"Bound on the North by the lands of Ollie Prewitt;

Bound on the East by the Burkesville-Celina Road;

Bound on the South by the lands of Andy Prewitt & Doc Prewitt;

Bound on the West by the lands of Julia Cain;

containing 3 acres, more or less."

Subject real estate has been subsequently surveyed by perimeter survey, described as follows, to-wit:

Being the property of Wanda Scott (Deed Book 82 Page 421) as recorded in the office of the Cumberland County Court Clerk, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is 1/2 inch in diameter, eighteen inches in length with plastic cap stamped J. Capps PLS #3970. Bearing used to begin survey taken from the True North G.P.S. observation on 1-30-20.

Recorded in Plat Cabinet 3 Slide 44D

Being a certain tract of land lying on the West right-of-way of Hwy.#3108 (Red Banks Road). Located in the Littrell community of Cumberland County, KY.

Beginning at a set 1/2 rebar on the North side of an access road and on the West right-of-way of Hwy. #3108 (Red Banks Road) - 50' R/W (Referenced: S 29 deg 02 min 04 sec E 15.21' from a power pole);

Thence leaving said right-of-way S 39 deg 47 min 12 sec W 83.54 ft. to a set ½" rebar on the North side of said access road and in the center of an old roadbed, being an agreed corner with Bobby L Severe (Deed Book 85 Page 722);

Thence with Severe with the center of said roadbed with eight agreed lines:

N 69 deg 05 min 55 sec W 117.70 ft.
N 50 deg 04 min 38 sec W 85.45 ft.
N 32 deg 31 min 19 sec W 76.34 ft
N 24 deg 44 min 18 sec W 126.42 ft. to a set 1/2" rebar
N 01 deg 09 min 33 sec W 105.70 ft.
N 18 deg 16 min 27 sec W 199.58 ft.
N 10 deg 47 min 15 sec W 136.37 ft.
N 04 deg 57 min 34 sec E 102.07 ft. to a set 1/2" rebar at a post;

Thence leaving said roadbed and continuing with Severe with one agreed line N 66 deg 32 min 54 sec E 77.81 ft. to a set ½" rebar at a post on the West right-of-way of Hwy. #3108 (Red Banks Road) - 50' R/W, being an agreed corner with Severe;

Thence with the right-of-way of Hwy. #3108 (Red Banks Road) for six calls:

S 24 deg 33 min 14 sec E 30.50 ft.
S 22 deg 08 min 00 sec E 568.55 ft.
S 23 deg 03 min 20 sec E 103.86 ft.
S 24 deg 44 min 18 sec E 72.86 ft.
S 29 deg 28 min 00 sec E 52.30 ft.
S 37 deg 26 min 42 sec E 15.07 ft.

to the beginning, containing 3.172 Acres more or less as surveyed by John Cappa, PLS #3970 with C&C Land Surveying Inc. on January 30th, 2020. This survey meets all specifications set forth by 201 KAR18:150. This property is subject to any existing rights-of-way or easements.

Being the same property conveyed to Eric Howell, from Jimmy Scott and Wanda Scott, husband and wife, by deed dated July 8, 2020, of record in Deed Book 177, Page 730;

Also being the same real property acquired by Cary Christine Lemon, from Eric Howell, married, by deed dated January 20, 2023, of record in Deed Book 188, Page 481, both in the Office of the Clerk of Cumberland County, Kentucky.