

June 10, 2021

Via Hand Delivery

Mr. Eric K. McArtor
Deputy Superintendent, COO
Boone County Board of Education
8330 U.S. 42
Florence, KY 41042

***Re: Deed from Estate of Tilford Ray Richardson, Deceased, to Boone County School
District Finance Corporation
0.279 Acres WS North Bend Road, Burlington, Kentucky 41005***

Dear Eric:

Enclosed please find the Special Warranty Deed which has been executed by the Executor of the Estate of Tilford Ray Richardson, Deceased.

Please have this executed and notarized where indicated and return to me for recording. Thank you!

Very truly yours,

Adams Law, PLLC




Corey T. Gamm
Attorney

CTG:dw
Enclosure

#2390109v1

Corey T. Gamm
Attorney
e: CGamm@adamsattorneys.com

40 West Pike Street
Covington, KY 41012-0861
(O) 859-394-6202 (F) 859-392-7200



This instrument prepared by
ZIEGLER & SCHNEIDER, P.S.C.
Attorneys at Law
541 Buttermilk Pike, Suite 500
P.O. Box 175710
Covington, Kentucky 41017-5710
By Catherine D. Stavros, Attorney.
Catherine D. Stavros
NO TITLE EXAM DONE OR REQUESTED

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That John Noble Richardson, Executor of the Estate of Tilford Ray Richardson, deceased,

the GRANTOR herein, for valuable consideration received by the GRANTOR, the receipt of which is hereby acknowledged, does hereby transfer and convey to the GRANTEE,

Boone County School District Finance Corporation,

its successors and assigns forever, the following described real estate, in the county of BOONE, state of KENTUCKY, to wit:

Street Address: 0.279 acres WS North Bend Road, Burlington, Kentucky 41005

Grantor's Address: 10782 Cypresswood Drive, Independence, Kentucky 41051

Grantee's Address: _____

Tax Mailing Address: _____

Group No. 2025

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Being the same property conveyed to Tilford R. Richardson, by deed from Boone County Water and Sewer District, dated June 12, 1995 and recorded in Deed Book 579, Page 120 of the Boone County Clerk's records at Burlington, Kentucky.

Tilford R. Richardson died on August 4, 2020, testate, a single person, and his Will was probated on May 3, 2021 at Boone District Probate Court, Case No. 21-P-197, and John Noble Richardson was appointed Executor and given full power of sale. Order Probating Will and Appointing Executor was recorded in W86 Page 436 and Last Will and Testament of Tilford Ray Richardson was recorded in W86 Page 427 of the Boone County Clerk's records at Burlington, Kentucky. Tilford R. Richardson and Tilford Ray Richardson are one and the same person.

SUBJECT to the conditions, restrictions and easements contained in deeds and instruments of record.

Together with all the privileges and appurtenances to the same belonging. To have and to hold forever the same to the GRANTEE, in the fashion and manner stated above in the conveying clause, with covenants of Special Warranty, excepts all taxes and assessments due and payable in the year 2021 which are to be reasonably prorated as of the date of closing and which the GRANTEE assumes and agrees to pay.

GRANTOR and GRANTEE both certify, under oath, that the Fair Cash Value of the property is \$1400.00 and GRANTEE joins in this deed for the sole purpose of making this certificate about the consideration.

****TAX EXEMPT PURSUANT TO KRS 142.050 (7)(b)**

Dated this 2nd day of June, 2021

GRANTOR:

Estate of Tilford Ray Richardson

By: John Noble Richardson

John Noble Richardson, Executor

GRANTEE:

Boone County School District Finance Corporation

By: _____

Its: _____

STATE OF KENTUCKY, COUNTY OF KENTON (GRANTOR)

The foregoing instrument was sworn to and acknowledged before me this 2nd day of June, 2021, by John Noble Richardson, Executor of the Estate of Tilford Ray Richardson.



Catherine D. Stavros
NOTARY PUBLIC

My commission expires: _____

My jurisdiction is: _____

STATE OF KENTUCKY, COUNTY OF _____ (GRANTEE)

The foregoing instrument was sworn to and acknowledged before me this _____ day of _____, 2021, by _____, its _____ of Boone County School District Finance Corporation, for and on its behalf.

NOTARY PUBLIC

My commission expires: _____

My jurisdiction is: _____



466 Erlanger Road | 602 Lila Avenue
Erlanger, Kentucky 41018 | Milford, Ohio 45150

Tel: 859.727.3293 | Tel: 513.576.1000
Fax: 859.727.8452

www.vioxinc.com

March 5, 2021

DESCRIPTION OF 0.279 ACRES

Located in Boone County, Kentucky, lying on the west side of Kentucky Highway 237 approximately 200 feet southeast of Whitetail Court, and being the same property conveyed to Tilford R. Richardson, by deed recorded in Deed Book 579, page 120, 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, Single Zone, NAD 83 (2011).

BEGINNING at an existing concrete right-of-way monument in the west right-of-way line of Kentucky Highway 237, 228 feet left of Station 148+31.20, at the common corner of Richardson and Lot 20 of the Deerfield Subdivision, Section 5 (Plat Slide 146B);

THENCE with said right-of-way line for the following two (2) courses:

1. S 29°02'06" E a distance of 95.48 feet to an iron pin (set);
2. S 02°34'57" E a distance of 163.22 feet to an iron pin (set) at the common corner of Richardson and the Boone County School District Finance Corporation (Deed Book 579, page 120);

THENCE with the common line of Richardson and the Boone County School District Finance Corporation for the following two (2) courses:

1. S 87°25'03" W a distance of 56.00 feet to an existing iron pin and plastic cap stamped "797 1781";
2. N 02°34'57" W a distance of 252.07 feet to an existing iron pin and plastic cap stamped "797 1781" at the common corner of Richardson and Lot 20;

THENCE with the common line of Richardson and Lot 20 S 78°34'03" E a distance of 13.88 to the point of beginning containing 0.279 acre, more or less.

This description was prepared from a new survey made by Gregory A. Larison, PLS 3357, for Viox & Viox, Inc., March 5, 2021.



