

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

JEROME J. MOSER, Trustee of THE ROGER CHALKLEY RESTATED REVOCABLE TRUST AGREEMENT, dated May 4, 2026,

for and in consideration of \$700,000.00 and other good and valuable consideration (FCV \$700,000.00)

to it paid by the Grantor(s) herein, the receipt of which is hereby acknowledged, doe bargain, sell, and convey to

THE BOARD OF EDUCATION OF THE BEECHWOOD INDEPENDENT SCHOOL DISTRICT OF KENTON COUNTY, KENTUCKY, its

successors and assigns, forever, the following described real estate located in the City of Villa Hills, County of Kenton, Commonwealth of Kentucky, to wit:

Grantor/Grantee/Tax Mailing Address: 3977 Loftyview Court, Erlanger KY 41018

Property Address: 54 Beechwood Road, Fort Mitchell, KY 41017

Group No. 581 PIDN: 028-30-05-013.00

Being the South 60 feet of Lot No. 12 and the North 80 feet of Lot No. 11, JOHN FOLTZ SUBDIVISION, as shown on Copied and Restored Plat No. 79, Kenton County Clerk's Records at Covington, Kentucky.

Beginning at a point in the center of Beechwood Road, 30 feet South 41° 10' East of John Foltz's Northwest corner; thence parallel to and 30 feet distance from Foltz's original Northern-most line, North 48° 32 ½' East, 220 feet to a stake 30 feet South 41° 10' East of said Foltz's Northernmost line; thence parallel to Beechwood Road and along the rear line of Lot Nos. 12 and 11, Foltz's Subdivision, South 41° 10' East, 140 feet to a stake; thence with a line portioning Lot No. 11, South 48° 32 ½ feet West, 220 feet to the center of Beechwood Road; thence with Beechwood Road, North 41° 10' West, 140 feet to the place of beginning.

Being the remainder of the same property conveyed to JEROME J. MOSER, Trustee of THE ROGER CHALKLEY RESTATED REVOCABLE TRUST AGREEMENT, dated May 4, 2026, by deed on July 13, 2026 and recorded on September 2, 2026 in Kenton County Clerk's records at Covington, Kentucky in Deed Book 491, Page 709.

TO HAVE AND TO HOLD the same to the said

THE BOARD OF EDUCATION OF THE BEECHWOOD INDEPENDENT SCHOOL DISTRICT OF KENTON COUNTY, KENTUCKY, its

successors and assigns, forever, the Grantor, its successors and assigns, Hereby COVENANTING with the Grantor(s), her or his heirs and assigns, that the TITLE so conveyed is CLEAR, FREE, and UNENCUMBERED, and that it will WARRANT and DEFEND the same against all legal claims whatsoever.

CERTIFICATION: Grantor and Grantee both certify, under oath, pursuant to KRS 382.135 that the consideration reflected in this deed is the fair market value of the property and Grantee(s) join(s) in this deed for the sole purpose of making this certification regarding the consideration.

IN WITNESS WHEREOF, the said Grantor, **JEROME J. MOSER, Trustee of THE ROGER CHALKLEY RESTATED REVOCABLE TRUST AGREEMENT, dated May 4, 2026**, hereunto sets his hand, this _____ day of September, 2026.

GRANTEE:

THE BOARD OF EDUCATION OF
THE BEECHWOOD INDEPENDENT
SCHOOL DISTRICT OF KENTON
COUNTY, KENTUCKY

BY: _____
AMY SLEET, Board Chair

GRANTOR:

THE ROGER CHALKLEY RESTATED
REVOCABLE TRUST AGREEMENT,
Dated May 4, 2026

BY: _____
JEROME J. MOSER SR., Trustee

STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged and sworn to before me this _____ day of September, 2026, by **JEROME J. MOSER SR., Trustee of THE ROGER CHALKLEY RESTATED REVOCABLE TRUST AGREEMENT, dated May 4, 2026, Grantor.**

My Commission expires: _____ Notary Public # _____

STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged and sworn to before me this _____ day of September 2026, by the Grantee(s), **AMY SLEET, Board Chair of BEECHWOOD INDEPENDENT PUBLIC SCHOOL BOARD OF EDUCATION.**

My Commission expires: _____ Notary Public # _____

This instrument prepared by:

Phyllis L. Mauntel (KBA #82099)
KLETTE, KLETTE & MAUNTEL
334 Beechwood Road, Suite 550
Ft. Mitchell, KY 41017