

**MEMO**

**TO:** Dr. Jesse Bacon, Superintendent

**FROM:** Troy Wood, Chief Operations Officer

**DATE:** August 21, 2025

**RE:** Property Acquisition: Ellis Cook Road

Please see the attached closing statement for the acquisition of the property located at 329 Ellis Cook Road, Mount Washington, KY 40047. The purchase price for this 9 acre property neighboring Eastside Middle School is \$516,021.05. This amount reflects all disbursements and fees.

Please contact me with any questions.



Troy D. Wood  
Chief Operations Officer

**Attachments:**

- Closing Statement
- Compliance Agreement
- General Warranty Deed

**CLOSING STATEMENT**

August \_\_, 2025

**BUYER:** The Board of Education of Bullitt County  
**SELLERS:** Todd Givens and Larry Rodgers  
**PROPERTY:** 329 Ellis Cook Road, Mt. Washington, Kentucky 40047  
**PURCHASE PRICE:** \$515,000.00

**SELLER'S STATEMENT:**

Purchase Price  
Proration of 2025 State County & School R/E Taxes:1/1-8/26/25 (238 days)  
Mercantile Title Agency, Inc.: Document Prep. and Closing and Wire Fees  
Bullitt County Clerk: Transfer Tax

**SELLERS' CREDITS:****(SELLERS' EXPENSES):****DUE TO SELLERS:****CREDITS**

\$ 515,000.00

**EXPENSES**

\$ 2,871.65  
\$ 750.00  
\$ 515.00

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\$ 4,136.65

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**\$ 510,863.35**

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**BUYER'S STATEMENT:**

Purchase Price  
Proration of 2025 State County & School R/E Taxes:1/1-8/26/25 (238 days)  
Dinsmore & Shohl, LLP: Buyer's Legal Fees  
Mercantile Title Agency, Inc.: Document Prep. and Closing and Wire Fees  
Abstracts & Titles, Inc.: Title Search Fees  
Mercantile Title Agency, Inc.:Owner's Title Policy Premium and Tax  
Bullitt County Clerk: Deed Recording Fee

**BUYER'S EXPENSES:****(BUYER'S CREDITS):****DUE FROM BUYER:****CREDITS**

\$ 2,871.65

**EXPENSES**

\$ 515,000.00

**POC**

\$ 750.00  
\$ 600.00  
\$ 2,492.70  
\$ 50.00

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\$ 518,892.70

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\$ 2,871.65

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**\$ 516,021.05**

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**DISBURSEMENTS:**

Todd Givens (Seller)  
Larry Rodgers (Seller)  
Abstracts & Titles, Inc.  
Mercantile Title Agency, Inc.  
Bullitt County Clerk

**TOTAL DISBURSEMENTS**

\$ 255,431.67  
\$ 255,431.68  
\$ 600.00  
\$ 3,992.70  
\$ 565.00  

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**\$ 516,021.05**

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<b>SIGNATURE PAGE TO CLOSING STATEMENT</b>
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<b>Sellers:</b>	TODD GIVENS and LARRY RODGERS
<b>Buyer:</b>	THE BOARD OF EDUCATION OF BULLITT COUNTY
<b>Settlement Agent:</b>	Mercantile Title Agency, Inc.
<b>Place of Settlement:</b>	101 S. Fifth Street, Suite 2500, Louisville, KY 40202
<b>Settlement Date:</b>	August __, 2025
<b>Property Location:</b>	329 Ellis Cook Road, Mt. Washington, KY 40047

The undersigned acknowledge that (i) all utility and other prorations (except ad valorem tax prorations), if any, will be made between the Sellers and Buyer outside of closing; (ii) the Closing Statement was prepared by Mercantile Title Agency, Inc., as the title company closing the subject transaction; and (iii) proration of the 2025 ad valorem taxes payable in 2025 are based on the 2024 tax bills for the subject property.

The undersigned have carefully reviewed the Closing Statement and to the best of their knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on our account in this transaction. The undersigned further certify that they have received a copy of the Closing Statement.

**SELLERS:**

\_\_\_\_\_  
**TODD GIVENS**

\_\_\_\_\_  
**LARRY RODGERS**

**BUYER:**

**THE BOARD OF EDUCATION OF BULLITT COUNTY,**  
a body corporate and politic

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

## COMPLIANCE AGREEMENT

SELLERS: TODD GIVENS and LARRY RODGERS  
BUYER: THE BOARD OF EDUCATION OF BULLITT COUNTY  
PROPERTY: 329 Ellis Cook Road, Mt. Washington, Kentucky 40047  
FILE NO. LOU-25-0014-OR

The undersigned Parties agree to fully cooperate and adjust for clerical errors, any and all closing documentation deemed necessary or desirable in the reasonable discretion of the title insurance company.

The undersigned Parties do hereby so agree and covenant in order to assure that the documentation executed this date will conform and be acceptable in the market place in the instance of a transfer, sale or conveyance.

The undersigned Parties further acknowledge that no fiduciary relationship exists between Mercantile Title Agency, Inc. and the undersigned Parties other than the fiduciary relationship that exists in connection with disbursing of the closing funds in accordance with the Closing Statement to be executed by the Buyer and Seller and the recording of the applicable closing documents.

Effective this \_\_\_\_ day of August, 2025.

Sellers:

\_\_\_\_\_  
**TODD GIVENS**

\_\_\_\_\_  
**LARRY RODGERS**

Buyer:

**THE BOARD OF EDUCATION OF BULLITT  
COUNTY**, a body corporate and politic

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED (the "**Deed**") is made and entered into as of the \_\_\_\_\_ day of August, 2025, by and between:

(i) **TODD GIVENS**, a married person, with mailing address of \_\_\_\_\_, and **LARRY RODGERS**, a married person, with mailing address of \_\_\_\_\_ (collectively, the "**Grantors**"),

(ii) **THE BOARD OF EDUCATION OF BULLITT COUNTY**, a body corporate and politic, with mailing address of 1040 Hwy. 44E, Shepherdsville, Kentucky 40165 (the "**Grantee**"),

(iii) **JESSICA GIVENS**, a married person, the spouse of Todd Givens, with mailing address of \_\_\_\_\_ (the "**Third Party**"),

and

(iv) **KRISTIN RODGERS**, a married person, the spouse of Larry Rodgers, with mailing address of \_\_\_\_\_ (the "**Fourth Party**"),

The in-care-of address for future tax bills is \_\_\_\_\_.

**WITNESSETH:**

For and in consideration of the sum of \$515,000.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby grant and convey to Grantee, with covenant of **GENERAL WARRANTY**, all of their right, title and interest in and to the following described real property situated in Bullitt County, Kentucky (the "**Property**"):

BEING Tract #8, of Division of Ellis Creek, plat of which is recorded in Plat Cabinet 2, Slide 97, in the Office of the Clerk of Bullitt County, Kentucky.

Being the same property acquired by Grantors pursuant to Deed dated March 18, 2022, and recorded on March 22, 2022, of record in Deed Book 1056, Page 708, in the Office of the Clerk of Bullitt County, Kentucky.

**TO HAVE AND TO HOLD**, in fee simple, all of the above described Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantee, its successors and assigns forever.

Grantors covenant, warrant and represent that they are lawfully seized of the estate and rights hereby conveyed, have full right, power and authority to convey the same, and that the estate is free and clear of all taxes, liens and encumbrances, except (a) governmental laws, rules, regulations and restrictions affecting the Property, (b) the lien of current ad valorem taxes not yet due and payable, and (c) all easements, restrictions, covenants, conditions and stipulations of record, including any applicable planning and zoning laws, rules and regulations, affecting the Property.

Third Party, Jessica Givens, joins herein for the purpose of releasing, and does hereby release unto Grantee, any and all curtesy or dower interest she may have or had in and to the Property as spouse of Todd Givens.

Fourth Party, Kristin Rodgers, joins herein for the purpose of releasing, and does hereby release unto Grantee, any and all curtesy or dower interest she may have or had in and to the Property as spouse of Larry Rodgers.

The parties hereto state that the consideration reflected in this Deed is the full consideration paid for the Property. The Grantee joins in for the sole purpose of certifying the consideration pursuant to KRS 382.135.

[End of Page – Signatures Appear on Next Pages]



**GRANTEE:**

**THE BOARD OF EDUCATION OF BULLITT COUNTY**, a body corporate and politic

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument, including the consideration statement, was subscribed, sworn to and acknowledged before me this \_\_\_\_ day of August, 2025, by \_\_\_\_\_, the \_\_\_\_\_ of **THE BOARD OF EDUCATION OF BULLITT COUNTY**, a body corporate and politic, for and on behalf of said entity.

My commission expires: \_\_\_\_\_.

Notary Public, State-at-Large, Kentucky  
Printed Name: \_\_\_\_\_  
Notary Registration No. \_\_\_\_\_

## JESSICA GIVENS

**KRISTIN RODGERS**

My commission expires: \_\_\_\_\_.

Notary Registration No.

My commission expires: \_\_\_\_\_

Notary Registration No.

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