

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into at Georgetown, Kentucky, this 29th day of March, 1996, by and between **EMPIRE PENCIL CORPORATION**, a Delaware corporation, a wholly owned subsidiary of the **NEWELL COMPANY**, a Delaware corporation, of Rockford, Illinois, 61125 and **BEROL BLUE RIBBON CORPORATION**, a Kentucky Corporation, 550 Bourbon Street, Georgetown, Kentucky, 40324, First Parties, and **CITY OF GEORGETOWN**, a Municipal Corporation, whose address is City Hall, Court Street, Georgetown, Kentucky 40324, Second Party;

WITNESSETH: That for and in consideration of the sum of Two Hundred Fifty Thousand Dollars (\$250,000), cash in hand paid, the receipt of all of which is hereby acknowledged, the First Parties have bargained and sold and do grant, and convey unto the Second Party, its successors and assigns forever, the following described real property located at 550 Bourbon Street, Georgetown, Kentucky 40324, with all improvements thereon:

DESCRIPTIONTract no. 1:

That certain tract or parcel of land located on the south side of Bourbon Street, Georgetown, Scott County, Kentucky. Beginning on the south side of Bourbon Street at the northeast corner of Miller property, thence in a southerly direction with line of Miller 115 feet to a corner, thence in a westward direction with line of Miller 80 feet to a corner, and in line of Hawkins, thence in a southerly direction with the line of Hawkins, Southworth, Luttrell and Morris, 220 feet more or less to a new division line of A. F. Smith, thence in an eastern direction 147 feet, more or less, to a corner with the Mallard Pencil Company, said line bearing the same as an existing fence on the southern boundary of Mallard

Mailed 5-29-97
to preparer

property, thence with the line of Mallard Pencil Company in a northern direction 178 feet, more or less, to a corner, thence with line of Mallard Pencil Company in a western direction 33 feet, more or less, to a corner, thence with line of Mallard Pencil Company in a northern direction 156 feet, more or less, to Bourbon Street, thence west with line of Bourbon Street a distance of 34 feet to the point of beginning.

EXCEPTING THEREFROM the westerly 4 feet in width of said property fronting on Bourbon Street, 115 feet in depth, conveyed to Mrs. Elizabeth Miller by Deed dated January 24, 1967 and recorded in Deed Book 103, Page 320, in the aforesaid Clerk's Office

Tract No. 2:

That certain lot or parcel of land located on the south side of Bourbon Street, Georgetown, Scott County, Kentucky, and more particularly described as follows: Fronting on Bourbon Street 117 feet and running back therefrom in a southerly direction a distance of 115 feet and bounded as follows: On the north by Bourbon Street, on the south by Tract No. 5, hereinafter described, on the east by Tract No. 2 hereinafter described, and on the west by the property of the Mallard Pencil Company.

Tract No. 3:

That certain tract or ground located at the southwest intersection of Bourbon Street and Chambers Avenue, in Georgetown, Kentucky, and fronting 100 feet on Chambers Avenue and running back between parallel lines 150 feet, more or less to Tract No. 1, above described and bounded on the north by Bourbon Street, on the south by Tract No. 4, hereafter described, and on the west by Tract No. 2, above described, and on the east by Chamber Avenue.

Tract No. 4:

That certain lot lying and being in Georgetown, Scott County, Kentucky on Chambers Avenue in said City, and more particularly described as follows: Lying on the west side of Chambers Avenue ;and fronting thereon a distance of 232 feet, more or less, and running back between parallel lines a distance of 150 feet; and bounded on the south by the property of Ross Cook, on the north by Tract No. 3 above described, on the east by Chambers Avenue,

and on the west by Tract No. 5, hereafter described, and part of Tract No. 2, above described.

Tract No. 5:

That certain tract or parcel of land lying in Georgetown, Scott County, Kentucky, beginning at the southwest corner of Tract No. 4, above described, thence in a northern direction with line of Tract No. 4, a distance of 217 feet to Tract No. 2, above described, thence with line of Tract No. 2 above described in a western direction 117 feet, thence in a southern direction a distance of 217 feet, thence in an eastern direction a distance of 117 feet to Tract No. 4, the point of beginning.

Tract No. 6:

That certain tract or parcel of land located on the south side of Bourbon Street in Georgetown, Scott County, Kentucky, and more particularly described as follows: Fronting on said street a distance of 33 feet and running back therefrom in a southern direction between parallel lines a distance of 157 feet, the east line of said lot is 267 feet from the inside, of the sidewalk on Chambers Avenue, and bounded on the north by Bourbon Street, on the south by the property of A.F. Smith, on the east by the property of the Georgetown Improvement Company, and on the west by the property of A.F. Smith.

Being the same property acquired by Empire Pencil Corporation, a Delaware Corporation, now a wholly owned subsidiary of the Newell Company, Rockport, Illinois, 61125 by Deed dated September 11, 1987 and of Record in Deed Book 172, Page 199 of the Scott Clerk's office.

TO HAVE AND TO HOLD the above described real property with all improvements unto Second Party, its successors and assigns forever, with First Parties releasing all of their right, title and interest with **COVENANT OF GENERAL WARRANTY.**

THE PARTIES HERETO STATE the consideration reflected in this Deed to be the full consideration paid for the property. The Second Parties to this Deed have joined in the

execution of this Deed for the sole purpose of certifying the consideration paid pursuant to the requirements set out in Kentucky Revised Statutes Chapter 382.

WITNESS THE HANDS of the Parties the date first above written.

**EMPIRE PENCIL CORPORATION, NEWELL
COMPANY AND BEROL BLUE RIBBON PEN AND
PENCIL CORP. FIRST PARTIES**

Ian S. Ward
IAN WARD, President and General Manager of
Berol Blue Ribbon Corporation, operator of the
above property and Attorney-in-Fact pursuant to
Power of Attorney of record in Misc. Book _____,
Page, _____ for Empire Pencil Corporation and the
Newell Company.

**CITY OF GEORGETOWN,
SECOND PARTY**

Warren Powers
BY: WARREN POWERS, MAYOR

ACKNOWLEDGMENT

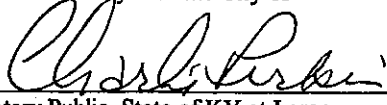
STATE OF KENTUCKY
COUNTY OF SCOTT

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 29th day of March, 1996, by Ian Ward, President and General Manager of Berol Blue Ribbon Company operator of the above property and First Party's Attorney-in-Fact pursuant to Power of Attorney of record in Misc. Book _____, Page, _____

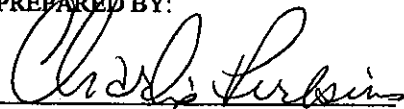
Charles Perkins
Notary Public, State of KY at Large
My commission expires: 7/25/99

STATE OF KENTUCKY
COUNTY OF SCOTT

The foregoing Consideration Certificate was acknowledged and sworn to before me this 29th day of March, 1996, by Warren Powers as Mayor of the City of Georgetown, as Buyer.


Notary Public, State of KY at Large
My commission expires: 7/25/99

PREPARED BY:


CHARLES M. PERKINS
CITY ATTORNEY
209 EAST MAIN STREET
GEORGETOWN, KENTUCKY 40324
502-863-9809

City of Georgetown

Memorandum

To: Sue Lewis
City Clerk

From: Kassandra Makin

Date: April 25, 2008

Re: Deed

Attached is a copy of a deed that I have taken to the courthouse today to be recorded. Please advise me when it has been returned to your office from the County Clerk. If you have any questions, please feel free to contact me. Thank you.

DEED

This DEED OF CONVEYANCE, made and entered into at Georgetown, Kentucky, this __ day of May, 2008, by and between KENTUCKY LEAGUE OF CITIES FUNDING TRUST, a trust, Federal I.D. Number 61-000317, 101 E. Vine Street, Suite 600, Lexington, Kentucky 40503, party of the first part, GRANTOR, and THE CITY OF GEORGETOWN, a municipal corporation, Federal I. D. Number 61-6001880, 100 Court Street, Georgetown, Kentucky 40324, party of the second part, GRANTEE.

W I T N E S S E T H:

For and in consideration of the mutual promises of the parties, with no consideration changing hands, the party of the first part does hereby bargain, sell, alien and convey unto the party of the second part, its successors and assign forever, the following described real property located in Scott county, Kentucky, and more particularly described as follows, to-wit:

PARCEL A

Tract No. 1:

That certain tract or parcel of land located on the south side of Bourbon Street, Georgetown, Scott County, Kentucky. Beginning on the south side of Bourbon Street at the northeast corner of Miller property, thence in a southerly direction with line of Miller 115 feet to a corner, thence in a western direction with line of Miller 80 feet to a corner, and in line of Hawkins, thence in a southerly direction with the Line of Hawkins, Southworth, Luttrell and Morris, 220 feet more or less to a new division line of A. F. Smith, thence in an eastern direction 147 feet, more or less, to a corner with the Mallard Pencil Company, said line bearing the same as an existing fence on the southern boundary of Mallard property, thence with the line of Mallard Pencil Company in a northern direction 178 feet, more or less, to a corner, thence with line of Mallard Pencil Company in a western direction 33 feet, more or less, to a corner, thence with line of Mallard Pencil Company in a northern direction 156 feet, more or less, to Bourbon Street, thence west with line of Bourbon Street a distance of 34 feet to the point of beginning.

EXCEPTING THEREFROM the westerly 4 feet in width of said property fronting on Bourbon Street, 115 feet in depth, conveyed to Mrs. Elizabeth Miller by Deed dated January 24, 1967 and recorded in Deed Book 103, Page 320, in the aforesaid Clerk's Office.

RECEIVED

APR 24 2008

**MAYOR'S OFFICE
CITY OF GEORGETOWN**

Tract No. 2:

That certain lot or parcel of land located on the south side of Bourbon Street, Georgetown, Scott County, Kentucky, and more singularly described as follows: Fronting on Bourbon Street 117 feet and running back therefrom in a southerly direction a distance of 115 feet and bounded as follows: On the north by Bourbon Street, on the south by Tract No. 5, hereinafter described, on the east by Tract No. 2 hereinafter described, and on the west by the property of the Mallard Pencil Company.

Tract No 3:

That certain tract or ground located at the southwest intersection of Bourbon Street and Chambers Avenue, in Georgetown, Kentucky, and fronting 100 feet on Chambers Avenue and running back between parallel lines 150 feet, more or less to Tract No. 1, above described and bounded on the north by Bourbon Street, on the south by Tract No. 4, hereafter described, and on the west by Tract No. 2, above described, and on the east by Chamber Avenue.

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Tract No. 5:

That certain tract or parcel of land lying in Georgetown, Scott County, Kentucky, beginning at the southwest corner of Tract No. 4, above described, thence in a northern direction with line of Tract No. 4, a distance of 217 feet to Tract No. 2, above described, thence with line of Tract No. 2 above described in a western direction 117 feet, thence in a southern direction a distance of 217 feet, thence in an eastern direction a distance of 117 feet to Tract No. 4, the point of beginning.

Tract No 6:

That certain tract or parcel of land located on the south side of Bourbon Street in Georgetown, Scott County, Kentucky, and more particularly

described as follows: Fronting on said street a distance of 33 feet and running back therefrom in a southern direction between parallel lines a distance of 157 feet, the east line of said lot is 267 feet from the inside, of the sidewalk on Chambers Avenue, and bounded on the north by Bourbon Street, on the south by the property of A. F. Smith, on the east by the property of the Georgetown Improvement Company, and on the west by the property of A. F. Smith.

Being the same property acquired by the Kentucky League of Cities Funding Trust, a trust, by deed dated May 7, 1997 and of Record in Deed Book 224, Page 256 of the Scott County Clerk's office.

PARCEL B

Being all of Lot No. 15 of the Triport Industrial Park Subdivision near the City of Georgetown, Scott County, Kentucky, as shown on revised plat thereof of record on Slide 399, Scott County Court Clerk's office, to which plat reference is hereby made, and the improvements thereon being known as 262 Triport Road.

Being the same property conveyed to Kentucky League of Cities Funding Trust, a trust, by deed dated May 7, 1997, recorded in Deed Book 224, Page 256, of record in the Scott County Clerk's office.

PARCEL C

Being a portion of Lot 90, of the Triport Industrial Park, said lot having been created by Plat Slide 136, and being more particularly described as follows:

Beginning at the northwest corner of Lot 90, then South 88° 00' East 50 feet to a point, then South 02° 20' West 520 feet to the southern most boundary, then North 88° 00' West 50 feet to the southwestern most corner of the property; then North 02° 20' East 520 feet to the point of beginning. This tract contains 26,000 square feet.

Being the same property conveyed to Kentucky League of Cities Funding Trust, a trust, by Deed dated May 7, 1997, of record in Deed Book 224, Page 256, record of the Scott 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, its successors and assigns forever, together with the Covenant of General Warranty of Title, provided, however, that there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to any and all restrictions and easements which may appear of record affecting said property.

CONSIDERATION CERTIFICATE

First party, Kentucky Leagues of Cities Funding Trust, by and through its Secretary, William Hamilton, Grantor, and second party, City of Georgetown, by and through its Mayor, Karen Tingle-Sames, Grantee, upon being duly sworn, states that the above stated consideration is the true, correct, and full consideration paid for the property herein conveyed and the fair cash value.

IN TESTIMONY WHEREOF, witness the signatures of the parties, the day and date first herein written.

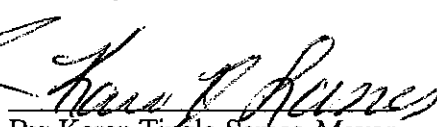
FIRST PARTY (GRANTOR)

Kentucky League of Cities
Funding Trust

SECOND PARTY (GRANTEE)

City of Georgetown,
Kentucky


By: William Hamilton, Secretary


By: Karen Tingle-Sames, Mayor

COMMONWEALTH OF KENTUCKY
SCOTT COUNTY

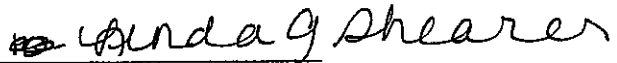
I, the undersigned, certify that the Certificate of Consideration and deed were produced before me in my said County and State and duly acknowledged and sworn to by Karen Tingle-Sames, Mayor this 24 day of April, 2008.

NOTARY PUBLIC: 

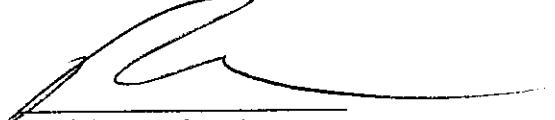
My Commission expires: 11-19-11

COMMONWEALTH OF KENTUCKY
FAYETTE COUNTY

I, the undersigned, certify that the Certificate of Consideration and deed were produced before me in my said County and State and duly acknowledged and sworn to by William Hamilton, Secretary, this 23 day of April, 2008.

NOTARY PUBLIC: 
My Commission expires: 10-3-2011

THIS DOCUMENT WAS PREPARED BY:



Patricia K. Foley, Attorney
City of Georgetown
100 Court Street
Georgetown, KY 40324