

THIS RECIPROCAL DEED OF EASEMENT, made and entered into on this the 18th day of May, 2024, by and between **TONY SLOAN LLC**, a Kentucky Limited Liability Company, of 5528 Grider Hill Dock Road, Albany, Kentucky 42602, and **SLOAN PROPERTIES LLC**, a Kentucky Limited Liability Company of P.O. Box 7, Albany, Kentucky 42602, hereinafter referred to as parties of the first part, and **GROVER T. FISCHBECK** and wife **KELLEY FISCHBECK**, and **DENNIS HICKMAN**, an unremarried widower, and **TAYLOR HESTAND**, a single person, and **JAMES WARD** and wife **DIANE WARD**, and **JOHN WARD** and wife **SANDRA WARD**, and **PRESTON BELL**, an unremarried widower, and **THE ESTATE OF RALPH LOUIS HAYDEN** by **SHAWNDA KAY HAYDEN-JONES**, Executrix of The Estate of Ralph Louis Hayden, pursuant to the Last Will and Testament of **Ralph L. Hayden**, same being of record in Will Book 13, Page 1, Clinton County Clerks Office, and **SMGA PROPERTIES LLC**, a Kentucky Limited Liability Company, all c/o Bell Bros. Heirs, 5102 Emerald Drive, Louisville, Kentucky 40219,, hereinafter referred to as parties of the second part.

WITNESSETH: That for and in consideration of the exchange of easements for ingress and egress to certain real estate located on Short Mountain which tracts are separately owned by Grantor and Grantees, with sufficiency of which being hereby acknowledged, the parties of the first part Tony Sloan LLC and Sloan Properties LLC do hereby bargain, sell, transfer and convey unto the parties of the Second Part, jointly as tenants in common, their heirs, successors and assigns, and the parties of the second part Grover T. Fischbeck, Kelley Fischbeck, Dennis Hickman, Taylor Hestand, James Ward, Diane Ward, John Ward, Sandra Ward, Preston Bell, The Estate of Ralph Louis Hayden, and SMGA Properties LLC do hereby bargain, sell, transfer and convey unto the parties of the first part, jointly as tenants in common, their successors and assigns, a non-exclusive but permanent EASEMENT for ingress and egress for the use and benefit of the of the properties owned by First Parties and Second Parties on Short Mountain, and identified as follows: the following described real estate lying and being in the Cartwright community of Clinton County, so as to allow access to Short Mountain, with the center line of said forty foot wide easement as described as follows:

Being a 40' egress/ingress access easement in the Cartwright community of Clinton County, Kentucky, approximately 6.1 miles northeast of the town square of Albany, Kentucky, and more particularly described as follows:

Unless stated otherwise, any monuments referred to herein as a "rod and cap" is a set or existing 5/8" diameter reinforcement rod eighteen (18) inches in length, with a yellow plastic cap stamped "Talbot 3149". Also, any tree hereupon used as a new corner, unless stated otherwise will be at a minimum twelve (12) inches in diameter at about chest high, in sound condition, and will be marked with sets of three (3) horizontal hack marks about chest high on each property line side of said tree. The bearings for this survey were established by utilizing a dual frequency network RTK rover to obtain static data on control points for a reference bearing. Bearings are grid north. A Carlson BRX7 GPs dual frequency network base and rover was used in this survey. The coordinate system is Kentucky Single Zone State Plane (NAD 83-2011). The geoid is 12-B-NAVD88. The combined scale factor is 1.00006208. The accuracy of the primary control points was 0.02'. The percentage of this survey obtained by GPS was approximately 15%.

Beginning on a point in the north right-of-way line of the Cartwright Loop Road, formerly Ky.90, (observing an 80' right-of-way, approximately 20' left and right of roadway center line, see Deed Book 35, Page 431), said point having geographical coordinates of 3435764.551 north and 5120688.757 east, Kentucky Single Zone, said point also being S 64 degrees 08'32" W – 29.16' from the southeast corner of the parent tract (D.B.161, Pg.265-268), said point also being N 64 degrees 08'32" E – 23.74' from a rod and cap set this survey as a witness corner; thence, with said centerline (crossing Tony Sloan LLC et al. D.B.161, Pg.265-268) the following thirty sixteen (16) calls:

1. N 58 degrees 26'55" W – 31.27';
2. N 84 degrees 26'43" W – 58.94';
3. S 79 degrees 11'09" W – 80.03';
4. S 74 degrees 47'13" W – 76.85';
5. S 82 degrees 18'07" W – 71.32';
6. S 81 degrees 41'40" W – 52.02';
7. S 82 degrees 40'49" W – 73.23';
8. N 81 degrees 41'10" W – 164.39';
9. N 71 degrees 02'01" W – 73.02';
10. N 64 degrees 49'22" W – 87.47';
11. N 59 degrees 23'13" W – 106.68';
12. N 77 degrees 25'25" W – 105.09';
13. N 73 degrees 01'13" W – 121.14';
14. N 71 degrees 46'12" W – 39.54';
15. N 72 degrees 59'44" W – 114.83';
16. N 70 degrees 35'29" W 95.80' to a point in the line of Tony Sloan et al. (D.B. 156, Pgs. 165-168), said point having geographical coordinates of 3435992.343 north and 5120688.757 east, Kentucky Single Zone, said point

being S 13 degrees 22'03" W – 6.87' from a corner of said Tony Sloan LLC et al.; thence, continuing with said centerline (crossing Tony Sloan LLC et al., D.B.156, Pgs.165-168) the following seventeen (17) calls:

1. N 70 degrees 35'29" W – 55.96';
2. N 77 degrees 59'41" W – 43.60';
3. N 72 degrees 22'28" W – 171.60';
4. N 72 degrees 36'27" W – 37.63';
5. N 65 degrees 50'04" W – 85.19';
6. N 30 degrees 33;06" W – 31.57';
7. N 14 degrees 24'07" W – 45.85';
8. N 23 degrees 06'21" W – 26.99';
9. N 17 degrees 23'20" W – 97.44';
10. N 01 degrees 44'05" E – 75.63';
11. N 34 degrees 06'21" W – 130.63';
12. N 34 degrees 25'21" W – 80.94';
13. N 29 degrees 23'35" W – 52.27';
14. N 38 degrees 03'55" W – 42.25';
15. N 20 degrees 21'58" W – 15.39';
16. N 11 degrees 11'13" E – 3.87';
17. N 23 degrees 59'28" E – 27.50' to a point in the line of Preston Bell et al. (D.B. 40, Pgs. 381-382), said point having geographical coordinates of 3436686.178 north and 5120087.141 east, Kentucky Single Zone, said point being N 29 degrees 21'50" W – 21.45' from a 24" marked white oak, a corner between said Sloan and Bell; thence, continuing with said centerline (crossing said Preston Bell et al.) the following forty one (41) calls:

1. N 23 degrees 59'28" E – 44.39';
2. N 25 degrees 22'20" E – 59.17';
3. N 43 degrees 21'31" E – 71.77';
4. N 44 degrees 04'36" E – 69.91';
5. N 34 degrees 07'06" E – 32.27';
6. N 45 degrees 14'52" E – 53.84';
7. N 44 degrees 14'36" E – 71.16';
8. N 49 degrees 10'19" E – 43.49';
9. N 65 degrees 49'49" E – 49.78';
10. N 51 degrees 53'12" E – 44.15';
11. N 38 degrees 04'35" E – 42.17';
12. N 49 degrees 28'21" E – 30.09';
13. N 70 degrees 51'08" E – 15.13';
14. N 89 degrees 34'06" E – 75.07';
15. N 75 degrees 39'17" E – 120.90';
16. N 67 degrees 50'42" E – 67.01';
17. N 73 degrees 06'54" E – 101.79', said point being N 15 degrees 12'37" W – 20.00' from a rod and cap set survey;
18. N 74 degrees 47'23" E – 32.89';
19. N 79 degrees 13'35" E – 100.10';
20. N 76 degrees 02'38" E – 46.29';
21. N 65 degrees 20'21" E – 194.10';
22. N 58 degrees 37'59" E – 56.24';

23. N 62 degrees 25'29" E – 66.45';
24. N 63 degrees 33'58" E – 81.23';
25. N 60 degrees 40'55" E – 37.18';
26. N 28 degrees 46'25" E – 59.33';
27. N 02 degrees 50'46" E – 55.04';
28. N 08 degrees 25'27" E – 75.41', said point being N 87 degrees 13'41" W – 20.00' from a rod and cap set this survey;
29. N 04 degrees 36'07" W – 91.43';
30. N 10 degrees 39'42" W – 97.75';
31. N 31 degrees 15'02" W – 74.46';
32. N 41 degrees 36'22" W – 53.61';
33. N 45 degrees 21'39" W – 100.87';
34. N 42 degrees 12'20" W – 50.63';
35. N 17 degrees 13'36" W – 78.42';
36. N 00 degrees 12'04" E – 128.44';
37. N 10 degrees 48'35" E – 88.82';
38. N 14 degrees 17'07" E – 86.47';
39. N 34 degrees 47'09" E – 65.87';
40. N 13 degrees 32'38" E – 44.94';
41. N 09 degrees 38'01" E – 11.58' to a point in the line of Colby and Sarah Beth Guffey (D.B.153, Pgs.434-439, tract 3), the terminus of said 40' egress/ingress access easement, said point being N 21 degrees 59'47" E – 15.22' from a rod and cap (found and stamped "Cross no.2614"), a corner between said Guffey and Preston Bell et al. This survey performed by Gregory H. Talbott, P.L.S. and was completed in the field on the 14th day of March, 2024.

I hereby certify that this survey was performed under my direct supervision by the method of random traverse. The unadjusted error of closure was 1:9899. The bearings and distances have been adjusted for closure. The angular and linear measurements as witnessed by monuments noted herein are true and correct to the best of my belief and knowledge. This survey meets or exceeds the minimum standards of all governing authorities. This survey is subject to all conveyances, easements, and exceptions, (if any) whether apparent or not. This survey meets or exceeds the technical standards for a class B for rural land in accordance with 201 KAR 18.150.

THIS EASEMENT CREATES A COMMON ROAD FOR INGRESS AND EGRESS FOR THE ABOVE DESCRIBED PROPERTIES AND IS ILLUSTRATED BY THE ATTACHED EXHIBIT, BEING A SURVEY PLAT PREPARED FOR THE BELL HEIRS AUCTION OF JUNE 2024, ATTACHED AS EXHIBIT 'A' TO THIS INSTRUMENT.

This Easement shall be permanent and run with the land so that the current and all subsequent owners the Sloan tract on Short Mountain purchased y Bruce Sloan from Homer McKinley (Deed Book 32 , Page 187) shall have the benefit of this Easement, and the subsequent purchaser of Tracts #1, #2, #6, #8, and #9 of the P.H. Bell Heirs and C.H. Bell Heirs farm (Plat of record in Plat Cabinet _____ Slide _____, Clinton County Clerks Office) shall have the benefit of said easement across the Sloan tracts, being both the David Cooper tract (Deed Book 161 Page 265) and the tract acquired

by Sloan from Monticello Banking Company (Deed Book 156 Page 169) both of record in the office of the Clinton County Clerk, Albany, Kentucky.

It is agreed and understood that this easement terminates at the property line of Colby and Sarah Guffey (Deed Book 153, Page 434) and does not extend to the Guthrie tract purchased by Sloan from Dennis Raber et al. (Deed Book 167, Page 187, Clinton County Clerks Office.

TAXES: Taxes for the year 2024 and subsequent years shall be the responsibility of Parties of the First Part, c/o Tony Sloan, 5528 Grider Hill Dock Road, Albany, Kentucky 42602 on the portion of the Easement crossing Sloans; and shall be the responsibility of Bell Brothers Heirs, c/o Preston Bell, 5102 Emerald Drive, Louisville, Kentucky 40219.

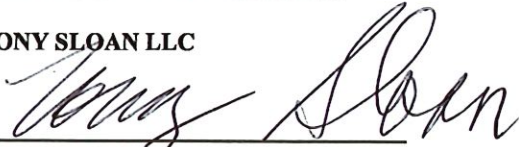
TO HAVE AND TO HOLD the above described easements together with all appurtenances thereunto belonging unto the parties of the first part and the parties of the second part, their heirs, successors and assigns, with **COVENANT OF SPECIAL WARRANTY**.

We, **TONY SLOAN LLC** by Tony Sloan, Managing Member, and **SLOAN PROPERTIES LLC** by Vivian Sloan Talbott, Managing Member,, being parties of the First Part, and **GROVER F. FISCHBECK** and wife **KELLEY FISCHBECK**, **DENNIS HICKMAN**, **TAYLOR HESTAND**, **JAMES** and **DIANE WARD**, **JOHN** and **SANDRA WARD**, **PRESTON BELL**, **SHAWNDA HAYDEN-JONES** as Executrix of the Estate of Ralph Louis Hayden, and **MARTA FERGUSON** as Managing Member of **SMGA PROPERTIES LLC**, being Parties of the Second Part, do hereby certify pursuant to KRS Chapter 382, that the above reciprocal easement is transferred for consideration of mutual access to the property of First Parties and Second Parties. Further, that the actual value of the easements conveyed herein is \$2500.00.

IN TESTIMONY WHEREOF: witness the signatures of the parties on this the day and year first above written.

PARTIES OF THE FIRST PART:

TONY SLOAN LLC



BY: TONY SLOAN
MANAGING MEMBER


SLOAN PROPERTIES LLC




BY: VIVIAN SLOAN TALBOTT Co-Mgr.
MANAGING MEMBER

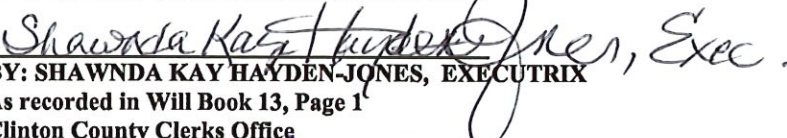
PARTIES OF THE SECOND PART:


GROVER F. FISCHBECK

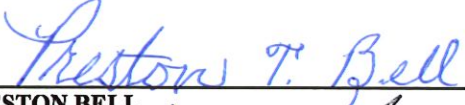

KELLY FISCHBECK


DENNIS HICKMAN


THE ESTATE OF RALPH LOUIS HAYDEN



BY: SHAWNDA KAY HAYDEN-JONES, EXECUTRIX
As recorded in Will Book 13, Page 1
Clinton County Clerks Office

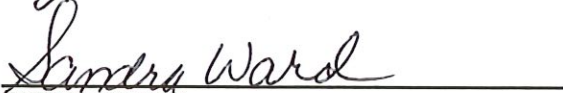

TAYLOR HESTAND


PRESTON BELL


JAMES WARD


DIANE WARD


JOHN WARD


SANDRA WARD

SMGA PROPERTIES LLC

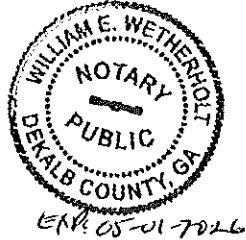

BY: MARTA FERGUSON
MANAGING MEMBER

**COMMONWEALTH OF KENTUCKY
COUNTY OF CLINTON**

Shawnda Kay Hayden, Jones, Exec.

Acknowledged subscribed and sworn to before me, a Notary Public, by SHAWNDA KAY HAYDEN-JONES, as EXECUTRIX OF THE ESTATE OF RALPH LOUIS HAYDEN.

This the 25th day of May, 2024.



William E. Wetherholt
NOTARY PUBLIC
MY COMM. EXPIRES: 05-01-2026
NOTARY ID# NA

COMMONWEALTH OF KENTUCKY
COUNTY OF Jefferson

Acknowledged subscribed and sworn to before me, a Notary Public, by PRESTON BELL.
This the 24 day of May, 2024.

TYLER REDDEN
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
ID # KYNP83733
MY COMMISSION EXPIRES 12-20-2027

Tyler Redden
NOTARY PUBLIC
MY COMM. EXPIRES: 12-20-2027
NOTARY ID# KYNP83733

STATE OF Texas
COUNTY OF Montgomery

Acknowledged subscribed and sworn to before me, a Notary Public, by JAMES WARD.
This the 18 day of May, 2024.

WILL SMITH
My Notary ID # 126809131
Expires February 18, 2025

Will Smith
NOTARY PUBLIC
MY COMM. EXPIRES: 02-18-2025
NOTARY ID# 126809131

STATE OF Texas
COUNTY OF Montgomery

Acknowledged subscribed and sworn to before me, a Notary Public, by DIANE WARD.
This the 18 day of May, 2024.

WILL SMITH
My Notary ID # 126809131
Expires February 18, 2025

Will Smith
NOTARY PUBLIC
MY COMM. EXPIRES: 02-18-2025
NOTARY ID# 126809131

STATE OF Indiana
COUNTY OF Morgan

Acknowledged subscribed and sworn to before me, a Notary Public, by JOHN WARD.
This the 23rd day of May, 2024.

ALEISHA JOHNSON
Notary Public - Seal
Morgan County - State of Indiana
Commission Number NP0749246
My Commission Expires May 31, 2031

Aleisha Johnson
NOTARY PUBLIC
MY COMM. EXPIRES: 5/31/31
NOTARY ID# NP0749246

STATE OF Indiana
COUNTY OF Morgan

Acknowledged, subscribed and sworn to before me, a Notary Public, by TONY SLOAN, MANAGING MEMBER TONY SLOAN LLC, and by VIVIAN SLOAN TALBOTT, MANAGING MEMBER, SLOAN PROPERTIES LLC First Parties.

This the 5th day of June, 2024.

Emily Russell
NOTARY PUBLIC, STATE AT LARGE
MY COMMISSION EXPIRES: 9/7/2026
NOTARY ID# KYNP58434

COMMONWEALTH OF KENTUCKY
COUNTY OF Union

Acknowledged subscribed and sworn to before me, a Notary Public, by GROVER T. FISCHBECK and wife KELLEY FISCHBECK.

This the 28 day of May, 2024.

[Signature]
NOTARY PUBLIC
MY COMM/. EXPIRES: 2-24-25
NOTARY ID# 625318

COMMONWEALTH OF KENTUCKY
COUNTY OF CLINTON

Acknowledged subscribed and sworn to before me, a Notary Public, by DENNIS HICKMAN.

This the 4th day of June, 2024.

Emily Russell
NOTARY PUBLIC
MY COMM/. EXPIRES: 9/7/2026
NOTARY ID# KYNP58434

COMMONWEALTH OF KENTUCKY
COUNTY OF Clinton

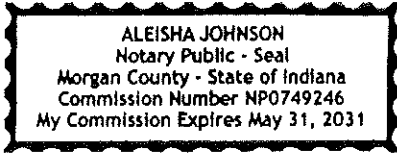
Acknowledged subscribed and sworn to before me, a Notary Public, by TAYLOR HESTAND.

This the 3 day of June, 2024.

Rachel Sawyer
NOTARY PUBLIC
MY COMM/. EXPIRES: 12/29/27
NOTARY ID# KYNP 83925

STATE OF Indiana
COUNTY OF Morgan

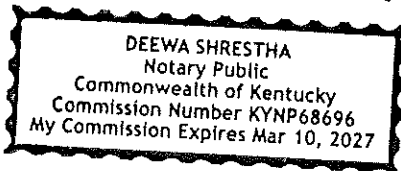
Acknowledged subscribed and sworn to before me, a Notary Public, by SANDRA WARD.
This the 23rd day of May, 2024.



Aleisha Johnson
NOTARY PUBLIC
MY COMM. EXPIRES: 5/31/31
NOTARY ID# NP0749246

COMMONWEALTH OF KENTUCKY
COUNTY OF Fayette

Acknowledged subscribed and sworn to before me, a Notary Public, by MARTA
FERGUSON as MANAGING MEMBER, SMGA PROPERTIES LLC.
This the 15 day of May, 2024.



Deewa Shrestha
NOTARY PUBLIC
MY COMM. EXPIRES: March 10th, 2027
NOTARY ID# KYNP68696

PREPARED BY:

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606-387-6644 FAX
david@davidcrosslaw.com