

**RESOLUTION NO. \_\_:2019**

**WHEREAS**, the Daniel Boone Firefighters Association desires to give the City of Morehead, Kentucky three parcels of land more particularly described in the attached Deed of Conveyance which is recorded in Deed Book 266, Page 9, Rowan County Court Clerk;

**WHEREAS**, Fire Chief Jeff Anderson advised that said property will benefit both the Fire and Police Departments as training facilities;

**NOW, THEREFORE, BE IT RESOLVED** by the City of Morehead, Kentucky Board of City Council that Mayor White-Brown shall be authorized on behalf of the City of Morehead to accept said property and to execute any and all documents, including a Deed of Conveyance, required to finalize the transfer of said property to the City of Morehead.

Passed and adopted by the City Council of the City of Morehead this 8<sup>th</sup> day of April 2019.

\_\_\_\_\_  
Laura White Brown, Mayor

ATTEST:

\_\_\_\_\_  
Crissy Cunningham, City Clerk

Return to:  
Walther, Gay & Mack, PLC  
163 East Main Street, Suite 200  
Lexington, Kentucky 40507

2

587-060

## DEED

**THIS DEED**, dated August 28<sup>th</sup>, 2017, between **THE COMMONWEALTH OF KENTUCKY for the use and benefit of the Kentucky Commission on Fire Protection and Personal Standards and Education**, hereinafter referred to as GRANTOR, of 300 North Main Street, Versailles, Kentucky 40383, and **DANIEL BOONE FIREFIGHTERS ASSOCIATION**, whose address is 735 Vernon Circle, Morehead, Kentucky 40351, hereinafter referred to as GRANTEE. The in care of tax mailing address is in care of the Daniel Boone Firefighters Association at 735 Vernon Circle, Morehead, Kentucky 40351.

### WITNESSETH:

That for and in consideration of the premises and the public benefits to be derived herefrom and for no monetary consideration, the sufficiency of which is hereby acknowledged, GRANTOR, does hereby transfer, alien, grant and convey unto GRANTEE, in fee simple, its successors and assigns forever, the following described real estate situated in Rowan County, Kentucky, and more particularly described as follows:

### SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging, unto GRANTEE, in fee simple, its successors and assigns forever.

GRANTOR hereby releases and relinquishes unto GRANTEE, its successors and assigns forever, all of GRANTOR'S right, title and interest in and to said property, and covenants with GRANTEE, its successors and assigns forever, that GRANTOR is lawfully seized in fee simple title to said property, and has good and lawful right to sell and convey same as is herein done, that the title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, with a covenant of SPECIAL WARRANTY.

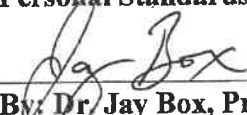
PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property.



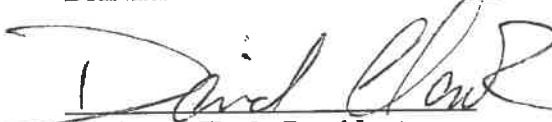
*The undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property and the Grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 142.050(7)(b), this conveyance is exempt from transfer tax because Grantor is an agency of the Commonwealth of Kentucky.*

IN TESTIMONY WHEREOF, GRANTOR and GRANTEE, have hereunto affixed their signatures, this the day and year first above written.

**THE COMMONWEALTH OF KENTUCKY for the use and benefit of the Kentucky Commission on Fire Protection and Personal Standards and Education**

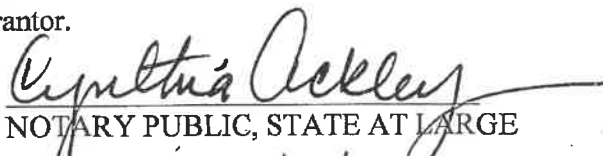
  
By: Dr. Jay Box, President

**DANIEL BOONE FIREFIGHTERS ASSOCIATION**

  
By: Dave Clark, President

STATE OF KENTUCKY                    )  
  )     §§  
COUNTY OF WOODFORD            )

The foregoing deed and consideration certificate was acknowledged and sworn to before me on this 24 day of August, 2017, by Dr. Jay Box, President, for and on behalf of THE COMMONWEALTH OF KENTUCKY for the use and benefit of the Kentucky Commission on Fire Protection and Personal Standards and Education, Grantor.

  
NOTARY PUBLIC, STATE AT LARGE  
MY COM. EXP. 8/19/2019  
ID #: 540298

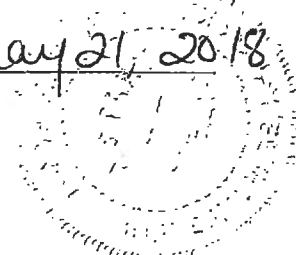


STATE OF KENTUCKY     )  
                                      )  
COUNTY OF                )     §§

The foregoing deed and consideration certificate was acknowledged and sworn to before me on this \_\_\_\_\_ day of August, 2017, by Dave Clark, President, for and on behalf of DANIEL BOONE FIREFIGHTERS ASSOCIATION, Grantee.

Janya M. Whitt  
NOTARY PUBLIC, STATE AT LARGE

MY COM. EXP. May 21, 2018  
ID #: \_\_\_\_\_



This Instrument Prepared by:

Walther, Gay & Mack, PLLC  
163 East Main Street, Suite 200  
Lexington, Kentucky 40507

Robert W. Fernald Jr.

ROWAN COUNTY  
D266 PG11

**EXHIBIT "A"**  
**Legal Description**

**Parcel 1:**

A certain tract or parcel of land lying and being in Rowan County, Kentucky, BEGINNING at a 20" white oak tree in the corner of the property herein conveyed, the property of Carl Sluss and the property of Howard and Barbour; thence with said Carl Sluss line and an existing fence, North 16° 27' East, 52.86 feet; thence South 72° 14' East, 708.64 feet to a point in the property line of Claude Brown Estate; thence with said Claude Brown Estate line and an existing fence South 17° 46' West, 425.00 feet (crossing the T.G.T. gas lines) to a wood post at the corner of the property of Howard and Barbour; thence with the existing fence line and the Howard and Barbour line for two (2) calls: North 490 [49°] 42' West, 211.44 feet to an 8" black oak, and North 42° 37' West, 589.09 feet to the point of BEGINNING, containing 4.004 acres.

**Parcel 2:**

A certain tract of parcel of land lying or situated off KY Route 32, approximately two miles Northwest of the Interstate 64-KY 32 Interchange and near the Rowan County High School, Rowan County, Kentucky and more specifically described as follows:

All bearings stated herein are referred to the magnetic meridian and taken from a survey by R, S, Staggs, dated April 6, 1984.

BEGINNING at an aluminum disk found flush with the ground, said point being in the property line of Carl Slugs [Sluss]; thence with Guardian Automotive Trim, Inc. D.B. 177, Page 390, South 58 degrees 13 minutes 29 seconds East, [269.06] feet to a steel pin, thence turning South 24 degrees 25 minutes 20 seconds West, 160.19 feet, to a steel pin; thence turning with a permanent easement to the Daniel Boone Firefighter's Association, D.B. 177, Page 227, North 66 degrees 28 minutes 22 seconds West, 256.15 feet to a steel pin on top of a hill in the property line of Carl Sluss, D.B. 181, Page 563, thence North 20 degrees 53 minutes 58 seconds East, 188.95 feet to the point of beginning. The above described parcel contains 1.015 acres.

This being part of the land conveyed to Guardian Automotive Trim, Inc. from Morehead Rowan County Industrial Development Authority and recorded in Deed Book 177, Page 390 at the Rowan County Clerk's Office.

All steel pins are set this survey and are ½ inch steel rebar with yellow plastic caps stamped "G. E. Stephens, RLS N 2321".

**Parcel 3:**

BEGINNING at a steel pin, set this survey, said point being on the North side of a 40 feet wide easement; thence crossing the proposed road with the Rowan County Board of Education, Deed Book 160, Page 115, South 66 degrees 14 minutes 59 seconds West, 66.60 feet to a steel pin, set this survey; thence turning and running with the same and crossing the proposed roadway again, North 26 degrees 31 minutes 45 seconds West, 91.62 feet to a steel post; thence running with the North edge of the proposed 40 feet wide easement and Guardian Automotive Trim, Inc., South 61 degrees 34 minutes 21 seconds East, 115.85 feet to the point of beginning.

The above described parcel contains .070 acres as surveyed by Glen E. Stephens, PLS #323 1, September, 1999.

All steel pins set this survey are ½ steel rebar with yellow plastic caps stamped " G.E. Stephens, RLS #2321". All bearings are based on a survey of the KY Departments of Highways survey of KY Route 32 of the Guardian Turn Lane and Observed May 1998.

This parcel also crosses a Columbia Gulf Transmission Company Easement that is recorded in Deed Book 70, Page 80, in the Rowan County Clerk's Office.

The above described Tracts 1, 2 and 3 being the same property conveyed to Kentucky Community and Technical College System by a deed from Daniel Boone Firefighters Association, dated January 25, 2002, of record in Deed Book 202, page 284, in the Office of the Rowan County Clerk.

PVA Map Numbers: 044-00-00-018.02 and 044-00-00-018.03

DOCUMENT NO: 407433  
RECORDED: November 03, 2017 05:02:00 PM  
TOTAL FEES: \$23.00 TRANSFER TAX: \$0.00  
COUNTY CLERK: KIM DAVIS  
DEPUTY CLERK: NATHANIEL R DAVIS  
COUNTY: ROWAN COUNTY  
BOOK: D266 PAGES: 9 - 13

ROWAN COUNTY  
**D266 PG13**