

9-24-21
8:30 AM

WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into this 22nd day of September, 2021, by and between

ROBERT G. HAY and his wife, PAMELA HAY, with an address of 2806 Kentucky Highway 558, Albany, Kentucky 42602, parties of the first part, (hereinafter called "Grantors"); and,

BURKESVILLE-CUMBERLAND COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, with an address P.O. Box 826, Burkesville, Kentucky 42717, (the in-care-of-address to which the property tax bill for the year in which the property is transferred may be sent to P.O. Box 826, Burkesville, Kentucky 42717), party of the second part, (hereinafter called "Grantee");

WITNESSETH: That the Grantors, for and in consideration of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00), receipt of which is hereby acknowledged, do hereby bargain, sell, grant and convey unto the Grantee, in fee simple, its successors and assigns forever, the following described real property located in Cumberland County, Kentucky to wit:

EXHIBIT "A"
DESCRIPTION OF PROPERTY ACQUIRED BY
BURKESVILLE-CUMBERLAND COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
THIS EXHIBIT IS INCORPORATED THE SAME AS
IF FULLY SET FORTH HEREIN

DEED TAX PAID
AMOUNT 500.00 9-24-21

BEING THE SAME PROPERTY acquired by the Grantors, Robert G. Hay and his wife, Pamela Hay, by Deed from Jeanne Claywell, et al, dated September 10, 2013, recorded in Deed Book 158, Page 410 of the Cumberland County Court Clerk's Office.

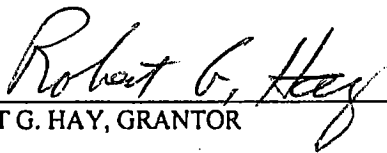
Map ID#: 065-00-00-006.02

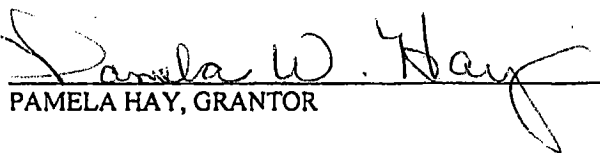
Address: North Main, Burkesville, KY

TO HAVE AND TO HOLD all the above-described property, together with all the rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever, with covenant of GENERAL WARRANTY of title.

There parties hereto agree that the Grantor shall be solely liable for all city and county real estate taxes owed on the property conveyed herein for the year 2021.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hand on this date which is first above written.


ROBERT G. HAY, GRANTOR


PAMELA HAY, GRANTOR

CONSIDERATION CERTIFICATE

Come the undersigned, being the Grantors and the Grantee, and after first being duly sworn, do hereby state that the consideration recited herein is true and correct, and same is the full consideration paid for the subject property.

GRANTORS:

Robert G. Hay
ROBERT G. HAY

Pamela W. Hay
PAMELA HAY

GRANTEE:

BURKESVILLE-CUMBERLAND COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

[Signature]
BY: ELIJAH WILSON

ITS: President

STATE OF KENTUCKY

COUNTY OF Cumberland

This Deed and Consideration Certificate, acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named ROBERT G. HAY and PAMELA HAY, personally known or satisfactorily proven to me to be the signers of the foregoing instrument, who acknowledged that they did sign the foregoing instrument and that the same was their act and deed.

Given under my hand and seal of office, Sept. 22, 2021.

Eugene D. [Signature]
NOTARY PUBLIC (Signature)

NOTARY PUBLIC (Print)

My commission expires: May 19, 2022

Notary ID #: 600904

STATE OF KENTUCKY

COUNTY OF Laurel

Acknowledged, Subscribed and Sworn to before me, a Notary Public, by the above-named BURKESVILLE-CUMBERLAND COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, by ELIJAH WILSON, its President, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that he did sign the foregoing instrument and that the same was the act and deed of said BURKESVILLE-CUMBERLAND COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, by him as its President thereunto duly authorized.

Given under my hand and seal of office, September 23, 2021.

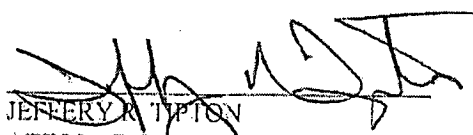
Roberta Watkins
NOTARY PUBLIC (Signature)

Roberta Watkins
NOTARY PUBLIC (Print)

My commission expires: 6/30/22

Notary ID#: 602684

THIS DOCUMENT PREPARED BY:



JEFFERY R. TIPTON
ATTORNEY AT LAW
TIPTON & TIPTON
404 ROY KIDD AVENUE
P.O. DRAWER 1284
CORBIN, KENTUCKY 40702
TELEPHONE: (606) 528-1166

EXHIBIT A

Unless stated otherwise, any monument referred to herein as a "set rebar" is ½ inch in diameter, eighteen inches in length with plastic cap stamped J. Cooksey PLS #3947. All bearing stated herein are referred to Grid North KY State Plane Coordinate System (KY South Zone)

Recorded in Plat Cabinet 2, Page 46A.

Being a certain tract of land lying on the East R/W of Hwy #61 (Scotts Ferry Road) (under construction). Located approximately 750' North of the Hwy #61 and Scotts Ferry Rd. intersection and also at the terminus of Duck Ln. in the city limits of Burkesville, Cumberland County, KY.

Beginning at a set *W* rebar at the terminus of Duck Ln (30 ft. r/w) on the South right-of-way and being in the line of the Commonwealth of Kentucky (Department of Highways) (Deed Book 61 Page 416, Deed Book 72 Page 14, and Deed Book 81 Page 86 Surveyors Book "D" pages 266 and 297);

Thence with the end of Duck Ln. and Tim Hicks (Deed Book 94 Page 34) thereafter N 22 deg. 42 min. 38 sec E 101.53 ft. to a V2 rebar cap #3947 found being a corner to Miranda Tompkins (Deed Book 157 Page 668 Plat Cabinet 2 Slide 39B);

Thence with Tompkins S 67 deg. 55 min 24 sec E 328.74 ft. to a 14" rebar cap #3947 found at a post; thence S 68 deg. 35 min 45 sec E 556.13 ft. to a 16" hackberry found; thence S 63 deg. 48 min 57 sec E 182.87 ft. to a 60" elm found; thence S 70 deg. 28 min 51 sec E 103.75 ft. to a ½" rebar cap #3947 found in a drain; thence N 47 deg. 17 min 47 sec E 51.67 ft. to a point in the center of Lewis Creek, being a corner to Tompkins and Kenneth Ballou (Deed Book 88 Page 800) (Referenced: N 70 deg. 45 min 15 sec E 17.71 ft. from a 24" sycamore on the South bank of the creek)

Thence with the meanders of Lewis Creek with the line of Ballou, Raymond Booker (Deed Book 93 Page 47), Ryan Bryant (Deed Book 137 Page 61), and Shirley Bryant (Deed Book 96 Page 743 and Deed Book 126 Page 96) thereafter;

EXHIBIT A

S 12 deg. 00 min 32 sec E 16.65 ft.
 S 75 deg. 15 min 13 sec E 167.74 ft.
 S 75 deg. 59 min 39 sec E 99.72 ft.
 S 71 deg. 36 min 04 sec E 177.19 ft;
 S 68 deg. 57 min 02 sec E 132.04 ft;
 S 66 deg. 16 min 19 sec E 108.61 ft;
 S 67 deg. 02 min 46 sec E 80.88 ft;

S 73 deg. 27 min 57 sec E 243.60 ft. to a point in the center of the creek
 (Referenced: S 16 deg. 55 min 08 sec W 22.56 ft. from a set 1/2" rebar at a 34"
 elm on the North bank of creek);
 S 76 deg. 57 min 06 sec E 43.40 ft.;
 S 70 deg. 47 min 55 sec E 73.57 ft.;
 S 70 deg. 14 min 47 sec E 136.86 ft.;
 S 73 deg. 57 min 27 sec E 111.43 ft.;
 S 77 deg. 16 min 56 sec E 148.79 ft.;
 S 78 deg. 07 min 50 sec E 71.98 ft.;
 S 74 deg. 58 min 22 sec E 86.89 ft.;
 S 72 deg. 40 min 23 sec E 175.77 ft.;
 S 70 deg. 39 min 10 sec E 116.96 ft.;
 S 67 deg. 29 min 22 sec E 157.91 ft.;

S 33 deg. 09 min 21 sec E 114.06 ft. to a point in the center of the creek
 (Referenced: N 43 deg. 40 min 16 sec E 14.20 ft. from a set 1/2" rebar on the
 South bank of the creek);
 S 04 deg. 44 min 51 sec E 163.29 ft.;
 S 27 deg. 50 min 23 sec E 84.16 ft.;
 S 26 deg. 05 min 16 sec W 50.16 ft.;
 S 17 deg. 25 min 06 sec E 127.88 ft.;

S 28 deg. 05 min 11 sec W 191.34 ft. to a point at the mouth of Lewis Creek at
 the edge of the Cumberland River;

Thence S 23 deg. 11 min 42 sec E 135.51 ft. to a point in the center of the
 Cumberland River (Referenced: S 33 deg. 07 min 07 sec E 144.27 ft. from a set
 1/2" rebar at an 18" birch on the West Bank at the mouth of the creek);

Thence with the meanders of the Cumberland River (deed call);

EXHIBIT A

S 55 deg. 24 min 27 sec W 93.44 ft.;
S 60 deg. 09 min 44 sec W 320.59 ft.;
S 57 deg. 19 min 17 sec W 415.80 ft. to a point in the center of the river
(Referenced: S 00 deg. 54 min 58 sec E 182.01 ft. from a set 1/2" rebar at a 46" sycamore on the West bank of the river);

S 52 deg. 06 min 55 sec W 789.56 ft. to a point in the center of the Cumberland River, a new corner to the lands of the grantors;

Thence leaving the Cumberland River and severing the lands of the grantors with 6 new lines:

N 56 deg. 15 min 52 sec W, passing at set Yz rebar at a 40" twin sycamore on the West bank of the river at the mouth of a branch at 183.22 ft., a total of 754.00 ft. to a set 1/2" rebar at a 14" elm; thence N 24 deg. 30 min 35 sec E 239.47 ft. to a set 1/2" rebar at a 36" hickory; thence N 26 deg. 41 min 00 sec W 243.68 ft. to a set 1/2" rebar at a 10" cedar in the fence; thence N 44 deg. 48 min 36 sec E 283.20 ft. to a set W rebar at a fence corner; thence N 44 deg. 03 min 50 sec W 253.87 ft. to a set 1/2" rebar at a 14" cedar with 3 hacks in the fence; thence N 49 deg. 47 min 32 sec W 211.90 ft. to a set 1/2" rebar, being in the line of the Cumberland County Board of Education (Deed Book 70 Page 528 and Deed Book 71 Page 477) (Referenced: N 26 deg. 12 min 06 sec E 301.02 ft. from a 1/2" rebar cap #2603 found);

Thence with the Cumberland County Board of Education N 26 deg. 12 min 06 sec E 43.55 ft. to a 12" hedge apple tree found with hacks; thence N 02 deg. 04 min 50 sec E 50.67 ft. to a 12" elm found with hacks (Referenced: N 31 deg. 47 min 35 sec W 1.52 ft. from a 1/2" rebar cap #2603 found); thence N 52 deg. 56 min 56 sec W 375.95 ft. to a 14" maple found with hacks; thence S 75 deg. 39 min 59 sec W 264.28 ft. to a 1/2" rebar cap #2603 found at a fence corner; thence N 63 deg. 25 min 23 sec W 788.63 ft. to a 20" maple found with hacks; thence S 68 deg. 32 min 14 sec W 71.39 ft. to a point in the line of the Cumberland County Board of Education and being a corner to Walter Keen Norris (Deed Book 81 Page 537A), and also being a corner to a 40 ft. right-of-way, and easement (Deed Book 130 Page 77);

Thence with Norris along the West side of said Easement N 38 deg. 08 min 37 sec. E, passing a set 1/2" rebar at 19.00 ft., a total of 74.69 ft. to a set 1/2" rebar at a concrete monument found, being a corner to Norris and Walter Keen Norris (Deed Book 74 Page 204);

EXHIBIT A

Thence with Norris and continuing with Easement N 26 deg. 26 min 45 sec E 207.21 ft. to a set 1/2" rebar at a concrete monument and post found; thence continuing with Norris along South side of Easement N 63 deg. 28 min 46 sec W 91.14 ft. to a set 1/2" rebar at a chain link corner post; thence N 60 deg. 13 min 16 sec W, passing a set 1/2" rebar at 289.79 ft., a total of 319.92 ft. to a point on the East right-of-way of Hwy #61 Scotts Ferry Rd (60 ft. R/W) (under construction);

Thence with the right-of-way N.24 deg. 16 min 57 sec E 40.00 ft. to a point on said right-of-way, being a corner to the Cumberland County Board of Education (Deed Book 130 Page 77);

Thence with the Cumberland County Board of Education and along the North side of said 40 ft. right-of-way and Easement S 60 deg. 19 min 53 sec E, passing a set 1/2" rebar at 30.13 ft., a total of 327.22 ft. to a 5/8" rebar cap #3914 found; thence leaving said Easement N 14 deg. 00 min 03 sec E 17.50 ft. to a set 1/2" rebar, being in the line of the Board of Education and being a corner to the Commonwealth of Kentucky (Department of Highways) (Deed Book 61 Page 416, Deed Book 72 Page 14, and Deed Book 81 Page 86 Surveyors Book "M/D" Pages 266 and 297);

Thence with the Commonwealth of Kentucky S 60 deg. 25 min 08 sec E 252.64 ft. to a 1/2" rebar cap #2933 found; thence S 62 deg. 29 min 26 sec E 152.84 ft. to a 1/2" rebar cap #2933 found; thence N 27 deg. 45 min 09 sec E 412.20 ft. to a set 1/2" rebar; thence N 62 deg. 28 min 18 sec W 152.88 ft., to a 1/2" rebar cap #2933 found; thence N 66 deg. 14 min 51 sec W 408.18 ft., to the beginning containing 93.19 acres more or less, as surveyed by Jeremiah Cooksey, PLS #3947 with C&C Land Surveying Inc., on August 1st 2013.

EXHIBIT A40 ft. Right-of-Way Easement

The above described property is subject to a 40 ft. right-of-way and Easement for the benefit of the Cumberland County Board of Education recorded in Deed Book 130 Page 77 and centerline of said easement being more particularly described as follows:

Beginning at a point on the East right-of-way of Hwy #61 (Scotts Ferry Rd) (60 ft. R/W) (under construction), (Referenced: S 84 deg.35 min 43 sec W 34.53 ft. from a set 1/2" rebar in the line of the Cumberland County Board of Education (Deed Book 130 Page 77), said rebar being on the North side of said Easement and on the South property line of the Cumberland County Board of Education;

Thence with centerline of easement across Jeanne Claywell et al (Deed Book 102 Page 163, Deed Book 118 Page 394 and Will Book "S" Page 394) S 60 deg. 24 min 51 sec E 330.83 ft. to a 5/8" rebar cap #3914 found; thence S 63 deg. 10 min 19 sec: E 100.94 ft. to a point; thence S 26 deg. 26 min 45 sec W 261.41 ft. to a point at the terminus of Easement (Referenced: N 83 deg. 31 min 04 sec E 37.32 ft. from a set 1/2" rebar in the line of Walter Keen Norris (Deed Book 81 Page 537A).

This survey meets all specifications set forth by 201KAR 18:150. This property is subject to any existing r/w's or easements.

STATE OF KENTUCKY

COUNTY OF CUMBERLAND, SCT.,

This instrument was filed for record on the 24 day of September, 2021 at 8:30 o'clock A. M., and duly Recorded in Deed Book No. 182 Page No. 249 of the records in this office.

Given under my hand this the 27 day of September, 2021

KIM KING, CLERK

Elizabeth Anderson D.C.