	46,000	\$327.98
Ag Extension Real Estate	0.057000	46,000	\$26.22
Health Real Estate	0.056000	46,000	\$25.76
Library Real Estate	0.109000	46,000	\$50.14
Soil Conservation Real Estate	0.020000	46,000	\$9.20
Fire District Res Fire	35.000000	100	\$35.00
Total Tax			\$579.18

DARLINGTON JAMES
2176 CENTER RIDGE RD
DEMOSSVILLE KY 41033

Amount due if:	
2% Discount: Oct 1, 2025 - Nov 1, 2025	\$567.60
Face Amount: Nov 2, 2025 - Dec 31, 2025	\$579.18
5% Penalty: Jan 1, 2026 - Jan 31, 2026	\$608.14
21% Penalty: Feb 1, 2026 - Apr 15, 2026	\$700.81

GRANT COUNTY PLANNING COMMISSION
USE PERMIT 108

A Conditional use permit is hereby granted

to James & Evelyn Darlington and family
for approx 200 acres located at lying and being on the waters of Eagle Creek
in Grant County, Ky. excess to property from Mason Rd. in Owen County, Ky. also
and zoned Agriculture 1, for the purpose of (adjacent to Owen County property

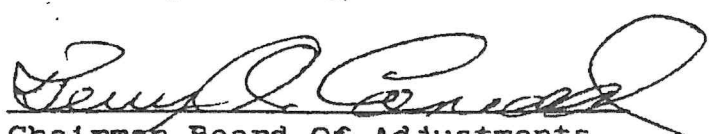
Recreational Uses
(18.7)
in accordance with article XV 111 Sec. of the Grant County
Zoning (Order) (Ordinance) subject to the following special conditions:

Recreational Uses consisting of Dirt Bike Trails, 4 wheel A.T.U;S, Mountain
Bikes, Primitive Camping, Hare Scramble's, Fishing, Horseback Trails, Hiking,
Motorcross and Hunting.

Failure to comply with the above cited zoning regulations and special conditions
shall render this permit null and void and to no effect.

Approved in accordance with the minutes of the Grant County Planning Commission
dated 9-13-90 By Tape

Attest:
Sally L. Henry
Administrative Official


Chairman, Board Of Adjustments

STATE OF KENTUCKY)
)
) NOTARY'S CERTIFICATE OF ACKNOWLEDGEMENT
) JURAT CONCERNING CONSIDERATION
COUNTY OF GRANT)

The foregoing contract was on the 2nd day of November, 1990 acknowledged before me by VIVIAN DEZARN. The foregoing statement regarding consideration was subscribed and sworn to before me by VIVIAN DEZARN on this the 2nd day of November, 1990.

My commission expires: December 22, 1993

William F. Threlkeld
Notary Public, Commonwealth of
Ky., State at Large

STATE OF KENTUCKY)
)
) JURAT CONCERNING CONSIDERATION
COUNTY OF GRANT)

The foregoing statement regarding consideration was subscribed and sworn to before me by JAMES DARLINGTON and EVELYN DARLINGTON on this the 2nd day of November, 1990.

My commission expires: December 22, 1993.

William F. Threlkeld
Notary Public, Commonwealth of
Ky., State at Large

This instrument prepared by:
William F. Threlkeld
William F. Threlkeld
Attorney at Law
144 North Main Street
Williamstown, KY 41097

STATE OF KENTUCKY
GRANT COUNTY

I, JOHN S. McCOY, Clerk of the County Court for the County and State aforesaid, do certify that the foregoing Deed was on the 2nd day of November, 1990. at 3:27 O'Clock P.M. lodged for record whereupon the same with the foregoing and this certificate have been duly recorded in my office in Deed Book 182 Page 624.

Given under my hand this the 2nd day of November, 1990.

JOHN S. McCOY, CLERK

BY: Sandra J. Bailey D.C.

Transfer Tax \$94.50
Refunded \$94.50 11-7-90
Will Pick UP by; James Darlington

Paid \$22.50 recording fee

STATE OF KENTUCKY, County of Owen, SCT.

I, Eugene Young, Clerk of Owen County Court, hereby certify that the foregoing Con was this day lodged in my office for rec. 11-7-90 with this and the foregoing certificate duly recorded in my said office.

Witness my hand this 21 day of May 19 91 at LVS
Clerk Fee 22.50 State for Transfer Tax Total Amount
Collected 22.50 Receipt Number 34486

Eugene Young, Owen County Clerk
by Y. F. D. Deputy Clerk