

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** made and entered into this the \_\_\_\_ day of June, 2019, by and between the CITY OF HENDERSON, P.O. BOX 716, Henderson, Kentucky 42419, party of the First Part, **GRANTOR**, and Henderson County School District Finance Corporation, Kentucky of 1805 Second Street, Henderson, Kentucky 42420, parties of the Second Part, **GRANTEE**:

WITNESSETH:

THAT FOR AND IN CONSIDERATION \$1.00 and other valuable consideration, Grantee herein, Grantor does hereby quitclaim grant, and convey unto the Grantee, its heirs and assigns forever, all the right, title and interest of the Grantors, including, but not limited to, the following described real property, located in Henderson County, Kentucky, to-wit:

This conveyance is subject to easements, restrictions, rights of way, and mineral reservations of record.

See Description in Exhibit A and Exhibit B attached hereto.

TO HAVE AND TO HOLD, all of the right, title and interest of the Grantor in and to the above described real property, together with the improvements thereon and appurtenances thereunto belonging unto the Grantee, its heirs and assigns forever, with no warranty of title, either expressed or implied.

The property tax bill for the year in which this property is transferred should be mailed to, or in care of Henderson County School District Finance Corporation, 1805 Second Street, Henderson, Kentucky 42420

CERTIFICATION OF CONSIDERATION

We, the Grantors and Grantees, do hereby certify pursuant to K.R.S. Chapter 382, that no consideration was paid for this transaction. The fair market value of the property conveyed herein is \$1.00 and other valuable consideration. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN WITNESS WHEREOF, the Grantor and Grantee have set their hands on the date which is first above written.

**GRANTOR:**

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Steve Austin, Mayor  
City of Henderson

**Attest**

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Maree Collins  
Henderson City Clerk

**GRANTEE:**

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Lisa Baird, President of the  
Henderson County School District Finance  
Corporation

**Attest**

\_\_\_\_\_  
Marganna Stanley,  
Secretary of the Henderson County School District  
Finance Corporation

STATE OF KENTUCKY  
COUNTY OF HENDERSON...SCT

The foregoing Deed and Certification was acknowledged, subscribed and sworn to  
before me on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State at Large  
My commission expires: \_\_\_\_\_

STATE OF KENTUCKY  
COUNTY OF HENDERSON...SCT

The foregoing Certification was acknowledged, subscribed and sworn to before  
me by on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public, State at Large  
My commission expires: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY:

\_\_\_\_\_  
Hon. Dawn Kelsey  
City of Henderson  
P.O. Box 716  
Henderson, Kentucky 42419-0716  
(270) 831-1200

**EXHIBIT A  
DESCRIPTION**

**A PARCEL ADJOINING THE CLOSED RIGHT-OF-WAY  
OF S. ALVASIA ST.**

**HENDERSON, KENTUCKY**

A certain tract of parcel located at the intersection of the closed right-of-way of Norris Lane and S. Alvasia Street, approximately 390 feet north of Jane Drive and approximately 480 feet east of S. Alves Street in Henderson, Kentucky, and being more specifically described as follows:

Unless otherwise noted, all monuments referred to as a "pin and cap" is a set 5/8" diameter, smooth sided iron pin, eighteen inches in length, with cap stamped C.L. Krahwinkel P.L.S. #3685. All bearings stated hereon are referred to Kentucky State Plane South Zone (NAD 83).

Beginning at a pin and cap set at the northwest corner of The Henderson County School District Finance Corporation property recorded in Deed Book 631 Page 129-Third Parcel in the Henderson County Court Clerk's Office in Henderson, Kentucky and being in the south line of The City of Henderson, Kentucky property a.k.a. Fernwood Cemetery (no source found);

Thence with the west line of said School District property, SOUTH 32 DEGREES 58 MINUTES 45 SECONDS WEST, a distance of 24.60 feet to a pin and cap set at the northeast corner of The Henderson County School District Finance Corporation property recorded in Deed Book 631 Page 129-Tract (2);

Thence with the north line of said School District property, NORTH 51 DEGREES 11 MINUTES 31 SECONDS WEST, a distance of 12.66 feet to a pin and cap set in the east line of the S. Alvasia Street closed right-of-way (see Ordinance NO. 21-98), being the terminus of said closed right-of-way;

Thence with the east line of said closed right-of-way of S. Alvasia Street, NORTH 38 DEGREES 48 MINUTES 29 SECONDS EAST, a distance of 24.25 feet to a pin and cap set in the south line of The City of Henderson, Kentucky property a.k.a. Fernwood Cemetery (no source found);

Thence with the south line of said City of Henderson property, SOUTH 52 DEGREES 24 MINUTES 15 SECONDS EAST, a distance of 10.16 feet to the point of beginning and containing 278 sq.ft. or 0.006 acres and being subject to all legal written and unwritten easements and rights-of-way. This description was prepared from a physical survey conducted under the direction of Clifton L. Krahwinkel, Ky. P.L.S. #3685 of Branson Surveys, inc. on June 30, 2019.

**EXHIBIT B  
DESCRIPTION**

**A PORTION OF CHERRY STREET RIGHT-OF-WAY,  
S. ALVES STREET RIGHT-OF-WAY  
AND JANE DRIVE RIGHT-OF-WAY**

**HENDERSON, KENTUCKY**

A certain tract of parcel located south of Cherry Street and east of S. Alves Street in Henderson, Kentucky, and being more specifically described as follows:

Unless otherwise noted, all monuments referred to as a "pin and cap" is a set 5/8" diameter, smooth sided iron pin, eighteen inches in length, with cap stamped C.L. Krahwinkel P.L.S. #3685. All bearings stated hereon are referred to Kentucky State Plane South Zone (NAD 83).

Beginning at a pin and cap set at the southeast right-of-way intersection of Cherry Street & S. Alves Street, being the northeast corner of The City of Henderson, Kentucky property recorded in Deed Book 164 Page 400 in the Henderson County Court Clerk's Office in Henderson, Kentucky, thence with the east right-of-way line of S. Alves Street and the west line of said City of Henderson, Kentucky property, SOUTH 38 DEGREES 48 MINUTES 29 SECONDS WEST, a distance of 990.45 feet to a pin and cap set in the north line of the Norris Lane closed right-of-way (see Ordinance Book 9 Page 615) and being the terminus of said closed right-of-way;

Thence with the terminus of the said Norris Lane closed right-of-way, SOUTH 01 DEGREES 57 MINUTES 58 SECONDS EAST, a distance of 40.20 feet to a pin and cap set in the south line of said Norris Lane closed right-of-way, being in the east right-of-way line of S. Alves Street and being a corner of The City of Henderson, Kentucky property recorded in Deed Book 196 Page 318;

Thence with the east right-of-way line of S. Alves Street and the west line of said City of Henderson, Kentucky property the following two (2) calls:

- 1) SOUTH 31 DEGREES 43 MINUTES 07 SECONDS WEST, a distance of 213.30 feet to a pin and cap set at a corner of said right-of-way and said City of Henderson property;
- 2) SOUTH 35 DEGREES 45 MINUTES 07 SECONDS WEST, a distance of 174.00 feet to a pin and cap set at a corner of said City of Henderson property and being at the northeast right-of-way intersection of S. Alves Street and Jane Drive;

Thence with the north line of said City of Henderson, Kentucky property and with the north right-of-way line of Jane Drive, SOUTH 54 DEGREES 12 MINUTES 57 SECONDS EAST, a distance of 463.30 feet to a pin and

cap set in the west line of The Henderson County School District Finance Corporation property recorded in Deed Book 631 Page 129-Third Parcel;

Thence with the west line of said School District property, SOUTH 32 DEGREES 58 MINUTES 45 SECONDS WEST, a distance of 56.84 feet to a pin and cap set at the north edge of the existing pavement of Jane Drive and being in the right-of-way of said Jane Drive;

Thence running with said edge of pavement of Jane Drive and running through said right-of-way the following four (4) calls:

- 1) With a curve to the left, having an arc length of 15.50 feet, a radius of 92.00 feet, a chord bearing of NORTH 00 DEGREES 58 MINUTES 13 SECONDS EAST, and a chord length of 15.48 feet to a point;
- 2) With a curve to the left, having an arc length of 70.13 feet, a radius of 86.00 feet, a chord bearing of NORTH 33 DEGREES 26 MINUTES 18 SECONDS WEST, and a chord length of 68.21 feet to a pin and cap set;
- 3) NORTH 54 DEGREES 34 MINUTES 38 SECONDS WEST, a distance of 259.18 feet to a point;
- 4) NORTH 54 DEGREES 49 MINUTES 10 SECONDS WEST, a distance of 128.56 feet to a pin and cap set near S. Alves Street;

Thence leaving said Jane Drive right-of-way and continuing with edge of the existing pavement with a curve to the right, having an arc length of 43.00 feet, a radius of 28.00 feet, a chord bearing of NORTH 10 DEGREES 49 MINUTES 35 SECONDS WEST, and a chord length of 38.90 feet to a pin and cap set at the east edge of the existing pavement of S. Alves Street and being in the right-of-way of said S. Alves Street;

Thence running with said edge of pavement of S. Alves Street and running through said right-of-way the following four (4) calls:

- 1) NORTH 33 DEGREES 10 MINUTES 00 SECONDS EAST, a distance of 115.71 feet to a point;
- 2) NORTH 32 DEGREES 34 MINUTES 55 SECONDS EAST, a distance of 87.67 feet to a pin and cap set;
- 3) NORTH 31 DEGREES 31 MINUTES 59 SECONDS EAST, a distance of 87.37 feet to a point;
- 4) NORTH 31 DEGREES 20 MINUTES 06 SECONDS EAST, a distance of 85.06 feet to a point, said point being located at the face of an existing 12" concrete curb and being located NORTH 58 DEGREES 32 MINUTES 19 SECONDS WEST, a distance of 5.00 feet from a pin and cap set (witness monument);

Thence running with the face of said 12" concrete curb and continuing to run through said S. Alves Street right-of-way the following four (4) calls:

- 1) NORTH 31 DEGREES 27 MINUTES 41 SECONDS EAST, a distance of 35.08 feet to a point;

- 2) NORTH 39 DEGREES 18 MINUTES 58 SECONDS EAST, a distance of 37.47 feet to a point;
- 3) NORTH 38 DEGREES 39 MINUTES 33 SECONDS EAST, a distance of 348.11 feet to a point, said point being located NORTH 06 DEGREES 20 MINUTES 27 SECONDS WEST, a distance of 5.00 feet from a pin and cap set (witness monument);
- 4) NORTH 38 DEGREES 41 MINUTES 30 SECONDS EAST, a distance of 611.12 feet to a point near Cherry Street;

Thence leaving said S. Alves Street right-of-way and continuing with the face of said 12" concrete curb with a curve to the right, having an arc length of 31.90 feet, a radius of 21.00 feet, a chord bearing of NORTH 84 DEGREES 16 MINUTES 12 SECONDS EAST, and a chord length of 28.92 feet to a point at the face of said 12" concrete curb, said point being the terminus of said 12" curb and the beginning of a transition to a 6" concrete curb and being in the right-of-way of Cherry Street;

Thence continuing with the face of said concrete curb, transitioning from a 12" curb to a 6" curb and running through the right -of-way of said Cherry Street, SOUTH 37 DEGREES 06 MINUTES 53 SECONDS EAST, a distance of 2.17 feet to a point, said point being located at the face of an existing 6" concrete curb and being located NORTH 39 DEGREES 38 MINUTES 29 SECONDS EAST, a distance of 5.00 feet from a pin and cap set (witness monument);

Thence running with the face of said 6" concrete curb and continuing to run through said Cherry Street right-of-way the following two (2) calls:

- 1) SOUTH 50 DEGREES 30 MINUTES 34 SECONDS EAST, a distance of 124.67 feet to a point;
- 2) SOUTH 50 DEGREES 39 MINUTES 06 SECONDS EAST, a distance of 290.71 feet to a point at the point of curvature of said 6" curb;

Thence leaving said 6" curb and continuing to run through said Cherry Street right-of-way and crossing S. Alvasia Street right-of-way, SOUTH 51 DEGREES 11 MINUTES 31 SECONDS EAST, a distance of 47.06 feet to a pin and cap set in the east right-of-way line of S. Alvasia Street and being in the west line of The City of Henderson, Kentucky property a.k.a. Fernwood Cemetery (no source found);

Thence with said right-of-way line and said City of Henderson, Kentucky property, SOUTH 38 DEGREES 48 MINUTES 29 SECONDS WEST, a distance of 16.69 feet to a pin and cap set in the east line of the S. Alvasia Street closed right-of-way (see Ordinance NO. 21-98) and being the terminus of said closed right-of-way;

Thence with the terminus of said closed S. Alvasia Street right-of-way, NORTH 51 DEGREES 11 MINUTES 31 SECONDS WEST, a distance of 40.00 feet to a point located at the northeast corner of The Henderson County School

District Finance Corporation property recorded in Deed Book 631 Page 129-  
Tract (1);