

****DISCLAIMER****

The Commonwealth has been provided the following information concerning the title to this property; however, it does not warrant the accuracy of same. Interested bidders are fully responsible for performing any and all research and investigation to determine the quality of title they will receive if they are the successful bidder. The Commonwealth will only tender a Quitclaim Deed with no warrant associated with the title.

**PROPERTY LOCATED IN THE VICINITY OF LOWER BAD CREEK,
LESLIE COUNTY, KENTUCKY**

1. The subject parcel of real property is located in the vicinity of Lower Bad Creek in Leslie County, Kentucky. It is a small tract of property consisting of approximately 5.5 acres. See area highlighted in green on the map attached.
2. It is believed this property was acquired by the Commonwealth of Kentucky pursuant to a forfeiture action filed in Leslie Circuit Court, Case No. 924 and is a part of Patent No. 44099 dated September 6, 1870. A judgment was entered on October 6, 1909 and appears of record in Civil Order Book No. 4, Page 595. This patent is one of many patents in the name of W.H. DeGroot, et al. in this area of Kentucky which were also a part of the above-referenced forfeiture proceeding.
3. If this particular tract of property is a portion of Patent No. 44099 title to this property may not have been transferred by the Commonwealth of Kentucky since Judgment was entered in favor of the Commonwealth on October 6, 1909. Some of the patented tracts obtained by said Judgment were conveyed by Master Commissioner's deeds but all of Patent No. 44099 does not appear to have been transferred.
4. A review of the court file for the forfeiture action from the State Archives office does not indicate disposal of this particular property as a part of the court action to any person claiming the property.
5. The assumption is that no other patent covers this property.
6. The Commonwealth will only convey this property to any party by Quit-Claim deed with no warranty of title. Information contained herein shall not be relied upon for any purpose by any potential purchaser. Potential purchasers shall be responsible for conducting his or her own due diligence investigations relating to same.