

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That the City of Bellevue, Kentucky, a Home Rule Class City, Grantor herein, whose mailing address is 616 Poplar Street, Bellevue, Kentucky 41073, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency thereof being acknowledged, does transfer, bargain, sell, quitclaim and convey to the Board of Education of the Bellevue Independent School District of Campbell County, Kentucky (sometimes known as the Board of Education of the City of Bellevue), its successors and assigns forever, all right, title and interest, in the following described Real Estate, in Campbell County, Kentucky, to wit:

PIDN'S: 999-99-33-448.00

999-99-33-449.00

Group No. 41574/A1

Group No. 30334/Z

Group No. 30335/Z

Property Address: 201 Center Street, Bellevue, KY 41073
and 613 Berry Avenue, Bellevue, KY 41073

Grantor's Address: 616 Poplar Street, Bellevue, KY 41073

Grantee's Address: 219 Center Street, Bellevue, KY 41073

Address for Taxes, c/o 219 Center Street, Bellevue, KY 41073

SEE EXHIBIT A ATTACHED HERETO

Being the same property conveyed to the City of Bellevue, Kentucky, by Deed dated April 22, 1971, and recorded on April 30, 1971 in Deed Book 397, Page 196 of the Campbell County, Kentucky Clerk's records.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said Board of Education of the Bellevue Independent School District of Campbell County, Kentucky (sometimes known as the Board of Education of the City of Bellevue), its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, the City of Bellevue, Kentucky, a Home Rule Class City, by Charlie Cleves, Mayor, has hereunto set his hand this ____ day of _____, 2024.

CITY OF BELLEVUE, KENTUCKY, Grantor

By: _____

Charlie Cleves, Mayor

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing instrument was sworn, certified and acknowledged before me this ___ day of _____, 2024, by City of Bellevue, Kentucky, Grantee, by Charlie Cleves, Mayor.

NOTARY PUBLIC
Commission Exp. _____

CERTIFICATE OF CONSIDERATION

Grantor and Grantee certify and acknowledge, under oath, that the consideration reflected in this Deed is the full consideration paid for the property. Fair market value is \$_____. This conveyance is exempt from transfer tax pursuant to KRS 142.050(7)(b) as it is a transfer from a City (Bellevue) within the state of Kentucky.

Acknowledged and sworn to this _____ day of _____, 2024.

CITY OF BELLEVUE, KENTUCKY, Grantor

By: _____
Charlie Cleves, Mayor

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing instrument was sworn, certified and acknowledged before me this ___ day of _____, 2024, by City of Bellevue, Kentucky, Grantee, by Charlie Cleves, Mayor.

NOTARY PUBLIC
Commission Exp. _____

**BOARD OF EDUCATION OF THE BELLEVUE INDEPENDENT
SCHOOL DISTRICT OF CAMPBELL COUNTY, KENTUCKY, Grantee**

By: _____

Its: _____

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing instrument was sworn, certified and acknowledged before me this ___ day of _____, 2024, by Board of Education of the Bellevue Independent School District of Campbell County, Kentucky, by _____, its _____.

NOTARY PUBLIC
Commission Exp. _____

This Document Prepared By:

David F. Fessler, Esq. *City of Bellevue Attorney*
FESSLER, SCHNEIDER & GRIMME, LLP
20 North Grand Avenue, Ste. 8
Ft. Thomas, KY 41075

EXHIBIT A

PIDN: 999-99-33-448.00

PIDN: 999-99-33-449.00

GROUP NOS. 41574/A1, 30334/Z, 30335/Z

PROPERTY A - SITE OF BELLEVUE HIGH SCHOOL BUILDING (TO BE RENOVATED)

PARCEL ONE: All that certain lot of ground in the County of Campbell and State of Kentucky and known as lot No. 145 in Williamson's Addition to the Town of Bellevue and bounded as follows: Beginning at the northeast corner of Center Street and Lafayette Avenue; thence eastwardly along the north side of Center Street 56.38 feet to the corner of Lot No. 146; thence northwardly at right angles to said Center Street 142 feet to an alley there laid out; thence westwardly along the south line of said alley 56.38 feet to Lafayette Avenue; thence southwardly along the east line of said Lafayette Avenue 142 feet to the place of beginning as will more fully appear by the plat of said Addition duly recorded in the records of Campbell County, Kentucky, reference to which is hereby made for greater certainty.

PARCEL TWO: Situated in Williamson's Addition to the Town of Bellevue, Campbell County, State of Kentucky, and known as Lot One Hundred and forty-six (No. 146) in said Addition bounded and described as follows, to wit: Commencing at a point in the north line of Center Street 56.38 feet east of the east line of Lafayette Avenue; thence northwardly with a line parallel with said Lafayette Avenue 142 feet to the south line of a sixteen foot alley; thence eastwardly with the south line of said alley 56.38 feet; thence southwardly with a line parallel with Taylor Avenue 142 feet to the north line of said Center Street; thence westwardly with the north line of said Center Street 56.38 feet to the place of beginning, reference being here made to the recorded plat for greater certainty.

Said Parcels ONE and TWO having been acquired by the Board of Education of the Bellevue Independent School District by Deed dated April 14, 1971, and recorded in Deed Book 397, Page 61, in the office of the County Clerk of Campbell County, Kentucky.

PARCEL THREE: Situated in Williamson's Addition to the Town of Bellevue, Campbell County, Kentucky, and being the west one-half of lot numbered One Hundred and forty-seven (147) of said Williamson's Addition; said lot fronting Twenty-eight and nineteen-hundredths (28.19) feet on the north side of Center Street and extending back same width in rear as in front one hundred and forty-two (142) feet to a fifteen foot alley.

Said Parcel THREE having been acquired by the Board of Education of the Bellevue Independent School District by Deed dated March 28, 1930, and recorded in Deed Book 165, Page 192, in the office of the County Clerk of Campbell County, Kentucky.

PROPERTY B - SITE OF NEW HEALTH AND PHYSICAL EDUCATION BUILDING

PARCEL ONE: Situated in the City of Bellevue, Campbell County, Kentucky, and being parts of Lot A, F, G, 39 and 40 of the East Newport Addition to the City of Bellevue and a part of vacated Grant Street, Division Alley and Colfax Alley, as shown on Plat 6-14A of the Campbell County records at Newport, Kentucky.

Being more particularly described as follows: Beginning at a point in the northerly line of Division Alley, 85.00 feet south, 49° 39' West from the westerly line of Berry Avenue; thence south 49° 39' West with the northerly line of Division Alley, 100.00 feet to the westerly line of Colfax Alley; thence south 40° 21' East along the westerly line of Colfax Alley, 5.00 feet to a point; thence leaving Colfax Alley, South 38° 54' 30" West, 7.66 feet to a point; thence South 32° 49' West, 216.76 feet to the West line of Grant Avenue (now vacated) also the easterly line of the property known as the Bellevue Athletic Field; thence North 40° 21' West with the easterly line of said property, 206.35 feet to its intersection with the southerly line of Patzold Lane as now dedicated; thence North 36° 38' East with the southerly line of Patzold Lane, 323.36 feet to an angle in said Patzold Lane; thence North 49° 39' East continuing along the southerly line of said Patzold Lane, 85.00 feet to a point in the westerly line of Berry Avenue; thence South 40° 21' East with the westerly line of Berry Avenue 90.00 feet to a point in John Brueggman's north line; thence South 49° 39' West along said North line 85.00 feet to a point; thence South 40° 21' East along Brueggman's West line 120.00 feet to the place of beginning.

Said Parcel ONE (Property B) having been acquired by the Board of Education of the Bellevue Independent School District by Deed dated April 25, 1938, and recorded in Deed Book 180, Page 263, in the office of the County Clerk of Campbell County, Kentucky.

PARCEL TWO: Situated in the City of Bellevue, Campbell County, Kentucky, fronting on the west side of Pendleton South of Covert Run Turnpike and is part of parcels "F" and "G" part of East Newport, as originally laid out by A. S. Berry as shown on Page 13, Plat Book #6 of the records of Campbell County at Newport, Kentucky, and is more particularly bounded and described as follows:

Beginning at a point in the west side of Pendleton Avenue 150 feet north of the north side of Division Alley, thence northwardly with the west side of Pendleton Avenue 50 feet, thence westwardly at right angles to Pendleton Avenue 85 feet, thence southwardly and parallel with Pendleton Avenue 30 feet; thence eastwardly at right angles to Pendleton Avenue 85 feet to the place of beginning, said last line being the north line of the property previously conveyed to Harry Waller and Helen Walker.

Said Parcel TWO (Property B) having been acquired by the Board of Education of the Bellevue Independent School District by Deed dated May 13, 1970, and recorded in Deed Book 322, Page 391, in the office of the County Clerk of Campbell County, Kentucky.