

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 **Commonwealth of Kentucky, Department of Highways**, 1840 North Main Street, Madisonville, Kentucky, 42431, hereinafter referred to as the "Grantee";

WITNESSETH: That whereas the Grantor desires to assist Hopkins County Board of Education in its development of Hanson Elementary School; and

WHEREAS, one of the items needed for the elementary school will be an addition to the highway entrance into the school;

NOW, THEREFORE, in order to assist with the charitable endeavors of the Hopkins County Board of Education, the Grantor does hereby make a donation to the Grantee, its successors and assigns, of the following described property located on Highway 260, Hanson, 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 Hanson, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an existing 1/2" iron pin with cap stamped "Whitledge PLS 3399" found in the south right of way of Eastlawn Road and having Kentucky State Plane Coordinates N:2039681.31 and E:1138562.58, also being the northwest corner of Tooth Acres, LLC as recorded in Deed Book 733, page 661 in the Hopkins County Clerk's Office and being the northeast corner of Hopkins County Board of Education as recorded in Deed Book 157, page 348 in the Hopkins County Clerk's Office; thence, running with said right of way N 88°14'42" E for a distance of 388.07' to an existing 1/2" iron pin with cap stamped "Whitledge PLS 3399" found in the northwest corner of Thomas Tucker as recorded in Deed Book 695, page 761 in the Hopkins County Clerk's Office; thence, running with said Tucker's west line S 17°01'36" E for a distance of 11.32' to an iron pin set this survey; thence, running with a new division line, S 85°20'19" W for a distance of 384.23' to an iron pin set this survey in the east line of Hopkins County Board of Education as recorded in Deed Book 157, page 348 in the Hopkins County Clerk's Office; thence, running with said of Hopkins County's east line N 15°16'48" W for a distance of 31.27' to the point of beginning, having an area of 0.184 Acres/8025.37 Sq. Feet acres according to a survey conducted by Thomas W. Crabtree with Ronald Johnson and Associates, PSC on October 12, 2020.

The above property is shown on the minor plat right-of-way extension for Tooth Acres, LLC property, Highway 260, Hanson, Kentucky, as shown on the plat of record in Cabinet 3, Slide 400, Hopkins County Court Clerk's Office.

All minerals and rights thereto are specifically reserved and not conveyed herein.

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 being donated is \$15,696.00. 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 November, 2020.

**TAX BILLS:** Pursuant to KRS 382.135 the 2021 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:**

**Tooth Acres, LLC**

**GRANTEE:**

**Commonwealth of Kentucky, Department of Highways**

\_\_\_\_\_  
**Terry E. Brown, Managing Member**

\_\_\_\_\_  
**By: Deneatra Henderson, Chief District Engineer**

STATE OF KENTUCKY     )  
                                      ) SCT.  
COUNTY OF HOPKINS    )

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to 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 November, 2020.

\_\_\_\_\_  
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 Deneatra Henderson, Chief District Engineer, for and on behalf of Commonwealth of Kentucky, Department of Highways, a person known to me or presenting sufficient evidence of her identification, on this \_\_\_\_\_ day of November, 2020.

\_\_\_\_\_  
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

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Attorney at Law

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