

THIS DEED OF CONVEYANCE made and entered into by and between **Tooth Acres, LLC**, a Kentucky Limited Liability Company, 825 Slaughters Lake Road, Hanson, Kentucky 42413, hereinafter referred to as the "Grantor", and **Hopkins County Board of Education**, Post Office Box 509, 320 South Seminary Street, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantee";

WITNESSETH: THAT WHEREAS, the Grantee is a non-profit organization serving to educate children and youth of Hopkins County, Kentucky; and

WHEREAS, it is the desire of the Grantor to assist the Grantee's efforts in serving as a charitable organization and to assist in the educational mission of the Grantee; and

WHEREAS the Grantor desires to assist in the development of a new Hanson Elementary School;

NOW THEREFORE based on the charitable intentions of the Grantor, the Grantor does hereby grant, bargain, transfer and gift the following described property to the Grantee, its successors and assigns, this property is located on the East side of Old Hanson Road, Hanson, Hopkins County, Kentucky, more particularly bounded and described as follows:

A certain tract of land located in Hanson, Hopkins County on the east side of Old Hanson Road, approximately 800 feet south of its intersection with U.S. Hwy. 41, said tract being a part of the Tooth Acres LLC property (Db.733 Pg.661), and described by metes and bounds as follows.

Beginning at an iron pin found (#3399) on the east side of Old Hanson Road, 25 feet from the center, approximately 800 feet south of the intersection of Old Hanson Road and U.S. Hwy. 41, a corner to Freddy and Karina Martin (Db.648 Pg.380), said point being the Point of Beginning; thence with Martin the following two courses and distances, N 65° 33' 29" E, a distance of 365.35 feet to an iron pin found (#3399); thence N 6° 04' 10" W, a distance of 7.37 feet to an iron pin found (#3399), a corner to Hopkins County Board of Education (Db.521 Pg.541); thence with Hopkins County Board of Education and then with Hanson Hunter Field (Db.510 Pg.460), N 65° 20' 10" E, a distance of 477.06 feet to an iron pin found (#3399); thence with Hanson Hunter Field, N 15° 16' 50" W, a distance of 291.10 feet to an iron pin found (#3277), a common corner to Hanson Hunter Field and Hopkins County Board of Education (Db.544 Pg.597), and a new corner to Tooth Acres LLC; thence severing the Tooth Acres LLC property the following two courses and distances, N 74° 43' 10" E, a distance of 225.00 feet to an iron pin set (#3399); thence S 25° 34' 42" E, a distance of 671.25 feet to a point in Otter Creek (passing through a witness iron pin set (#3399) at a distance of 628.52 feet), in the line of Cary Baldwin (Db.539 Pg.450); thence with Baldwin the following two courses and distances, S 66° 12' 25" W, a distance of 348.84 feet to a point in Otter Creek (said point bearing S 23° 55' 26" W, a distance of 27.85 feet from a witness iron pin set (#3399); thence S 62° 18' 16" W, a distance of 760.61 feet to an iron pin set in Otter Creek on the east side of Old Hanson Road extended, 25 feet from the center; thence with the east side of Old Hanson Road, N 26° 46' 26" W, a distance of 450.30 feet to the POINT OF BEGINNING; said described tract containing 12.481 acres, more or less, subject to any legal right-of-way's, easements, or restrictions of record. Description prepared from a physical survey performed by Keith Whittedge PLS #3399 on November 6, 2019.

This is all of Tract 3 containing 12.481 acres on the attached plat.

The Grantor is conveying whatever mineral rights it may own although no warranty is given as to the minerals.

Being a part of the same real estate conveyed to Tooth Acres, LLC from Thomas Curtis Tucker, Jr. and his wife, Cheryl Tucker, by deed dated December 3, 2014 of record in Deed Book 733, page 661, Hopkins County Court 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 there is no cash consideration reflected in this deed and the fair market value of the property is \$998,480.00 based upon the appraisal. 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 BILL: Pursuant to KRS 382.135 the 2020 ad valorem property tax bill 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:

GRANTEE:

TOOTH ACRES, LLC

HOPKINS COUNTY BOARD OF EDUCATION

By: _____
Terry E. Brown, Managing Member

By: _____
J.W. Durst, Chairman

Attest:

By: _____
Deanna Ashby, Secretary/Superintendent

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing instrument was subscribed, sworn to and acknowledged before me by Terry E. Brown, as Managing Member for and on behalf of Tooth Acres, LLC, a person known to me or presenting sufficient evidence of his 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 instrument was subscribed, sworn to and acknowledged before me by J.W. Durst, Chairman, and Deanna Ashby, Secretary/Superintendent, for and on behalf of the Hopkins County Board of Education, a person 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.mea.2019Board.1125ToothAcres.HCB.Deed