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Kind: EASEMENT - DEED  
Recorded: 09/12/2022 at 12:17:30 PM  
Receipt#: 2022-00012427  
Page 1 of 5

Fees: \$50.00  
Hardin County Clerk  
Debbie Donnelly Clerk

BK 1540 PG 1592-1596

## DEED OF EASEMENT

This DEED OF EASEMENT made and entered into on this the 2<sup>nd</sup> day of September, 2022, by and between the undersigned, **FRANK D. BROWN AND MARTHA V. BROWN**, husband and wife, with a mailing address of 4799 Gaither Station Road, Elizabethtown, KY 42701 ("Grantor"), and **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, having its principal office and place of business at 220 West Main Street, Louisville, Kentucky 40202, ("Grantee").

### WITNESSETH:

That for and in valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, its successors, assigns, and lessees, a permanent easement for the right, power and privilege to construct, inspect, maintain, operate, enlarge, rebuild and repair transmission and distribution lines for the transmission and distribution of electric energy, and all appurtenances thereto including down guys and anchors, along and upon the right-of-way hereinafter described (the "Easement Area"), together with the right of ingress and egress over the lands of the undersigned to and from said right-of-way in the exercise of the rights and privileges herein granted (collectively, the "Easement"); provided, however, that in exercising such rights of ingress and egress, the Grantee will, whenever practicable to do so, use regularly established highways or farm roads.

The Grantee is granted the further right to cut, trim, fell, remove, and otherwise control any and all trees and other vegetation located on the Easement Area described herein, and any and all other trees outside the Easement Area which are of such height that, in falling directly to the ground, they would come in contact with said wires; also the right to remove brush and all other obstructions, structures, and obstacles from the Easement Area which would create a hazard to the subject lines.

It is further expressly understood and agreed that the Grantee will restore the Easement Area to a condition reasonably consistent with condition immediately prior to the use of the Easement Area by the Grantee or will pay to the undersigned any and all damages to fences, gates, crops, and other property caused by the Grantee in going upon the lands of Grantor and the Easement Area, except that the Grantee will not be liable for any damage for cutting or felling trees or vegetation or for removing any obstructions, structures, or obstacles in the manner and to the extent herein above specified.

The Grantor, its successors, heirs or assigns, may use and enjoy the lands crossed by this Easement, except, however, that such use shall not conflict with any of the rights and privileges herein granted. The Grantor reserves the right to cultivate annual crops, pasture, construct fences (provided gates are installed that adequately

provide the Grantee access rights conveyed herein) and roads or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. In particular, but not by way of limitation, no building, signs, towers, antennas, swimming pool or any other structure shall be erected or maintained along or upon the Easement Area described herein nor shall any changes in grade be made to the Easement Area described herein.

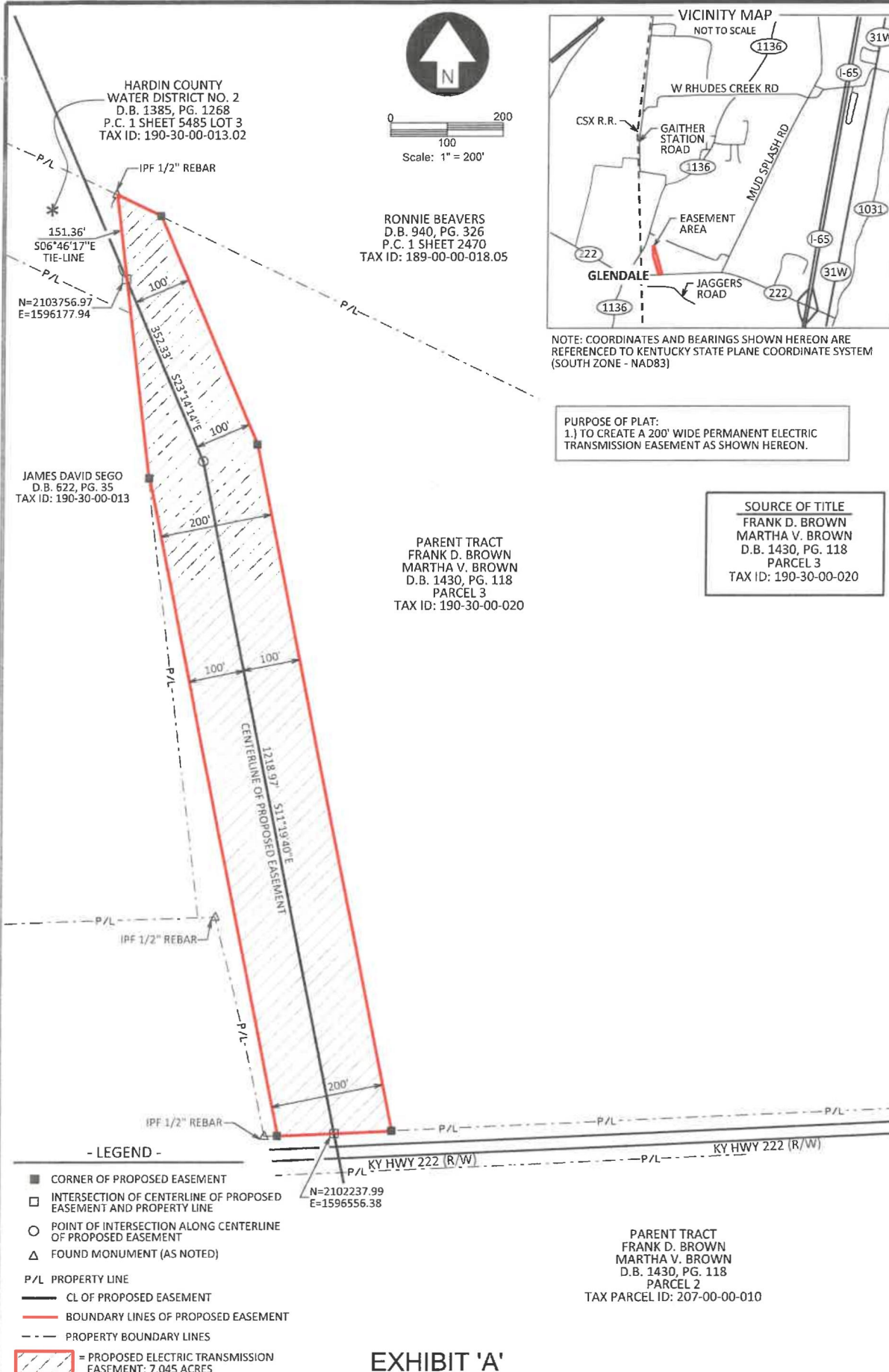
The specific Easement Area upon which said electric transmission line is located is shown on the AGE Engineering Services, Inc. exhibit drawing attached hereto and made of part hereof containing 10.190 acres.

The lands over which this Easement is granted are situated in the County of Hardin, State of Kentucky, parcel tax ID# 190-30-00-020 and 207-00-00-010, and were conveyed to Frank D. Brown and Martha V. Brown by Deed dated the 19<sup>th</sup> day of September 2016, and recorded in Deed Book 1430, at Page 118, being of record in the Hardin County Clerk's Office, Kentucky.

The Grantor does hereby release and relinquish unto the Grantee, its successors, lessees and assigns, all of its interest in and to the Easement herein granted, for the uses and purposes aforesaid, and it does hereby covenant to and with the Grantee that it is seized in fee simple of the property upon which said Easement lies and has good and perfect right to convey the Easement as herein done and it does WARRANT GENERALLY its title for the uses and purposes of this Deed of Easement.

This Deed of Easement may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument

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RONNIE BEAVERS  
D.B. 940, PG. 326  
P.C. 1 SHEET 2470  
TAX ID: 189-00-00-018.05

JAMES DAVID SEGO  
D.B. 622, PG. 35  
TAX ID: 190-30-00-013

PARENT TRACT  
FRANK D. BROWN  
MARTHA V. BROWN  
D.B. 1430, PG. 118  
PARCEL 3  
TAX ID: 190-30-00-020

SOURCE OF TITLE  
FRANK D. BROWN  
MARTHA V. BROWN  
D.B. 1430, PG. 118  
PARCEL 3  
TAX ID: 190-30-00-020

PURPOSE OF PLAT:  
1.) TO CREATE A 200' WIDE PERMANENT ELECTRIC  
TRANSMISSION EASEMENT AS SHOWN HEREON.

- LEGEND -
- CORNER OF PROPOSED EASEMENT
  - INTERSECTION OF CENTERLINE OF PROPOSED EASEMENT AND PROPERTY LINE
  - POINT OF INTERSECTION ALONG CENTERLINE OF PROPOSED EASEMENT
  - △ FOUND MONUMENT (AS NOTED)
  - P/L PROPERTY LINE
  - CL OF PROPOSED EASEMENT
  - BOUNDARY LINES OF PROPOSED EASEMENT
  - - - PROPERTY BOUNDARY LINES
  - = PROPOSED ELECTRIC TRANSMISSION EASEMENT: 7.045 ACRES

PARENT TRACT  
FRANK D. BROWN  
MARTHA V. BROWN  
D.B. 1430, PG. 118  
PARCEL 2  
TAX PARCEL ID: 207-00-00-010

### EXHIBIT 'A'



P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1097

EASEMENT DRAWING  
FRANK D. BROWN  
MARTHA V. BROWN  
KY HWY 222  
HARDIN CO., KENTUCKY

DATE: 05/26/2022  
SCALE: 1" = 200'  
DRAWN BY: DLA  
APPROVED BY: KING  
FILENAME: 21568 F BROWN1

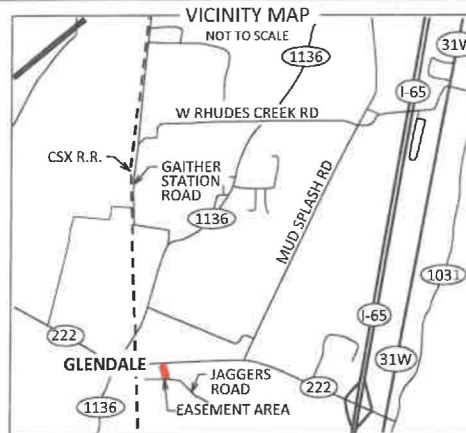


0 60 120  
Scale: 1" = 120'

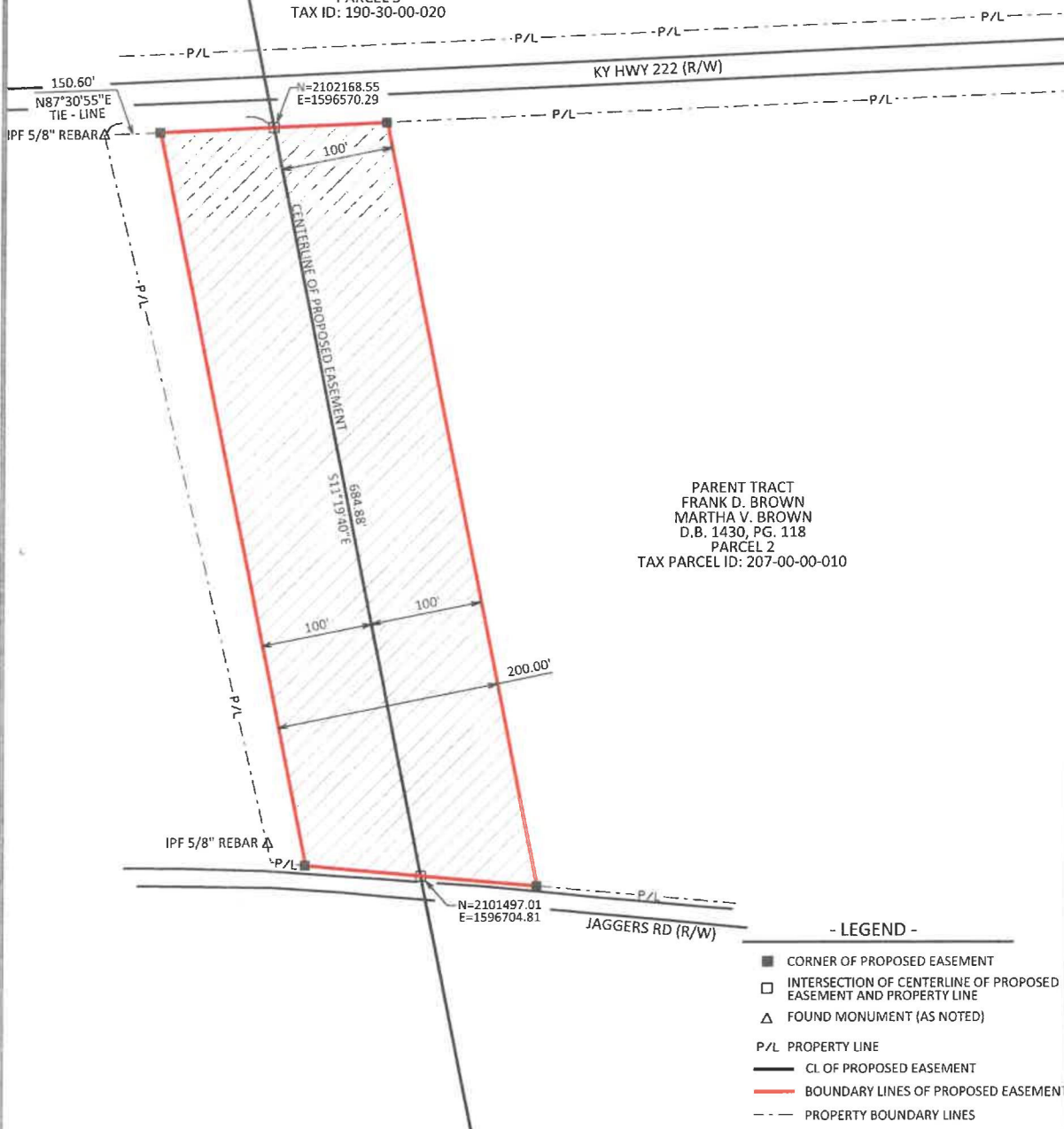
PURPOSE OF PLAT:  
1.) TO CREATE A PERMANENT 200' WIDE ELECTRIC  
TRANSMISSION EASEMENT AS SHOWN HEREON.

SOURCE OF TITLE  
FRANK D. BROWN  
MARTHA V. BROWN  
D.B. 1430, PG. 118  
PARCEL 2  
TAX ID: 207-00-00-010

FRANK D. BROWN  
MARTHA V. BROWN  
D.B. 1430, PG. 118  
PARCEL 3  
TAX ID: 190-30-00-020



NOTE: COORDINATES AND BEARINGS SHOWN HEREON ARE  
REFERENCED TO KENTUCKY STATE PLANE COORDINATE SYSTEM  
(SOUTH ZONE - NAD83)



PARENT TRACT  
FRANK D. BROWN  
MARTHA V. BROWN  
D.B. 1430, PG. 118  
PARCEL 2  
TAX PARCEL ID: 207-00-00-010

- LEGEND -

- CORNER OF PROPOSED EASEMENT
- INTERSECTION OF CENTERLINE OF PROPOSED EASEMENT AND PROPERTY LINE
- △ FOUND MONUMENT (AS NOTED)
- P/L PROPERTY LINE
- CL. OF PROPOSED EASEMENT
- BOUNDARY LINES OF PROPOSED EASEMENT
- - - PROPERTY BOUNDARY LINES
- ▨ = PROPOSED ELECTRIC TRANSMISSION EASEMENT AREA: 3.145

EXHIBIT 'A'



P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484  
PHONE (606) 365-8362  
FAX (606) 365-1097

EASEMENT DRAWING  
FRANK D. BROWN  
MARTHA V. BROWN  
KY HWY 222  
HARDIN CO., KENTUCKY

DATE: 05/26/2022  
SCALE: 1" = 120'  
DRAWN BY: DLA  
APPROVED BY: KING  
FILENAME: 21568 F BROWN2



IN TESTIMONY WHEREOF, the Grantor has caused this easement to be executed this 2<sup>nd</sup> day of September, 2022.

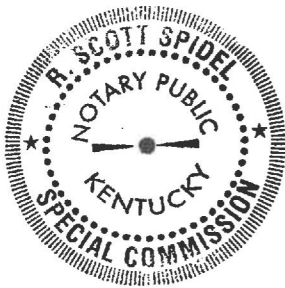
GRANTOR

By: Frank D. Brown  
FRANK D. BROWN

By: Martha V. Brown  
MARTHA V. BROWN

COMMONWEALTH OF KENTUCKY )  
COUNTY OF HARDIN ) ss

I, R. SCOTT SPIDEL, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced before me in said County and State by **FRANK D. BROWN AND MARTHA V. BROWN**, husband and wife, and acknowledged by them to be their free act and deed.



Witness my hand this 2<sup>nd</sup> day of September, 2022  
My Commission Expires: 11-8-2023

R. Scott Spidel  
NOTARY PUBLIC

Notary ID# 634524

Prepared by:

Joe Mandel  
Joe Mandel, Corporate Attorney  
LG&E and KU Services Company  
220 West Main Street  
Louisville, Kentucky 40202  
Phone: (502) 627-3227

I, Debbie Donnelly, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.

Debbie Donnelly  
By: STACEY REED, dc