


This Deed Prepared by and Return to:

  
LEONARD G. ROWEKAMP  
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600 Greenup Street, Suite 200  
Covington, KY 41011  
859/491-4444

### QUIT CLAIM DEED

#### KNOW ALL MEN BY THESE PRESENTS:

That **BOARD OF EDUCATION OF THE BELLEVUE INDEPENDENT SCHOOL DISTRICT aka BOARD OF EDUCATION OF THE CITY OF BELLEVUE, CAMPBELL COUNTY, KENTUCKY, BELLEVUE, CAMPBELL COUNTY, KENTUCKY, a Kentucky school district**, whose mailing address is 215 Center Street, Bellevue, Kentucky 41073 in order to confirm a Deed and Will previously recorded and without monetary consideration to an agency of the Commonwealth of Kentucky, the receipt of which is hereby acknowledged, does release, remiss, and forever quit claim to:

**BOARD OF EDUCATION OF THE BELLEVUE INDEPENDENT SCHOOL DISTRICT** its successors and assigns forever, whose tax mailing address is 215 Center Street, Bellevue, Kentucky 41073

the following described Real Estate, located at 416 Grandview Avenue, Bellevue, Campbell County, Kentucky 41073, to-wit:

**GROUP: 41481/A2**  
**PIDN: 999-99-38-151.00**  
**Plat Cabinet B, Slide 304B**

Lot number seven (7) of the Trustees subdivision of out lot number five (5) of River Lot number three (3) of General James Taylor's Estate in Campbell County, Kentucky, said subdivision now being part of the City of Bellevue, Kentucky fronting forty eight and forty one hundredths (48.40) feet on the south side of Grand View Avenue and extending back in rectangular shape two hundred thirty five (235) feet to Locust Street agreeable to the plat of said subdivision as recorded in deed book number 44 page 351 in the Campbell County, Kentucky records.

Being the same property conveyed to Mary Isabelle Patzold by deed from Chas. A. Patzold,

her husband dated June 20, 1932 and of record in Deed Book 168, page 671 of the records of the Campbell County Clerk at Newport, Kentucky.

Mary Isabelle Patzold died May 7, 1970 a resident of Campbell County, Kentucky and by the terms of Item III of her Last Will and Testament of record in Will Book 40, page 69 of the records of the Campbell County Clerk at Newport, Kentucky she devised this property to the Board of Education of the Bellevue Independent School District.

This conveyance is without monetary consideration and is made to confirm the devise in the Will to an agency of the Commonwealth of Kentucky and is thus exempt from transfer tax pursuant to KRS 142.050 (7) (d) and 142.050 (7) (b).

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**, its successors and assigns, forever.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**BOARD OF EDUCATION OF THE BELLEVUE  
INDEPENDENT SCHOOL DISTRICT aka BOARD OF  
EDUCATION OF THE CITY OF BELLEVUE,  
CAMPBELL COUNTY, KENTUCKY, BELLEVUE,  
CAMPBELL COUNTY, KENTUCKY, a Kentucky  
school district**

By: \_\_\_\_\_  
**Dan Swope, Board Chairperson**

By: \_\_\_\_\_  
**Misty Middleton, Board Secretary**

**COMMONWEALTH OF KENTUCKY**

**COUNTY OF CAMPBELL**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by Dan Swope, Board Chairperson and Misty Middleton, Board Secretary on behalf of the Board of Education of the Bellevue Independent School District, a school district of the Commonwealth of Kentucky.

\_\_\_\_\_  
**NOTARY PUBLIC**  
**COMM. EXPIRES:** \_\_\_\_\_  
**NOTARY ID:** \_\_\_\_\_

**STATEMENT OF CONSIDERATION OR MARKET VALUE**

Pursuant to KRS 382.135, Grantor, **BOARD OF EDUCATION OF THE BELLEVUE INDEPENDENT SCHOOL DISTRICT** whose tax mailing address is 215 Center Street, Bellevue, Kentucky 41073 and Grantee, **BOARD OF EDUCATION OF THE BELLEVUE INDEPENDENT SCHOOL DISTRICT** whose tax mailing address is 215 Center Street, Bellevue, Kentucky 41073 after being first duly cautioned and sworn certify:

1. That they are eighteen years of age or older.
2. The attached transfer of property is without monetary consideration, is made to confirm a Will of record and is between two tax exempt entities, it is currently assessed at \$50,000.00.
3. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one (1) to five (5) years imprisonment and fines up to \$10,000.00.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands.

**GRANTOR:**  
**BOARD OF EDUCATION OF THE**  
**BELLEVUE INDEPENDENT**  
**SCHOOL DISTRICT**

By: \_\_\_\_\_  
Dan Swope, Board Chairperson

By: \_\_\_\_\_  
Misty Middleton, Board Secretary

**GRANTEE:**  
**BOARD OF EDUCATION OF THE**  
**BELLEVUE INDEPENDENT**  
**SCHOOL DISTRICT**

By: \_\_\_\_\_  
Dan Swope, Board Chairperson

By: \_\_\_\_\_  
Misty Middleton, Board Secretary

**COMMONWEALTH OF KENTUCKY**

**COUNTY OF CAMPBELL**

The foregoing statement of consideration or market value was sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by Dan Swope, Board Chairperson and Misty Middleton, Board Secretary on behalf of the Board of Education of Bellevue Independent Board of Education, a school district of the Commonwealth of Kentucky.

\_\_\_\_\_  
**NOTARY PUBLIC**

**COMM. EXPIRES:** \_\_\_\_\_

**NOTARY ID:** \_\_\_\_\_