

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: 999-99-33-374.00

GROUP NOS. 41481/A1, 41209/A1 & A2, 41212/A1 & A2, 41213/A1 & A2, 41215/A2 & A3

Property Address: 500 Grandview 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 June 29, 1965 and recorded on July 7, 1965 in Deed Book 368, Page 506 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 16 day of October, 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 16 day of October, 2024, by City of Bellevue, Kentucky, Grantee, by Charlie Cleves, Mayor.

Christ A Scheer # KYNP23717
NOTARY PUBLIC
Commission Exp. 3-14-25

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 \$16,283,437.00. 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 16 day of October, 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 16 day of October, 2024, by City of Bellevue, Kentucky, Grantee, by Charlie Cleves, Mayor.

Christ A Scheer # KYNP23717
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**BOARD OF EDUCATION OF THE BELLEVUE INDEPENDENT
SCHOOL DISTRICT OF CAMPBELL COUNTY, KENTUCKY, Grantee**

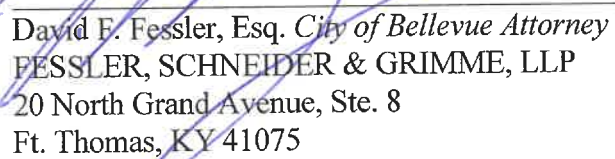
/s/: _____
By: Jenny Hazeres
Its: Board Chairperson

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

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

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: 999-99-33-374.00

GROUP NOS. 41481/A1, 41209/A1 & A2, 41212/A1 & A2, 41213/A1 & A2, 41215/A2 & A3

Situated in the Commonwealth of Kentucky, County of Campbell, and City of Bellevue, and being Lots Numbered Three (3), Four (4), and Five (5) in the Trustee's Subdivision of Out Lot Number Five of River Lot Number Three of General James Taylor's Estate in said City. Each of said Lots fronts forty-eight and forty one-hundredths (48-40/100) feet on the south side of Grandview Avenue and extends back at right angles and between parallel lines two hundred thirty-five (235) feet to Locust Street, agreeable to the recorded plat of said Subdivision in Deed Book 44, Page 51, of the Records in the Office of the Clerk of Campbell County Court at Newport, Kentucky.

Also situated in the South Bellevue Development Company Subdivision to the City of Bellevue, Campbell County, Kentucky, and being all of Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) on the west side of Ward Avenue between Locust and Herold Avenues; and Lots Numbered Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47) and Forty-eight (48), on the east side of Poote Avenue between Locust and Herold Avenues; and Lots Numbered Forty-nine (49), Fifty (50), Fifty-one (51), Fifty-two (52), Fifty-three (53) and Fifty-four (54) on the west side of Poote Avenue between Locust and Herold Avenues; and Lots Numbered Seventy-eight (78), Seventy-nine (79), Eighty (80), Eighty-one (81), Eighty-two (82) and Eighty-three (83) on the east side of Washington Avenue between Locust and Herold Avenues, each lot being thirty (30) feet front by one hundred (100) feet deep; for a more particular description of which reference is hereby made to the recorded Plat of said Subdivision of record in Plat Book 6, Page 34, of said Records, and Plat Book 6, Page 48, thereof.