

THIS DEED made and entered into on this 30 day of August, 2021, by and between **COUNTY OF UNION, KENTUCKY**, a county and political subdivision of the Commonwealth of Kentucky, whose mailing address is P O Box 60, Morganfield, Kentucky 42437, by and through the Union County Fiscal Court, Adam R. O’Nan, Judge/Executive, Grantor, and **UNION COUNTY WATER DISTRICT**, whose mailing address is 409 North Court Street, Morganfield, Kentucky 42437, Grantee; is to WITNESS:

THAT for and in consideration of the sum of FIFTY THOUSAND DOLLARS (\$50,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents, bargain, sell, grant and convey to the Grantee, its successors and assigns forever, the following described property located in Union County, Kentucky, to-wit:

DESCRIPTION:

Tract I:

Beginning at a nail 25.0 feet from the centerline of the pavement in the southeasterly line of the North Court Street right-of-way at a corner of Tract 1 containing 0.312 acres owned by B.G. Morgan, thence along said line of the North Court Street right-of-way (1) N. 39 degrees 00 minutes and 00 seconds E., 149.79 feet to a railroad spike 25.0 feet from the centerline of the pavement of said line of the North Court Street right-of-way at a corner of Tract 3 containing 0.835 acres owned by B.G. Morgan; thence along Tract 3 (2) S. 53 degrees 17 minutes 40 seconds E. 111.78 feet to a railroad spike at a corner of Tract 3 and 15.0 feet from the centerline of the first track in the Tradewater Railway right-of-way; thence along the Tradewater Railway right-of-way (3) S. 41 degrees 12 minutes 35 seconds W., 149.98 feet to a railroad spike at a corner of Tract 1 and 15.0 feet from the centerline of the first tract in the Tradewater Railway right-of-way; thence along Tract 1 (4) N. 52 degrees 19 minutes 30 seconds W., 105.99 feet to the point of beginning, a tract containing 0.375 acres less any legal easements or rights-of-way, and identified as Tract 2 on the plat filed of record in Plat Cabinet 1 at Slot 227 in the Union County Clerk’s Office.

Tract II:

Beginning at a railroad spike 25.0 feet from the centerline of the pavement in the southeasterly line of the North Court Street right-of-way at a corner of Tract 2 containing 0.375 acres owned by B.G. Morgan, thence along said line of the North Court Street right-of-way (1) N. 39 degrees 00 minutes 00 seconds E., 451.43 feet to a railroad spike 25.0 feet from the centerline of the pavement in said line of the North Court Street right-of-way, 20.0 feet from the centerline of the pavement in the southwesterly line of the West Waverly Street right-of-way, and 16.0 feet from the centerline of the first tract in the Tradewater Railway right-of-way; thence along the Tradewater Railway right-of-way 15.0 feet from the centerline of the first track the following courses and distances: (2) S. 8 degrees 34 minutes 00 seconds W., 97.22 feet to a point, (3) S. 18 degrees 29 minutes 35 seconds W., 101.61 feet to a point, (4) S. 28 degrees 34 minutes 30 seconds W., 101.51 feet to a point, (5) S. 35 degrees 07 minutes 40 seconds W., 105.92 feet to a point, and (6) S. 37 degrees 46 minutes 15 seconds W., 64.40 feet to a railroad spike at the corner of Tract 2 and 15.0 feet from the centerline of the first track in the Tradewater Railway right-of-way; thence along Tract 2 (7) N. 52 degrees 17 minutes 40 seconds W., 111.78 feet to the point of beginning, a tract containing 0.835 acres less any legal easements or rights-of-way, and identified as Tract 3 on the plat filed of record in Plat Cabinet 1 at Slot 227 in the Union County Clerk's Office.

Restrictions & Easements:

This property is subject to the restrictions and easements as set out in Deed of record in Deed 255 at Page 391 in the Union County Clerk's Office.

SOURCE OF TITLE:

Being the same property conveyed to County of Union by B. G. Morgan and Anna M. Morgan, husband and wife, by Deed dated the 18th day of November, 1987 and filed of record in Deed Book 255 at Page 391 in the Union County Clerk's Office.

The conveyance of the above described property by County of Union, Kentucky was approved by a unanimous vote on June 8, 2021 at a regularly scheduled meeting of the Union County Fiscal Court. The undersigned, Adam R. O'Nan, Judge/Executive hereby certifies that he is authorized by the Union County Fiscal Court to execute this deed of behalf of County of Union, Kentucky, and that the statements and representations made may be found in minutes of said meeting.

The acceptance of the above described property by Union County Water District was approved by Unanimous Written Action of the Board of Union County Water District dated August 10, 2021. The undersigned, Gerald Hunter, hereby certifies that he is authorized by the Union County Water District to execute this deed of behalf of said Water District and that the statements and representations made in said action are true and correct.

Should subsequent property taxes be due on the subject property, Grantees shall be responsible for paying said tax bills upon receipt at Union County Water District, P O Box 146, Morganfield, KY 42437.

THE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN WAS PROVIDED TO THE DRAFTSMAN BY THE GRANTOR AND THE DRAFTSMAN DOES NOT CERTIFY THE ACCURACY OF SAME OR ANY EXISTING EASEMENTS.


TO HAVE AND TO HOLD the above described property, together with all the appurtenances thereunto belonging, unto the said Union County Water District, its successors and assigns forever, with Covenant of General Warranty of Title.

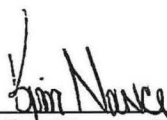
CONSIDERATION CERTIFICATE: We, COUNTY OF UNION, KENTUCKY by and through its Judge/Executive, Adam R. O’Nan, and attested by its Fiscal Court Clerk, Kim Nance, Grantor, and UNION COUNTY WATER DISTRICT by and through its Chairman, Gerald Hunter, and attested by its Secretary, Andrew Arnold, do hereby certify pursuant to KRS Chapter 382, that the above stated consideration in the amount of \$50,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN TESTIMONY WHEREOF, Witness the hand of the parties on the day and date first above written.

COUNTY OF UNION, KENTUCKY

ATTEST:

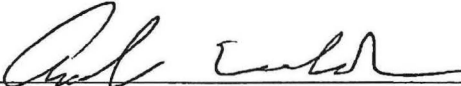
By: 
Adam R. O’Nan, Judge/Executive

By: 
Kim Nance, Fiscal Court Clerk

UNION COUNTY WATER DISTRICT:


ATTEST:

By: 
Gerald Hunter, Chairperson

By: 
Andrew Arnold, Secretary

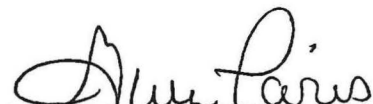
COMMONWEALTH OF KENTUCKY
COUNTY OF UNION

The foregoing DEED and CONSIDERATION CERTIFICATE were acknowledged before me by Adam R. O’Nan as Judge/Executive, and attested by Kim Nance, Fiscal Court Clerk, for and on behalf of COUNTY OF UNION, KENTUCKY on this the 30 day of August, 2021.


NOTARY PUBLIC
My Comm. Expires: 6-20-22
Notary ID#: 602885

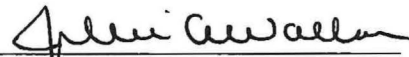
COMMONWEALTH OF KENTUCKY
COUNTY OF UNION

The foregoing CONSIDERATION CERTIFICATE was acknowledged before me by Gerald Hunter, Chairperson, and attested by Andrew Arnold, Secretary, for and on behalf of UNION COUNTY WATER DISTRICT on this the 30 day of August, 2021.


NOTARY PUBLIC
My Comm. Expires: 11/2/24
Notary ID#: KYNP17715

UNION COUNTY
D392 PG484

Prepared by Julie A. Wallace, Union County Attorney, 107 South Morgan Street, P. O. Box 28, Morganfield, KY 42437, Phone (270) 389-0591.



Julie A. Wallace

DOCUMENT NO: 340451
RECORDED: September 02, 2021 10:25:00 AM
TOTAL FEES: \$50.00 TRANSFER TAX: \$50.00
COUNTY CLERK: GARRICK THOMPSON
DEPUTY CLERK: RHONDA HAWKINS
COUNTY: UNION COUNTY
BOOK: D392 PAGES: 480 - 484