

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this the ____ day of July, 2019, by and between the HENDERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, 1805 Second Street, Henderson, Kentucky 42420, party of the First Part, **GRANTOR**, and CITY OF HENDERSON, KENTUCKY, P.O. BOX 716, Henderson, Kentucky 42419, parties of the Second Part, **GRANTEE**:

WITNESSETH:

THAT FOR AND IN CONSIDERATION \$1.00 and other valuable consideration, Grantor does hereby quitclaim grant, and convey unto the Grantee, its heirs and assigns forever, all the right, title and interest of the Grantor, to the following described real property, located in Henderson County, Kentucky, to-wit:

See Description in Exhibit A attached hereto.

Being a part of property conveyed to the Henderson County School District Finance Corporation by the Henderson County Board of Education, by Deed dated March 30, 2018, recorded in Book 631, at Page 129, and Deed of Correction dated June 10, 2019. recorded in Book 637, at Page 947 in the Henderson County Clerk's Office.

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 City of Henderson, Kentucky, P.O. BOX 716, Henderson, Kentucky 42419.

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. Both the Grantor and Grantee are exempt from property and transfer taxes under Section 170 and 171 of the Kentucky Constitution. 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:

Lisa Baird, President
Henderson County School District Finance Corporation

Attest

Marganna Stanley, Secretary
Henderson County School District Finance Corporation

GRANTEE:

Steve Austin, Mayor
City of Henderson, Kentucky

Attest

Maree Collins
Henderson City Clerk

STATE OF KENTUCKY
COUNTY OF HENDERSON...SCT

The foregoing Deed and Certification was acknowledged, subscribed and sworn to before me by Lisa Baird, Chairman, and Marganna Stanley, Secretary, of the Henderson County Board of Education on this the ____ day of July, 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 Steve Austin, Mayor, and Maree Collins, City Clerk, of the City of Henderson, Kentucky, on this the _____ day of July, 2019.

Notary Public, State at Large
My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:

Hon. Elizabeth Bird
Elizabeth Bird Attorney at Law, PLLC
P.O. Box 1073
Henderson, Kentucky 42419-1073
(270) 212-0408

**EXHIBIT A
DESCRIPTION**

**A PORTION OF THE
HENDERSON COUNTY SCHOOL DISTRICT FINANCIAL CORPORATION PROPERTY
HENDERSON, KENTUCKY**

A certain tract or parcel located near the intersection of Cherry Street & S. Alvasia 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 in the south right-of-way line of Cherry Street, being located at the northeast corner of The Henderson County School District Financial Corporation property recorded in Deed Book 637 Page 947-Tract 4 and being in the west line of The City of Henderson, Kentucky property a.k.a. Fernwood Cemetery (no source found);

Thence with the west line of said City of Henderson, Kentucky property, SOUTH 38 DEGREES 48 MINUTES 29 SECONDS WEST, a distance of 950.00 feet to a pin and cap set in the east line of said City of Henderson, Kentucky property;

Thence leaving said City of Henderson, Kentucky property and severing The Henderson County School District Financial Corporation property recorded in Deed Book 637 Page 947-Tract 4, of which this description is part, the following two (2) calls:

- 1) NORTH 51 DEGREES 11 MINUTES 31 SECONDS WEST, a distance of 12.00 feet to a pin and cap set in said School property;
- 2) NORTH 38 DEGREES 48 MINUTES 29 SECONDS EAST, a distance of 950.00 feet to a pin and cap set in the south right-of-way line of Cherry Street;

Thence with the south right-of-way line of Cherry Street, SOUTH 51 DEGREES 11 MINUTES 31 SECONDS EAST, a distance of 12.00 feet to the point of beginning and containing 11,400 sq.ft. or 0.262 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 May 30, 2019.