Donald E. Skeeters (Ret.)
R. Terry Bennett
David T. Wilson II
Dustin C. Humphrey

SKEETERS, BENNETT, WILSON & HUMPHREY
ATTORNEYS AT LAW

550 W. Lincoln Trail Blvd
Radcliff, KY 40160

Real Estate Dept.
100-7 Vineland Centre Drive
Vine Grove, KY 40175

November 26, 2018

Dustin Humphrey
VIA EMAIL: dustin.humphrey@sbwhlaw.com

RE: TITLE OPINION for the benefit of Estate of Richard Stephen Woods
Part of Lot 44, Woodhaven Estate, Maple Road, Radcliff, KY 40160

Dear Mr. Humphrey,

This is to certify that I have made a personal examination of all properly indexed records in the Office of the County Clerk where the subject real property is located ("Public Records") covering the period beginning thirty (30) years last past to November 18, 2018, at 8:00 a.m. The legal description of the subject property is as follows:

> BEGINNING at a point in the South right of way line of Maple Avenue of Woodhaven Estates Subdivision, (Sheet 117A) and thence being at a corner of Lot 43 of Woodhaven Estates Subdivision (Sheet 117A); thence N 72° 38' 50" W 75 feet to a point to a stake; thence running in a Southwest direction parallel to property conveyed to Charles Ray and Phyllis Ray on April 16, 1979 and running 225 feet to a stake; thence running in a Southerly direction 200 feet running parallel to property conveyed to Charles and Phyllis Ray on April 16, 1979, to a stake and being in the Northwest corner of Lot 42 of Woodhaven Estates Subdivision; thence running N 21° 38' 00" W 240.25 feet back to the point of beginning, containing approximately nine-tenths acre, more or less.

> Title to the above described property was derived by Deed dated June 7, 1979 of record in Deed Book 373, Page 192 in the Office of the Hardin County Court Clerk. Richard Stephen Woods is now deceased and pursuant to his Last Will and Testament of record in Will Book 57, Page 73, in the Office of the Hardin County Court Clerk, Maryesther Woods was appointed as Executrix of the Estate with the power of sale.

I find title to said property to be vested in The Estate of Richard Stephen Woods, in fee simple, subject to the following:

1. MORTGAGES, DEEDS OF TRUST OR VENDOR'S LIENS:

NONE

2. TAXES AND SPECIAL ASSESSMENTS:

According to the Property Valuation Administrator's Office, the assessed taxable value of said property is $5,300.00 (Map ID #216-00-01-003).

The 2018 Hardin County property taxes are now due and payable in the amount of $47.33 if paid by November 30, 2018 or $48.30 if paid by December 31, 2018.

3. EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD:

NONE

4. COAL, OIL, GAS OR OTHER MINERAL RIGHTS HERETOFORE DEEDED, CONVEYED, EXCEPTED, RESERVED OR LEASED:

NONE

5. EXCEPTIONS:

General Exception: This opinion is limited to properly indexed records in the Office of the County Clerk where the subject property is located.

Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the Public Records.

Proceedings by a public agency that may result in taxes or assessments, notice of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any encroachments, encumbrances, violations, variations or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any and all mechanics' and materialmen's lien for service, labor or materials furnished either before or after the date of this title opinion that may have been created pursuant to KRS Chapter 376.010, et seq.

Any federal, civil or bankruptcy proceedings.

The information contained herein should not be used for due diligence inquiry under CERCLA or other federal or state environmental legislation.

The undersigned does not make an opinion as to the state of the title concerning coal, oil, gas or other minerals in and under the subject property. Any mention of any leases in this opinion is informational only and no opinion is expressed as to the effect thereof.

6. REQUIREMENTS:

This title opinion is furnished for the benefit of Dustin Humphrey.

Sincerely,

SKEETERS, BENNETT, WILSON & HUMPHREY

mj
Map #216-00-01-003
REF: Woodhaven Estates/Hardin Co.
H:/RealEstate/Titles/Hardin/216-00-01-003