

THIS DEED, made and entered into this the ____ day of _____, 202__, by and between the FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION, an agency, instrumentality and constituted authority of the Board of Education of Fayette County, Kentucky, which has a mailing address of 450 Park Place, Lexington, Kentucky 40511, party of the FIRST PART, and the BOARD OF EDUCATION OF FAYETTE COUNTY, KENTUCKY, which has a mailing address of 450 Park Place, Lexington, Kentucky 40511, party of the SECOND PART. The in-care of tax mailing address for the current year is c/o Board of Education of Fayette County, Kentucky, 450 Park Place, Lexington, Kentucky 40511.

WITNESSETH:

WHEREAS, the party of the second part, pursuant to Chapter 162 of the Kentucky Revised Statutes, caused the following described school site to be conveyed to the party of the first part for the purpose of the issuance of certain school building revenue bonds in connection with the construction of improvements to said school site; and

WHEREAS, also in connection with the issuance of said school building revenue bonds, a contract of lease and rent was entered into by and between the party of the second part and the party of the first part; and

WHEREAS, the aforesaid school building revenue bonds have been fully and completely paid, and the terms and conditions of the aforesaid contract of lease and rent have been fulfilled, all of which are more particularly described as: School Building Revenue Bonds Series 2003A with a final maturity date of February 28, 2023 and the contract of lease and rent therefore being dated March 1, 2003 and of record in Deed Book 2351, Page 197, Fayette County Clerk's Office; and

WHEREAS, it was a condition of the conveyance of the following described school site and the aforesaid contract of lease and rent that if the party of the second part paid the rentals in full the leased premises should be and would become the property of the party of the second part, and the party of the first part agreed to reconvey said school site to the party of the second part, and said contract of lease and rent further provided that the consideration for said reconveyance should be the recital of the fulfillment of said contract of lease and rent.

NOW, THEREFORE, for and in consideration of the fulfillment of the terms and conditions of the aforesaid contract of lease and rent and in further consideration that all of the aforesaid school building revenue bonds have been fully and completely paid, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part does hereby grant and convey unto the party of the second part, its successors and assigns forever, the following described property located in Lexington, Fayette County, Kentucky, to wit:

See Exhibit "A" Attached Hereto And Made A Part Hereof.

TO HAVE AND TO HOLD the above described property, together with all the appurtenances and privileges thereunto belonging, unto the party of the second part, its successors and assigns forever in fee simple.

The party of the first part does hereby release and relinquish unto the party of the second part, its successors and assigns forever, all of its right, title and interest in and to the above described property, including all of its right, title and interest in and to the reciprocal easements and rights of way described in the deed of record in Deed Book 2641, Page 23, Fayette County Clerk's Office, and does WARRANT SPECIALLY its title to same.

There is excepted from the foregoing warranty and covenants of title and this conveyance is hereby made subject to any restrictive covenants, easements and agreements which may be of record in the aforesaid Fayette County Clerk's Office affecting the above described property.

There is no transfer tax due on this conveyance pursuant to KRS 142.050(7)(b).

Being first duly sworn, the parties hereto certify that the consideration reflected in this deed is true and correct and is the full consideration paid for the property conveyed. The party of the second part joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135

IN WITNESS WHEREOF, the parties have hereunto set their hands by and through their duly authorized officers, this the day and year first above written.

FAYETTE COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
Tyler Murphy, President

BOARD OF EDUCATION OF FAYETTE COUNTY,
KENTUCKY

By: _____
Tyler Murphy, Chairperson

STATE OF KETUCKY)
)SCT.
COUNTY OF FAYETTE)

The foregoing instrument with consideration certificate was acknowledged, subscribed and sworn to before me this the ___ day of _____, 202__ by Tyler Murphy, President of the Fayette County School District Finance Corporation on behalf of said corporation and the foregoing consideration certificate was subscribed and sworn to before me by Tyler Murphy, Chairperson of the Board of Education of Fayette County, Kentucky, on behalf of said Board of Education.

My commission expires: _____

NOTARY PUBLIC, STATE AT LARGE, KENTUCKY
PRINT NAME: _____
NOTARY I.D. NO.: _____

PREPARED BY:

George F. Allgeier, Jr.
Attorney at Law
155 East Main Street, Suite 101
Lexington, Kentucky 40507
859-255-8543

Exhibit "A"

EDYTHE JONES HAYES MIDDLE SCHOOL

Being all of Tract 6 (19.72 acres) and Parcel 14 (0.28 acres) of the Richardson Property as shown on the Minor Easement Amendment and Consolidation Plat of the Richardson Property, Chilesburg Road, Lexington, Fayette County, Kentucky of record in Plat Cabinet L, Slide 832, in the Fayette County Clerk's Office, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to the Fayette County School District Finance Corporation from the Board of Education of Fayette County, Kentucky by deed dated March 1, 2003 and of record in Deed Book 2349, Page 569, Fayette County Clerk's Office.

THERE IS EXCEPTED from the above described property that certain tract or parcel of land containing 1.23 acres previously conveyed to the Board of Education of Fayette County, Kentucky from the Fayette County School District Finance Corporation by deed dated May 22, 2006 and of record in Deed Book 2646, Page 23, Fayette County Clerk's Office and to which deed reference is hereby made for a more particular description of said property.