

EXHIBIT "A"

PIDN: 061.03-28-015.00  
Group Number: 2043A  
7309 Dixie Highway, Florence, KY 41042

Being part of Lot No. ONE (1) of the Renaker and Castleman land division near and opposite the Florence Fairground and described particularly thus:

BEGINNING at a point in the center of the Lexington Pike (U.S. #25) at a corner with Al Davison; thence with the center of the Pike N. 15 – 02 W 86 feet to a point witnessed by a stone on the east side of the highway, a corner with Lawrence Scott; thence with his lines passing thru the last mentioned stone N 74 – 11 E 698 feet to a point, corner with L. Scott in Wilhoit's line; thence with the Wilhoit line S 40 – 45 E 93 feet to a corner with Davison; thence with his line S 73 – 45 W 740 feet to the beginning. Less exception.

Except the following:

Located in Boone County, Florence, Kentucky, lying on the east side of Dixie Highway, (U.S. Highway 25) approximately 0.18 mile south of U.S. Highway 42 and is more particularly described as follows:

Beginning at an iron pin (set) in the common line of James R. Morris (Deed Book 194, page 143) and the Most Rev. Richard H. Ackerman (Deed Book 161, page 382), said iron pin being N 73-43-28 E 269.86 feet from the common corner of James R. Morris and the Most Rev. Richard H. Ackerman at the existing easterly right-of-way line of Dixie Highway, 30 feet as measured perpendicular to the centerline, thence with said common line N 73-43-28 E 396.67 feet to an iron pin (set) in the common line of Morris and Shenandoah Valley Subdivision (Plat Book 7, page 8); thence with said common line S 40-53-50 E 93.00 feet to a post at the common corner of Morris and Scott Subdivision (Plat Book 7, page 4); thence with the common line of Morris and Scott Subdivision S 73-31-05 W 436.21 feet to an iron pin (set); thence with a new division of Morris' property N 15-45-00 W 86.12 feet to the point of beginning containing 0.8161 acres and being subject to all right-of-ways and easements of record.

This description was prepared from a new survey made by Timothy R. McNeely, L.S. 2030, September, 1995.

Subject to easement and restrictions of record and/or existence.

CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantor, U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, and the Grantee, Banklick Real Estate Holdings, LLC, a Kentucky limited liability company, in a certain deed dated December 1st, 2022, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property.  
Fair Cash Value - \$139,000.00

GRANTEE:  
Banklick Real Estate Holdings, LLC

Karen Townes-Schwarz  
By: Karen Townes-Schwarz  
Its: Sole-Member

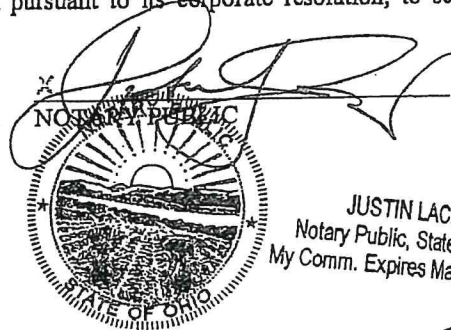
GRANTOR:

Jennifer G. Hacker, AVP  
U.S. Bank, N.A., Trustee under Agreement  
originally dated December 20, 1968, as  
amended, and known as The James R.  
Morris Trust  
By: Jennifer G. Hacker  
Its: Assistant Vice President

STATE OF Ohio  
COUNTY OF Hamilton

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 1st day of December, 2022 by the Grantor, U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, acting by and through Jennifer G. Hacker, its Assistant Vice President, duly authorized pursuant to its corporate resolution, to be its voluntary act and deed.

My commission expires: 05/16/2024



JUSTIN LACEY  
Notary Public, State of Ohio  
My Comm. Expires May 16, 2024

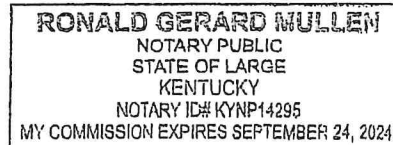
STATE OF KENTUCKY  
COUNTY OF KENTON

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 2nd day of December, 2022 by the Grantee, Banklick Real Estate Holdings, LLC, a Kentucky limited liability company, acting by and through Karen Townes-Schwarz, its Sole-Member, duly authorized pursuant to its operating agreement, to be its voluntary act and deed.

My commission expires:

9-24-24

Ronald Gerard Mullen  
NOTARY PUBLIC



IN WITNESS WHEREOF, the said Grantor, U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, hereunto sets its hand, this 15<sup>th</sup> day of December, 2022.

GRANTOR:

x By: Jennifer G. Hacker, AVP  
U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended,  
and known as The James R. Morris Trust  
By: Jennifer G. Hacker  
Its: Assistant Vice President

STATE OF Ohio  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2022, by the Grantor, U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, acting by and through Jennifer G. Hacker, its Assistant Vice President, duly authorized pursuant to its corporate resolution, to be its voluntary act and deed.

x [Signature]  
NOTARY PUBLIC

My commission expires: 05/16/2024



JUSTIN LACEY  
Notary Public, State of Ohio  
My Comm. Expires May 16, 2024

THIS INSTRUMENT PREPARED BY:

[Signature]  
RONALD G. MULLEN, ATTORNEY  
KENTUCKY LAND TITLE AGENCY, INC.  
2362 Grandview Drive  
Ft. Mitchell, KY 41027  
(859) 344-1919

DOCUMENT NO: 910369  
RECORDED: December 05, 2022 03:13:00 PM  
TOTAL FEES: \$50.00 TRANSFER TAX: \$139.00  
COUNTY CLERK: JUSTIN CRIGLER  
DEPUTY CLERK: MICHELLE EICKHOFF  
COUNTY: BOONE COUNTY  
BOOK: D1198 PAGES: 634 - 637  
GROUP ID: 2043A

RETURN TO:

File: 81564/Banklick

Return To:   
KENTUCKY LAND TITLE AGENCY  
2362 GRANDVIEW DRIVE  
FT. MITCHELL, KY 41017

FIDUCIARY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, for and in consideration of One Hundred Thirty Nine Thousand and 00/100 Dollars (\$139,000.00) paid by the Grantee, herein, the receipt of which is acknowledged, does bargain, sell and convey to Banklick Real Estate Holdings, LLC, a Kentucky limited liability company, its successors and assigns, the following described real estate, County of Boone and Commonwealth of Kentucky, to-wit:

Present Street Address: 7309 Dixie Highway, Florence, Kentucky 41042  
Grantee Mailing Address: *29 Sassafras Lane Florence Ky 41042*  
Tax Mailing Address: *29 Sassafras Lane Florence Ky 41042*  
Grantor Mailing Address: *PO BOX 1118, CN-OH-WURE, CINCINNATI, OH 45201*

Group No: 2043A  
PIDN: 061.03-28-015.00

See attached Exhibit "A" for legal description which is incorporated by reference herein.

Being the property conveyed to the Grantor herein by deed recorded in Deed Book 1147 page 262 of the Boone County Clerk's records at Burlington, Kentucky.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said Grantee, Banklick Real Estate Holdings, LLC, a Kentucky limited liability company, its successors and assigns, forever, the Grantor, U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, its successors and assigns hereby covenanting with the Grantee with covenants of special warranty.

This conveyance is made by U.S. Bank, N.A., Trustee under Agreement originally dated December 20, 1968, as amended, and known as The James R. Morris Trust, in its capacity as Trustee only and it shall not be liable in its individual capacity for any breach of any covenants contained herein further than to the extent of the assets of said Trust in its hands at the time of written notice to it of the breach of any of such covenants.