

**DEED OF CONVEYANCE**

THIS **DEED** is made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 2018, by and between **BOONE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit Corporation, of 8330 US Highway 42, Florence, Kentucky 41042, which is the in-care of tax mailing address for the current year ("Grantor"), and **BOONE COUNTY FISCAL COURT**, 2950 Washington St, Burlington, KY 41005, (Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **ONE HUNDRED DOLLARS AND 00/100 (\$100.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE**, **GRANT** and **CONVEY** unto the Grantee, its successors and assigns forever, the following tracts of land located in Boone County, Kentucky, and more particularly described as follows, to wit:

Group No# \_\_\_\_\_

**Parcel No. 4  
Tract A**

A certain tract of land lying in Boone County, Kentucky along Longbranch Road approximately 3 miles northwest of Union, Kentucky, point of beginning being approximately 415 feet east of the intersection of Camp Ernst Road and Longbranch Road, lying on the south side of Longbranch Road, and being more particularly described as follows:

Beginning at a point 21.98 feet right of the proposed Longbranch Road centerline Station 54+13.82, said point being on the western property line and the existing southern Longbranch Road right-of-way; thence leaving the western property line with the existing southern right-of-way S 85 degrees 35 minutes 23 seconds E a distance of 193.47 feet to a point 22.59 feet right of the proposed Longbranch Road centerline Station 56+07.36; thence S 85 degrees 20 minutes 30 seconds E a distance of 199.20 feet to a point 24.06 feet right of the proposed Longbranch Road centerline Station 58+06.55; thence S 85 degrees 51 minutes 17 seconds E a distance of 200.09 feet to a point 23.75 feet right of the proposed Longbranch Road centerline Station 60+06.64; thence S 86 degrees 05 minutes 30 seconds E a

distance of 180.46 feet to a point 22.71 feet right of the proposed Longbranch Road centerline Station 61+87.10, said point being on the eastern property line and the existing southern Longbranch Road right-of-way; thence leaving the existing southern right-of-way with the eastern property line S 6 degrees 00 minutes 13 seconds W a distance of 24.44 feet to a point 47.14 feet right of the proposed Longbranch Road centerline Station 61+86.35; thence leaving the existing eastern property line N 84 degrees 54 minutes 13 seconds W a distance of 9.35 feet to a point 47.00 feet right of the proposed Longbranch Road centerline Station 61+77.00; thence N 61 degrees 48 minutes 06 seconds W a distance of 29.55 feet to a point 35.00 feet right of the proposed Longbranch Road centerline Station 61+50.00; thence N 85 degrees 37 minutes 15 seconds W a distance of 400.00 feet to a point 34.00 feet right of the proposed Longbranch Road centerline Station 57+50.00; thence N 88 degrees 03 minutes 17 seconds W a distance of 100.08 feet to a point 38.00 feet right of the proposed Longbranch Road centerline Station 56+50.00; thence N 84 degrees 27 minutes 44 seconds W a distance of 220.06 feet to a point 33.00 feet right of the proposed Longbranch Road centerline Station 54+30.00; thence N 87 degrees 58 minutes 32 seconds W a distance of 15.88 feet to a point 33.59 feet right of the proposed Longbranch Road centerline Station 54+14.03, said point being on the western property line; thence with the western property line N 2 degrees 59 minutes 55 seconds E a distance of 11.61 feet to a point 21.98 feet right of the proposed Longbranch Road centerline Station 54+13.82 and the POINT OF BEGINNING.

The above described parcel contains  $\pm$  0.215 acres (9,366 sq. ft.). It is understood between the parties hereto and made covenant herein that the above described property is conveyed in fee simple.

**Parcel No. 4**  
**Tract B**

Also, another tract of land lying in Boone County, Kentucky along Longbranch Road approximately 3 miles northwest of Union, Kentucky, point of beginning being approximately 765 feet east of the intersection of Camp Ernst Road and Longbranch Road, lying on the south side of Longbranch Road, and being more particularly described as follows:

Beginning at a point 34.04 feet right of the proposed Longbranch Road centerline Station 57+65.03, said point being on the proposed southern Longbranch Road right-of-way; thence with the proposed right-of-way S 85 degrees 37 minutes 15 seconds E a distance of 21.00 feet to a point 34.09 feet right of the proposed Longbranch Road centerline Station 57+86.03; thence leaving the proposed right-of-way S 4 degrees 22 minutes 45 seconds W a distance of 11.91 feet to a point 46.00 feet right of the proposed Longbranch Road centerline Station 57+86.00; thence N 85 degrees 45 minutes 51 seconds W a distance of 21.00 feet to a point 46.00 feet right of the proposed Longbranch Road centerline Station 57+65.00; thence N 4 degrees 22 minutes 45 seconds E a distance of 11.96 feet to a point

34.04 feet right of the proposed Longbranch Road centerline Station 57+65.03 and the POINT OF BEGINNING.

The above described parcel contains  $\pm 0.006$  acres (262 sq. ft.). It is the intention of the grantor(s) herein to convey a permanent easement to the property described above for the purpose of constructing and maintaining a roadway drainage structure.

**Parcel No. 4**  
**Tract C**

Also, another tract of land lying in Boone County, Kentucky along Longbranch Road approximately 3 miles northwest of Union, Kentucky, point of beginning being approximately 415 feet east of the intersection of Camp Ernst Road and Longbranch Road, lying on the south side of Longbranch Road, and being more particularly described as follows:

Beginning at a point 33.59 feet right of the proposed Longbranch Road centerline Station 54+14.03, said point being on the western property line and the proposed southern Longbranch Road right-of-way; thence leaving the western property line with the proposed right-of-way S 87 degrees 58 minutes 32 seconds E a distance of 15.88 feet to a point 33.00 feet right of the proposed Longbranch Road centerline Station 54+30.00; thence S 84 degrees 27 minutes 44 seconds E a distance of 220.06 feet to a point 38.00 feet right of the proposed Longbranch Road centerline Station 56+50.00; thence S 88 degrees 03 minutes 17 seconds E a distance of 100.08 feet to a point 34.00 feet right of the proposed Longbranch Road centerline Station 57+50.00; thence S 85 degrees 37 minutes 15 seconds E a distance of 15.03 feet to a point 34.04 feet right of the proposed Longbranch Road centerline Station 57+65.03; thence leaving the proposed right-of-way S 4 degrees 22 minutes 45 seconds W a distance of 11.96 feet to a point 46.00 feet right of the proposed Longbranch Road centerline Station 57+65.00; thence S 85 degrees 45 minutes 51 seconds E a distance of 21.00 feet to a point 46.00 feet right of the proposed Longbranch Road centerline Station 57+86.00; thence N 4 degrees 22 minutes 45 seconds E a distance of 11.91 feet to a point 34.09 feet right of the proposed Longbranch Road centerline Station 57+86.03, said point being on the proposed southern Longbranch Road right-of-way; thence with the proposed right-of-way S 85 degrees 37 minutes 15 seconds E a distance of 363.97 feet to a point 35.00 feet right of the proposed Longbranch Road centerline Station 61+50.00; thence S 61 degrees 48 minutes 06 seconds E a distance of 29.55 feet to a point 47.00 feet right of the proposed Longbranch Road centerline Station 61+77.00; thence S 84 degrees 54 minutes 13 seconds E a distance of 9.35 feet to a point 47.14 feet right of the proposed Longbranch Road centerline Station 61+86.35, said point being on the eastern property line and the proposed southern Longbranch Road right-of-way; thence leaving the proposed right-of-way with the eastern property line S 6 degrees 00 minutes 13 seconds W a distance of 46.89 feet to a point 94.01 feet right of the proposed Longbranch Road centerline Station 61+84.90; thence leaving the eastern property line N 85 degrees 41 minutes 54 seconds W a distance of 4.90 feet to a

point 94.00 feet right of the proposed Longbranch Road centerline Station 61+80.00; thence S 14 degrees 37 minutes 28 seconds W a distance of 61.00 feet to a point 154.00 feet right of the proposed Longbranch Road centerline Station 61+69.00; thence S 25 degrees 26 minutes 08 seconds W a distance of 52.55 feet to a point 203.00 feet right of the proposed Longbranch Road centerline Station 61+50.00; thence N 86 degrees 07 minutes 11 seconds W a distance of 160.99 feet to a point 204.00 feet right of the proposed Longbranch Road centerline Station 59+89.00; thence N 41 degrees 42 minutes 32 seconds W a distance of 43.15 feet to a point 174.00 feet right of the proposed Longbranch Road centerline Station 59+58.00; thence N 52 degrees 54 minutes 08 seconds E a distance of 33.30 feet to a point 152.00 feet right of the proposed Longbranch Road centerline Station 59+83.00; thence N 81 degrees 28 minutes 13 seconds E a distance of 131.24 feet to a point 123.00 feet right of the proposed Longbranch Road centerline Station 61+11.00; thence N 7 degrees 01 minutes 48 seconds E a distance of 41.05 feet to a point 82.00 feet right of the proposed Longbranch Road centerline Station 61+13.00; thence N 83 degrees 43 minutes 12 seconds W a distance of 56.03 feet to a point 80.00 feet right of the proposed Longbranch Road centerline Station 60+57.00; thence N 66 degrees 25 minutes 35 seconds W a distance of 60.41 feet to a point 60.00 feet right of the proposed Longbranch Road centerline Station 60+00.00; thence N 82 degrees 54 minutes 08 seconds W a distance of 200.25 feet to a point 50.00 feet right of the proposed Longbranch Road centerline Station 58+00.00; thence S 89 degrees 39 minutes 43 seconds W a distance of 9.03 feet to a point 50.72 feet right of the proposed Longbranch centerline Station 57+91.00; thence S 4 degrees 14 minutes 09 seconds W a distance of 24.28 feet to a point 75.00 feet right of the proposed Longbranch centerline Station 57+91.00; thence N 85 degrees 45 minutes 51 seconds W a distance of 41.00 feet to a point 75.00 feet right of the proposed Longbranch centerline Station 57+50.00; thence N 4 degrees 14 minutes 09 seconds E a distance of 21.00 feet to a point 54.00 feet right of the proposed Longbranch centerline Station 57+50.00; thence N 86 degrees 03 minutes 57 seconds W a distance of 190.00 feet to a point 55.00 feet right of the proposed Longbranch Road centerline Station 55+60.00; thence N 70 degrees 49 minutes 58 seconds W a distance of 15.52 feet to a point 51.00 feet right of the proposed Longbranch Road centerline Station 55+45.00; thence S 82 degrees 55 minutes 33 seconds W a distance of 45.89 feet to a point 60.00 feet right of the proposed Longbranch Road centerline Station 55+00.00; thence S 89 degrees 02 minutes 29 seconds W a distance of 55.23 feet to a point 65.00 feet right of the proposed Longbranch Road centerline Station 54+45.00; thence N 80 degrees 37 minutes 25 seconds W a distance of 30.37 feet to a point 62.26 feet right of the proposed Longbranch Road centerline Station 54+14.57, said point being on the western property line; thence with the western property line N 2 degrees 59 minutes 55 seconds E a distance of 28.67 feet to a point 33.59 feet right of the proposed Longbranch Road centerline Station 54+14.03 and the POINT OF BEGINNING.

The above described parcel contains  $\pm 0.841$  acres (36,634 sq. ft.). It is the intention of the grantor(s) herein to convey a temporary easement to the property described above for the purpose of constructing an entrance, a shared use path, roadside

ditches, and backslopes and said easement terminates and reverts upon completion of the project.

**Parcel No. 8**  
**Tract A**

Also, another tract of land lying in Boone County, Kentucky along Longbranch Road approximately 3 miles northwest of Union, Kentucky, point of beginning being approximately 0.23 miles east of the intersection of Camp Ernst Road and Longbranch Road, lying on the south side of Longbranch Road, and being more particularly described as follows:

Beginning at a point 22.51 feet right of the proposed Longbranch Road centerline Station 62+17.20, said point being on the western property line and the existing southern Longbranch Road right-of-way; thence leaving the western property line with the existing southern right-of-way S 86 degrees 05 minutes 30 seconds E a distance of 13.11 feet to a point 22.37 feet right of the proposed Longbranch Road centerline Station 62+30.37; thence along an arc 83.57 feet to the right, having a radius of 3270.00 feet, the chord of which is S 85 degrees 21 minutes 34 seconds E for a distance of 83.57 feet, to a point 21.91 feet right of the proposed Longbranch Road centerline Station 63+14.12; thence S 84 degrees 37 minutes 38 seconds E a distance of 52.29 feet to a point 22.20 feet right of the proposed Longbranch Road centerline Station 63+66.42, said point being on the eastern property line and the existing southern Longbranch Road right-of-way; thence leaving the existing southern right-of-way with the eastern property line S 5 degrees 16 minutes 40 seconds W a distance of 25.74 feet to a point 47.94 feet right of the proposed Longbranch Road centerline Station 63+66.32, said point being on the eastern property line and the proposed southern Longbranch Road right-of-way; thence leaving the eastern property line with the proposed southern right-of-way N 84 degrees 54 minutes 13 seconds W a distance of 149.29 feet to a point 47.56 feet right of the proposed Longbranch Road centerline Station 62+16.52, said point being on the western property line and the proposed southern right-of-way; thence leaving the proposed right-of-way with the western property line N 6 degrees 00 minutes 13 seconds E a distance of 25.06 feet to a point 22.51 feet right of the proposed Longbranch Road centerline Station 62+17.20 and the POINT OF BEGINNING.

The above described parcel contains  $\pm 0.088$  acres (3,834 sq. ft.). It is understood between the parties hereto and made covenant herein that the above described property is conveyed in fee simple.

**Parcel No. 8**  
**Tract B**

Also, another certain tract of land lying in Boone County, Kentucky along Longbranch Road approximately 3 miles northwest of Union, Kentucky, point of beginning being approximately 0.23 miles east of the intersection of Camp Ernst Road and Longbranch Road, lying on the south side of Longbranch Road, and being more particularly described as follows:

Beginning at a point 47.56 feet right of the proposed Longbranch Road centerline Station 62+16.52, said point being on the western property line and the proposed southern Longbranch Road right-of-way; thence leaving the western property line with the proposed right-of-way S 84 degrees 54 minutes 13 seconds E a distance of 149.29 feet to a point 47.94 feet right of the proposed Longbranch Road centerline Station 63+66.32, said point being on the eastern property line and the proposed southern Longbranch Road right-of-way; thence leaving the proposed southern right-of-way with the eastern property line S 5 degrees 16 minutes 40 seconds W a distance of 20.17 feet to a point 68.10 feet right of the proposed Longbranch Road centerline Station 63+66.24; thence leaving the eastern property line S 81 degrees 34 minutes 04 seconds W a distance of 16.70 feet to a point 72.00 feet right of the proposed Longbranch Road centerline Station 63+50.00; thence N 86 degrees 34 minutes 15 seconds W a distance of 70.03 feet to a point 74.00 feet right of the proposed Longbranch Road centerline Station 62+80.00; thence S 76 degrees 07 minutes 55 seconds W a distance of 62.42 feet to a point 94.00 feet right of the proposed Longbranch Road centerline Station 62+20.00; thence N 85 degrees 41 minutes 54 seconds W a distance of 4.68 feet to a point 94.01 feet right of the proposed Longbranch Road centerline Station 62+15.23; thence N 6 degrees 00 minutes 13 seconds E a distance of 46.47 feet to a point 47.56 feet right of the proposed Longbranch Road centerline Station 62+16.52 and the POINT OF BEGINNING.

The above described parcel contains  $\pm 0.102$  acres (4,444 sq. ft.). It is the intention of the grantor(s) herein to convey a temporary easement to the property described above for the purpose of constructing roadside ditches and backslopes and said easement terminates and reverts upon completion of the project.

**Parcel No. 13**  
**Tract A**

Also, another certain tract of land lying in Boone County, Kentucky along Longbranch Road approximately 3 miles northwest of Union, Kentucky, point of beginning being approximately 0.36 miles east of the intersection of Camp Ernst Road and Longbranch Road, lying on the south side of Longbranch Road, and being more particularly described as follows:

Beginning at a point 42.00 feet right of the proposed Longbranch Road centerline Station 69+10.40, said point being on the western property line and the existing southern Longbranch Road right-of-way; thence leaving the western property line with the existing southern right-of way S 85 degrees 32 minutes 54 seconds E a

distance of 24.60 feet to a point 42.00 feet right of the proposed Longbranch Road centerline Station 69+35.00; thence leaving the existing southern right-of-way S 4 degrees 27 minutes 06 seconds W a distance of 5.00 feet to a point 47.00 feet right of the proposed Longbranch Road centerline Station 69+35.00; thence S 38 degrees 34 minutes 31 seconds W a distance of 44.88 feet to a point 84.16 feet right of the proposed Longbranch Road centerline Station 69+09.82, said point being on the western property line; thence with the western property line N 5 degrees 11 minutes 53 seconds E a distance of 29.16 feet to a point 55.00 feet right of the proposed Longbranch Road centerline Station 69+10.20, thence N 5 degrees 19 minutes 40 seconds E a distance of 13.00 feet to a point 42.00 feet right of the proposed Longbranch Road centerline Station 69+10.40 and the POINT OF BEGINNING.

The above described parcel contains  $\pm 0.013$  acres (567 sq. ft.). It is the intention of the grantor(s) herein to convey a temporary easement to the property described above for the purpose of constructing backslopes and said easement terminates and reverts upon completion of the project.

And being a portion of the same property conveyed to Boone County School District Finance Corporation, by Deed dated July 11, 2006, of record in Deed Book 919, Page 173 in the office of the Boone County Clerk; and being a portion of the same property conveyed to Boone County School District Finance Corporation, by Deed dated October 4, 2007, of record in Deed Book 942, Page 230 in the office of the Boone County Clerk; and being a portion of the same property conveyed to Boone County School District Finance Corporation, by Deed dated July 11, 2006, of record in Deed Book 919, Page 173 in the office of the Boone County Clerk.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 110623. The control of access on this project (Longbranch Road) 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).

The Grantor further covenants that it is lawfully seized of the property hereby conveyed, with full right and power to convey same, and said property is free of all encumbrances except restrictions and easements of record and all real estate taxes due and payable, if any, in the year the Boone County Fiscal Court receives this title, which said Grantors hereby promise and agree to pay.

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

The Grantor further certifies under oath that the foregoing deed conveys real property to the Grantee for right of way purposes only, and therefore this conveyance is excepted from the requirements of KRS 382.135(2)(c).

**IN WITNESS WHEREOF**, the said, **BOONE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit Corporation, by and through \_\_\_\_\_, its \_\_\_\_\_, pursuant to a duly adopted and approved resolution, hereunto sets its hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

GRANTOR:

BOONE COUNTY SCHOOL DISTRICT FINANCE CORPORATION

\_\_\_\_\_  
By:

**CERTIFICATE OF ACKNOWLEDGEMENT**

STATE OF KENTUCKY

COUNTY OF BOONE

I, the undersigned, certify that the foregoing Deed of Conveyance was produced before me in the aforesaid County and State and duly acknowledged, subscribed and sworn to by \_\_\_\_\_, \_\_\_\_\_, for Boone County School District Finance Corporation, a Kentucky non-profit Corporation, Grantor, on this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public/State-at-Large

My Commission Expires: \_\_\_\_\_



Exempt as per KRS 382.135 (2)(c)

Boone County  
Item No. 6-422.00

This instrument prepared by:

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Gwen Clore Vice, KBA #73007  
Assistant Boone County Attorney  
2988 Washington Street  
PO Box 83  
Burlington, KY 41005