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Of Counsel:
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November 13, 2023

Mr. Mayes Thompson
Mayes Thompson Realty & Auction
13614 Peonia Road
Clarkson, KY 42726

RE: Title certification of property vested in
Adam Hershberger
Deed Book 524, Page 622, Grayson County, KY

Dear Mr. Thompson:

Pursuant to your request, my office has caused to be examined the official properly indexed records of Grayson County, Kentucky, affecting the title of the hereinafter described real property. My examination covered the period of the last thirty years down to the 13th day of November 2023, at 8:21 o'clock a.m., which date shall be considered to be the date of this opinion.

The verbatim description of the real property included in this opinion and the source of title of said real property is attached hereto and marked Exhibit "A" and is made a part hereof by reference.

The title to said real property is as of the date of the certificate vested in Adam Hershberger, and in the opinion of the undersigned, the above-named individuals are vested with record marketable fee simple title to the said real property subject to the following defects, liens or encumbrances:

1. Any statement of fact which an accurate survey would disclose.
2. Subject to any rights or claims of parties other than the present property owner in actual possession of any or all of the property.
3. Bankruptcy proceedings are not certified.

Title Certification of property vested in
Adam Hershberger
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4. Subject to any unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
5. Subject to any unfilled mechanic's or materialman's liens or lis pendens.
6. Minerals are not certified. Any mention of any leases in this opinion is informational only and no opinion is expressed as to the effect thereof.
7. Subject to easements for public utilities, rights of way for public roads and any applicable Planning and Zoning Commission of Grayson County, Kentucky.
8. Subject to any forgeries, alterations, false statements or unauthorized acts affecting the aforesaid public records.
9. No certification is made regarding Kentucky Inheritance taxes and/or federal estate taxes owed or allegedly owed and/or any liens asserted as a result of the death of any person in the chain of title including the record title holder or title holders of the subject property.
10. No investigation has been performed or no certification is made relating to any possible implications or effect of the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. 9601 et. Seq.; the Clean Water Act, U.S.C. 1251, et seq. and the Resource, Conservation and Recovery Act, 42 U.S.C. 6901, et seq., and the regulations, ordinances, codes and rules, regulations, orders or decrees relating to hazardous, toxic or dangerous waste, substances or material stored, used, distributed, disposed of, kept, maintained or present on the premises at this time or heretofore. Landowner(s), prospective purchaser(s) and other interested parties should satisfy him/herself that the use of the property in the past, and its present condition, or any proposed use in the future would not expose the owner, mortgagee, licensee, or other persons, firms or corporations to liability or loss under said Acts.
11. Subject to any defect or objection to title arising from any variation of any name post or present owners of the subject property which varies from the names as shown in the deeds in the chain of title or use of initials by any past or present owners. Further subject to any error, misfiling or incorrect indexing errors of the county court clerk's office.

Title certification of the property vested in
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12. Subject to 2023 property taxes, bill numbers 13522, 18036 and 18046, which are considered a lien and are now due and payable in the total amount of \$640.00 if paid by November 30, 2023 or \$650.61 if paid by December 31, 2023, according to the records of the Grayson County Sheriff.

This document is informational in nature and may not be relied upon by any person or entity except that person or entity listed above and the undersigned expressly disclaims any liability to any third party. I trust this is the information you desire.

Respectfully yours,


Thomas H. Goff

THG:dbb