

RECORD AND RETURN TO:
Walther, Gay & Mack, PLC
163 East Main Street, Suite 200
Lexington, Kentucky 40507

File No. 1587-112

DEED

THIS DEED, dated January __, 2024, between **Spaulding Physical Therapy, LLC, a Kentucky limited liability company**, with its principle address located at 3041 Owingsville Road, Mt. Sterling, KY 40353, hereafter referred to as GRANTOR; and **THE COMMONWEALTH OF KENTUCKY for the use and benefit of the KENTUCKY COMMUNITY AND TECHNICAL COLLEGE SYSTEM**, whose mailing address is 300 North Main Street, Versailles, Kentucky 40383, hereinafter referred to as GRANTEE. The in care of tax mailing address is in care of Kentucky Community and Technical College System, 300 North Main Street, Versailles, Kentucky 40383.

WITNESSETH:

That for and in consideration of the total purchase price of **SIX HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$699,000.00)**, the receipt of which is hereby acknowledged, GRANTOR, has bargained and sold and does hereby grant and convey unto GRANTEE, in fee simple, its successors and assigns forever, the following described real estate situated in Montgomery County, Kentucky, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD, the above-described property, together with all appurtenances and privileges thereunto belonging, unto GRANTEE, in fee simple, its successors and assigns forever.

GRANTOR hereby releases and relinquishes unto GRANTEE, its successors and assigns forever, all of GRANTOR'S right, title and interest in and to said property, and covenants with GRANTEE, its successors and assigns forever, that GRANTOR is lawfully seized in fee simple title to said property, and has good and lawful right to sell and convey same as is herein done, that the

title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, with a covenant of GENERAL WARRANTY.

PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property.

The undersigned hereby certify that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, GRANTOR and GRANTEE, have hereunto affixed their signatures, this the day and year first above written.

- Remainder of page intentionally left blank -

GRANTOR

Spaulding Physical Therapy, LLC

By: Leslyn Spaulding
As: Sole Member and Sole Managing Member

STATE OF KENTUCKY)
) §§
COUNTY OF FAYETTE)

I hereby certify that the foregoing deed and consideration certificate was acknowledged and sworn to before me on this 23rd day of January 2024, by Leslyn Spaulding, as Sole Member and Sole Managing Member, for and on behalf of Spaulding Physical Therapy, LLC, a Kentucky limited liability company, GRANTOR.

Jonathan L. Gay
NOTARY PUBLIC,
KENTUCKY, STATE AT LARGE
Commission # KYNP17353
My commission expires: December 20, 2024

GRANTEE

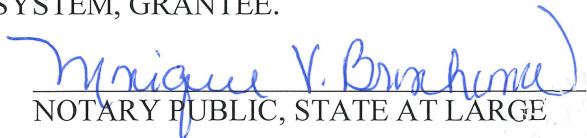
THE COMMONWEALTH OF KENTUCKY
for the use and benefit of the
KENTUCKY COMMUNITY
AND TECHNICAL COLLEGE SYSTEM



By: Dr. Ryan F. Quarles
As: KCTCS President

STATE OF KENTUCKY)
)
COUNTY OF Woodford) §§

The foregoing consideration certificate was acknowledged and sworn to before me on this 29th day of January, 2024, by Dr. Ryan F. Quarles, as KCTCS President, for and on behalf of THE COMMONWEALTH OF KENTUCKY for the use and benefit of the KENTUCKY COMMUNITY AND TECHNICAL COLLEGE SYSTEM, GRANTEE.



NOTARY PUBLIC, STATE AT LARGE

My commission expires: 7/29/2026
ID Number: KYNP 55543

This instrument was prepared by:

Jonathan L. Gay
Walther, Gay and Mack, PLC
163 East Main Street, Suite 200
Lexington, Kentucky 40507
859-225-4714

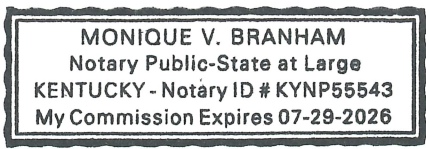


EXHIBIT A
LEGAL DESCRIPTION

A certain tract of land located in Montgomery County, Kentucky, 2.75 miles northeast of Mt. Sterling, on the north side of US Highway 60, being more particularly described as follows:

The basis of bearing hereon is North American Datum of 1983, Kentucky State Plane Coordinate System Single Zone, Grid North as recorded via redundant GNSS RTK observations. Relative positional accuracy of this survey is 0.020' + 100 ppm at the 95% confidence interval, which exceeds the minimum standards of governing authorities for this survey. All iron pins found (IPF) during this survey are five eighths inch diameter rebar and marked as noted.

Beginning at an iron pin found (IPF), GSSLLC #2241, in the north Right-of-Way (ROW) of US Highway 60, being the southeasternmost corner of Parcel 3-A of the Revised Gager Gatewood Farms, Inc. Subdivision and common corner to Scott Interests, L.P., Deed Book 279, Page 61, Parcel 3-B; Thence with the north ROW of US HYW 60, S51°25'27"W, 159.50' to an IPF, GSSLLC #2241, being a common corner to David Morgan Swartz, Buddy Charles, and Ernest Woods, Trustees of the Mt. Sterling, Kentucky Congregation of Jehovah's Witnesses, Deed Book 222, Page 140, Parcel 2; thence leaving the ROW, with the line of the Mt. Sterling, Kentucky Congregation of Jehovah's Witnesses, N39°17'09"W, 284.96' to an IPF, R.D. Jones #2241, being a common corner to Phoenix Mt. Sterling Fairground, LLC, Deed Book 323, Page 825, Parcel 4; thence with the line Phoenix Mt. Sterling Fairground, LLC, N51°32'00"E, 128.55' to an IPF, GSSLLC #2241, being a common corner to Scott Interests, L.P.; thence with the line of Scott Interests, L.P., S45°28'56"E, 286.78' to an IPF, GSSLLC #2241; being the point of beginning and containing 0.942 acres or 41,018 square feet; as surveyed by D. Kelly Carr, Jr., KY PLS #3812, of Qk4, Inc. on December 30, 2023 and shown on a plat of record, Cabinet D Slide 219, in the Montgomery County Clerk's office.

Being the same property conveyed to Spaulding Physical Therapy, LLC, a Kentucky limited liability company, by deed dated June 29, 2017, of record in Deed Book 320, Page 736, in the Montgomery County Clerk's Office.