

AFTER RECORDING, RETURN TO: Adams, Stepner, Woltermann & Dusing, P.L.L.C., P.O. Box 861,
Covington, KY 41012

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **BOONE COUNTY BOARD OF EDUCATION, a school district and political subdivision of the Commonwealth of Kentucky,**

for and in consideration of -- **\$1.00** -- and other good and valuable considerations to it paid by the Grantee herein, the receipt of which is hereby acknowledged, does bargain, sell and convey to:

BOONE COUNTY SCHOOL DISTRICT FINANCE CORPORATION, its successors and assigns forever,

the following described real estate, in the County of Boone and Commonwealth of Kentucky, to-wit:

Grantor's Address: 8330 U.S. 42, Florence, KY 41042

Grantee's Address: 8330 U.S. 42, Florence, KY 41042

*Send Tax Bills for 2020 and
Thereafter in Care of:*

*Name: Boone County School District Finance Corporation
Address: 8330 U.S. 42, Florence, KY 41042*

Parcel One

Group Number: 2071

Located in Boone County, Kentucky, lying on the north side of Chambers Road and the west side of Interstate 71/75, being part of the same property being conveyed to Greenfield Farm, Inc. by Deed recorded in Deed Book 663, Page 174 and all of the same property conveyed by Deed recorded in Deed Book 815, Page 180 in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357." All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, NAD83 (2011).

Beginning at an iron pin (set) in the north right-of-way line of Chambers Road, 30.00 feet as measured perpendicular to the centerline, and in the west right-of-way line of Interstate 71/75. 175.00 feet as measured perpendicular to the centerline;

Thence with the north right-of-way line of Chambers Road and a curve turning to the right with an arc length of 126.68 feet, a radius of 1115.92 feet, a chord bearing of S. 79° 44' 46" W., and a chord length of 126.61 feet to a point;

Thence S. 85° 23' 30" W., 80.20 feet to a point;

Thence S. 88° 14' 27" W., 29.84 feet to a point;

Thence S. 89° 44' 25" W., 100.23 feet to a point;

Thence S. 87° 35' 30" W., 76.61 feet to a point;

Thence S. 83° 54' 04" W., 77.34 feet to a point;

Thence S. 79° 03' 49" W., 77.08 feet to an iron pin (set) at the common corner of Greenfield Farm, Inc. and Charles D. and Deborah L. Worley (Deed Book 227, Page 187);

Thence leaving said right-of-way line and with the common line of Greenfield Farm, Inc. and Worley, N. 12° 17' 04" W., 1181.29 feet to an existing ½" iron pin and cap stamped "PLS 3357" at the common corner of Greenfield Farm, Inc., Worley and James Hollen (Deed Book 225, Page 88);

Thence with the common line of Greenfield Farm, Inc. and Hollen, N. 25° 43' 58" E., 253.42 feet to an existing ½" iron pin and cap stamped "PLS 2030";

Thence N. 22° 32' 26" E., 156.84 feet to an existing ½" iron pin and cap stamped "PLS 2030";

Thence N. 22° 16' 03" E., 209.25 feet to an existing rail spike in a twin 15" walnut tree;

Thence N. 62° 48' 51" W., 1435.64 to an existing ½" iron pin at the common corner of Greenfield Farm, Inc., James Hollen (Deed Book 225, Page 88) and Lot 6 of Richwood Country Estates Section 3 (Plat Book 14, Page 20);

Thence with the common line of Greenfield Farm, Inc. and Lots 6 and 7, N. 19° 49' 33" E., 678.45 feet to a point, said point being S. 87° 44' 25" W., 1.39 feet from an existing 1/2" iron pin at the common corner of Greenfield Farm, Inc. and Chase-Reese-Carlisle, LLC (Deed Book 863, Page 960);

Thence with the common line of Greenfield Farm, Inc. and Chase-Reese-Carlisle, LLC, N. 82° 18' 06" E., 497.94 feet to an iron pin (set);

Thence with a new division line, S. 35° 09' 18" E., 20.69 feet to an iron pin (set);

Thence S. 56° 33' 24" E., 1125.59 feet to an iron pin (set) in the west right-of-way line of Interstate 71/75, 175.00 feet as measured perpendicular to the centerline;

Thence with said right-of-way line, S. 04° 01' 21" E., 2394.13 feet the point of beginning, containing 58.255 acres and being subject to all rights-of-way and easements of record.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., June 11, 2018.

Being the same property conveyed to the Grantor herein by Greenfield Farm, Inc., a Kentucky corporation, by General Warranty Deed dated July 20, 2018 and recorded in Deed Book 1112, Page 68 of the Boone County Clerk's records at Burlington, Kentucky.

Parcel Two

Group Number: 2071

Located in Boone County, Kentucky, at the terminus of Grand National Boulevard and west of Wynfair Court and being part of the same property being conveyed to Chase-Reese-Carlisle, LLC,

by Deed recorded in Deed Book 863, Page 960 in the office of the Boone County Clerk at Burlington, Kentucky and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is a ½ inch diameter rebar eighteen inches in length with a plastic cap stamped "LARISON PLS 3357." All bearings referred to herein are based upon the Kentucky State Plane Coordinate System, NAD83 (2011).

Beginning at an existing iron pin and cap stamped "PLS 3929" at the common corner of Chase-Reese-Carlisle, LLC, Lot 7 of Richwood Country Estates, Section 3 (Plat Book 14, Page 20) and Lot 288 of Steeplechase Subdivision Section 16 (Plat Cabinet 5, Slide 357);

Thence with the common line of Chase-Reese-Carlisle, LLC and Steeplechase Subdivision, Section 16, N. 19° 37' 22" E., 149.30 feet to an existing iron pin and cap stamped "PLS 3293" at the southerly right-of-way line of Grand National Boulevard, 25.00 feet as measured perpendicular to the centerline;

Thence with right-of-way line and H.O.A. Parcel 6, N. 54° 31' 34" E., 107.13 feet to an existing iron pin and cap stamped "PLS 3293" at the common corner of Chase-Reese-Carlisle, LLC and H.O.A. Parcel 6;

Thence with a new division line, N. 84° 39' 51" E., 2.78 feet to an existing iron pin and cap stamped "LS 797 1781" at the common corner of Chase-Reese-Carlisle, LLC and Lot 292 of Steeplechase, Section 17 (Plat Cabinet 5, Slide 416):

Thence with the common line of Chase-Reese-Carlisle, LLC and Lots 292 and 293, S. 36° 55' 22" E., 88.34 feet to an existing iron pin and cap stamped "LS 797 1781";

Thence S. 64° 55' 00" E., 44.07 feet to an existing iron pin and cap stamped "LS 797 1781";

Thence with the common line of Lots 293-299 and a new division line, S. 36° 55' 26" E., 403.24 feet to an iron pin (set) in the common line of Chase-Reese-Carlisle, LLC and Greenfield Farm, Inc. (Deed Book 663, Page 174);

Thence with the common line of Chase-Reese-Carlisle, LLC and Greenfield Farm, Inc., S. 82° 18' 06" W., 467.68 feet to a point, said point being S. 87° 44' 25" W., 1.39 from an existing ½" iron pin with no cap and in the common line of Richwood Country Estates Section 3, Lot 7;

Thence with the common line of Chase-Reese-Carlisle, LLC and Richwood Country Estates Section 3, Lot 7, N. 19° 50' 04" E., 251.54 feet to an existing ½" iron pin;

Thence N. 70° 23' 37" W., 103.25 feet to the point of beginning, containing 2.783 acres, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., June 11, 2018.

Being the same property conveyed to the Grantor herein by Chase-Reese-Carlisle, LLC, a Kentucky limited liability company, by General Warranty Deed dated July 20, 2018 and recorded in Deed Book 1112, Page 241 of the Boone County Clerk's records at Burlington, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said

BOONE COUNTY SCHOOL DISTRICT FINANCE CORPORATION, its successors and assigns forever,

the Grantor, its successors and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED and that it will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the said Grantor, **BOONE COUNTY BOARD OF EDUCATION, a school district and political subdivision of the Commonwealth of Kentucky**, by and through **MATT McENTIRE**, its Chair, pursuant to authorizing Resolution, hereunto sets its hand, this _____ day of _____, 2020.

**BOONE COUNTY BOARD OF EDUCATION
A School District and Political Subdivision of the
Commonwealth of Kentucky**

By: _____
MATT McENTIRE, its Chair

COMMONWEALTH OF KENTUCKY

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by **BOONE COUNTY BOARD OF EDUCATION, a school district and political subdivision of the Commonwealth of Kentucky**, by and through **MATT McENTIRE**, its Chair, on behalf of said Board.

Notary Public
Print Name: _____
Comm. Expires: _____
I.D. Number: _____

CERTIFICATION

We, **BOONE COUNTY BOARD OF EDUCATION, a school district and political subdivision of the Commonwealth of Kentucky**, Grantor herein, by and through **MATT McENTIRE**, its Chair, at the address of 8330 U.S. 42, Florence, Kentucky 41042, and **BOONE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, Grantee herein, by and through _____, its Chair, pursuant to authorizing Resolution, at the address of 8330 U.S. 42, Florence, Kentucky 41042, do hereby certify, pursuant to KRS Chapter 382, that the afore-described property is conveyed without consideration and the fair market value of said property is **\$875,343.72 (as to Parcel One) and \$41,817.55 (as to Parcel Two)**. 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.

Tax Exempt
KRS 142.050(7)(b)

