

BARREN COUNTY  
D444 PG753

DOCUMENT NO: 530255  
RECORDED: April 29, 2026 03:06:00 PM  
TOTAL FEES: \$56.00 TRANSFER TAX: \$2,000.00  
COUNTY CLERK: HELENA C BIRDWELL  
DEPUTY CLERK: CANETRA FORD  
COUNTY: BARREN COUNTY  
BOOK: D444 PAGES: 753 - 759

DEED

THIS DEED OF CONVEYANCE, made and entered into on this the 29<sup>th</sup> day of April, 2026, by and between **Patrick Bryan Wright and Amanda Wright, husband and wife**, whose address is 466 Hughes Road, Cave City, KY 42127, hereinafter referred to as Grantors; and **Kentucky Industrial Alliance, LLC, a Kentucky limited liability company**, whose address is P O Box 2277, Glasgow, KY 42142 hereinafter referred to as Grantee. Pursuant to KRS 382.135 the in-care-of address to which the property tax bill for current year for the property being transferred may be sent is P O Box 2277, Glasgow, KY 42142.

WITNESSETH: That for and in consideration of the sum of TWO MILLION AND 00/100 and 00/100 (**\$2,000,000.00**), cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, alien, grant and convey all of their right, title and interest in the said property unto the Grantee, its successors and/or assigns, that certain real property located in Barren County, Kentucky, and being more particularly described as follows, to-wit:

See Attached Exhibit A

2026 Real Estate taxes are to be prorated as of the date of this Deed.

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, it being the intention of the parties hereto that the herein described property be conveyed in such manner as to pass under this deed the interest of the one first dying unto the survivor thereof in its entirety in fee simple, absolute.

This conveyance and these covenants of General Warranty of Title are made subject to all existing easements for public roads and public utilities; rules and regulations of the City-County Planning Commission; and all building and use restrictions applicable to this property as set out in the office of the Barren County Clerk.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantees join 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 Grantors and Grantee on this day and date first above written.

*{Signature pages to follow}*

GRANTORS:

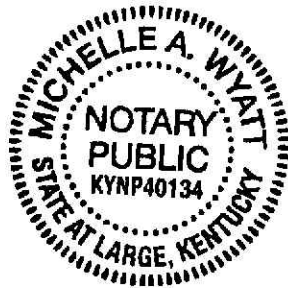
Patrick B. Wright  
PATRICK BRYAN WRIGHT

Amanda Wright  
AMANDA WRIGHT

COMMONWEALTH OF KENTUCKY

COUNTY OF BARREN

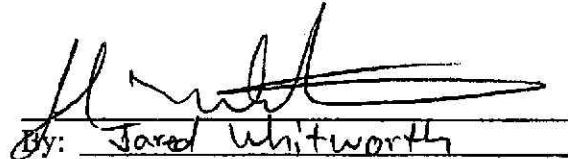
The foregoing deed and consideration certificate was acknowledged, subscribed and sworn to before me this 30th day of April, 2026 by **Patrick Bryan Wright and Amanda Wright, husband and wife, Grantors.**



Michelle A. Wyatt  
NOTARY PUBLIC  
My Commission Expires: 12/07/29  
Notary ID: KYNP40134

GRANTEE:

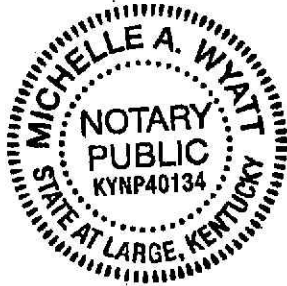
KENTUCKY INDUSTRIAL ALLIANCE,  
LLC, a Kentucky limited liability company

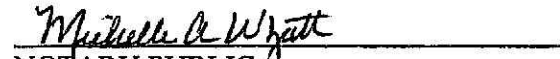
  
By: Jared Whitworth  
Title: Member

COMMONWEALTH OF KENTUCKY

COUNTY OF BARREN

The foregoing consideration certificate was acknowledged, subscribed and sworn to before me this the 29 day of April, 2026, by Jared Whitworth, Member of **Kentucky Industrial Alliance, LLC, a limited liability company**, Grantee.



  
NOTARY PUBLIC  
My Commission Expires: 12/07/29  
Notary ID: KYNP40134

THIS INSTRUMENT WAS PREPARED BY:

KERRICK BACHERT PSC  
PO BOX 9547  
Bowling Green, KY 42102-9547  
Telephone: (270)782-8160

By:   
SCOTT A. BACHERT

EXHIBIT A

TRACT 1: 200 Hughes Road, Cave City, KY 42127; Map Code: 45-15B

Being a certain tract of land lying on the West r/w of the Hughes Road and the North r/w of the Herbert Turner Road. Located 2.5 miles Southwest of Cave City, Barren County, Ky. Being the property of Ella L. Hughes (Deed book 236 Page 352 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 plastic cap Stamped A. McPherson PLS #3644. Bearing used to begin survey taken from G.P.S. observation dated 08-13-12.

Beginning at a set 1/2" rebar, 30 ft. from the center of the Herbert Turner Road, (Referenced: N 20 deg. 43 min. 05 sec. E 10.00 ft. from a 1/2" rebar cap #3013 found) a corner to Kent Hood (Deed Book 225 Page 116, Plat Book 13 Page 581 Tract # 1); thence with Hood, N 20 deg. 43 min. 05 sec. E 623.58 ft. to a 1/2" rebar found at a corner post; thence N 47 deg. 58 min. 19 sec. W 873.61 ft. to a 1/2" rebar cap #3013 found at a corner post; thence S 41 deg. 02 min. 06 sec. W 398.46 ft. to a 1/2" rebar cap #3013 found at a corner post, a corner to Hood and Joyce Monroe (Deed Book 236 Page 573, Plat Book 13 Page 581 Tract #2); thence with Monroe, N 42 deg. 37 min. 01 sec. W 449.47 ft. to a 1/2" rebar cap #3013 found, a corner to Monroe and Gilbert Woodcock (Deed Book 227 Page 639, Tract #2); thence with Woodcock, N 48 deg. 13 min. 05 sec. E 383.80 ft. to a set 1/2" rebar in the center of old road bed; thence N 25 deg. 09 min. 44 sec. E 82.94 ft. to a set 1/2" rebar in center of old road bed; thence N 22 deg. 59 min. 37 sec. E 159.23 ft. to a set 1/2" rebar in center of old road bed; thence N 16 deg. 55 min. 14 sec. E 127.91 ft. to a set 1/2" rebar in center of old road bed (Referenced; S 12 deg. 31 min. 58 sec. W 414.65 ft. from a 20" White Oak) a corner to Woodcock and Ella Louise Hughes (Deed Book 225 Page 136); thence with Hughes, S 66 deg. 11 min. 57 sec. E 1505.49 ft. to a set 1/2" rebar 30 ft. from the center of the Hughes Road; thence with the r/w of the Hughes Road (assumed 60 ft. r/w) S 17 deg. 56 min. 31 sec. W 517.10 ft. ; thence S 17 deg. 45 min. 45 sec. W 377.59 ft. ; thence S 17 deg. 18 min. 35 sec. W 532.55 ft. ; thence S 17 deg. 29 min. 17 sec. W 169.04 ft. to a set 1/2" rebar 30 ft. from the center of the Hughes Road and 30 ft. from the center of the Herbert Turner Road; thence with the r/w of the Herbert Turner Road (assumed 60 ft. r/w) N 38 deg. 30 min. 57 sec. W 30.95 ft. ; thence N 40 deg. 45 min. 26 sec. W 71.22 ft. ; thence N 42 deg. 38 min. 47 sec. W 71.98 ft. ; thence N 44 deg. 20 min. 32 sec. W 134.75 ft. ; thence N 45 deg. 16 min. 27 sec. W 72.00 ft. ; thence N 46 deg. 54 min. 51 sec. W 52.05 ft. ; thence N 52 deg. 54 min. 53 sec. W 28.15 ft. to the beginning containing 32.35 1 acres more or less as surveyed by Ashton McPherson, PLS #3644 with Leftwich Land Surveying Inc. on August 17th, 2012. This property is subject to any existing r/w's or easements.

Plat recorded in Plat Book 19, Page 843, office of the Barren County Clerk, Glasgow, Kentucky.

Being the same property conveyed to Patrick Wright and Amanda Wright, husband and wife by Deed from Ella L. Hughes, unmarried of record in Deed Book 341, page 524, Clerk' s Office for Barren County, Kentucky, dated September 26, 2012 and recorded on September 27, 2012.

TRACT 2: 446 Hughes Road, Cave City, KY 42127; Map Code: 60-28

Being Tract #3 consisting of 14.519 acres as shown on Plat of record in Plat Book 19, Page 875, in the Barren County Clerk's Office.

Being the same property conveyed to Patrick Wright and wife, Amanda Wright by Deed from William Jason Cline and wife, Dallas M. Cline of record in Deed Book 362, page 606, Clerk' s Office for Barren County, Kentucky, dated October 30, 2015 and recorded on November 06, 2015.

TRACT 3: Hughes Road, Cave City, KY 42127; Map Code: 60-28A

Being a certain tract of land lying on the West r/w of the Hughes Road. Located 2.5 miles Southwest of Cave City, Barren County, Ky. Being a portion of the property of Ella L. Hughes (Deed Book 225 Page 136 recorded in the office of the Barren County Clerk) now designated as Tract #2 and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inches in diarneter, eighteen inches in length with plastic cap stamped A. McPherson PLS #3644. Being used to begin survey taken from G.P.S. observation dated 08-13-12.

Beginning at a 1/2" rebar cap #3644 found, 30 ft. from the center of the Hughes Road, a corner to Patrick Wright (Deed book 341 Page 524, Plat Book 19 Page 843); thence with Wright, N 66 deg. 11 min. 57 sec. W 1505.49 ft. to a 1/2" rebar cap #3644 found in the center of old road, a corner to Wright and Gilbert Woodcock (Deed Book 227 Page 639, Plat Book 8 Page 300); thence with Woodcock, N 14 deg. 42 min. 28 sec. E 496.14 ft. to a 1" iron pipe found at a fence corner, a corner to Woodcock on the South r/w of Interstate 65; thence with the r/w of Interstate 65, N 78 deg. 49 min. 17 sec. E 80.19 ft. to a set 1/2" rebar 0.75 ft. southeast of a r/w post; thence N 76 deg. 41 min. 05 sec. E 154.06 ft. to a set 1/2" rebar 0.75 ft. southeast of a r/w post; thence N 75 deg. 51 min. 03 sec. E 163.46 ft. to a set 1/2" rebar 0.75 ft. southeast of a r/w post; thence N 74 deg. 52 min. 42 sec. E 102.58 ft. to a set 1/2" rebar 0.75 ft. southeast of a r/w post; thence N 84 deg. 36 min. 39 sec. E. 103.56 ft. to a point 0.75 ft. southeast of a r/w post; thence 66 deg. 01 min. 10 sec. E .154.29 ft. to a set 1/2" rebar 0.75 ft. southeast of a r/w post; thence N 71 deg. 40 min. 48 sec. E 229.57 ft. to a set 1/2" rebar 0.75 ft. southeast of a r/w post; thence N 70 deg. 51 min. 58 sec. E 108.24 ft. to a set 1/2" rebar 0.75 ft. southeast of the r/w fence, on the r/w of Interstate 65, a corner to Tract #3; thence with Tract #3, s 00 deg. 15 min. 20 sec. E 209.85 ft. to a set 1/2" rebar; thence S 05 deg. 05 min. 20 sec. W 294.90 ft. to a set 1/2" rebar; thence S 17 deg. 26 min. 02 sec. E 26.57 ft. to a set 1/2" rebar; thence S 48 deg. 54 min. 55 sec. E

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39.08 ft. to a set 1/2" rebar; thence S 70 deg. 07 min. 59 sec. E 312.71 ft. to a corner post in concrete; thence N 17 deg. 54 min. 29 sec E 12.65 ft. to a set 1/2" rebar; thence N 82 deg. 33 min. 58 sec. E 60.26 ft. to a set 1/2" rebar; thence S 08 deg. 07 min. 58 sec. E 73.53 ft. to a set 1/2" rebar; thence S 75 deg. 52 min. 01 sec. E 36.53 ft. to a set 1/2" rebar, a corner to Tract #3, 30 ft. from the center of the Hughes Road; thence with the r/w of the Hughes Road (60 ft. r/w) S 18 deg. 32 min. 04 sec. W 59.49 ft. ; thence S 17 deg. 29 min. 55 sec. W 314. 88 ft. ; thence S 18 deg. 02 min. 43 sec. W 184.53 ft. ; thence S 18 deg. 37 min. 46 sec. W 137.51 ft. to the beginning containing 27.847 acres more or less as surveyed by Ashton McPherson, PLS #3644 with Leftwich Land Surveying, Inc., on October 23rd, 2012. This property is subject to any existing r/w's or easements.

Being part of the same property conveyed to Patrick Wright and Amanda Wright, husband and wife by Deed from Ella Louise Hughes, an unmarried widow of record in Deed Book 342, page 374, Clerk' s Office for Barren County, Kentucky, dated November 05, 2012 and recorded on November 14, 2012.

TRACT 4: 313 Hughes Road, Cave City, KY 42127; Map Code: 60-28E

Being a certain tract of land lying on the East r/w of the Hughes Road. Located 2.5 miles Southwest of Cave City, Barren County, Ky. Being the property of Ella L. Hughes (Deed Book 175, Page 368, Deed Book 215, Page 253, Plat Book 6, Page 900 recorded in the office of the Barren County Clerk) now designated as Tract #1 and being more particularly described as follows:

Unless stated otherwise; any monument referred to herein as a "set rebar" is a 1/2 inch in diameter, eighteen inches in length with plastic cap stamped A. McPherson PLS #3644. Being used to begin survey taken from G. P. S. Observation dated 08-13-12

Beginning at a set 1/2" rebar, 30 ft. from the center of the Hughes Road, a corner to Tract #5; thence with Tract #5, S 66 deg. 46 min. 00 sec. E 359.52 ft. to a 1" iron pipe found; thence S 21 deg. 28 min. 23 sec. W 142.86 ft. to a set 1/2" rebar at a post, a corner to Tract #5, in the line of Rollin Hughes (Deed Book 212, Page 858); thence with Hughes, N 66 deg. 27 min. 33 sec. W 352.87 ft. to a set 1/2" rebar a corner to Hughes, 30 ft. from the center of the Hughes Road; thence with the r/w of the Hughes Road (60 ft. r/w) N 18 deg. 45 min. 11 sec. E 141.33 ft. to the beginning, containing 1.160 acres more or less as surveyed by Ashton McPherson, PLS #3644 with Leftwich Land Surveying, Inc., on October 23'd, 2012. This property is subject to any existing r/w's or easements.

Being the same property conveyed to Kentucky Industrial Alliance, LLC, a Kentucky limited liability Company, by Deed dated April \_\_\_\_\_, 2026, from Patrick Bryan Wright and Amanda Wright, husband and wife, and recorded on April, \_\_\_\_\_, 2026, in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, Barren County Court Clerk's Office.