

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 **City of Madisonville, Kentucky**, 67 North Main Street, Madisonville, Kentucky, 42431, hereinafter referred to as the "Grantee";

WITNESSETH: That for and in consideration of the sum of TWO HUNDRED THIRTY THOUSAND DOLLARS (\$230,000.00) 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 at 75 Railroad Street, Madisonville, 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 ½" 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 Madisonville, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey in the west right of way of Railroad Street and having Kentucky State Plane Coordinates N:2007084.10 and E:1131419.72 and also being the northeast corner of Cumberland Trace Legal as recorded in Deed Book 603, Page 700 in the Hopkins County Clerk's office; thence, running with said Cumberland Trace's north line N 80°10'32" W for a distance of 56.33' to an iron pin set this survey; thence, N 74°03'14" W for a distance of 94.10' to an existing 1/2" iron pin with broken cap, also being a corner in the east line of Planters Bank Inc. as recorded in Deed Book 744, Page 548 in the Hopkins County Clerk's office; thence, running with said Planters Bank's east line N 10°52'43" E for a distance of 49.96' to an iron pin set this survey in the south line of a 10' Alley; thence, running with said alley S 80°10'34" E for a distance of

150.00' to an iron pin set this survey, also being a corner in the west right of way of Railroad Street; thence, running with said right of way S 10°48'29" W for a distance of 60.00' to the point of beginning, containing 0.196 acres according to a survey conducted by Thomas W. Crabtree with Ronald Johnson and Associates, PSC in March 31, 2016.

Being the same property conveyed by BHM Property Management, LLC to Hopkins County Board of Education by deed dated August 12, 2016 of record in Deed Book 749, page 249, 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 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 June, 2022.

TAX BILLS: Pursuant to KRS 382.135 the 2022 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:

Steve Faulk, Chairman

Amy Smith, Superintendent/Secretary

GRANTEE:

City of Madisonville, Kentucky

Kevin Cotton, Mayor

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by Steve Faulk, Chairman, and Amy Smith, Superintendent/Secretary, for and on behalf of Hopkins County Board of Education, persons known to me or presenting sufficient evidence of their identification, on this _____ day of June, 2022.

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 Kevin Cotton, Mayor, for and on behalf of City of Madisonville, Kentucky, a person known to me or presenting sufficient evidence of his identification, on this _____ day of June, 2022.

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