

BARREN COUNTY
D434 PG424

DOCUMENT NO: 480904
RECORDED: December 26, 2024 03:14:00 PM
TOTAL FEES: \$56.00 TRANSFER TAX: \$8,372.50
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: TERESA GRIMSLEY
COUNTY: BARREN COUNTY
BOOK: D434 PAGES: 424 - 430

DEED

THIS DEED OF CONVEYANCE, made and entered into on this the 20th day of December, 2024, by and between **Branstetter Family Holdings, LLC, a Kentucky Limited Liability Company**, whose address is 2205 Woodburn Hall Road, Lexington, KY 40515, hereinafter referred to as Grantor; and **Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company**, whose address is PO Box 2277, Glasgow, KY 42142, hereinafter referred to as Grantee, and per KRS 382.135(c), the property tax bill shall be mailed to this address.

WITNESSETH: That for and in consideration of the sum of **\$8,372,332.00**, cash in hand paid, the Grantor does hereby bargain, sell, alien, grant and convey unto the Grantee, its heirs or assigns, that certain real property located in Barren County, Kentucky, and being more particularly described on Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above property together with all of the improvements thereon and all of the appurtenances thereunto belonging unto the Grantee, its successors and/or assigns, forever with Covenants of General Warranty of Title subject however, to the terms and provisions hereof.

This conveyance and these Covenants of General Warranty of Title are made subject to all existing easements for public roads and public utilities; tenants in possession, if any; rules and regulations of the City-County Planning Commission of Barren County, Kentucky and restrictions, protective covenants, easements and plat notations applicable to this property.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382. The parties further certify their understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN TESTIMONY WHEREOF, witness the hands of the Grantor and Grantee on this day and date first above written.

GRANTOR:

**Branstetter Family Holdings, LLC, a
Kentucky Limited Liability Company**

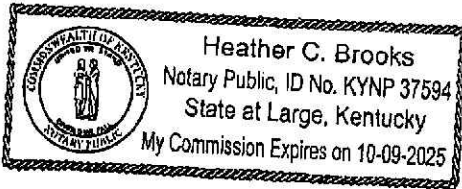
By: *[Signature]*

Name: Wesley D. Branstetter

Title: Authorized Representative

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF Warren)

The foregoing deed and consideration certificate was acknowledged, subscribed and sworn to before me this the 20th day of December, 2024, by Wesley D. Branstetter, as the authorized representative of **Branstetter Family Holdings, LLC, a Kentucky Limited Liability Company**, Grantor.



[Signature]
NOTARY PUBLIC
My Commission Expires: 10-9-2025
Notary ID: KYNP37594

[THIS SPACE INTENTIONALLY LEFT BLANK]

GRANTEE:

Kentucky Industrial Alliance, LLC, a
Kentucky Limited Liability Company

By: *Michael D. Jones*
Michael D. Jones, Member

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF WARREN)

The foregoing consideration certificate was acknowledged, subscribed and sworn to before me this the 20th day of APRIL, 2024, by Michael D. Jones as Member of Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company, Grantee.

R. Harvey Johnston

NOTARY PUBLIC
My Commission Expires:
Notary ID:

R. HARVEY JOHNSTON
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP00034
MY COMMISSION EXPIRES MAY 14, 2028

THIS INSTRUMENT PREPARED BY:
REYNOLDS JOHNSTON HINTON, LLP
Attorneys at Law
111 Callaway Court
Bowling Green, KY 42103

R. Harvey Johnston III
R. Harvey Johnston, III

EXHIBIT "A"

PARCEL I:

Being a certain tract of land lying on the east side of Interstate 65. Located in the Cave City Community of Barren County, Ky. Being a portion of the property of Branstetter Family Holdings, LLC. (Deed Book 422 Page 795 and 803 recorded in the office of the Barren County Clerk) and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inches in diameter, eighteen inches in length with yellow plastic cap stamped J. Leftwich PLS #3013. Bearing used to begin survey taken from GPS observation from control monuments from Interstate 65.

Beginning at a set 1/2" rebar a corner to Patrick Wright (Deed Book 362 Page 606, Plat Book 19 Page 675) 150 ft. southeast of the centerline of Interstate 65; thence with the r/w of Interstate 65 (Deed Book 176 Page 124, Deed Book 179 Page 75, Deed Book 171 Page 598, Deed Book 200 Page 470), a curve turning to the left with an arc length of 3598.68 ft., with a radius of 7789.44 ft., with a chord bearing of N 56 deg.44 min.30 sec. E, with a chord length of 3566.76 ft. to a set 1/2" rebar 150 ft. from centerline; thence N 43 deg.30 min.35 sec. E 1126.47 to a set 1/2" rebar 150 ft. from centerline; thence N 56 deg. 59 min. 53 sec. E 128.33 ft. to a set 1/2" rebar 180 ft. from centerline; thence N 43 deg. 30 min. 24 sec. E 99.99 ft. to a set 1/2" rebar 180 ft. from centerline; thence N 32 deg. 13 min. 37 sec. E 152.96 ft. to a set 1/2" rebar 150 ft. from centerline; thence N 43 deg. 30 min. 35 sec. E 1227.54 ft. to a set 1/2" rebar 150 ft. from centerline; thence N 48 deg. 01 min. 59 sec. E 275.15 ft. to a set 1/2" rebar 70 ft. from the centerline of exit ramp; thence N 47 deg. 22 min. 51 sec. E 132.83 ft. to a set 1/2" rebar 60 ft. from the centerline of exit ramp; thence with a curve turning to the right with an arc length of 185.53 ft., with a radius of 1043.51 ft., with a chord bearing of N 60 deg. 26 min. 22 sec. E, with a chord length of 185.29 ft. to a set 1/2" rebar; thence N 65 deg. 31 min. 49 sec. E 321.28 ft. to a set 1/2" rebar; thence with a curve turning to the left with an arc length of 233.56 ft., with a radius of 418.19 ft., with a chord bearing of N 49 deg. 31 min. 49 sec. E, with a chord length of 230.54 ft. to a set 1/2" rebar; thence N 31 deg. 59 min. 16 sec. E 13.96 ft. to a r/w post in concrete found; thence with the r/w of Kentucky Highway 70 / 90, S 59 deg. 57 min. 24 sec. E (passing a set 1/2" rebar at 20.00 ft.) 219.62 ft. to a set 1/2" rebar on the r/w a corner to Ganesh of Cave City, Inc. (Deed Book 364 Page 176, Plat Book 13 Page 94); thence with Ganesh, S 18 deg. 26 min. 19 sec. W 398.63 ft. to a 1/2" rebar cap 3013 found; thence S 71 deg. 27 min. 34 sec. E 400.00 ft. to a 1/2" rebar cap 3013 found a corner to Ganesh on the west r/w of Doyle Avenue (60 ft. r/w Plat Book 22 Page 9); thence with the r/w of Doyle Avenue, S 18 deg. 39 min. 15 sec. W 210.00 ft. to a set 1/2" rebar; thence S 71 deg. 28 min. 02 sec. E 60.00 ft. to a 5/8" rebar found at the end of r/w a corner to Krishna of Cave City, Inc. (Deed Book 418 Page 345, Plat Book 22 Page 9); thence with Krishna, S 69 deg. 18 min. 03 sec. E 772.51 ft. to a 1/2" rebar cap 2153 found a corner to Krishna and Kaveri, LLC. (Deed Book 396 Page 776) at the end of the r/w of Gardner Lane (60 ft. r/w Plat Book 7 Page 498); thence with the r/w of Gardner Lane, S 19 deg. 41 min. 31 sec. E 97.67 ft. to a 5/8" rebar cap 2649 found at the end of the r/w of Gardner Lane a corner to VJ Garcia (Deed Book 381 Page 98, Plat Book 7 Page 498); thence with Garcia, S 19 deg. 41 min. 31 sec. E (passing a 5/8" rebar cap 2649 found at 68.71 ft.) 848.54 ft. to a 1/2" rebar cap 966 found a corner to Garcia on the west r/w of CSX Railroad; thence with the r/w of CSX Railroad, S 46 deg. 01 min. 02 sec. W (passing a 5/8" rebar cap

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EXHIBIT "A" - continued

2649 found at 431.40 ft., a set 1/2" rebar at 1000.00 ft., a set 1/2" rebar at 2001.61 ft., a set 1/2" rebar at 3004.11 ft.) 3781.88 ft. to a set 1/2" rebar on the r/w of CSX and the northeast r/w of Peden Road (40 ft. r/w); N 62 deg. 22 min. 35 sec. W 112.10 ft.; thence N 58 deg. 51 min. 32 sec. W 51.65 ft.; thence N 55 deg. 46 min. 53 sec. W 47.34 ft.; thence N 53 deg. 22 min. 49 sec. W 76.51 ft.; thence N 52 deg. 39 min. 03 sec. W 79.20 ft.; thence N 53 deg. 01 min. 24 sec. W 198.49 ft.; thence N 51 deg. 52 min. 16 sec. W 207.55 ft. to a set 1/2" rebar; thence S 37 deg. 56 min. 55 sec. W 40.00 ft. to a set 1/2" rebar; thence S 51 deg. 52 min. 15 sec. E 207.80 ft.; thence S 53 deg. 01 min. 24 sec. E 198.79 ft.; thence S 52 deg. 39 min. 03 sec. E 79.32 ft.; thence S 53 deg. 22 min. 49 sec. E 77.60 ft.; thence S 55 deg. 46 min. 53 sec. E 49.25 ft.; thence S 58 deg. 51 min. 32 sec. E 53.95 ft.; thence S 62 deg. 22 min. 35 sec. E 93.08 ft. to a set 1/2" rebar on the and the south r/w of Peden Road (40 ft. r/w) and the northwest r/w of CSX Railroad (66 ft. r/w); thence with the r/w of CSX Railroad, S 46 deg.01 min.02 sec. W 471.69 ft. to a set 1/2" rebar; thence S 43 deg.58 min.58 sec. E 6.60 ft. to a set 1/2" rebar; thence S 46 deg.01 min.02 sec. W [passing a set 1/2" rebar at 419.00 ft.] 1419.00 ft. to a 1/2" rebar found on the r/w of CSX Railroad a corner to Nathan Duvall (Deed Book 343 Page 540, Plat Book 19 Page 875); thence with Duvall, N 62 deg.02 min.04 sec. W [passing a 1/2" rebar cap 3644 found at 1429.52 ft.] 1430.66 ft. to a corner post found; thence N 62 deg.07 min.10 sec. W 871.38 ft. to a 1/2" rebar cap 3013 found a corner to Duvall and Patrick Wright (Deed Book 362 Page 606, Plat Book 19 Page 675); thence with Wright, N 62 deg.15 min.40 sec. W 553.82 ft. to a set 1/2" rebar; thence N 86 deg.45 min.01 sec. W 637.87 ft. to a to the beginning containing 381.01 acres more or less as surveyed by Joe R. Leftwich, PLS #3013 with Leftwich Land Surveying Inc. on 12-07-2023. This property is subject to two cemeteries and any existing r/w's or easements.

PARCEL II:

Being a certain tract of land lying on the west side of Interstate 65. Located in the Cave City Community of Barren County, Ky. Being a portion of the property of Branstetter Family Holdings, LLC. (Deed Book 422 Page 795 and 803 recorded in the office of the Barren County Clerk) and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inches in diameter, eighteen inches in length with yellow plastic cap stamped J. Leftwich PLS #3013. Bearing used to begin survey taken from GPS observation from control monuments from Interstate 65.

Beginning at a set 1/2" rebar (located S 19 deg. 27 min. 18 sec. E 3.52 ft. from a 5/8" rebar found) on the right of way of Interstate 65 (160 ft. from centerline) a corner to Mary Cary (Deed Book 230 Page 158, Plat Book 11 Page 514); thence with Cary, N 19 deg. 27 min. 18 sec. W 47.25 ft. to a set 1/2" rebar; thence N 21 deg. 37 min. 57 sec. W 1093.84 ft. to a set 1/2" rebar at a 6" Ash; thence N 68 deg. 05 min. 34 sec. E 213.66 ft. to a set 1/2" rebar in fence a corner to Cary and Roger Smith (Deed Book 217 Page 879); thence with Smith, S 77 deg. 54 min. 36 sec. E 1545.94 ft. to a set 1/2" rebar at a fence corner; thence N 46 deg. 34 min. 35 sec. E 473.56 ft. to a set 1/2" rebar; thence N 48 deg. 27 min. 04

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EXHIBIT "A" - continued

sec. E 1392.06 ft. to a corner post (Located N 23 deg. 27 min. 46 Sec. W 0.71 ft. from a set 1/2" rebar) a corner to Smith and Roger Smith (Deed Book 235 Page 666); thence with Smith, S 52 deg. 05 min. 02 sec. E 691.98 ft. to a set 1/2" rebar a corner to Smith in the right of way of Interstate 65(160 ft. from centerline Deed Book 176 Page 124); thence with the right of way of Interstate 65, with a curve turning to the right with an arc length of 1747.04', with a radius of 7489.44', with a chord bearing of S 55 deg. 33 min. 52 sec. W, with a chord length of 1743.08' to a set 1/2" rebar; thence S 74 deg. 10 min. 03 sec. W 99.93 ft. to a set 1/2" rebar; thence S 64 deg. 41 min. 05 sec. W 439.92 ft. to a set 1/2" rebar; thence S 70 deg. 06 min. 59 sec. W 606.45 ft. to a set 1/2" rebar; thence S 52 deg. 28 min. 44 sec. W 77.45 ft. to a set 1/2" rebar; thence with a curve turning to the right with an arc length of 685.46', with a radius of 7479.44', with a chord bearing of S 74 deg. 13 min. 00 sec. W, with a chord length of 685.22', to the beginning containing 54.35 acres more or less as surveyed by Joe R. Leftwich, PLS #3013 with Leftwich Land Surveying Inc. on 12-07-2023. This property is subject to any existing r/w's or easements.

BARREN COUNTY
 D434 PG430

