

D E E D

THIS DEED, made and entered into this _____ day of _____, 2026, by and between **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 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 Secon 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:

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 located in the northeastern right of way of KY Hwy 313 (Joe Prather Highway) and 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), thence leaving said right of way with the eastern property line of said Lot 1 and continuing with the eastern property line of Lot 2 of Vine Grove Commerce Park, (P.C. 1 Sht. 1243), and the eastern property line of Lot 3 of Vine Grove Commerce Park Section 2, (P.C. 1 Sht. 1664), North 40 degrees 13 minutes 39 seconds East for a distance of 697.73 feet to a found half inch diameter iron pin with no surveyor’s identification cap,

said point is the northeastern corner of said Lot 3 of Vine Grove Commerce Park Section 2, (P.C. 1 Sht. 1664), and is the southeastern corner of the Walter McFolley property, (D.B. 881 Pg. 750), also known as Lot 88 of Rainbow Village Section 3, (P.C. 1 Sht. 1800), thence leaving said Lot 3 and continuing with the eastern property line of said Lot 88 of Rainbow Village Section 3 North 40 degrees 10 minutes 05 Seconds East for a distance of 37.06 feet to a set iron pin in the eastern property line of said Lot 88, said point is the northwest corner of the Hardin County Board of Education property, (D.B. 1268 Pg. 668), and is the southwest corner of Tract 2 of the Hardin County School District Finance Corporation property, (D.B. 1267 Pg. 232), thence continuing with the eastern property line of said Lot 88 and crossing the eastern end of Periwinkle Drive and continuing with the eastern property lines of Lot 86 of Rainbow Village Section 3, (P.C. 1 Sht. 1800), Lots 85-A – 83-A of Rainbow Village Section 3, (P.C. 1 Sht. 2067), and Lots 82 and 81 of Rainbow Village Section 3, (P.C. 1 Sht. 1800) North 40 degrees 10 minutes 05 seconds East for a distance of 688.14 feet to a found half inch diameter iron pin with yellow surveyor's identification cap stamped, "Hawkins L.S. 2511", said point a point in the eastern property line of said Lot 81 of Rainbow Village Section 3 and is the southwest corner of Tract 1 of the Hardin County School District Finance Corporation property (D.B. 1267 Pg 232), thence leaving said Lot 81 of Rainbow Village Section 3, and continuing with the southern property line of said Tract 1 of the Hardin County School District Finance Corporation property South 48 degrees 00 minutes 03 seconds East for a distance of 1399.61 feet to a found half inch diameter iron pin with a yellow surveyor's identification cap stamped "Hawkins L.S. 2511" said point is the southeast corner of said Tract 1 of the Hardin County School District Finance Corporation property and is a point in the western property line of the Larry Stutler property, (D.B. 894 Pg 316), also known as Lot 35 of The Meadows Subdivision, (P.C. 1 Sht. 328-A), thence leaving said Tract 1 and continuing with the western property line of said Lot 35 and the western property lines of Lots 36 – 41 of The Meadows Subdivision South 34 degrees 29 minutes 13 seconds West for a distance of 693.74 feet to a set iron pin, said point is a point in the western property line of said Lot 41 of The Meadows Subdivision, said point is the southeast corner of Tract 2 of the Hardin County School District Finance Corporation property, (D.B. 1267 Pg. 232) and is the northeast corner of the Hardin County Board of Education property, (D.B. 1268 Pg. 668), thence continuing with western property line of said Lot 41 of The Meadows Subdivision and the western property line of Lot 42 of The Meadows Subdivision, (P.C. 1 Sht. 328-A) South 34 degrees 29 minutes 13 seconds West for a distance of 404.68 feet to a found one inch diameter iron pipe, said point is the southwest corner of said Lot 42, the northwest corner of Lot 43 of The Meadows Subdivision, (P.C. 1 Sht. 328A), and is the northwest corner of the Wanda Basham Living Trust property, (D.B. 1290 Pg. 467), also known as Lot 4B of the Davis Farm Subdivision, (P.C. 1 Sht. 3706), thence leaving said Lots 42 and 43 of The Meadows Subdivision and continuing with the western property line of said Lot 4B of the Davis Farm Subdivision South 34 degrees 53 minutes 14 seconds West for a distance of 172.84 feet to a set iron pin, said point is the southwest corner of said Lot 4B of the Davis Farm Subdivision and is a point in the northeastern right of way of KY Hwy 313, (Joe Prather Highway), thence leaving said Lot 4B and continuing with said northeastern right of way of KY Hwy 313, (Joe Prather Highway), for five calls

North 57 degrees 12 minutes 42 seconds West for a distance of 260.86 feet to set iron pin, thence North 51 degrees 37 minutes 14 seconds West for a distance of 525.59 feet to a set iron pin, thence North 54 degrees 20 minutes 48 seconds West for a distance of 225.00 feet to a set iron pin, thence North 58 degrees 55 minutes 14 seconds West for a distance of 250.80 feet to a set Mag Nail in R/W fence Pull Post concrete base, thence North 51 degrees 04 minutes 35 seconds West for a distance of 268.34 feet to the true point of beginning.

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

Said property contains a total of 1,971,379 square feet, (45.256 acres), per survey by Engineering Design Group, Inc. (Michael P. Billings, KY. PLS #3472).

Subject to an ingress and egress easement in favor of the Hardin County School Board District dated _____ of record in Deed Book _____, Page _____, in the Office of the Hardin County Court Clerk. See also the attached Exhibit A.

Title to the above described property is derived by Deed dated _____, of record in Deed Book _____, Page _____ and by Deed dated May 15, 2008, of record in Deed Book 1267, Page 232, 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 its 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 \$905,800.00. Pursuant to KRS Chapter 142.050(7)(b) and (7)(d), this conveyance is exempt from transfer tax.

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 First 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 #

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").**

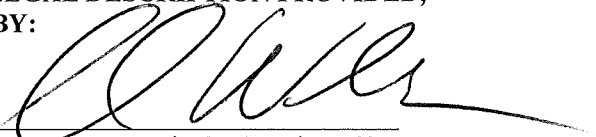
My commission expires: _____

Notary Public

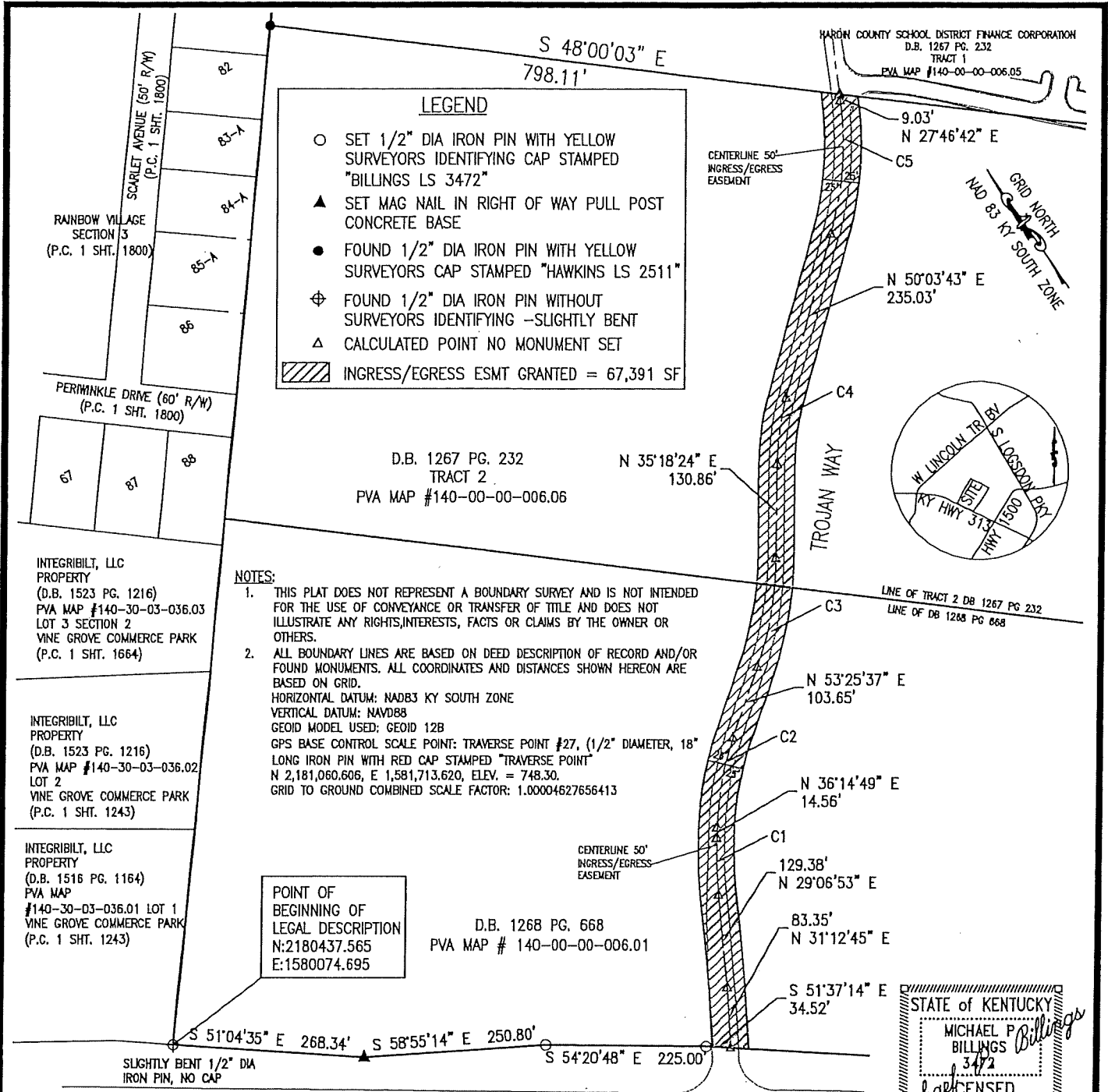
Print Name

Notary ID #

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



David T. Wilson, H, Esq., Dustin C. Humphrey, Esq.,
Ambrosé 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/Fin Corp to Fin Corp



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
 MICHAEL P. BILLINGS KY PLS 3472

3/17/2026
 DATE

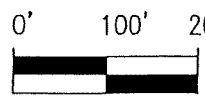
STATE OF KENTUCKY
 MICHAEL P. BILLINGS
 3472
 LICENSED PROFESSIONAL LAND SURVEYOR

3/17/2026

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

