

**D E E D**

**THIS DEED**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **HARDIN COUNTY BOARD OF EDUCATION**, a political subdivision of the Commonwealth of Kentucky, of 65 W. A. Jenkins Road, Elizabethtown, KY 42701 herein referred to as First Party, and **HARDIN COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit corporation and instrumentality of the Board (“Corporation”), of 65 W. A. Jenkins Road, Elizabethtown, KY 42701 referred to as Second Party; and the in-care-of address to which the property tax bill for the year 2026 in which the property is transferred may be sent to is the same as Second Party.

**W I T N E S S E T H**

THAT for and in **NO MONETARY consideration**, First Party has **BARGAINED** and **SOLD** and does hereby **GRANT** and **CONVEY** unto Second Party, **in fee simple, its successors and assigns forever**, the following described property located in Hardin County, Kentucky, to-wit:

The following described property has been based upon a boundary survey of the Lenn Lee Nelson property as prepared by Hawkins Engineering and dated August 3, 2006.

The following described property is a portion of the Lenn Lee Nelson, et ux, and Forrest Paul Nelson, et ux, property as recorded in Deed Book 1067 Page 352 in the office of the Hardin County Clerk. Said property is generally located along the northeasterly side of KY. HWY. 313, (Joe Prather Hwy.) between KY. HWY. 1500 and KY. HWY. 144 in the City of Vine Grove, Hardin County, Kentucky.

The point of beginning is a found iron pin with yellow surveyors identification cap stamped, "Hawkins L.S. 2511", said point is a point in the northeasterly right of way of KY. HWY. 313, (Joe Prather Highway) and is the southern corner of the Vine Grove Commerce Park Subdivision, (P.C. 1 SHT. 1243); thence with the southeasterly line of said Vine Grove Commerce Park Subdivision

North 39 degrees 7 minutes 57 seconds East for a distance of 697.69 feet passing through a found witness corner with orange surveyors identification cap stamped, "Witness L.S. 2511" at a distance of 692.69 feet to an existing wood fence post, said wood fence post is the eastern corner of said Vine Grove Commerce Park Subdivision and is the southern corner of Section 3 of Rainbow Village Subdivision, (P.C. 1 SHT. 1800), thence with the southeasterly line of said Section 3 of Rainbow Village Subdivision

North 39 degrees 7 minutes 56 seconds East for a distance of 37.17 feet to a calculated point, said point is a point in the southeasterly property line of said section 3 of Rainbow Village Subdivision and is the western corner of Tract 2 of the Hardin County School District Finance Corporation property, (D.B. 1267 Pg. 232), thence with the southwesterly line of Tract 2 of said Hardin County School District Finance Corporation Property

South 49 degrees 3 minutes 56 seconds East for a distance of 1468.76 feet to a calculated point, said point is the southern corner of Tract 2 of said Hardin County School District Finance Corporation property and is a point in the westerly line of the Meadows Subdivision, (P.C. 1 SHT. 328A), thence with the westerly line of said the Meadows Subdivision

South 33 degrees 25 minutes 42 seconds West for a distance of 404.48 feet to a found 1" iron pipe, said point is a common corner to said the Meadows Subdivision and Lot 4 of the Davis Farm Subdivision, (P.C.1 SHT. 1820), thence with the westerly line of said Lot 4 of Davis Farm Subdivision

South 33 degrees 49 minutes 43 seconds West for a distance of 172.84 feet to a found iron pin with surveyors identification cap stamped, "Amato L.S. 3287", said point is the western corner of said Lot 4 and is a point in the northeasterly right of way of KY. HWY. 313, (Joe Prather Highway), thence with said northeasterly right of way for nine calls

North 59 degrees 24 minutes 22 seconds West for a distance of 46.05 feet to a found right of way fence pull post, thence

North 58 degrees 20 minutes 57 seconds West for a distance of 215.26 feet to a found right of way fence pull post, thence

North 52 degrees 42 minutes 14 seconds West for a distance of 209.79 feet to a found right of way fence pull post, thence

North 52 degrees 25 minutes 41 seconds West for a distance of 235.69 feet to a found right of way fence pull post, thence

North 53 degrees 24 minutes 12 seconds West for a distance of 59.49 feet to a found right of way fence pull post, thence

North 53 degrees 28 minutes 23 seconds West for a distance of 20.94 feet to a found right of way fence pull post, thence

North 55 degrees 32 minutes 31 seconds West for a distance of 225.13 feet to a found right of way fence pull post, thence

North 59 degrees 42 minutes 34 seconds West for a distance of 250.51 feet to a found right of way fence pull post, thence

North 52 degrees 4 minutes 32 seconds West for a distance of 267.75 feet to the true point of beginning

Together with and subject to covenants, easements and restrictions of record.

Said property contains 22.646 acres per calculated survey by Engineering Design Group, Inc., Michael P. Billings (Ky. PLS #3472).

The Ingress/Egress Easement of record in Deed Book 1267, Page 232 of the Hardin County Court Clerk is hereby released in full.

First Party and Second Party hereby establish a new ingress and egress easement across property conveyed to First Party in Deed Book 1268, Page 668 and property conveyed to Second Party in Deed Book 1267, Page 232.

The ingress and egress easement hereby created is described as follows:

Said property is located along the northeastern right of way KY Hwy 313 (Joe Prather Highway) approximately 2400' northwest from its intersection with KY Hwy 1500 (Rogersville Road), and approximately 1200' southeast from its intersection with

Commerce Drive. Said property is located in the City of Vine Grove, Hardin County, Kentucky and is more particularly described as follows:

Unless stated otherwise any monument referred to herein as a "set iron pin" is a ½-inch diameter rebar pin, 18-inches in length, with yellow surveyor's identification cap stamped "Billings L.S. 3472".

All bearings stated herein are referenced to grid north KY 1602 South Zone State Plane. The coordinates of the point of beginning is (Northing: 2180437.565, Easting: 1580074.695).

Beginning at a found slightly bent half inch diameter iron pin with no surveyor's identification cap, said point is the southeastern corner of the Integribilt, LLC property, (D.B. 1516 Pg. 1164), also known as Lot 1 of Vine Grove Commerce Park, (P.C. 1 Sht. 1243) and is a point in the northeastern right of way of KY Hwy 313 (Joe Prather Highway), thence leaving said Lot 1 and continuing with the northeastern right of way of said KY Hwy 313 (Joe Prather Highway), for four calls South 51 degrees 04 minutes 35 seconds East for a distance of 268.34 feet to a set Mag Nail in R/W Pull Post concrete base, thence South 58 degrees 55 minutes 14 seconds East for a distance of 250.80 feet to a set iron pin, thence South 54 degrees 20 minutes 48 seconds East for a distance of 225.00 feet to a set iron pin, thence South 51 degrees 37 minutes 14 seconds East for a distance of 34.52' to a calculated point in the existing asphalt drive, (Trojan Way), said point is the center of the herein described 50 foot wide ingress and egress easement, and is the true point of beginning, thence leaving said northeastern right of way of KY Hwy 313 (Joe Prather Highway), and generally following the center of the existing asphalt drive, (Trojan Way), and crossing the Hardin County Board of Education property as recorded in Deed Book 1268 Page 668 and Tract 2 of the Hardin County School District Finance Corporation as recorded in Deed Book 1267 Page 232 and lying 25 foot on each side of the following described centerline of said 50 foot wide ingress and egress easement North 31 degrees 12 minutes 45 seconds East for a distance of 83.35 feet to a point, thence North 29 degrees 06 minutes 53 seconds East for a distance of 129.38 feet to a point, thence Along a curve to the right having a radius of 636.50 feet and an arc length of 79.23 feet, being subtended by a chord of North 32 degrees 40 minutes 51 seconds East for a distance of 79.18 feet to a point, thence North 36 degrees 14 minutes 49 seconds East for a distance of 14.56 feet to a point, thence Along a curve to the right having a radius of 426.50 feet and an arc length of 127.89 feet, being subtended by a chord of North 44 degrees 50 minutes 13 seconds East for a distance of 127.41 feet to a point, thence North 53 degrees 25 minutes 37 seconds East for a distance of 103.65 feet to a point, thence Along a curve to the left having a radius of 488.50 feet and an arc length of 154.49 feet, being subtended by a chord of North 44 degrees 22 minutes 01 seconds East for a distance of 153.85 feet to a point, thence North 35 degrees 18 minutes 24 seconds East for a distance of 130.86 feet to a point, thence Along a curve to the right having a radius of 361.50 feet and an arc length of 93.10 feet, being subtended by a chord of North 42 degrees 41 minutes 03 seconds East for a distance of 92.84 feet to a point, thence North 50 degrees 03 minutes 43 seconds East for a distance of 235.03 feet to a point, thence Along a curve to the left having a radius of 481.50 feet and an arc length of 187.27 feet, being subtended by a chord of North 38 degrees 55 minutes 12 seconds East for a distance of 186.09 feet to a point, thence North 27 degrees 46 minutes 42 seconds East for a distance of 9.03 feet to a point, said point is the terminus point of the herein described centerline of the 50 foot wide ingress and egress easement and is a point in the southern property line of Tract 1 of the Hardin County School District Finance Corporation property, (D.B. 1267 Pg. 232), said point is located South 48 degrees 00 minutes 03 seconds East a distance of 798.11 feet from a found iron pin with yellow surveyor's identification cap stamped

“Hawkins LS 2511” which is also the southwest property corner of said Tract 1 of the Hardin County School District Finance Corporation property.

Together with and subject to covenants, easements, and restrictions of record.

Said easement contains a total of 67,391 square feet, (1.547 acres), per survey by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472). See also the attached Exhibit A.

Title to the above described property is derived by Deed dated July 18, 2008, of record in Deed Book 1268, Page 668, in the Office of the Hardin County Court Clerk.

**TO HAVE AND TO HOLD** said property unto Second Party, **in fee simple, its successors and assigns forever.**

AND First Party hereby releases and relinquishes unto Second Party, its successors and assigns forever, all of their rights, title and interest in and to said property with good and perfect right to sell and convey the same herein done and that the title to said property is perfect, clear and unencumbered, except for the 2026 property taxes which are to be prorated, and with said exception First Party will **WARRANT GENERALLY** the said title thereto.

PROVIDED, HOWEVER, that this conveyance is made subject to all restrictions, conditions and easements of record in said Clerk’s Office. This conveyance is subject to all applicable zoning and subdivision regulations.

Pursuant to KRS Chapter 382, the First Party and Second Party hereto certify that the fair market value of said property is \$452,900.00. Pursuant to KRS Chapter 142.050(7)(b) and (7)(d), this conveyance is exempt from transfer tax.

As approved by First Party at a special called meeting held on \_\_\_\_ day of \_\_\_\_\_, 2026.

IN TESTIMONY WHEREOF, witness the signatures of the First Party this \_\_\_\_ day of \_\_\_\_\_, 2026.

**HARDIN COUNTY BOARD OF EDUCATION,**  
a political subdivision of the Commonwealth of Kentucky

\_\_\_\_\_  
By: Teresa Morgan, Superintendent

STATE OF KENTUCKY:  
COUNTY OF \_\_\_\_\_:

The foregoing instrument was executed, acknowledged, subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by **Teresa Morgan, Superintendent of the Hardin County Board Of Education, a political subdivision of the Commonwealth of Kentucky.**

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary ID #

The undersigned verifies that they have authority to sign on behalf of Hardin County School District Finance Corporation, a Kentucky non-profit corporation and instrumentality of the Board ("Corporation"), and that said corporation is in good standing with the Office of the Kentucky Secretary of State.

IN TESTIMONY WHEREOF, witness the signatures of the Second Party this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**HARDIN COUNTY SCHOOL DISTRICT FINANCE CORPORATION,**  
a Kentucky non-profit corporation and instrumentality of the Hardin County Board of Education

\_\_\_\_\_  
By: Dawn L. Johnson, President

\_\_\_\_\_  
By: Teresa Morgan, Secretary

STATE OF KENTUCKY:  
COUNTY OF \_\_\_\_\_:

The foregoing instrument was executed, acknowledged, subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by **Dawn L. Johnson, President and Teresa Morgan, Secretary of Hardin County School District Finance Corporation, a Kentucky non-profit corporation and instrumentality of the Board ("Corporation").**


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

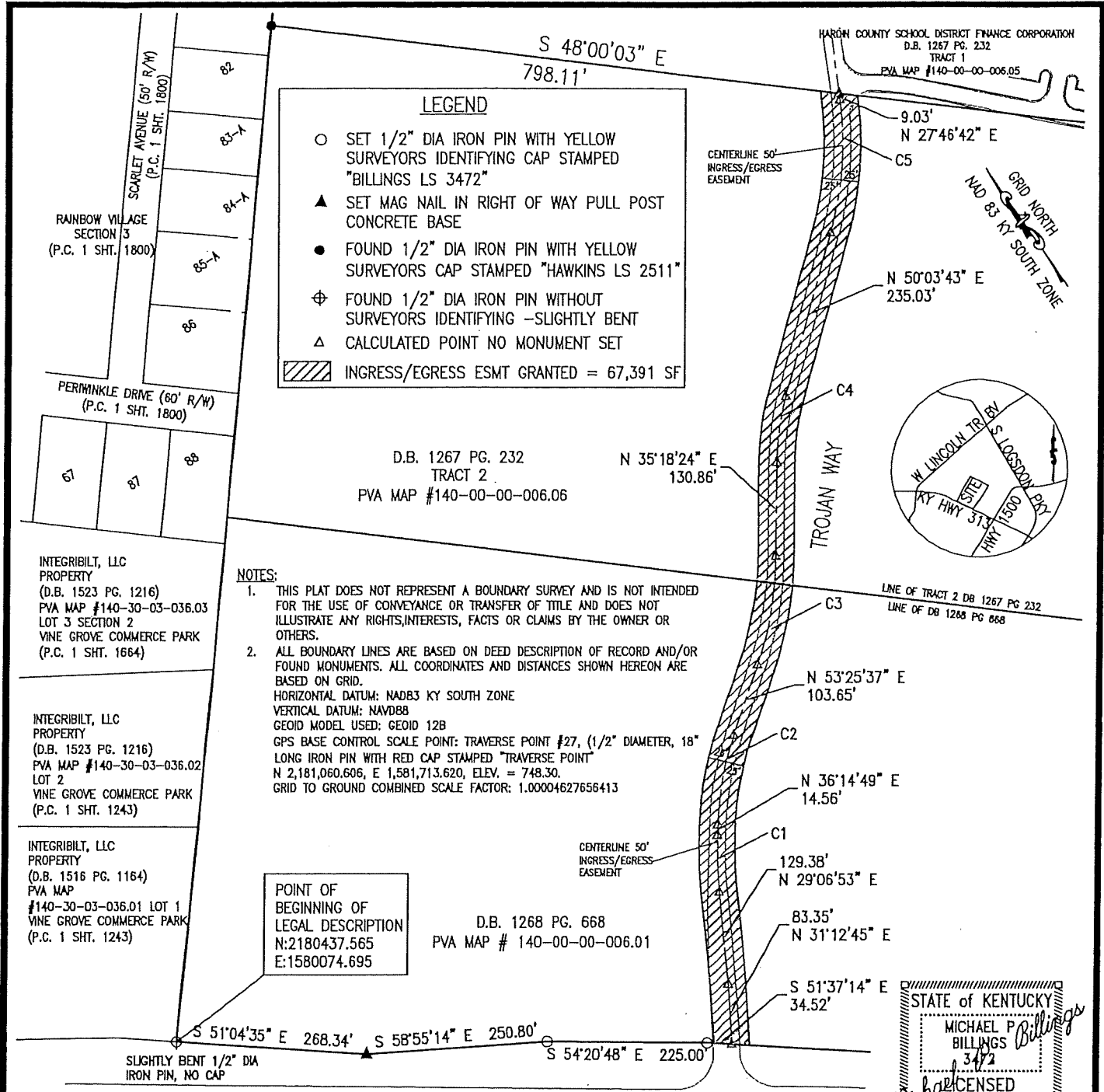
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary ID #

**WITHOUT BENEFIT OF A TITLE SEARCH  
AND WITH LEGAL DESCRIPTION PROVIDED,  
PREPARED BY:**

  
\_\_\_\_\_  
David T. Wilson, II, Esq., Dustin C. Humphrey, Esq.,  
Ambrose K. O'Bryan, Esq., Richard B. Shufelt, Esq.  
Skeeters, Bennett, Wilson & Humphrey  
550 W. Lincoln Trail Blvd., Suite 203  
Radcliff, KY 40160  
(270) 352-4405  
P:/RealEstate/Deeds/HCSB Fin Corp to HCSB



**LEGEND**

- SET 1/2" DIA IRON PIN WITH YELLOW SURVEYORS IDENTIFYING CAP STAMPED "BILLINGS LS 3472"
- ▲ SET MAG NAIL IN RIGHT OF WAY PULL POST CONCRETE BASE
- FOUND 1/2" DIA IRON PIN WITH YELLOW SURVEYORS CAP STAMPED "HAWKINS LS 2511"
- ⊕ FOUND 1/2" DIA IRON PIN WITHOUT SURVEYORS IDENTIFYING -SLIGHTLY BENT
- △ CALCULATED POINT NO MONUMENT SET
- ▨ INGRESS/EGRESS ESMT GRANTED = 67,391 SF

**NOTES:**

- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR THE USE OF CONVEYANCE OR TRANSFER OF TITLE AND DOES NOT ILLUSTRATE ANY RIGHTS, INTERESTS, FACTS OR CLAIMS BY THE OWNER OR OTHERS.
- ALL BOUNDARY LINES ARE BASED ON DEED DESCRIPTION OF RECORD AND/OR FOUND MONUMENTS. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON GRID.  
 HORIZONTAL DATUM: NAD83 KY SOUTH ZONE  
 VERTICAL DATUM: NAVD83  
 GEOID MODEL USED: GEOID 12B  
 GPS BASE CONTROL SCALE POINT: TRAVERSE POINT #27, (1/2" DIAMETER, 18" LONG IRON PIN WITH RED CAP STAMPED "TRAVERSE POINT"  
 N 2,181,060.606, E 1,581,713.620, ELEV. = 748.30  
 GRID TO GROUND COMBINED SCALE FACTOR: 1.00004627656413

RAINBOW VILLAGE SECTION 3 (P.C. 1 SHT. 1800)

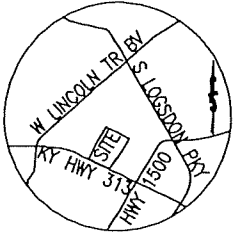
PERIWINKLE DRIVE (60' R/W) (P.C. 1 SHT. 1800)

INTEGRIBILT, LLC PROPERTY (D.B. 1523 PG. 1216) PVA MAP #140-30-03-036.03 LOT 3 SECTION 2 VINE GROVE COMMERCE PARK (P.C. 1 SHT. 1664)

INTEGRIBILT, LLC PROPERTY (D.B. 1523 PG. 1216) PVA MAP #140-30-03-036.02 LOT 2 VINE GROVE COMMERCE PARK (P.C. 1 SHT. 1243)

INTEGRIBILT, LLC PROPERTY (D.B. 1516 PG. 1164) PVA MAP #140-30-03-036.01 LOT 1 VINE GROVE COMMERCE PARK (P.C. 1 SHT. 1243)

POINT OF BEGINNING OF LEGAL DESCRIPTION  
 N:2180437.565  
 E:1580074.695



STATE OF KENTUCKY

MICHAEL P. BILLINGS  
 3472

LICENSED PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT DOES NOT COMPLY WITH 201 KAR 18:150 FOR BOUNDARY SURVEYS. NORTH IS BASED ON GRID NORTH BY THE METHOD OF RANDOM TRAVERSE AND GPS METHODS USING A TRIMBLE R121 SERIES (RTK METHOD) RECEIVER.

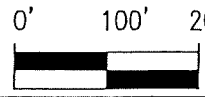
*Michael P. Billings* 3/17/2026  
 MICHAEL P. BILLINGS KY PLS 3472 DATE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE
C1	636.50'	N 32°40'51" E	79.18'	79.23'	7°07'55"
C2	426.50'	N 44°50'13" E	127.41'	127.89'	17°10'49"
C3	488.50'	N 44°22'01" E	153.85'	154.49'	16°07'13"
C4	361.50'	N 42°41'03" E	92.04'	93.10'	14°45'19"
C5	481.50'	N 38°55'12" E	186.09'	187.27'	22°17'01"

PVA# 140-00-00-006.01 (DB 1268 PG 668)  
 PVA# 140-00-00-006.06 (DB 1267 PG 232)  
**CLIENT:**  
 HARDIN COUNTY BOARD OF EDUCATION  
 65 WA JENKINS RD  
 ELIZABETHTOWN KY 42701

**EXHIBIT "A"**  
**INGRESS/EGRESS EASEMENT**

ENGINEERING DESIGN GROUP, INC.  
 315 S. MULBERRY STREET  
 P.O. BOX 2484  
 ELIZABETHTOWN, KY. 42702  
 (270) 769-1436



SCALE: 1" = 200' DATE: MARCH 17, 2026  
 Z:/Projects/HCBE/NORTH-MIDDLE-2024/HCBE-NES-BS-REVISED.DWG

