

## NON-EXCLUSIVE EASEMENT

THIS NON-EXCLUSIVE EASEMENT made and entered into by and between **JASON ISSAC SILVERNAIL and JAMIE SILVERNAIL, his wife**, having an address of 284 Denzel Martin Road, Gilbertsville, Kentucky 42044, "**GRANTORS**" for and in consideration of One Dollar (\$1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, being the full actual consideration, hereby grant and convey a non-exclusive easement for a turn-around on Denzel Martin Road unto **MARSHALL COUNTY FISCAL COURT**, its successors and assigns, having an address of 1101 Main Street, Benton, Kentucky 42025, "**GRANTEE**", the following described non-exclusive easement in, to, upon and over a turn-around lying in Marshall County, Kentucky, more particularly described as:

A tract of land in Marshall County, Kentucky, 0.3 mile, more or less, Easterly of U.S. Highway 1422 and lying on the north side of the Denzel Martin Road and better described as follows:

Note: any monument described herein as a "5/8" iron pin set" is a 5/8" diameter rebar two feet in length with a blue plastic cap stamped JL Knoth PLS 3585. All bearings stated herein refer to the magnetic meridian as taken from a previous survey dated June 2015 and are used for orientation and calculation purposes only.

Beginning at the southwest corner, an existing 5/8" iron pin found (L.S. 2132) 1420 plus or minus feet Easterly of Highway 1422 (Tatumsville Highway) said pin being a common corner of Linda Mullen property (Deed Book 403, page 81); thence, North 01° 00' 14" East, 25.64 feet to a point; thence, North 61° 18' 52" East, 16.03 feet to a point passing thru a 5/8" iron pin set at 8.03 feet; thence, South 50° 41' 53" East, 27.62 feet to an existing 5/8" iron pin found (L.S. 2132) said pin being South 66° 17' 57" West, 60.44 feet from the end of the county maintenance of the Denzel Martin Road; thence, South 66° 11' 10" West, 39.23 feet to the point of beginning, containing **0.0152 acre (661.76 square feet)** and being that perpetual easement for a turn-around for the Denzel Martin Road as surveyed by James L. Knoth Professional Land Surveyor 3585 on March 17, 2017.

Said non-exclusive easement being across the property conveyed to Jason Issac Silvernail et ux by deed dated January 26, 2012, of record in Deed Book 410, page 397, Marshall County Court Clerk's Office.

Said non-exclusive easement is given for the sole purpose of ingress, egress and existing utilities, and it is agreed and understood that it is not to be construed as an easement given to the exclusion of the Grantors, their heirs, assigns or to others later granted a similar right.

The Grantee, its successors and assigns, covenant with the Grantors, their heirs, successors and assigns, to at all times maintain and make necessary repairs, at its own expense, should the turn-around require the same for its proper upkeep and maintenance.

This Easement is being granted to the Grantee, its successors and assigns.

TO HAVE AND TO HOLD the said easement unto the said **MARSHALL COUNTY FISCAL COURT**, its successors and assigns, forever.

The undersigned Grantors and Grantee under penalties of perjury, pursuant to KRS Chapter 382, do hereby certify that the above stated consideration is the full and actual consideration for the property herein conveyed. The property has a fair cash value of \$100.00.

Given under our hands on this the \_\_\_\_ day of \_\_\_\_\_, 2017.

**"GRANTORS"**

\_\_\_\_\_  
**JASON ISSAC SILVERNAIL**

\_\_\_\_\_  
**JAMIE SILVERNAIL**

STATE OF KENTUCKY

COUNTY OF MARSHALL

The foregoing Easement was subscribed, sworn to and acknowledged before me this the \_\_\_\_ day of \_\_\_\_\_, 2017, by Jason Issac Silvernail and Jamie Silvernail, his wife, Grantors.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

**"GRANTEE"**

**MARSHALL COUNTY FISCAL COURT**

By \_\_\_\_\_  
**KEVIN NEAL, JUDGE EXECUTIVE**

STATE OF KENTUCKY

COUNTY OF MARSHALL

The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me this the \_\_\_\_ day of \_\_\_\_\_, 2017, by Kevin Neal, Judge Executive of Marshall County Fiscal Court, Grantee.

\_\_\_\_\_  
Notary Public

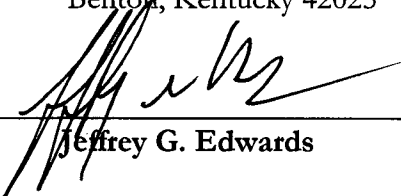
My Commission expires: \_\_\_\_\_

**This Instrument Prepared By:**

**JEFFREY G. EDWARDS**  
Marshall County Attorney  
80 Judicial Drive, Unit 130  
Benton, Kentucky 42025

**In-care-of Address for Tax Bill:**

**Jason Issac Silvernail**  
284 Denzel Martin Road  
Gilbertsville, KY 42044

  
\_\_\_\_\_  
**Jeffrey G. Edwards**

STATE OF KENTUCKY

COUNTY OF MARSHALL

I, \_\_\_\_\_, Clerk of the aforesaid County Court, do certify that the foregoing Easement was on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, lodged in my office for record. Whereupon the foregoing and this Certificate have been duly recorded in my office in Deed Book \_\_\_\_\_, page \_\_\_\_\_.

Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_ CLERK

By \_\_\_\_\_ D. C.