



DEED

THIS DEED made and entered into this 19th day of April, 2010, by and between WILLIAM B. GRIGSBY, JR. and MARY W. GRIGSBY, husband and wife, of 4098 Houston-Antioch Road, Lexington, Kentucky 40516, parties of the first part, and WILLIAM BENJAMIN GRIGSBY, III, a married person, of 316 Enid Court, Georgetown, Kentucky 40324, and MARY M. SCARPETTA, a married person, of 4132 Houston Antioch Road, Lexington, Kentucky 40516, parties of the second part;

W I T N E S S E T H:

For and in consideration of the premises and the love and affection the parties of the first part, William B. Grigsby, Jr. and Mary W. Grigsby, have for their son, William Benjamin Grisby, III, and for their daughter, Mary Molly Scarpetta, the parties of the first part hereby acknowledge, remise, convey, release and forever quitclaim unto the parties of the second part, in fee simple, as tenants in common, his or her heirs and assigns forever, any and all right, title interest or claim in and to the following described real property located in Bourbon County, Kentucky:

A tract of land situated in Bourbon County, Kentucky, beginning at C, a point in the Houston & Antioch

to T, a corner to the 27 acre tract; thence with line of this tract S 69 $\frac{1}{4}$ W 10.17 chains to E, a point in Smith's line; thence with this line S 20 $\frac{1}{4}$ E 33.80 chains to B, a stone corner to said Rogers, thence with her line N 68 $\frac{1}{4}$ E 10.11 chains to the beginning, containing 34.02 acres of land.

Being the same property conveyed to W. B. Grigsby, by deed dated December 17, 1910, and of record in the Office of the Bourbon County Court Clerk in Deed Book 91, Page 246. Said W.B. Grigsby died and by his Will of record in said Clerk's Office in Will Book X, Page 132, he devised and bequeathed the residue of his estate, both real and personal, to his son, William B. Grigsby, Jr., subject to a life estate he devised to his wife, Fannie Hipshire Grigsby, and provided that William B. Grigsby, Jr. be unable to sell or mortgage this real estate until the youngest child of William B. Grigsby, Jr. attain the age of 21 years. Said Fannie Hipshire Grigsby died and William B. Grigsby, Jr., now 92, has no children under 21 years of age.

SUBJECT, HOWEVER, THERE IS EXCEPTED therefrom that certain tract of land conveyed to Mary Molly Morgan, by deed dated March 5, 1995, and of record in Deed Book 193, at Page 724, and described as follows:

Beginning at a point in the center of the Houston Antioch Road, a corner to James Dwyer, thence leaving said road and running with the line of Dwyer South 69 degrees & 30 minutes West-668.4 feet to a corner to Dwyer & Hunter Hancock; thence with the line of Hancock North 19 degrees & 10 minutes West-739.3 feet to a corner to William Grigsby; thence with the line of Grigsby North 69 degrees & 03 minutes East-666.5 feet to a point in the center of the Houston Antioch Road; thence with the center of said road South 18 degrees & 08 minutes East-97.0 feet and South 19 degrees & 40 minutes East-647.5 feet to the point of beginning and containing 11.34 acres more or less. Said parcel is shown as Tract I on the plat which is of record in the Office of the Bourbon County Court Clerk in Plat Cabinet A, at Slide 339, to which reference is hereby made or a more particular description.

TO HAVE AND TO HOLD the above described property unto the parties of the second part, in fee simple, as tenants in common, his or her heirs and assigns forever, however, subject to easements and restrictions of record.

The parties hereto do hereby certify that no cash consideration was exchanged between the parties and that the fair cash value of the property according to the records of the Bourbon County Property Valuation Administrator is TWO HUNDRED FIFTEEN THOUSAND DOLLARS (\$215,000.00). The Parties of the Second part join herein to certify the consideration and this statement is given for the purpose of complying with KRS 382.13.

The 2009 Ad Valorem taxes should be sent in care of Mary Molly Scarpetta and William Benjamin Grisby, III, at 4132 Houston Antioch Road, Lexington, Kentucky 40516.

IN TESTIMONY WHEREOF the parties of the first part and the parties of the second part have hereunto signed their hands on this date which is first above written.

William B Grigsby
WILLIAM B. GRIGSBY, JR.

Mary W. Grigsby
MARY W. GRIGSBY

William Benjamin Grigsby III
WILLIAM BENJAMIN GRIGSBY, III

Mary Molly Scarpetta
MARY MOLLY SCARPETTA

STATE OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 19 day of April, 2010, by William B. Grigsby, Jr. and Mary W. Grigsby, husband and wife, as first parties herein.

J M Lovell
NOTARY PUBLIC-State at Large, Ky.
My Commission expires: 1-6-2012

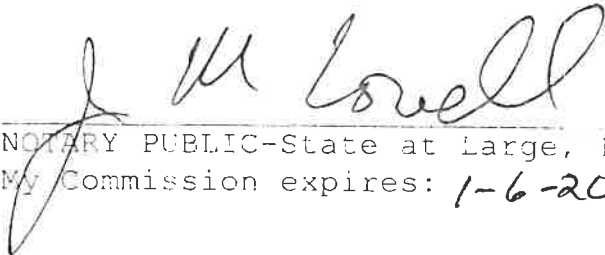
STATE OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 19 day of April, 2010 by William Benjamin Grigsby, III, a single person, as second party herein.


J M Lovell

STATE OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 19 day of April, 2010 by Mary Molly Scarpetta, a married person, as second party herein.


NOTARY PUBLIC-State at Large, Fl.
My Commission expires: 1-6-2012

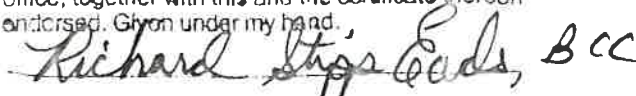
THIS INSTRUMENT PREPARED BY:


JAMES M. LOVELL
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LODGED FOR RECORD
RICHARD STIPP EADS,
BOURBON COUNTY CLERK
2010 MAY 13 AM 9:30

State of Kentucky, County of Bourbon, Et c.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court do certify that the foregoing

Deed
was on the 13 day of May, 2010
at 9:30 A. M., lodged in my office for record,
and that it has been duly recorded in my said
office, together with this and the certificate thereon
endorsed. Given under my hand.


Richard Stipp Eads, BCC