

This DEED OF CONVEYANCE, made and entered into this ____ day of _____ 2026, by **BOARD OF EDUCATION OF MENIFEE COUNTY, KENTUCKY**, with a mailing address of 440 Wynn Flat Road, Frenchburg, Kentucky 40322, hereinafter referred to as **GRANTOR**, and, **DARIN L. ABNEY, Trustee, GROVER RAY ABNEY, Trustee, and DONNA F. ABNEY, Trustee**, Trustees of the **RANGEE CEMETERY IRREVOCABLE TRUST, U/T/A Dated December 10, 2025**, with a mailing address of 226 Abney Ridge Road, Frenchburg, Kentucky 40322, hereinafter referred to as **GRANTEE**.

Grantee's address to which the property tax bill for 2026 shall be mailed is the same address as stated above.

WITNESSETH:

For and in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)**, the receipt of which is hereby fully acknowledged, the Grantor has bargained and sold, and does hereby sell, alien, and conveys, unto the Grantee, its successors and assigns, all its right, title, and interest in and to the following described real property located in Menifee County, Kentucky, and more particularly described to-wit:

See attached Exhibit A for a description of the property.

Being a portion of the same property conveyed to Board of Education of Menifee County, Kentucky, from Robert Hudspeth and Lenora Hudspeth by deed of conveyance dated August 30, 2018, of record in Deed Book 121, Page 406 of the Menifee County Clerk's Office.

TO HAVE AND TO HOLD, the same together with all the appurtenances thereunto belonging unto the Grantee, its successors and assigns forever, together with the Covenant of General Warranty of Title, except that the within conveyance is made subject to all easements and restrictions which may appear of record affecting said property.

Grantee agrees the subject property is to be used solely and exclusively for accessing, maintaining, and expanding a cemetery and such as is customary and incidental for interment and visitation.

Grantee may make such use of and improvement to the easement being conveyed as is reasonable and necessary to access the cemetery for maintenance, intermittent, and visitation, including removal of any and all trees or other obstacles in said easement which may interfere with the use of the easement to access the cemetery. Grantee agrees to be exclusively responsible for all maintenance of the access easement, including obtaining all rights, permissions, and permits, as may be required to connect to access easement to Wynn Flat Road, including installation and maintenance of any culvert which may be required for such use. In the event, the Grantee ceases use of the easement for the purpose stated herein, the Parties agree the property will revert back to the exclusive unrestricted control of the Grantor.

CONSIDERATION CERTIFICATE

Grantor and Grantee, upon being duly sworn, do hereby certify pursuant to KRS Chapter 382, that the above stated consideration in the amount is the true, correct, and full consideration for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sales price of said property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00. We further certify that the estimated fair cash value of the property conveyed is \$100.00. Grantee has executed this deed of conveyance only for the purpose of certifying the consideration paid for said real property, pursuant to KRS Chapter 382.

DISCLAIMER. This instrument was prepared by Leah N. Hawkins, Attorney at Law, Mount Sterling, Kentucky, with the description of the property herein conveyed being supplied by first party and/or second parties, and without examination of title or abstract by the preparer. The preparer assumes no liability for errors, inaccuracies, or omissions in this deed of conveyance resulting from the information provided and makes no assertions, representations, or warranties

with respect to any mortgages, liens, encumbrances, taxes or right of others which may exist against the property herein conveyed and the parties hereto acknowledge their assent to this Disclaimer by their execution of this Deed of Conveyance.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto as of the day, month and year first hereinabove written.

GRANTOR:
BOARD OF EDUCATION OF
MENIFEE COUNTY,
KENTUCKY

GRANTEE:
RANGEE CEMETERY TRUST, U/T/A
DATED _____

BY: _____
TITLE: _____

BY: DARIN L. ABNEY, Trustee

BY: GROVER RAY ABNEY, Trustee

BY: DONNA F. ABNEY, Trustee

STATE OF KENTUCKY)
 : SCT.
 _____ COUNTY)

The foregoing Deed of Conveyance and Consideration Certificate was acknowledged and sworn to before me by _____, Title _____, of the **BOARD OF EDUCATION OF MENIFEE COUNTY, KENTUCKY**, Grantor, this the ____ day of _____, 2026.

My Commission expires: _____
NOTARY PUBLIC, ____ STATE-AT-LARGE
Identification Number: _____

STATE OF KENTUCKY)
 : SCT.
 _____ COUNTY)

The foregoing Deed of Conveyance and Consideration Certificate was acknowledged and sworn to before me by **DARIN L. ABNEY, of the RANGE CEMETERY IRREVOCABLE TRUST U/T/A DATED December 10, 2025**, Grantee, this the ____ day of _____, 2026.

My Commission expires: _____
NOTARY PUBLIC, ____ STATE-AT-LARGE
Identification Number: _____

STATE OF KENTUCKY)
 : SCT.
 _____ COUNTY)

The foregoing Deed of Conveyance and Consideration Certificate was acknowledged and sworn to before me by **GROVER RAY ABNEY, of the RANGE CEMETERY IRREVOCABLE TRUST U/T/A DATED December 10, 2025**, Grantee, this the ____ day of _____, 2026.

My Commission expires: _____
NOTARY PUBLIC, ____ STATE-AT-LARGE
Identification Number: _____

STATE OF KENTUCKY)
 : SCT.
 _____ COUNTY)

The foregoing Deed of Conveyance and Consideration Certificate was acknowledged and sworn to before me by **DONNA F. ABNEY, of the *RANGEE CEMETERY IRREVOCABLE TRUST U/T/A DATED December 10, 2025***, Grantee, this the ____ day of _____, 2026.

My Commission expires: _____

NOTARY PUBLIC, ____ STATE-AT-LARGE

Identification Number: _____

**The foregoing DEED OF CONVEYANCE
was prepared without title abstract or certification by:**



LEAH N. HAWKINS,
ATTORNEY AT LAW
40 BROADWAY
MOUNT STERLING, KY 40353
(859) 498-0868