

THIS DEED OF CONVEYANCE is made and entered into by and between the **HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, 320 South Seminary Street, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantor", and the **HOPKINS COUNTY BOARD OF EDUCATION f/k/a BOARD OF EDUCATION OF HOPKINS COUNTY, KENTUCKY**, 320 South Seminary Street, Madisonville, Kentucky 4243, hereinafter referred to as the "Grantee";

WITNESSETH: In consideration of the payoff of the Hopkins County School District Finance Corporation School Revenue Bonds, Series 1989, dated August 1, 1989, and in accordance with the provisions of Section 4 of the Contract, Lease and Option dated April 5, 2011 by and between the Board of Education and the Hopkins County School District Finance Corporation, the Grantor does hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns, the following described real estate located in Hopkins County, Kentucky, having an approximate fair market value of \$\_\_\_\_\_ and being more particularly bounded and described as follows:

**EARLINGTON ELEMENTARY SCHOOL PROPERTY**

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlinton, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 K a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington, Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being a part of the same real estate conveyed by the Board of Education of Hopkins County, Kentucky s/k/a the Board of Education of Hopkins County School District to Hopkins County School District Finance Corporation by deed dated August 7, 1989 and of record in Deed Book 484, page 591, 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 listed above. 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 the \_\_\_\_\_ day of August, 2023.

**TAX BILL:** Pursuant to KRS 382.135 the 2023 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:**

**HOPKINS COUNTY SCHOOL DISTRICT  
FINANCE CORPORATION**

By: \_\_\_\_\_  
Name: Shannon Embry  
Office: President

Attest:

\_\_\_\_\_  
Name: Amy Smith  
Office: Secretary/Superintendent

**GRANTEE:**

**HOPKINS COUNTY BOARD OF EDUCATION**

By: \_\_\_\_\_  
Shannon Embry, Chairperson

STATE OF KENTUCKY     )  
                                  ) SCT.  
COUNTY OF HOPKINS    )

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Shannon Embry and Amy Smith, who hold the offices of president and secretary, respectively, persons known to me or presenting sufficient evidence of their identification, on this the \_\_\_\_\_ day of August, 2023.

\_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires: \_\_\_\_\_  
Notary ID: \_\_\_\_\_

STATE OF KENTUCKY     )  
                                  ) SCT.  
COUNTY OF HOPKINS    )

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by Shannon Embry, as chairman, for and on behalf of the Hopkins County Board of Education, a person known to me or presenting sufficient evidence of her identification, on this the \_\_\_\_\_ day of August, 2023.

\_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires: \_\_\_\_\_  
Notary ID: \_\_\_\_\_

Prepared by:  
FRYMIRE, EVANS, PEYTON,  
TEAGUE & CARTWRIGHT, PLLC  
One South Main Street, Third Floor  
Post Office Box 695  
Madisonville, KY 42431  
(270) 821-6165

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J. Keith Cartwright  
Attorney at Law

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THIS DEED OF CORRECTION 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 **Earlington General Baptist Church**, Post Office Box 42, Earlington, Kentucky, 42410, hereinafter referred to as the "Grantee";

WITNESSETH: On December 19, 2019, the Hopkins County Board of Education executed and deliver to the Earlington General Baptist Church a deed of conveyance of certain real estate hereinafter described by deed of record in Deed Book 779, page 662, Hopkins County Court Clerk's Office; and

WHEREAS, the Board of Education of Hopkins County (n/k/a Hopkins County Board of Education) by deed dated August 23, 1989 and of record in Deed Book 484, page 591, Hopkins County Court Clerk's Office, conveyed unto the Hopkins County School District Finance Corporation certain real estate which encompassed the 2.676 acre tract conveyed to the Grantee by deed of record in Deed Book 779, page 662, Hopkins County Court Clerk's Office; and

WHEREAS, the Hopkins County School District Finance Corporation has reconveyed the property to the Grantor; and

WHEREAS, it is the desire of the parties hereto to execute this Deed of Correction for the purpose of perfecting the Grantee's title to the real estate hereinafter described;

NOW, THEREFORE, in consideration of the \$16,000.00 previously paid by the Grantee to the Grantor upon execution of the original deed of conveyance, and in consideration of the

premises and the desires of the parties hereto to perfect the Grantee's title to said real estate, the sufficiency of said consideration being hereby acknowledged, the Grantor does hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns forever, the following described property located near Championship Drive in Earlington, 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 Earlington, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey in the south right of way of Atkinson Avenue and having Kentucky State Plane Coordinates N:1985244.51 and E:1127556.32, also being a point in the east right of way of the undeveloped Thompson Avenue; thence, running with said new division line in which this tract is a part; thence, S 39°57'45" E for a distance of 56.86' to a point; thence, S 34°29'26" E for a distance of 32.46' to a point; thence, S 26°05'10" E for a distance of 33.75' to a point; thence, S 30°08'36" E for a distance of 34.13' to an iron pin set this survey; thence, S 21°43'12" E for a distance of 11.01' to an iron pin set this survey; thence, S 01°05'23" E for a distance of 7.07' to an iron pin set this survey; thence, S 46°03'00" E for a distance of 169.52' to an iron pin set this survey; thence, S 01°31'37" E for a distance of 165.21' to an iron pin set this survey, also being a point in the north line of John & Kathleen Gordon as recorded in Deed Book 496, Page 159 in the Hopkins County Clerk's office; thence, running with said Gordons' north line N 77°53'41" W for a distance of 393.81' to an existing concrete monument; thence, N 45°45'17" W for a distance of 154.60' to an iron pin set this survey, also being a point in the east line of an undeveloped West Thompson Avenue; thence, running with said right of way N 49°14'40" E for a distance of 367.34' to the point of beginning, having an area of 2.676 acres according to a survey conducted by Thomas W. Crabtree with Ronald Johnson and Associates, PSC on September 16<sup>th</sup>, 2019.

The Grantor is conveying any and all mineral rights it owns as to the subject property but no warranty is made as to the mineral ownership.

Being a part of the same real estate identified as Earlington School property conveyed by County of Hopkins, Kentucky to Board of Education of Hopkins County, Kentucky by deed dated August 4, 1989, and of record in Deed Book 484, page 207; and a part of the same real estate conveyed by the Hopkins County School District Finance Corporation to the Grantor by deed dated August \_\_\_\_\_, 2023 and of record in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Hopkins County 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 August, 2023.

**TAX BILLS:** Pursuant to KRS 382.135 the 2023 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:**

\_\_\_\_\_  
**Shannon Embry, Chairperson**

\_\_\_\_\_  
**Amy Smith, Superintendent**

**GRANTEE:**

**Earlington General Baptist Church**

\_\_\_\_\_  
**Elvis Edwards, Head Deacon**

\_\_\_\_\_  
**Mark Love, Deacon/Treasurer**

\_\_\_\_\_  
**Jackie Cotton, Deacon**

STATE OF KENTUCKY     )  
  ) SCT.  
COUNTY OF HOPKINS     )

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by Shannon Embry, as chairperson, and Amy Smith, as superintendent, 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 August, 2023.

\_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires: \_\_\_\_\_  
Notary ID #: \_\_\_\_\_

STATE OF KENTUCKY     )  
  ) SCT.  
COUNTY OF HOPKINS     )

The foregoing Deed and Consideration Certificate was subscribed, acknowledged and sworn to before me by Elvis Edwards, Head Deacon, and Mark Love, Deacon/Treasurer, and Jackie Cotton, Deacon, for and on behalf of the Earlington General Baptist Church, persons known to me or presenting sufficient evidence of their identification, on this \_\_\_\_\_ day of August, 2023.

\_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires: \_\_\_\_\_  
Notary ID #: \_\_\_\_\_

Prepared by:  
FRYMIRE, EVANS, PEYTON,  
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\_\_\_\_\_  
J. Keith Cartwright  
Attorney at Law