



THE RUDNICKI FIRM
ATTORNEYS AT LAW

June 12, 2024

VIA US MAIL

Eydie L. Tate, Chief Financial Officer
Hopkins County Board of Education
320 South Seminary Street
Madisonville, Kentucky 42431

RE: *Mary F. Long Trust, FBO Sarah Buckingham*

Dear Ms. Tate:

Our firm has been retained by the Edward Jones Trust Company to convey certain mineral interests situated in Hopkins County, Kentucky and held by the Mary F. Long Trust (FBO Sarah Buckingham) in accordance with the trust's terms. Pursuant to the trust's terms, the Hopkins County Board of Education is to receive one-sixth of the interests. Kentucky law requires the Grantee (all six) to execute an acknowledgement form to make such conveyances (gifts) effective.

Enclosed for your execution is a copy of a Grantee acknowledgment and also a copy of the draft deed for your review. **Please execute the Grantee acknowledgment before a public notary and return the original to my office for recording.** Once we receive the acknowledgments from all Grantees, we will record the deed and send you a copy by mail. Please give me a call if you have any questions.

Sincerely,



Dioscoro A. Blanco

Enclosure

Prepared by and return to: _____
Dioscoro A. "Andy" Blanco
Rudnicki PLLC
6305 Waterford Blvd.
Suite 325
Oklahoma City, OK 73118

QUIT CLAIM MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Edward Jones Trust Company, Trustee of the Mary Florence Long Trust FBO Sarah Buckingham**, hereinafter called GRANTOR for no consideration, this conveyance being made to satisfy certain residuary bequests of said Trust, does hereby convey, gift, and quit claim in **equal** shares (16.66% each) unto:

CHRISTIAN FOOD BANK OF HOPKINS COUNTY
c/o Anita Henner
241 W Center St
Madisonville, Kentucky 42431

HABITAT FOR HUMANITY OF HOPKINS COUNTY
c/o Executive Director
P. O. Box 47
43 South Daves Street
Madisonville, Kentucky 42431

MASONIC HOMES OF KENTUCKY, INC.
c/o Bruce Lott
330 Masonic Homes Dr
Masonic Home, Kentucky 40041

HOPKINS COUNTY BOARD OF EDUCATION
320 South Seminary Street
Madisonville, Kentucky 42431

HOPKINS COUNTY PUBLIC LIBRARY
425 East Center Street
Madisonville, Kentucky 42431

HOPKINS COUNTY FAMILY YMCA
c/o Edward Wallace
150 YMCA Drive
Madisonville, Kentucky 42431

EXHIBIT "A"

Legal Description, an undivided one-third (33.33%) interest in the following:

First Tract: Beginning at two maples and the southwest corner of Elam's one thousand acre survey; running thence north with the line of same, 148 poles to Oldham's corner in said line; thence east with Oldham's line, passing his corner, in all 157 poles to an elm and sweet gum, Thomas Slaton's corner, also corner survey formerly owned by A.G. Gordon, thence with line of last survey to two sugar trees, corner of said survey in original line of one thousand acre survey; thence west with said line to the beginning, containing 150 acres, more or less;

Second Tract: Beginning at three maples, southwest corner of Frank Noel (Williams) land; thence west 109 poles to a maple, gum, and black oak; thence north 148 $\frac{1}{4}$ poles to a planted stone in the original line; thence with said line south 148 $\frac{3}{4}$ poles to the beginning, containing 101 acres, more or less;

There is also included herein a strip of land 20 feet wide running from the tanyard public road off of the east end of John Nurse's to the land herein conveyed;

Third Tract: Beginning at a stone, the northeast corner of Frank Noel survey; thence south 4 $\frac{1}{2}$ west 142 $\frac{1}{2}$ poles to a stone with pointers; thence in a blazed line to the true line of W.M. Bassett one thousand acre survey, east with Bassett line true course and distance south 87 east 112 poles to a hickory corner to A.J. Sisk survey stone planted; thence north 140 poles with old line to a planted stone with pointers in the Abe Utley line; thence with Utley's line true course with a lane; thence north 85 west 112 poles to the beginning; containing 100 acres, more or less;

11 $\frac{1}{4}$ acres are reserved from the three tracts above described, same having previously been sold to Leslie Larsen Corporation, by deed of record in Deed Book 140, page 350, Hopkins County Court Clerk's Office, described as follows:

Beginning at a point in the property line between the said party of the first part and Illinois Central Railroad right of way, also fifteen (15') feet left of and opposite to station 23+00 in the center line of survey made by Jones & Donan; thence running S. 42 degrees 23 minutes W. along the said West right of way line of the I.C.R.R. fifteen (15') feet from and parallel to the center line of survey a distance of 1320 feet, more or less, to a point in the property line between the said party of the first part, and R.M. Bowles and wife, which said property line if extended would pass through station 9+95 in the center line of survey; thence running with the last named property line N. 88 degrees 10 minutes W. a distance of 4092 feet, more or less, to point in the property line, between the said party of the first part and J.D. Nourse and wife, which said property line passes through station 45+97 in the center line of survey, the said point being 54 feet, more or less, left and opposite to station 45+97 in the center line of survey; thence running with the last named property line through the center line station 45+97 N 1 degree 50 minutes e. a distance of 94 feet, more or less, to a point 50 feet right of and opposite to station 45+97; thence running 50 feet from and parallel with the center line S. 88 degrees 10 minutes E. a distance of 3097 feet, more or less, to a point; thence running at right angles from the center line 40 feet to a point 90 feet right of and opposite to station 15+00; thence running 90 feet from and parallel with the center line of survey 779 feet, more or less, to point of curve with the center line of a 9 degree and 30 minute curve 475

feet, more or less, to a point of tangent, the said point being 90 feet right and opposite to station 13+68 right back equals station 1+75.91 line ahead (point of switch) thence running at right angles toward the center line 50 feet to a point 40 feet right of and opposite station 13+68 equals station 1+75.17; thence running 40 feet left of and parallel to the center line 932 feet, more or less, to a point; thence running at right angles toward the center line 25 feet, more or less, to the point of beginning, containing 11 ¼ acres, more or less.

There is reserved and excepted from the first, second and third tracts described above a certain conveyance of surface by Hubert Woodruff, etc. to the Chicago, St. Louis and New Orleans Railroad, dated January 19, 1923, of record in D.B. 113, page 29, Hopkins County Court Clerk's Office.

Source of Title:

Being a portion of the same lands conveyed to Cecil and Raymond Long from Donald D. Woodruff & Mabel Woodruff, his wife, and Montie A. Woodruff & Emma Woodruff, his wife, by deed recorded November 27, 1943 and found in Deed Book 157, at page 79. Further, Cecil Long & his wife Idell Long conveyed their ½ interest in the same property to Raymond Long by deed dated August 11, 1947 and found in Deed Book 174, at page 167. Then, the surface of said lands are conveyed to West Kentucky Coal Company from Raymond and Mary Florence Long, husband and wife, by deed dated June 22, 1948, and found in Deed Book 186, at page 74, with the minerals being reserved and excepted in said deed.

Finally, Raymond Long and Mary Florence Long, husband and wife, convey all of their right title and interest in the minerals of said lands, represented to be an undivided ½ interest, to Mary Florence Long & Idell Long, by deed dated October 10, 1978 found in Deed Book 401, page 236, then conveyed to the Grantor herein by residuary clause in the Last Will and Testament of Mary Florence Long, probated in Hopkins District Court as Case No. 08-P-00178.

All documents in this "source of title" can be found recorded in the Office of the Hopkins County Court Clerk.

End of Exhibit

See further attachments for Grantee Acknowledgments –