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GENERAL WARRANTY DEED

ECC BLDG 1, LLC, a Delaware limited liability company ("**Grantor**"), having a mailing address of 3000 Turtle Creek Boulevard, Dallas, Texas 75219, in exchange for One Dollar (\$1) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey, with general warranty covenants, to **CITY OF ERLANGER, KENTUCKY**, a Kentucky City of the Home Rule Class ("**Grantee**"), its heirs, successors and assigns forever, whose mailing address and in care of address to which the property tax bill for the year 2018 and thereafter may be sent is 505 Commonwealth Avenue, Erlanger, Kentucky 41018, the real property located in the City of Erlanger, County of Kenton and Commonwealth of Kentucky more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"). Such Property is the same property conveyed to Grantor by Quitclaim Deed dated August 31, 2017 and recorded in Deed Book 6238, Page 234, of the Office of the Clerk of Kenton County, Kentucky.

For purposes of compliance with KRS 382.135, the full name of Grantor and Grantee are their respective full names stated herein.

This conveyance is exempt from transfer tax pursuant to KRS 142.050(7)(b).

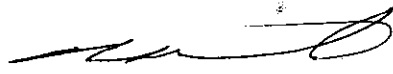
Together with all PRIVILEGES AND APPURTENANCES thereto belonging. TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

Notwithstanding that this deed is made with covenants of general warranty, the Property and this conveyance is subject to: (i) all covenants, easements and restrictions of record; and (ii) non-delinquent real estate taxes and installments of assessments. Real estate taxes for the year 2017 shall be paid by the Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered effective as of August 31, 2017.

GRANTOR:

ECC BLDG 1, LLC, a Delaware limited liability company

By: 

Name: Robert T. Vicente

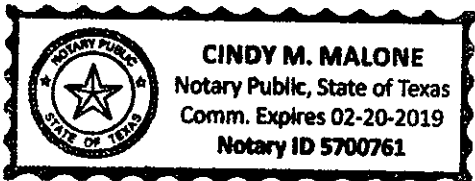
Title: _____

Its: Authorized Representative

Recorded KENTON COUNTY CLERK
Doc Type DEED
Book / Page OR C 6238 / 304 - 312 (9pgs)
Document# 17 09 01 059 00208
Recorded on 09/01/17 03:03:27am
Total Fees 35.00
Clerk Name C RUST

STATE OF Texas)
) SS:
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 29TH day of August, 2017 by ECC BLDG 1, LLC, a Delaware limited liability company, on behalf of the limited liability company, Robert T. Vicente, AUTH REPRESENTATIVE,
Cindy M. Malone



Cindy M. Malone
Notary Public
My Commission Expires: 2-20-2019

AFFIDAVIT OF VALUE

The undersigned hereby swear and affirm, under penalty of perjury, that \$ 3,245,247.00 is the full value for the property transferred thereby. Grantee joins in the execution of this Deed for the sole purpose of certifying the amount of the value of the property. The parties hereby further declare and state that the tax bill for the tax year of this property transfer should be sent to Grantee at the following address: 505 Commonwealth Avenue, Erlanger, Kentucky 41018.

GRANTOR:

ECC BLDG 1, LLC
a Delaware limited liability company
By: [Signature]
Name: Robert T. Vicente
Title: _____
Its: Authorized Representative

GRANTEE:

CITY OF ERLANGER, KENTUCKY
a Kentucky City of the Home Rule Class
By: _____
Tyson Hermes, Mayor

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by ECC BLDG 1, LLC, a Delaware limited liability company.

Notary Public
My Commission Expires: _____

AFFIDAVIT OF VALUE

The undersigned hereby swear and affirm, under penalty of perjury, that \$ 3,145,247.00 is the full value for the property transferred thereby. Grantee joins in the execution of this Deed for the sole purpose of certifying the amount of the value of the property. The parties hereby further declare and state that the tax bill for the tax year of this property transfer should be sent to Grantee at the following address: 505 Commonwealth Avenue, Erlanger, Kentucky 41018.

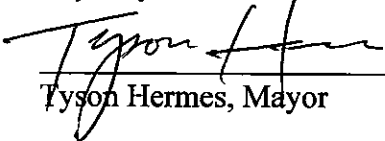
GRANTOR:

ECC BLDG 1, LLC
a Delaware limited liability company

By: _____
Name: _____
Title: _____
Its: Authorized Representative

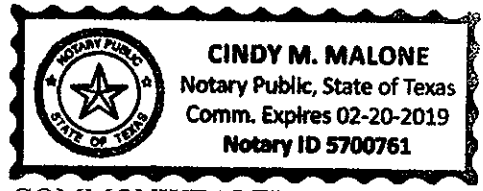
GRANTEE:

CITY OF ERLANGER, KENTUCKY
a Kentucky City of the Home Rule Class

By: 
Tyson Hermes, Mayor

STATE OF Texas)
COUNTY OF Dallas) SS:
)

29TH The foregoing instrument was subscribed, sworn to, and acknowledged before me this day of August, 2017 by ECC BLDG 1, LLC, a Delaware limited liability company, on behalf of such limited liability company. *Project T. vincente, auth Rep.*



Cindy M. Malone
Notary Public
My Commission Expires: 2-20-2019

COMMONWEALTH OF KENTUCKY)
COUNTY OF KENTON) SS:
)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this day of _____, 2017 by Tyson Hermes, the Mayor of the CITY OF ERLANGER, KENTUCKY, a Kentucky City of the Home Rule Class, on behalf of such City as authorized by resolution of the CITY OF ERLANGER, KENTUCKY.

Notary Public
My Commission Expires: _____

This instrument prepared by:

James E. Parsons, Esq.
Keating Muething & Klekamp PLL
One East Fourth Street, Suite 1400
Cincinnati, OH 45202-3752
Ph: (513) 579-6960
Fax: (513) 579-6457


STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this _____ day of _____, 2017 by ECC BLDG 1, LLC, a Delaware limited liability company, on behalf of such limited liability company.

Notary Public
My Commission Expires: _____


COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF KENTON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 31st day of August, 2017 by Tyson Hermes, the Mayor of the CITY OF ERLANGER, KENTUCKY, a Kentucky City of the Home Rule Class, on behalf of such City as authorized by resolution of the CITY OF ERLANGER, KENTUCKY.



Notary Public
My Commission Expires: 3/7/2019
528955

This instrument prepared by:



James E. Parsons, Esq.
Keating Muething & Klekamp PLL
One East Fourth Street, Suite 1400
Cincinnati, OH 45202-3752
Ph: (513) 579-6960
Fax: (513) 579-6457

EXHIBIT A

PARCEL I: (56.937 acres)

PIDN: 002-00-00-014.03

Group Nos.: 3035, 3116, 3173

Lying in the City of Erlanger, Kenton County Kentucky at the intersection of the west limited access right of way of Interstate 71/75 and the south limited access right of way of Interstate 275 more particularly described as follows:

COMMENCING at a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834" in the center of Dry Creek at the northeast corner of the City of Erlanger (O.R. C5716, PG. 200) along the south line of Interstate 275, Department of Highways (D.B. 576, PG. 871 & D.B. 584, PG. 735);

Thence with the southerly line of Interstate 275 for the following seven (7) calls:

South 64°04'23" East a distance of 238.36 feet to the center of a 4" diameter metal fence post;

South 40°04'51" East a distance of 372.61 feet to a set cross notch in the concrete base of a 4" diameter metal fence post;

South 57°39'00" East a distance of 371.70 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 53°00'31" East a distance of 38.35 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 48°17'00" East a distance of 302.64 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 45°28'58" East a distance of 201.56 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 50°17'49" East a distance of 82.12 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834", the POINT OF BEGINNING of this description:

Thence continuing with said line for the following three (3) calls:

South 50°17'49" East a distance of 706.97 feet to a set cross notch in the concrete base of a fence post;

South 16°51'05" East a distance of 412.61 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 29°53'50" West a distance of 295.16 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834" at the corner of Department of Highways (D.B. 584, PG. 735) and a right of way take for Interstate 71/75 to the Department of Highways (D.B. 587, PG. 56);

Thence along the line of Interstate 71/75 for the following six (6) calls:

South 39°10'29" West a distance of 348.71 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 47°34'43" West a distance of 300.20 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 51°24'02" West a distance of 470.60 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 48°09'17" West a distance of 574.36 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 60°00'44" West a distance of 165.37 feet to a set cross notch in the concrete base of a fence post;

South 40°07'17" West a distance of 92.36 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834" at the intersection of the west line of Interstate 71/75 and the north right of way line of Erlanger Road;

Thence with the north line of Erlanger Road for the following twelve (12) calls:

Along a curve to the right with a radius of 60.00 feet ($\Delta=08^{\circ}30'04''$, chord bearing = North 39°56'51" West, chord distance = 8.89 feet) an arc length of 8.90 feet to set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 35°41'49" West a distance of 150.00 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 53°28'54" West a distance of 8.25 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 33°28'44" West a distance of 293.05 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 50°42'06" West a distance of 124.17 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 44°28'06" West a distance of 98.97 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 25°59'25" West a distance of 201.60 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

Along a curve to the left with a radius of 448.41 feet ($\Delta=41^{\circ}05'27''$, chord bearing = North 68°21'17" West, chord distance = 314.74 feet) an arc length of 321.59 feet to set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 87°12'52" West a distance of 198.80 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 83°24'29" West a distance of 79.94 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 75°54'16" West a distance of 98.57 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 62°21'52" West a distance of 53.75 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834" at the corner of a new division line;

Thence along a new division line through the property conveyed to National Amusements, Inc. (Deed Book 612 Page 197, Deed Book 606 Page 29, Deed Book 606 Page 192) for the following twelve (12) calls:

North 27°38'08" East a distance of 81.72 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

Along a curve to the right with a radius of 220.00 feet ($\Delta=66^{\circ}53'00''$, chord bearing = North 61°04'38" East, chord distance = 242.48 feet) an arc length of 256.81 feet to set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

Along a curve to the right with a radius of 220.00 feet ($\Delta=23^{\circ}24'13''$, chord bearing = South 73°46'45" East, chord distance = 89.24 feet) an arc length of 89.86 feet to set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South 62°04'39" East a distance of 313.93 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

Along a curve to the left with a radius of 235.00 feet ($\Delta=69^{\circ}29'36''$, chord bearing = North 83°10'33" East, chord distance = 267.88 feet) an arc length of 285.03 feet to set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North 48°25'45" East a distance of 147.63 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

Along a curve to the left with a radius of 483.00 feet ($\Delta=06^{\circ}48'28''$, chord bearing = North $45^{\circ}01'31''$ East, chord distance = 57.36 feet) an arc length of 57.39 feet to set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North $41^{\circ}37'17''$ East a distance of 224.68 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North $42^{\circ}18'50''$ East a distance of 731.94 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North $35^{\circ}04'29''$ East a distance of 418.29 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

South $54^{\circ}55'31''$ East a distance of 34.00 feet to a set 1/2" steel rebar with a plastic cap stamped "STUBBS KY 3834";

North $35^{\circ}04'29''$ East a distance of 369.86 feet to the POINT OF BEGINNING.

Said herein parcel contains 56.937 acres.

Being the same land conveyed to ECC BLDG 1, LLC, a Delaware limited liability company, by Quitclaim Deed dated August 31, 2017 and recorded 9-1, 2017 in Book C 6238, Page 237, Kenton County, Kentucky Records. OR

Said herein description being the result of a field survey by Cardinal Engineering Corporation under the direct supervision of Steven C. Stubbs, P.L.S. #3834 on April 7, 2016. The bearings of this description are based on state plane Kentucky North 1601 (NAD83).

PARCEL II: (Easement)

OR TOGETHER WITH the non-exclusive, perpetual easements benefitting Parcel I of the Land, as set forth in Drainage, Utility, and Reciprocal Access Easement Agreement by and between ECC BLDG 1, LLC, a Delaware limited liability company, and ECC BLDG 2, LLC, a Delaware limited liability company, dated August 31, 2017 and recorded 9-1, 2017 in Book C 6238, Page 250, Kenton County, Kentucky Records.