

SPENCER COUNTY
D245 PG465

Spencer County
Item No. 5-935.00
Parcel ~~14~~ 15

DEED OF CONVEYANCE

THIS DEED between VALLEY CEMETERY COMPANY, INC., (formerly known as VALLEY CEMETERY COMPANY OF TAYLORSVILLE), of 1082 Mt. Washington Road, Taylorsville, Kentucky 40071, Party of the First Part, (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the COMMONWEALTH OF KENTUCKY for the use and benefit of the Transportation Cabinet, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Party of the Second Part.

WITNESSETH: That the said Party of the First Part, in consideration of THIRTY-TWO THOUSAND ONE HUNDRED DOLLARS (\$32,100.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do hereby sell, grant, and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

A parcel of land lying and being in Spencer County, Kentucky, to wit:

Spencer County KY 44
Item No. 5-395.00
Parcel 15
Valley Cemetery Company, Inc.

Being 5 tracts of land lying in Spencer County, Kentucky about 0.7 mile west of the city of Taylorsville and Brashears Creek, on the north and south sides of KY 44, and more particularly described as follows:

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Parcel 15, Tract A

Beginning on the south side of KY 44 at a point 22.41 feet right of KY 44 proposed centerline Station 123+89.09, thence North 82 Degrees 50 Minutes 33 Seconds East a distance of 382.01 feet to a point 00.00 feet left of KY 44 proposed centerline Station 127+70.58, thence North 82 Degrees 50 Minutes 33 Seconds East a distance of 128.83 feet to a point 0.81 feet left of KY 44 proposed centerline Station 128+99.48, thence along an arc 22.32 feet to the left, having a radius of 630.00 feet, the chord of which is North 81 Degrees 49 Minutes 39 Seconds East for a distance of 22.32 feet to a point 00.00 feet left of KY 44 proposed centerline Station 129+21.80, thence along an arc 112.76 feet to the left, having a radius of 630.00 feet, the chord of which is North 75 Degrees 46 Minutes 47 Seconds East for a distance of 112.61 feet to a point 00.00 feet left of KY 44 proposed centerline Station 130+34.47, thence along an arc 48.86 feet to the left, having a radius of 630.00 feet, the chord of which is North 68 Degrees 07 Minutes 14 Seconds East for a distance of 48.85 feet to a point 2.36 feet left of KY 44 proposed centerline Station 130+83.33, thence South 23 Degrees 39 Minutes 35 Seconds East a distance of 2.37 feet to a point 00.00 feet right of KY 44 proposed centerline Station 130+83.46, thence South 23 Degrees 39 Minutes 35 Seconds East a distance of 82.61 feet to a point 82.51 feet right of KY 44 proposed centerline Station 130+87.54, thence South 61 Degrees 24 Minutes 32 Seconds West a distance of 242.21 feet to a point 141.82 feet right of KY 44 proposed centerline Station 128+76.33, thence North 47 Degrees 52 Minutes 51 Seconds West a distance of 69.35 feet to a point 89.00 feet right of KY 44 proposed centerline Station 128+35.00, thence South 87 Degrees 00 Minutes 18 Seconds West a distance of 253.87 feet to a point 83.27 feet right of KY 44 proposed centerline Station 125+85.75, thence North 57 Degrees 26 Minutes 32 Seconds West a distance of 76.26 feet to a point 38.23 feet right of KY 44 proposed centerline Station 125+24.21, thence North 87 Degrees 08 Minutes 20 Seconds West a distance of 135.80 feet to a point 22.41 feet right of KY 44 proposed centerline Station 123+89.09 and the POINT OF BEGINNING.

The above described parcel contains 1.238 acres (53940 sq. ft.), more or less, of fee simple right-of-way. It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

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Parcel 15, Tract B

Beginning on the north side of KY 44 at a point 33.38 feet left of KY 44 proposed centerline Station 122+72.95, thence North 25 Degrees 22 Minutes 09 Seconds West a distance of 22.68 feet to a point 54.61 feet left of KY 44 proposed centerline Station 122+64.99, thence North 81 Degrees 11 Minutes 47 Seconds East a distance of 136.11 feet to a point 65.00 feet left of KY 44 proposed centerline Station 124+00.00, thence North 84 Degrees 23 Minutes 58 Seconds East a distance of 398.30 feet to a point 77.00 feet left of KY 44 proposed centerline Station 128+00.00, thence South 69 Degrees 16 Minutes 14 Seconds East a distance of 26.83 feet to a point 65.00 feet left of KY 44 proposed centerline Station 128+25.00, thence North 82 Degrees 21 Minutes 29 Seconds East a distance of 118.04 feet to a point 62.00 feet left of KY 44 proposed centerline Station 129+50.00, thence North 73 Degrees 40 Minutes 08 Seconds East a distance of 117.22 feet to a point 62.02 feet left of KY 44 proposed centerline Station 130+75.50, thence along an arc 162.54 feet to the right, having a radius of 570.00 feet, the chord of which is South 74 Degrees 40 Minutes 24 Seconds West for a distance of 161.99 feet, to a point 60.75 feet left of KY 44 proposed centerline Station 129+02.18, thence South 82 Degrees 50 Minutes 33 Seconds West a distance of 563.43 feet to a point 34.88 feet left of KY 44 proposed centerline Station 123+33.58, thence South 84 Degrees 01 Minutes 08 Seconds West a distance of 60.83 feet to a point 33.38 feet left of KY 44 proposed centerline Station 122+72.95, and the POINT OF BEGINNING.

The above described parcel contains 0.285 acres (12763 sq. ft.), more or less, of temporary easement for entrance and slope construction. It is the specific intention of the grantor herein to convey a temporary easement to property described above for the purpose of roadway and entrance construction and said easement terminates and reverts upon completion of the project.

Parcel 15, Tract C

Beginning on the south side of KY 44 at a point 83.60 feet right of KY 44 proposed centerline Station 126+15.00, thence North 87 Degrees 00 Minutes 18 Seconds East a distance of 30.00 feet to a point 83.94 feet right of KY 44 proposed centerline Station 126+45.00, thence South 3 Degrees 38 Minutes 35 Seconds East a distance of 6.06 feet to a point 90.00 feet right of KY 44 proposed centerline Station 126+45.00, thence South 86 Degrees

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21 Minutes 25 Seconds West a distance of 30.00 feet to a point 90.00 feet right of KY 44 proposed centerline Station 126+15.00, thence North 3 Degrees 38 Minutes 35 Seconds West a distance of 6.40 feet to a point 83.60 feet right of KY 44 proposed centerline Station 126+15.00 and the POINT OF BEGINNING.

The above described parcel contains 0.004 acres (187 sq. ft.), more or less, of temporary easement for building removal. It is the specific intention of the grantor herein to convey a temporary easement to property described above for the purpose of building removal and said easement terminates and reverts upon completion of the project.

Tract "X" (Excess Property)

Please see attached description of excess property description and plat. It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

Being a portion of the same property conveyed to Valley Cemetery Company, Inc. (fka: Valley Cemetery Company of Taylorsville), a Kentucky Corporation, by deed dated August 9, 2001, and recorded in Deed Book 157, page 298, in the office of the Clerk of Spencer County, Kentucky.

The acquisition of the right of way for this project was authorized by the Kentucky Department of Highways Official Order No. 106865. The control of access on this project and access to the remaining property of the First Party shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120).

This conveyance is made free and clear of any liens, taxes, or encumbrances which the Party of the First Part do hereby agree and promise to pay.

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The proposed public road extends from KY 44 at Station 119+50 to KY 44 at Station 159+05 (1100 FD04 056 8044201R), the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

TO HAVE AND TO HOLD said property unto the Party of the Second Part, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

CONSIDERATION CERTIFICATE OF GRANTORS

THE GRANTORS herein, hereby certify that the consideration reflected in this deed, as set forth hereinabove, is the full consideration paid for the property hereby conveyed.

IN TESTIMONY WHEREOF the Party of the First Part executed this deed on this, the 10th day of January, 2012.

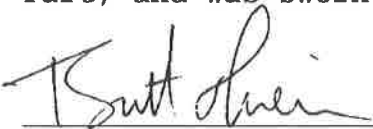
Grantors:

Charles Johnson Pres.
Charles Johnson, President

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
 Spencer) SS
COUNTY OF ~~JEFFERSON~~)

The foregoing Deed was acknowledged before me this 10th
day of January, 2012, by Charles Johnson,
President of Valley Cemetery Co., Inc., Party of the First
Part, and was sworn to by them to be their free act and deed.

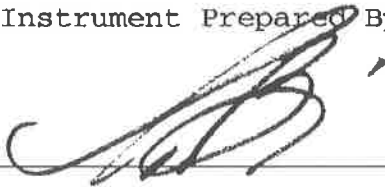


Notary Public

4-17-14

My Commission Expires

This Instrument Prepared By:



THOMAS J. BANASZYNSKI
Attorney
4802 Lily Creek Road, Suite 101
Louisville, KY 40243
(502) 585-2100

DOCUMENT NO: 151047
RECORDED: April 10, 2012 01:00:00 PM
TOTAL FEES: \$26.00
TRANSFER TAX: \$32.50
COUNTY CLERK: LYNN HESSELBROCK
DEPUTY CLERK: LAURA
COUNTY: SPENCER COUNTY

BOOK: D245 PAGES: 465 - 470

SPENCER COUNTY PVA OFFICE

Taylorsville

Monday, April 16, 2012

Name and Address VALLEY CEMETERY CO INC
1082 MT WASHINGTON RD
TAYLORSVILLE KY 40071

Map Number 26-23
Property Address MT WASHINGTON RD 1082
Description CEMETERY/24.427 ACRES
District 01-City Of Taylorsvill
Class Exempt Other
Acres 0.00

Land \$280,000

Improvements \$0

Land and Improvements \$280,000

Deed Number

Sale Date

Previous Owner

Authorized Signature