

THIS DEED OF CONVEYANCE made and entered into by and between **Hopkins County Board of Education**, 320 South Seminary Street, Madisonville, Kentucky, 42431, hereinafter referred to as the "Grantor", and **Earlington General Baptist Church**, 202 South Sebree Street, Earlington, Kentucky, 42410, hereinafter referred to as the "Grantee";

WITNESSETH: That for and in consideration of the sum of SIXTEEN THOUSAND DOLLARS (\$16,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, the following described property located near Championship Drive in Earlington, Hopkins County, Kentucky, more particularly bounded and described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a 1/2" diameter rebar 24 inches in length, with an orange cap stamped "PLS 3277". All bearings stated herein are based on the Kentucky South Zone, North American Datum 1983 in U.S. Survey Feet.

A certain tract of land located in the City of Earlington, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey in the south right of way of Atkinson Avenue and having Kentucky State Plane Coordinates N:1985244.51 and E:1127556.32, also being a point in the east right of way of the undeveloped Thompson Avenue; thence, running with said new division line in which this tract is a part; thence, S 39°57'45" E for a distance of 56.86' to a point; thence, S 34°29'26" E for a distance of 32.46' to a point; thence, S 26°05'10" E for a distance of 33.75' to a point; thence, S 30°08'36" E for a distance of 34.13' to an iron pin set this survey; thence, S 21°43'12" E for a distance of 11.01' to an iron pin set this survey; thence, S 01°05'23" E for a distance of 7.07' to an iron pin set this survey; thence, S 46°03'00" E for a distance of 169.52' to an iron pin set this survey; thence, S 01°31'37" E for a distance of 165.21' to an iron pin set this survey, also being a point in the north line of John & Kathleen Gordon as recorded in Deed Book 496, Page 159 in the Hopkins County Clerk's office; thence, running with said Gordons' north line N 77°53'41" W for a distance of 393.81' to an existing concrete monument; thence, N 45°45'17" W for a distance of 154.60' to an iron pin set this survey, also being a point in the east line of an undeveloped West Thompson Avenue; thence, running with said right of way N 49°14'40" E for a distance of 367.34' to the point of beginning, having an area of 2.676 acres according to a survey conducted by Thomas W. Crabtree with Ronald Johnson and Associates, PSC on September 16th, 2019.

The Grantor is conveying any and all mineral rights it owns as to the subject property but no warranty is made as to the mineral ownership.

Being a part of the same real estate identified as Earlington School property conveyed by County of Hopkins, Kentucky to Board of Education of Hopkins County, Kentucky by deed dated August 4, 1989, and of record in Deed Book 484, page 207, Hopkins County Clerk's Office.

TO HAVE AND TO HOLD the above described real property, together with all of the appurtenances thereunto belonging unto the Grantee, its successors and assigns forever, with Covenant of General Warranty of Title.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in the execution of this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties on this _____ day of December, 2019.

TAX BILLS: Pursuant to KRS 382.135 the 2020 ad valorem property tax bills relating to the real estate herein conveyed will be paid by and should be mailed c/o the Grantee at the address set forth above.

GRANTOR:

Hopkins County Board of Education

Attest:

J. W. Durst, Chairman

Deanna D. Ashby, Superintendent
and Secretary

GRANTEE:

Earlington General Baptist Church

Elvis Edwards, Head Deacon

Mark Love, Deacon/Treasurer

Jackie Cotton, Deacon

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by J. W. Durst, Chairman, and Deanna D. Ashby, Superintendent/Secretary, of Hopkins County Board of Education, persons known to me or presenting sufficient evidence of their identification, on this _____ day of December, 2019.

Notary Public, State at Large, KY
My commission expires: _____

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

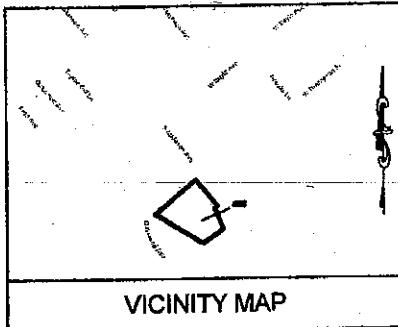
The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by Elvis Edwards, Head Deacon, and Mark Love, Deacon/Treasurer, and Jackie Cotton, Deacon, for and on behalf of the Earlington General Baptist Church, persons known to me or presenting sufficient evidence of their identification, on this _____ day of December, 2019.

Notary Public, State at Large, KY
My commission expires: _____

Prepared by: J. Keith Cartwright
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
Post Office Box 695
Madisonville, KY 42431
(270) 821-6165

Attorney at Law

JKC.me.2019Board.HCBOE.1211HCB.EarlingtonBaseball.Deed



VICINITY MAP

LEGEND

- 1/2" REBAR 24" IN LENGTH SET W/ORANGE PLASTIC CAP STAMPED "PLS 3277" UNLESS OTHERWISE NOTED.
- △ EXISTING MONUMENTATION AS NOTED.
- MEANDER POINT
- ⊙ BENCHMARK - AS NOTED
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- x - x - FENCE

NOTE:
THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL EASEMENTS, PRESCRIPTIVE RIGHTS, AND RIGHT OF WAYS.

THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

GPS USAGE:
THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 MODEL WITH GLONASS CAPABILITIES AND DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING. ACCURACY EXCEEDED THE ACCURACY OF STANDARDS FOR URBAN SURVEY, AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 (WHICH IS +/- 0.05"/100 PPM). THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE.

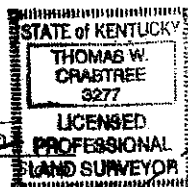
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON GLOBAL POSITIONING SYSTEMS, KENTUCKY SOUTH ZONE COORDINATES, NAD83 DATUM. DIFFERENCES IN THE BEARINGS CITED ON THE PLAT AND THOSE CALLED FOR IN THE ORIGINAL DEED ARE DUE TO VARIATIONS BETWEEN MAGNETIC AND GRID NORTH.

CERTIFICATION OF SURVEYOR

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the GPS method and was unadjusted. The survey as shown hereon is a Urban survey and the accuracy and precision of said survey meets all the specifications of the class.

9-23-19
Date

Thomas W. Crabtree
Thomas W Crabtree

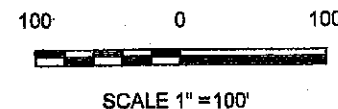
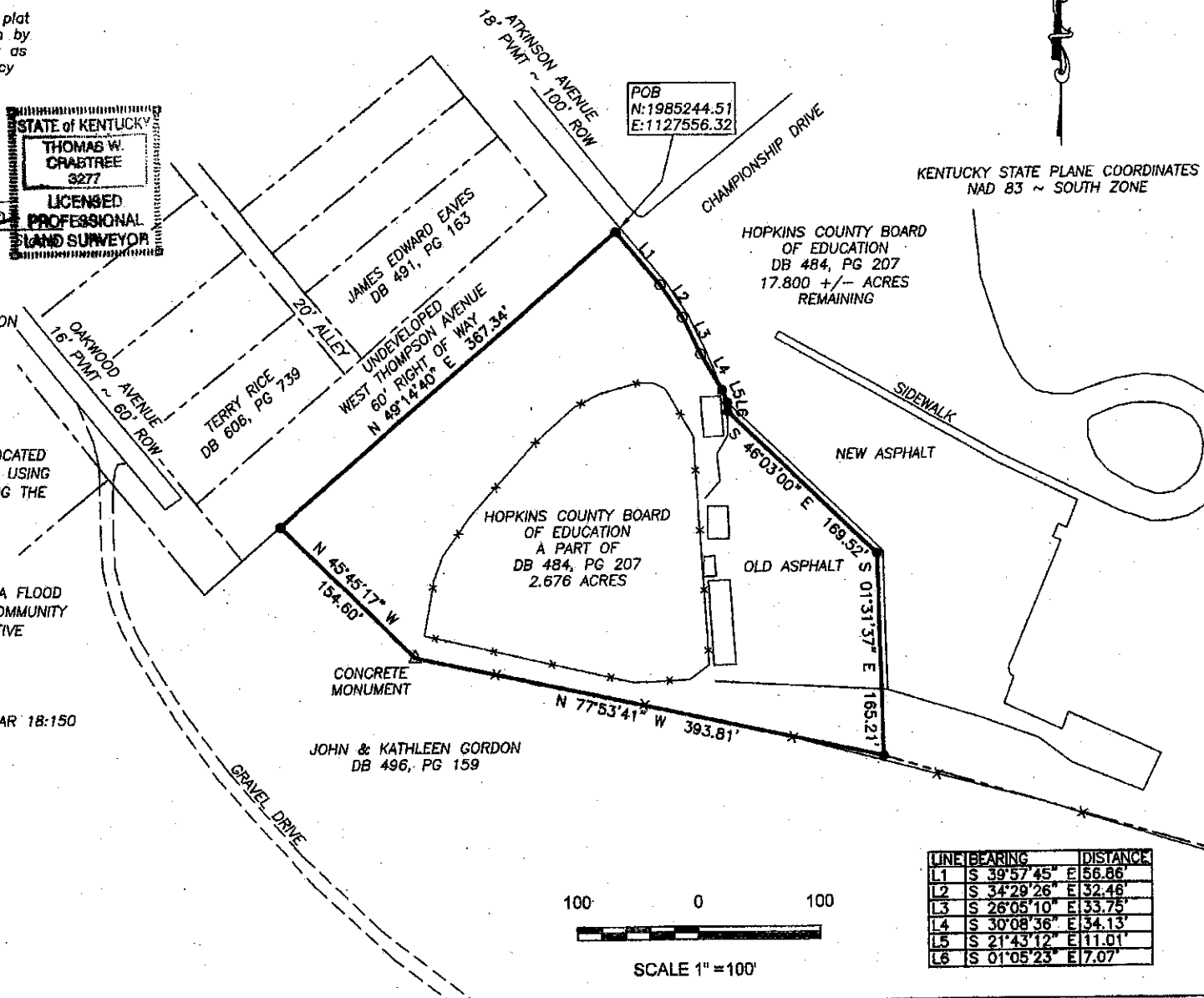


OWNER/CLIENT:
HOPKINS COUNTY BOARD OF EDUCATION
320 SOUTH SEMINARY
MADISONVILLE, KY 42431

NOTE:
NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN THOSE SHOWN ON PLAT USING ABOVE GROUND OBSERVATIONS DURING THE FIELD SURVEY.

FLOODPLAIN NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED ON COMMUNITY PANEL NO. 21107 C 0244 D EFFECTIVE DATE: MAY 16, 2008 ZONE X

NOTE:
THIS SURVEY COMPLIES WITH 201 KAR 18:150



DRAWN BY:	PROJECT NO.
CFW	19-126
DATE OF SURVEY:	DATE OF PLAT:
09/16/19	09/18/19
REVISIONS:	

FIRST DIVISION
OF THE
HOPKINS COUNTY BOARD OF EDUCATION PROPERTY
WEST THOMPSON AVENUE
EARLINGTON, KY

RJA RONALD JOHNSON & ASSOCIATES, P.S.C.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL
24 W Center St. Madisonville, KY 42431 (270) 821-8392