

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made and entered into by and between the **BOYLE COUNTY FISCAL COURT**, the governing authority of Boyle County, Kentucky, a political subdivision of the Commonwealth of Kentucky, with a mailing address of 321 West Main Street, Danville, Kentucky 40422, hereinafter referred to as “the Grantor,” and the **COMMONWEALTH OF KENTUCKY**, for the use and benefit of the **DEPARTMENT OF PARKS**, an agency of the Commonwealth of Kentucky, with a mailing address and “in care of” tax mailing address of 200 Mero Street, 24th Floor, Frankfort, Kentucky 40601, hereinafter referred to as “Grantee.”

WITNESSETH:

That for and in consideration of the public benefit to be derived by the citizens of Boyle County and the Commonwealth of Kentucky and other good and valuable consideration, but no monetary consideration, the receipt and sufficiency of such consideration being hereby acknowledged by the Grantor, the Grantor does hereby grant, transfer and convey to the Grantee, its successors and assigns forever, in fee simple, with covenant of General Warranty, two tracts of land located on the west side of the Perryville-Harrodsburg Road (U.S. Highway 68) in Boyle County, Kentucky, said tracts being more fully described as follows:

For a description of the property being conveyed herein, please see the attached legal description, which is incorporated herein by reference and designated as Exhibit A.

The property conveyed herein being the same property as that conveyed to the Boyle County Fiscal Court, the governing authority of the County of Boyle, by Perryville Battlefield Preservation Association, Inc., a Kentucky non-profit corporation, by Deed dated December 27, 2011, which is recorded in Deed Book 481, Page 683.

All references are to the records of the Boyle County Clerk.

TO HAVE AND TO HOLD, the above-described property unto the Grantee, its successors and assigns forever, in fee simple with Covenant of General Warranty. The Grantor warrants that it is vested with a good and marketable fee simple title to the above described property, and that its title thereto is free and unencumbered by any mortgage or other enforceable lien.

The Grantor further acknowledges that it shall pay all city, county, and state real estate taxes assessed against the above-described property up to and including the current tax year, if any. The Grantor also acknowledges that it shall pay all transfer taxes due, if any, as a result of this transaction.

This conveyance is made subject to any and all restrictions, easements, covenants, rights-of-way, exceptions, reservations and other matters of any type whatsoever contained in prior instruments of record in the chain of title to the property conveyed hereby.

CONSIDERATION CERTIFICATE OF THE GRANTOR

The Grantor hereby certifies that the consideration set forth in this Deed hereinabove is the true and full consideration paid for the property hereby conveyed. The fair market value of the property conveyed hereunder is \$30,000.00.

IN TESTIMONY WHEREOF, the Grantor has executed this Deed, including the Consideration Certificate of the Grantor, this 3 day of September, 2015.

This Instrument Prepared By:

Patrick McGee

Patrick W. McGee, Attorney
Finance and Administration Cabinet
Office of General Counsel
Room 392, Capitol Annex Building
702 Capitol Avenue
Frankfort, Kentucky 40601
(502) 564-6660

EXEMPT FROM TRANSFER TAX PURSUANT TO K.R.S. 142.050(7)(b)



HANNAH TURNER

Property Management Program Analyst II
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES

Division of Real Properties
State Properties Branch
3rd Floor, Bush Building
403 Wapping Street
Frankfort, KY 40601-2607

Phone: (502) 782-0361
Fax: (502) 564-8108
hannah.turner@ky.gov

KMT

--EXHIBIT A--

BEGINNING at an iron pin set in the west margin of U.S. 68 corner to the northern margin of Crawford Lane. Thence along said margin of Crawford Lane, the following call: N 85 deg. 58 min 41 sec. W 27.91 feet to an iron pin at 48" oak, N 70 deg. 28 min. 55 sec. W 78.54 feet; S 81 deg. 19 min. 59 sec. W 100.93 feet, S 77 deg. 48 min. 14 sec. W 201.99 feet, S 89 deg 48 min. 39 sec. W 40.83 feet, N 57 deg. 22 min. 24 sec. W 44.59 feet, N 41 deg. 30 min. 04 sec. W 64.54 feet. N 19 deg. 46 min. 05 sec. W 19.84 feet, N 08 deg. 19 min. 01 sec. E 16.74 feet, to a 14" hickory, N 05 deg. 49 min. 54 sec. E 132.06 feet, to an iron pin set corner to the southeast bank of the Chaplin River; thence along said bank the following calls: N 85 deg. 15 min. 33 sec. E 39.16 feet, N 69 deg. 40 min. 53 sec. E 70.85 feet to an iron pin set, N 47 deg. 17 min. 51 sec. E 112.08 feet to an iron pin set, N 23 deg. 47 min. 25 sec. E 97.90 feet to an iron pin set at 16" elm, corner to remaining Boyle County Fiscal Court property; thence along said line, the following calls: N 89 deg. 43 min. 00 sec. E 89.47 feet to an iron pin set, S 55 deg. 20 min. 06 sec. E 178.07 feet to an iron pin set at wood post, S 76 deg. 53 min. 32 sec. E 42.40 feet to an iron pin set at end of board fence, S 73 deg. 56 min. 13 sec. E 115.15 feet to an iron pin set in west margin of U.S. 68; thence with west margin of said road, the following calls: S 21 deg. 30 min. 00 sec. W 235.28 feet, S 23 deg. 21 min. 50 sec. W 45.07 feet to point of beginning and containing a total of 4.094 acres more or less. For further reference see the plat of record in Deed Book 349, pages 303A and 303B, in the office of the Boyle County Clerk.

DOCUMENT NO: 9559189
RECORDED ON: September 03, 2015 10:46:00A
M
COUNTY CLERK: TRILLE L. BOTTOM
COUNTY: BOYLE
BOOK: D513 PAGE: 292 - 297 DEED

Signed: 