

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION
CASE NO. 2025-00042

IN THE MATTER OF:

ELECTRONIC APPLICATION OF KENTUCKY FRONTIER GAS, LLC FOR
DECLARATORY ORDER ON FREE GAS

**RICKI CARTY AND CHRYSTAL SHAWN RISNER'S RESPONSES TO FIRST
REQUEST FOR INFORMATION**

Comes now Ricki Carty and Chrystal Shawn Risner for their Responses to First Request for Information states as follows:

1. Refer to Carty/Risner Intervenors' Response to Motion to Submit, 2 page 4, regarding the consideration received for the natural gas pipeline right-of-way and easement over 204 Strip Mine Road, Salyersville, Kentucky 41465 (Carty/Risner Property). Explain how the documents provided require Kentucky Frontier to provide free gas service to the Carty/Risner Intervenors at the Carty/Risner Property.

ANSWER: Free gas was the consideration for the original gas pipeline easement in the Right of Way Agreement to BTU Gas Company. Kentucky Frontier Gas, LLC acquired this gas pipeline and Right of Way at the bankruptcy sale of BTU Gas Company.

2. Refer to Carty/Risner Intervenors' Response to Motion to Submit, 3 page 4, regarding the consideration for the natural gas pipeline easement and right-of-way over the Carty/Risner Property owned by the Carty/Risner Intervenors. State when Kentucky Frontier refused to pay the consideration for the natural gas pipeline easement and right of-way over the Carty/Risner Property and the amount of consideration requested.

ANSWER: Free gas for 1 residence has been received free of charge. A second tap has not been utilized.

3. Refer Response to Motion to Submit,4 page 4, regarding the Carty/Risner Intervenors' request for the fair market value of the Carty/Risner Property before and after the construction of the natural gas pipeline over the Carty/Risner Property by BTU Gas Company, Inc. State the fair market value of the Carty/Risner Property before and after the construction of the natural gas pipeline and provide any evidence used to calculate or estimate the stated property value.

ANSWER: If free gas is no longer available then the measure of damages would be the difference in the fair market value of our property before and after the gas pipe line was constructed the property. No appraiser has valued the difference in the fair market value at this time.

4. Refer to the Reply Response to Request for Intervention of the Carty/Risner Intervenors,5 Exhibit A, page 4.

a. State when gas was removed from the gas line on the Edward Gilipin Property at 204 Strip Mine Road, Salyersville, Kentucky 41465.

b. State if the gas was restored to the gas line on the Edward Gilipin Property.

ANSWER: I don't believe gas was removed from the line.

5. Provide the dates for any communication with BTU Gas Company or Kentucky Frontier regarding free gas and explain the reason for the communication.

ANSWER: I have spoken to representatives of Kentucky Frontier Gas, LLC about the consideration promised of free gas for the pipeline right of way 3-4 times since I received the

original Complaint. The purpose of my calls was to inform them that I was entitled to free gas under the gas pipeline easement and right of way agreement signed by Edward Gilpin.

6. Provide any additional documents filed in Case No. 2026-CI-00030.6 This data request is continuing and should be updated in a supplemental filing as additional information becomes available.

ANSWER: Please see attached Deeds and previous documents filed which are attached again.

/s/ John C. Collins
HON. JOHN C. COLLINS
ATTORNEY AT LAW
132 WEST MAPLE STREET
PO BOX 475
SALYERSVILLE, KY 41465

CERTIFICATE OF SERVICE

This is to certify that the foregoing has been mailed, postage prepaid, or electronically sent to the following on this the 25th day of March, 2026:

Hon. L. Allyson Honaker
Honaker Law Office
1795 Alysheba Way
Suite 1203
Lexington, Ky. 40509

Ms. Linda C. Bridwell, P.E.
Executive Director
Kentucky Public Service Commission
211 Sower Boulevard
Frankfort, Ky. 40602

/s/ John C. Collins
HON. JOHN C. COLLINS

DEED

THIS DEED, by and between EDWARD COHN GILPIN, a married man, of P. O. Box 195, Royalton, Kentucky 41464 Salyersville, Kentucky 41465, Party of the First Part and IRVIN ALLEN and ETHEL MAE ALLEN, his wife, of 2825 Long Creek Road, Salyersville, Kentucky 41465, Parties of the Second Part;

WITNESSETH: That in consideration, the party of the first part does hereby grant, sell, and convey to the parties of the second part, their heirs and assigns, the parties of the second part hereby reserves a life estate in the following described property and at their deaths in fee simple to as joint tenants with rights of survivorship to Crystal Shawn Risner Blanton and Ricki Lynn Carty Shears to the following described property in Magoffin County, Kentucky, to-wit:

BEGINNING on a Lyn tree with the dowery part and a straight line up the hill to the top of point to George Allen's line to a marked hickory; thence down the hill to a marked rock with Herbert Allen's line; thence running with Herbert Allen's to the branch; thence down the branch with William Allen's line; thence down main long creek to a marked Lyn and to the beginning; thence up the creek and running with the creek to a marked willow standing on the bank of the creek;; thence crossing the bottom to a marked pine; thence up the hill to a marked rock; thence form the marked rock to straight line up the point to M.F. Arnett's line; thence up the ridge with M.F. Arnett's line to J.B. Allen's line; thence down the hill with J.B. Allen's line to the creek; thence down the creek to a marked willow and the beginning.

Being the same property conveyed from Warrie Allen and Arrettia Allen to Edward Cohn Gilpin by Deed of record in Deed Book 117, Page 365, of the Magoffin County Clerk's Office.

ALSO:

Exhibit A

A certain tract of parcel of land, lying and being in the County of Magoffin, State of Kentucky and being on Long Creek, a tributary of Licking River:

BEGINNING on right hand side of Creek with Will Bailey's line at a marked willow; thence across the bottom to a marked pine; straight line up the point to M.F. Arnett's line; thence down the ridge with said Arnett's line to Silas Hopkins line down the point with K.H. Howard's line to a marked black oak; thence a straight line down the hill to a cedar. Running with Ida Whitaker Dowery thence a straight line down the point to a rock marked X; thence running with fence to Branch to a marked walnut; thence running down the branch with branch to foot of hill; thence around the hill to the paling across the garden to the creek; thence running up the creek with creek to the beginning. Also first party's undivided interest in the Dowery part of the Green Allen estate. Said interest being a one fifth of the dowery this being Sarah Allen's part of Dowery which she conveyed to the first party. Reference is hereby made to the following Deeds. Deed Book No. 47, pages 456-458; and 470, Records of Magoffin County Clerk's Office. The above tract embracing all land included in the above deeds.

Being the same property conveyed from Warrrie Allen and Arrettia Allen to Edward Cohn Gilpin by Deed of record Deed Book 167, Page 365 of the Magoffin County Clerk's Office.

To have and to hold the same, together with all the appurtenances thereunto belonging unto the Party of the Second Part, her heirs and assigns, with covenant of general warrant.

CERTIFICATION

We, Edward Cohn Gilpin, Grantor(s) and Irvine Allen and Ethel Mae Allen, Grantee(s), do hereby certify, pursuant to KRS Chapter 382, that there was no consideration given for the property described herein and that the true and fair cash value of said property is the total sum of THIRTEEN THOUSAND DOLLARS (\$13,000.00). We further certify that we understand that falsification of the stated full estimated value is a Class D

felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN TESTIMONY WHEREOF, witness our signatures this 14th day of August, 2007.

SIGNED: Grantor(s)
Edward Cohn Gilpin
EDWARD COHN GILPIN

SIGNED: Grantee(s)
Irvin Allen
IRVIN ALLEN

Ethel Mae Allen
ETHEL MAE ALLEN

STATE OF Kentucky:

COUNTY OF Magoffin:

I, Annie W. Harless, a Notary Public for the County and State aforesaid, do certify that the foregoing was on the 14th day of August, 2007, produced to me in said County and acknowledged, delivered, subscribed and sworn to by EDWARD COHN GILPIN, thereto to be his act and deed.

My Commission Expires 12/31/07

Annie W. Harless
NOTARY PUBLIC

STATE OF Kentucky :

COUNTY OF Maggoffin :

I, Annie W. Harless, a Notary Public for the County
and State aforesaid, do certify that the foregoing was on the 14th day of
August, 2007, produced to me in said County and acknowledged,
delivered, subscribed and sworn to by IRVIN ALLEN, thereto to be
his act and deed.

My Commission Expires 12/31/07

Annie W. Harless
NOTARY PUBLIC

STATE OF KENTUCKY

COUNTY OF MAGOFFIN

I, Annie W. Harless, a Notary Public for the County
and State aforesaid, do certify that the foregoing was on the 14th day of
August, 2007, produced to me in said County and acknowledged,
delivered, subscribed and sworn to by ETHEL MAE ALLEN, thereto to be
her act and deed.

My Commission Expires 12/31/07

Annie W. Harless
NOTARY PUBLIC

NO TITLE EXAMINATION PERFORMED,
DESCRIPTION SUPPLIED BY THE GRANTOR
AND/OR GRANTEE AND READ AND
APPROVED BY GRANTOR AND/OR GRANTEE
THIS INSTRUMENT WAS PREPARED BY:
MCFARLAND & LOVELY
P. O. BOX 82
SALYERSVILLE, KENTUCKY 41465

BY: Jeff N. Lovely
JEFFERY N. LOVELY

DEED TAX OF \$ 13.00 COLLECTED
THIS THE 14 DAY OF Aug 2007
RENEE ARNETT-SHEPHERD CLERK
BY Michelle Spaulock D.C.

STATE OF KENTUCKY
MAGOFFIN COUNTY
I, Renee Arnett-Shepherd, Clerk of the County and State aforesaid
certify that the foregoing Deed was on the 14 day
of Aug 2007 lodged for record, whereupon the same with the
foregoing and this certificate have been duly recorded in my office.
Given under my hand, this 14 day of Aug 2007.
Deed Book 190 Page 706 RENE E ARNETT-SHEPHERD
Time A.M. 1:50 P.M. By Michelle Spaulock D.C.

QUIT CLAIM DEED

This Quit Claim Deed, made by and between **Kimberly Gilpin**, single of 155 Elm Street, Salyersville, KY 41465 (former spouse of Edward Cohn Gilpin), hereinafter referred to as party of the first part and **Crystal Risner**, single, of 18779 Hwy 30 East, Jackson, KY 41339; and **Ricki Lynn Carty**, single, c/o Ronnie Shearer, 1955 Long Creek Road, Salyersville, KY 41465, hereinafter referred to as parties of the second part;

The in care of address to which the property tax bill for 2020 may be sent is as follows:

Ricky Lynn Carty, c/o Ronnie Shearer, 1955 Long Creek Road, Salyersville, KY 41465

WITNESSETH, that said party of the first part for and in consideration of the sum of one dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged does hereby remise, release and forever quitclaim unto the parties of the second part their heirs and assigns all right, title, interest or claim in and to the following described premises, to-wit:

The following described property in Magoffin County, Kentucky, to-wit:

Tract I - BEGINNING on a Lyn tree with the dowery part and a straight line up the hill to the top of point to George Allen's line to a marked hickory; thence down the hill to a marked rock with Herbert Allen's line; thence running with Herbert Allen's to the branch; thence down the branch with William Allen's line; thence down main Long Creek to a marked Lyn and to the beginning; thence up the creek and running with the creek to a marked willow standing on the bank of the creek; thence crossing the bottom to a marked pine; thence up the hill to a marked rock; thence from the marked rock to straight line up the point to M.F. Arnett's line; thence up the ridge with M.F. Arnett's line to J.B. Allen's line;

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MAGOFFIN COUNTY CLERK

JUL 10 2020

TIME 11:09 AM

thence down the hill with J.B. Allen's line to the creek; thence down the creek to a marked willow and the beginning.

Also:

Tract II - A certain tract or parcel of land, lying and being in the County of Magoffin, State of Kentucky and being on Long Creek, a tributary of Licking River:

BEGINNING on right hand side of creek with Will Bailey's line at a marked willow; thence across the bottom to a marked pine; straight line up the point to M.F. Arnett's line; thence down the ridge with said Arnett's line to Silas Hopkins line down the point with K.H. Howard's line to a marked black oak; thence a straight line down the hill to a cedar. Running with Ida Whitaker Dowery thence a straight line down the point to a rock marked "X"; thence running with fence to branch to a marked walnut; thence running down the branch with branch to foot of hill; thence around the hill to the paling across the garden to the creek; thence running up the creek with creek to the beginning.

Also first party's undivided interest in the Dowery part of the Green Allen estate. Said interest being a one-fifth of the dowery this being Sarah Allen's part of Dowery which she conveyed to the first party. Reference is hereby made to the following Deeds, Deed Book 47, pages 456-458; and 470, records of the Magoffin County Clerk's Office. The above tract embracing all land included in the above deeds.

This being the same property conveyed by Edward Cohn Gilpin, a married man to Irvin Allen and Ethel Mae Allen, his wife, as evidenced by Deed recorded in Deed Book 190, page 706; and the same property conveyed by Irvin Allen and Ethel Mae Allen to Crystal Risner and Ricki Lynn Carty as evidenced by Deed found of record in Deed Book 190, page 706, as Irvin Allen and Ethel Mae Allen are now deceased. Also, please see the Affidavit of Death of Irvin Allen and Ethel Mae Allen, recorded in Deed Book 223, page 242 of the Magoffin County Court Clerk's Office.

TO HAVE AND TO HOLD, the same together with all the appurtenances thereunto belonging unto parties of the second part, their heirs and assigns forever,

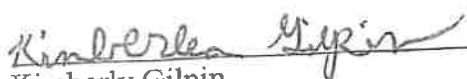
together with all the rights, privileges or franchises incident and appurtenant thereto or connected therewith.

We the Grantor and the Grantees, do hereby certify, pursuant to K.R.S. Chapter 382, that the above stated consideration is the true, correct and full consideration paid for the property herein conveyed. We further understand 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 ten thousand dollars. The approximate value of the undivided interest in the subject property herein conveyed is \$ 2500.

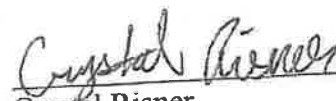
This Deed as prepared by Gordon B. Long, Attorney at Law, is based solely on information supplied by one or more of the parties of this conveyance, which information includes the parties' relationship and marital status, the description of the property sold or conveyed, and the price paid for the property or the value of the property. Gordon B. Long has no liability for any error, inaccuracies or omissions in this Deed resulting from the information provided, and makes no representations with respect to the accuracy of the property description or whether any mortgages, liens, encumbrances, taxes or right of others may exist against the property unless Gordon B. Long by separate instrument (s) addressed to the Grantee (s) issued a title examination letter. Gordon B. Long has not personally examined the property. All parties hereto consent to this disclaimer by the signing of this deed.

This Deed is subject to all out sales and all valid and existing restrictions, easements, covenants, limitations, reservations and conditions as may appear in the record chain of title.

IN TESTIMONY WHEREOF, witness our signatures, this the 4th day of March, 2020.



Kimberly Gilpin



Crystal Risner

Ricki Lynn Carty
Ricki Lynn Carty

Commonwealth of Kentucky

County of Magoffin

I, Althea Mae Maggard a Notary Public in and for the County and State aforesaid, do certify that the foregoing Quit Claim Deed from Kimberly Gilpin, single, party of the first part, to Crystal Risner, single and Ricki Lynn Carty, single, parties of the second part, was on the ___ day of March, 2020, produced to me in said county and acknowledged and delivered by Kimberly Gilpin, party of the first part thereto to be her free act and deed.

Given under my hand, this the 4 day of March, 2020.

MY COMMISSION EXPIRES:

8-6-2020

Althea Mae Maggard
NOTARY PUBLIC
Notary ID 561180

Commonwealth of Kentucky

County of Magoffin

I, Althea Mae Maggard a Notary Public in and for the County and State aforesaid, do certify that the foregoing Quit Claim Deed from Kimberly Gilpin, single, party of the first part, to Crystal Risner, single and Ricki Lynn Carty, single, parties of the second part, was on the ___ day of March, 2020, produced to me in said county and acknowledged and delivered by Crystal Risner, party of the second part thereto to be her free act and deed.

Given under my hand, this the 4 day of March, 2020.

MY COMMISSION EXPIRES:

8-6-2020

Althea Mae Maggard
NOTARY PUBLIC
Notary ID 561180

Commonwealth of Kentucky

County of Magoffin

I, Althea Mae Maggard a Notary Public in and for the County and State aforesaid, do certify that the foregoing Quit Claim Deed from Kimberly Gilpin, single, party of the first part, to Crystal Risner, single and Ricki Lynn Carty, single, parties of the second part, was on the 4 day of March, 2020, produced to me in said county and acknowledged and delivered by Ricki Lynn Carty, party of the second part thereto to be her free act and deed.

Given under my hand, this the 4 day of March, 2020.

MY COMMISSION EXPIRES:

8-10-2020


Atha Mae Maggard
NOTARY PUBLIC
Notary ID 561180

COMMONWEALTH OF KENTUCKY

COUNTY OF MAGOFFIN

I, Renee Shepherd, Clerk of the County Court for the County and State aforesaid, certify that the foregoing Deed was on the 10 day of July, 2020, lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

Given under my hand, this the 10 day of July, 2020.

<p>TITLE OPINION NOT RENDERED</p> <p>An abstract was not requested & Description and value were provided By the parties</p> <p>THIS INSTRUMENT PREPARED BY: GORDON B. LONG LAW OFFICE, P.S.C.</p> <p>BY: <u>Gordon B. Long</u></p> <p>HON. GORDON B. LONG ATTORNEY AT LAW P.O. BOX 531 SALYERSVILLE, KY 41465 TELEPHONE - (606) 349-1558 FAX - (606) 349-2441 E-MAIL ADDRESS - atl@long@foothills.net</p>	<p>MAGOFFIN COUNTY COURT CLERK</p> <p>BY: <u>Melissa Williams</u> D.C.</p> <p>DEED BOOK <u>223</u> PAGE <u>243</u></p> <p>Book: 223 Pages: 243-247 (5) Name: DEED RENEE ARNETT-SHEPHERD MAGOFFIN COUNTY 7/10/2020 0:00 AM</p>  <p>391162</p> <p>11:09 AM</p>
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MAGOFFIN COUNTY CLERK

JUL 10 2020
TIME 11:09 AM

AFFIDAVIT OF DEATH

Comes the Affiant, **Crystal Risner**, of 18779 Hwy 30 East, Jackson, KY 41339; and states that her grandfather, **Irvine Allen** died intestate on the 12th day of March, 2019, a resident of Magoffin County, Kentucky; and that her grandmother, **Ethel Allen**, died intestate on the 11th day of March, 2018.

The Affiant further states that at the time of Irvin Allen and Ethel Allen's deaths, the decedents owned a life estate in certain tract of property, as recorded in Deed Book 190, page 706 of the Magoffin County Court Clerk's office, which has now passed to the undersigned.

WITNESSETH OUR SIGNATURES, on this the 4 day of March, 2020.

Crystal Risner
Crystal Risner

COMMONWEALTH OF KENTUCKY
COUNTY OF MAGOFFIN

On this the 4 day of March, 2020, before me a Notary Public, in and for said state, personally appeared **Crystal Risner**, known to me to be the person who executed the within Affidavit and acknowledged to me that she executed the same for the purposes therein stated.

MY COMMISSION EXPIRES:

7/15/2023

Gordon B. Long
NOTARY PUBLIC
Notary ID 625937

THIS INSTRUMENT PREPARED BY
GORDON B. LONG LAW OFFICE, P.S.C.

By: Gordon B. Long

GORDON B. LONG
ATTORNEY AT LAW
P.O. BOX 531
SALYERSVILLE, KY 41465
(606) 349-1558
FAX - 349-2441
E-MAIL - gblong@boothillis.net

STATE OF KENTUCKY
COUNTY OF MAGOFFIN
I, **RENEE ARNETT-SHEPHERD**, County Clerk for the County and State aforesaid, certify that the foregoing Affidavit Of Death was on July 10, 2020 0:00 AM lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.
WITNESS my hand this July 10, 2020
RENEE ARNETT-SHEPHERD, CLERK

Book: 223 Pages: 242-242 (1)
Name: DEED
RENEE ARNETT-SHEPHERD
MAGOFFIN COUNTY
7/10/2020 0:00 AM



11:09 AM BY: Melisse Williams

86 BK 186
P 86

BTU GAS COMPANY
RIGHT OF WAY EASEMENT AGREEMENT

For and in consideration of One hundred dollars (\$100.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned, ^{1 Price Tag} Edward Gilipin, his successors, heirs, and assigns do hereby grant to BTU GAS COMPANY, INC. its licensees, successors, and assigns (hereinafter referred to as Grantee), a right of way and easement agreement to construct, operate, maintain, add/or remove such lines or related services as the Grantee may require from time to time consisting of

A. Buried wires, markers, steel and plastic pipe upon, over and under a strip of land being a twenty (20) foot working right of way, being a ten (10) feet wide permanent easement with the right of ingress and egress across the following lands in Magoffin County, State of Kentucky, described as follows:

Deed Book 117 Page number 365 and to the fullest extent the undersigned has the power to grant, if at all, along and under the roads, streets, or highways adjoining or through said property.

The following rights are also granted: ingress and egress to said easement at all times to clear the easement and keep it cleared of all trees, undergrowth or other obstructions; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement which might interfere with or fall upon the right of ways. And the right to relocate said facilities on said lands to conform to any future highway relocation, widening or improvements.

To have and to hold the above granted easement unto BTU GAS COMPANY, its successors and assigns forever and in perpetuity.

Exhibit B

Grantor(s) warrant(s) that he/she/they/ are the true owner (s) of record of the above described land on which the aforesaid easement is granted.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 24th day of August 2005.

Witness: Chris Stone Owner: EDWARD GILPIN
Witness: Chris Stone Owner: Edward Gilpin

STATE OF KENTUCKY
COUNTY OF MAGOFFIN

Personally came before me Edward Gilpin to be the owner(s) who executed this instrument and acknowledged the same.

This 24th day of August, 2005

Stephen Christopher Stone
Notary Public

My commission expires: 1-30-2008

This instrument prepared by:
Pam Williams

Corrected
2-17-09
Michelle Spalding
p.c.
Book 186 Page 86
Time A.M. 3:45 P.M.
By Michelle Spalding
STATE OF KENTUCKY
MAGOFFIN COUNTY
I, Renee Arnett-Shepherd, Clerk of the County and State aforesaid
certify that the foregoing Row was on the 24th day
of August 2005 lodged for record, whereupon the same with the
foregoing and this certificate have been duly recorded in my office.
Given under my hand, this 10th day of May 2006
Book 186 Page 86 RENEE ARNETT-SHEPHERD
Time A.M. 3:45 P.M. By Michelle Spalding