

THIS DEED OF CONVEYANCE is 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 **HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, 320 South Seminary Street, Madisonville, Kentucky 42431, hereinafter referred to as the "Grantee";

WITNESSETH: That in consideration of \$0 (there is no monetary consideration and this transfer is not a gift) hereinafter referred to, the Board of Education does hereby convey unto the Corporation, in fee simple, with Covenant of General Warranty, the following described real estate located at 2135 North Main Street, Madisonville, Hopkins County, Kentucky, more particularly bounded and described as follows:

All of "Parcel V (2135 North Main Street)":

TRACT 1:

Beginning at an iron pin where the Powell's south property line intersects the West right of way line of KY #1751; thence along the west right of way line of KY #1751 with the following calls; thence S 71°23' W, 39.71 feet to an iron pin; thence S 82°37' E, 25 feet to an iron pin; thence S 7°23' W, 227.47 feet to an iron pin in the north lot line of Lot #C-1; thence along the same N 84°36' W, 576.77 feet to an iron pin; thence along the same N 85°18' W, 208.26 feet to an iron pin in the east property line of Tanglewood Subdivision; thence along the same N 5°17' E, 290.21 feet to an iron post in the Powell's south property line; thence along the same S 83°08' E, 770.12 feet to the point of beginning as the same appears as Lot C-2 upon a plat or map of record in Cabinet 2, Slide 34, Hopkins County Court Clerk's Office, to which plat or map reference is hereby made for a more particular description of said property.

The above tract of land contains 5.0 acres.

There is excepted and excluded from this foregoing described real estate all of the minerals within and underlying the same which have been heretofore reserved or conveyed.

The above described property is subject to easements to the City of Madisonville, Kentucky, by Easement Deeds of record in Deed Book 571, at Pages 705 and 709 in the office aforesaid.

TRACT 2:

Lot #C-1 (See Cabinet 2 Slide 3)

Beginning at an iron pin where the Mallory's south property line intersects the west right of way line of KY #1751 (as of 1996); thence along the west right of way of KY #1751 S 7°23' W, 120.88 feet to an iron pin; thence N 82°37' W, 25 feet to an iron pin; thence S 7°23' W, 42.54 feet to an iron pin in the Comer Hill Subdivision (see Slide #100) thence along the same with the following calls: N 84°17'38" W, 266.63 feet to an iron pin; thence N 84°13'30" W, 103.3 feet to an iron pin; thence N 84°11' W, 104.25 feet to an iron pin; thence N 84°23'30" W, 104.09 feet to an iron pin; thence N 84°42' W, 104.02 feet to an iron pin; thence N 84°17'30" W, 71.68 feet to an iron pin in the Tanglewood Subdivision (See Slide #308); thence along the same N 5°17' E, 156.2 feet to an iron pin in the Mallory's south property line; thence along the same S 85°18' E, 208.26 feet to an iron pin; thence S 84°36' E, 576.17 feet to the point of beginning.

The above tract of land contains 2.92 acres.

There is excepted from the above described tract and not conveyed herein, the following described portion thereof which was conveyed by the Clark's to the Commonwealth of Kentucky, Department of Highways by Deed dated February 26, 1997, and recorded in Deed Book 558, at Page 91, in the Hopkins County Clerk's Office:

Parcel No. 10

Beginning at a point 29.741 meters (97.58 feet) left of U.S. Highway 41 station 10+736.551; thence North 00°25'35" West, 3.459 meters (11.35 feet) to a point 30.00 meters (98.43 feet) left of U.S. Highway 41, station 10+740.000; thence North 08°09'07" East 40.112 meters (131.60 feet) to a point 27.000 meters (88.58 feet) left of U.S. Highway 41 station 10+780.000; thence North 23°09'10" East, 5.660 meters (18.57 feet) to a point 25.130 meters (82.45 feet) left of U.S. Highway 41 station 10+785.342; thence South 88°37'14" East, 9.899 meters (32.48 feet) to a point 15.240 meters (50.00 feet) left of U.S. Highway 41 station 10+785.771; thence South 03°51'46" West, 34.561 meters (113.39 feet) to a point 15.240 meters (50.00 feet) left of U.S. Highway 41 station 10+751.210; thence North 86°08'14" West, 7.620 meters 10+751.210; thence South 03°51'46" West, 14.444 meters (47.39 feet) to a point 22.860 meters (75.00 feet) left of U.S. Highway 41 station 10+736.766; thence North 87°55'44" West 6.885 meters (22.59 feet) to the point of beginning.

The above described parcel contains 0.053 hectares (528 sq. meters, 0.131 acres, 5,687 sq.ft.)

There is excepted from the above described tract and not conveyed herein, the following described portions thereof which was conveyed by the Mallory's to the Commonwealth of Kentucky, Department of Highways by Deed dated February 4, 1997, and recorded in Deed Book 557, at Page 437, in the Hopkins County Clerk's Office:

Parcel No. 45

Beginning at a point 25.130 meters (82.45 feet) left of U.S. Highway 41 station 10+785.342; thence North 23°09'10" East, 15.529 meters (50.95 feet) to a point 20.000 meters (65.62 feet) left of U.S. Highway 41 station 10+800.000; thence North 10°10'24" West, 10.308 meters (33.82 feet) to a point 22.500 meters (73.82 feet) left of U.S. Highway 41 station 10+810.000; thence North 12°23'37" East, 30.336 meters (99.53 feet) to a point 18.000 meters (59.06 feet) left of U.S. Highway 41 station 10+840.000; thence North 17°56'19" West, 29.798 meters (97.76 feet) to a point 29.067 meters (95.36 feet) left of U.S. Highway 41 station 10+867.667; thence South 87°32'13" East, 6.208 meters (20.37 feet) to a point 22.860 meters (75.00 feet) left of U.S. Highway 41 station 10+867.818; thence South 3°51'46" West, 9.927 meters (32.57 feet) to a point 22.860 meters (75.00 feet) left of U.S. Highway 41 station 10+857.891; thence South 86°08'14" East, 7.620 meters (25.00 feet) to a point 15.240 meters (50.00 feet) left of U.S. Highway 41 station 10+857.891; thence South 3°51'46" West, 72.120 meters (236.61 feet) to a point 15.240 meters (50.00 feet) left of U.S. Highway 41 station 10+785.771; thence North 88°37'14" West, 9.899 meters (32.48 feet) to the point of beginning.

The above described parcel contains 0.047 hectares (471 sq. meters, 0.116 acres, 5,071 sq. ft.).

Being the same real estate conveyed by Christview Fellowship, Inc. to Hopkins County Board of Education by deed dated July 29, 2022, and of record in Deed Book 806, page 115, Hopkins County Court Clerk's Office.

The Board of Education further covenants that it is lawfully seized of the estate hereby conveyed, has full right and power to convey the same, and that said conveyance has been duly authorized by the Resolution adopted by said Board of Education on November 20, 2023; provided, however, that this conveyance (a) is made in accordance with the provisions of said Resolution; (b) is made pursuant to the provisions of KRS 162.120-300 and 162.385 and KRS 58.010-140 and KRS 58.180, in connection with the issuance of Hopkins County School District Finance Corporation School Building Revenue Bonds, Series 2023, dated December 21, 2023; (c) is subject to the provisions contained in a Lease Agreement currently entered into between the parties pursuant to KRS 162.140; and (d) is made free and clear of any encumbrance except restrictions,

easements and/or rights-of-way of record, being such as have been determined will not interfere with the construction of school buildings on said premises and will not interfere with the use of the premises for school purposes. No transfer tax pursuant to KRS 142.050(7)(b).

IN TESTIMONY WHEREOF, the Board of Education of Hopkins County, Kentucky, has caused this Deed to be executed for and on its behalf by its Chairman and Secretary, as of the 6th day of May, 2024.

TAX BILL: Pursuant to KRS 382.135 the 2024 ad valorem property tax bill (if any) 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

By: _____
John Osborne, Chairman

Attest:

Amy Smith
Secretary and Superintendent

GRANTEE:

**HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION**

By: _____
John Osborne, Chairman

Attest:

Amy Smith
Secretary and Superintendent

STATE OF KENTUCKY)
) SCT.
COUNTY OF HOPKINS)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me by John Osborne, Chairman, and Amy Smith, secretary and superintendent, for and on behalf of Hopkins County Board of Education, persons known to me or presenting sufficient evidence of their identification, on this the 6th day of May, 2024.

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 John Osborne, Chairman, and Amy Smith, secretary and superintendent, for and on behalf of Hopkins County School District Finance Corporation, persons known to me or presenting sufficient evidence of their identification, on this the 6th day of May, 2024.

Notary Public, State at Large, KY
My Commission Expires: _____
Notary ID#: _____

Prepared by:
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J. Keith Cartwright
Attorney at Law

JKC.Desktop.2024Docs.0424HCBOE.NMain.deed