

BRUCE E. SMITH LAW OFFICES, PLLC

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March 20, 2019

N/R Enterprises, LLC
1337 South Main Street
Nicholasville, Kentucky 40356

Re: 10 – Acre Tract, DDD&W Property
Jessamine County, Kentucky

Gentlemen:

Pursuant to your request, I have examined the properly indexed public records in the office of the Jessamine County Clerk, insofar as said records pertain to the period of time commencing thirty years ago and ending on March 20, 2019 at 1:29 pm, and insofar as said records pertain to the subject real property, which property is more particularly described as follows:

Being that 10-acre tract of land located on the north side of East Brannon Road in the City of Nicholasville, Kentucky, known as Lot 1, as shown by plat of record in Plat Cabinet 11, at Slide 680, in the Jessamine County Clerk's office.

Being the same property conveyed to N/R Enterprises, LLC by deed from DDD&W, LLC, dated March 19, 2019 and recorded in Deed Book 790, Page 370, Jessamine County Clerk's office.

OPINION OF TITLE

From said examination, and subject to the exceptions and limitations of liability set out below, it is my opinion that good, merchantable, fee simple title in and to the subject property is vested in N/R Enterprises, LLC, a Kentucky limited liability company.

EXCEPTIONS

1. Any defects in the title to the subject property arising prior to that thirty (30) year period of time ending on March 20, 2019 at 1:29 pm.
2. Any rights of parties in possession and other defects, which could only be revealed by an accurate survey or by visual inspection of the premises.

EXH-C

3. Any law, ordinance or governmental regulation, including all building, health, zoning and land use restrictions or regulations, affecting the subject property.
4. Any easements, encroachments, conditions, agreements, covenants and restrictions whether or not of record in the Jessamine County Clerk's office.
5. Any action which may be pending against the current owner in bankruptcy court.
6. Any and all liens that do not require record notice as a condition of validity or priority.
7. The rights of any undisclosed heirs.
8. Any liabilities attaching to the land or ownership thereof, arising from prior uses to which the land may have been put.
9. Liens for real property taxes, which are not yet due and payable.
10. Any claims against the title arising out of:
 - a) The right of any tenant in possession under an unrecorded lease or land contract;
 - b) Adverse possession or prescription;
 - c) Fraud or forgery; or
 - d) The failure of the County Clerk to properly index and/or record any instrument affecting title.

LIMITATIONS OF LIABILITY

This opinion is prepared exclusively for N/R Enterprises, LLC for the purpose of being used in connection with the purchase of the subject property, and any liability of this firm for errors and omissions in regard hereto is limited to the said entity, and to the aforesaid purpose, and extends to no other individual, entity or purpose whatsoever.

Sincerely,

/s/ Bruce E. Smith

Bruce E. Smith