



RE 624 596 - 611

NRCS-LTP-30  
01/2010

## WARRANTY EASEMENT DEED IN PERPETUITY

### WETLANDS RESERVE PROGRAM EASEMENT NO. 665C16130190G

**THIS WARRANTY EASEMENT DEED** is made by and between Linda K. Keach, an unmarried widow, of 902 Constanza Court, Henderson, KY 42420; and Stephen D. Keach and Dixie Keach, husband and wife, of 513 Bittersweet Lane, Henderson, KY 42420 (hereafter referred to as the "Landowner"), Grantor(s), and the **UNITED STATES OF AMERICA**, by and through the Commodity Credit Corporation (CCC) (hereafter referred to as the "United States"), Grantee. The Landowner and the United States are jointly referred to as the "Parties". The acquiring agency of the United States is the Natural Resources Conservation Service (NRCS), United States Department of Agriculture.

#### Witnesseth:

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife and their habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of NRCS to give the Landowner the opportunity to participate in the restoration and management activities on the easement area. By signing this deed, the Landowner agrees to the restoration of the Easement Area and grants the right to carry out such restoration to the United States.

Authority. This easement deed acquisition is authorized by Title XII of the Food Security Act of 1985, as amended (16 U.S.C. §3837), for the Wetlands Reserve Program.

**NOW THEREFORE**, for and in consideration of the sum of Three hundred sixty one thousand two hundred forty seven Dollars (\$361,247.00), the Grantor(s), hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns, the Grantee, in perpetuity, all rights, title and interest in the lands comprising the easement area described in Part I and appurtenant rights of access to the easement area, but reserving to the Landowner only those rights, title, and interest expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered; shall run with the land for the duration of the easement; and shall bind the Landowner, (the Grantor(s)), their heirs, successors, assigns, lessees, and any other person claiming under them.

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SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the easement area, are described on EXHIBIT A which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the easement area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the easement area, the Landowner reserves:

- A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.
- B. Quiet Enjoyment. The right of the Landowner to enjoy the rights reserved on the easement area without interference from others.
- C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.
- D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. Undeveloped recreational use may include hunting equipment, such as, tree stands and hunting blinds that are rustic and customary for the locale as determined by NRCS.
- E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the easement area, provided that any drilling or mining activities are to be located outside the boundaries of the easement area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable.



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- F. Water uses and water rights. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D which is appended to and made a part of this easement deed, if applicable.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this easement, including the following:

- A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the easement area:
1. haying, mowing, or seed harvesting for any reason;
  2. altering of grassland, woodland, wildlife habitat or other natural features by burning, digging, plowing, disking, cutting or otherwise destroying the vegetative cover;
  3. dumping refuse, wastes, sewage, or other debris;
  4. harvesting wood products;
  5. draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in EXHIBIT D, if applicable;
  6. diverting or causing or permitting the diversion of surface or underground water into, within, or out of the easement area by any means, except as specifically set forth in EXHIBIT D, if applicable;
  7. building, placing, or allowing to be placed structures on, under, or over the easement area, except for structures for undeveloped recreational use;
  8. planting or harvesting any crop;
  9. grazing or allowing livestock on the easement area;
  10. disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
  11. use of the easement area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations and the infrastructure to raise, stock, and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
  12. any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the easement area; and
  13. any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the land that is subject to the easement if such activities will alter, degrade, or otherwise diminish the functional value of the eligible land.

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- B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State, and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.
- C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock shall be the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the easement area are prohibited on the easement or easement boundary.
- D. Use of water for easement purposes. The landowner shall use water for easement purposes as set forth in EXHIBIT D, which is appended to and made a part of this easement deed, if applicable.
- E. Protection of water uses and water rights. As set forth in EXHIBIT D, if applicable, the Landowner shall undertake actions necessary to protect any water rights and water uses for easement purposes.
- F. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.
- G. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the easement area.
- H. Survival. Irrelevant of any violations by the Landowner of the terms of this deed, this easement survives and runs with the land for its duration.

PART IV. Compatible Uses by the Landowner.

- A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the use of the easement area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.
- B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the easement area. The NRCS shall prescribe the amount, method, timing, intensity, and duration of the compatible use.



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PART V. Rights of the United States. The rights of the United States include:

- A. Management activities. The United States has the right to enter the easement area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the easement area. The United States may apply to or impound additional waters, in accordance with State water law, on the easement area in order to maintain or improve wetland and other natural values.
- B. Access. The United States has a right of reasonable ingress and egress to the easement area over the Landowner's property, whether or not the property is adjacent or appurtenant to the easement area, for the exercise of any of the rights of the United States under this easement deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in EXHIBIT B.
- C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this easement to any entity authorized by law that the NRCS determines to have the appropriate authority, expertise and resources necessary to carry out such delegated responsibilities. State or federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify or terminate this easement (16 U.S.C. §3837e(b)) is reserved to the Secretary of Agriculture in accordance with applicable law.
- D. Violations and Remedies - Enforcement. The Parties, Successors, and Assigns, agree that the rights, title, interests, and prohibitions created by this easement deed constitute things of value to the United States and this easement deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this easement deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:
  - 1. To enter upon the easement area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
  - 2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

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PART VI. General Provisions.

- A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this easement deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this easement deed shall be jointly and severally liable for compliance with its terms.
- B. Rules of Construction and Special Provisions. All rights in the easement area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this easement deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this easement deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Wetlands Reserve Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.
- C. Environmental Warranty. "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, orders, regulations, statutes, ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect.

"Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of, non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Property. Landowner further warrants that it has no actual knowledge of a release or threatened release of

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Hazardous Materials, as such substance and wastes are defined by applicable Federal and State law.

- D. General Indemnification. Landowner shall indemnify and hold harmless , its employees, agents, and assigns for any and all liabilities, claims, demands, loses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and cost of actions, sanctions asserted by or on behalf of any person or government authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the easement area, which may arise from, but is not limited to, Landowner's negligent acts or omissions or Grantor's breach of any representation, warranty, covenant, agreements contained in this easement deed, or violations of any Federal, State, or local laws, including all Environmental Laws.



**TO HAVE AND TO HOLD**, this Warranty Easement Deed is granted to the United States of America and its assigns forever. The Landowner covenants that he, she, or they are vested with good title to the easement area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed.

Dated this 13<sup>th</sup> day of May, 2017.

Landowner(s):

Stephen D. Keach  
Stephen D. Keach, Grantor

Dixie Keach  
Dixie Keach, Grantor

#### **ACKNOWLEDGMENT**

STATE OF KENTUCKY

COUNTY OF Kentucky

On this 13<sup>th</sup> day of May, 2017, before me, the undersigned, a Notary Public in and for said Commonwealth personally appeared Stephen D. Keach, and wife, Dixie Keach, known or proved to me to be the person(s) described in and who executed the foregoing instrument, and have sworn to and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Deborah A. Toy  
Notary Public for the Commonwealth of Kentucky  
My Commission Expires: May 29, 2020



Landowner(s):

Linda Keach

Linda. Keach, Grantor

**ACKNOWLEDGMENT**

STATE OF KENTUCKY

COUNTY OF Henderson

On this 13<sup>th</sup> day of May, 2017, before me, the undersigned, a Notary Public in and for said Commonwealth personally appeared Linda Keach, known or proved to me to be the person(s) described in and who executed the foregoing instrument, and have sworn to and acknowledged that She executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Deborah A. Toy

Notary Public for the Commonwealth of Kentucky

My Commission Expires: May 29, 2020

This Document Prepared by:

The Law Offices of Jason G. Howell, PLLC

Jason G. Howell

Jason G. Howell

603 Main Street

Murray, KY 42071

(270) 753-2200

ACCEPTANCE BY GRANTEE:

I Reed W. Cripps, Assistant State Conservationist, being the duly authorized representative of the United States Department of Agriculture, Natural Resources Conservation Service, 771 Corporate Drive, Suite 300, Lexington, Kentucky, 40503, do hereby accept this Conservation Easement Deed, easement #665C16130190G, with respect to the rights and duties of the United States of America, Grantee.

Dated this 10<sup>th</sup> day of May, 2017.

Reed W. Cripps  
Signature

ASIC  
Title

ACKNOWLEDGMENT

STATE OF Kentucky

COUNTY OF Fayette

On this 10<sup>th</sup> day of May, 2017, before me, the undersigned, a Notary Public in and for said State personally appeared Reed Cripps, know or proved to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that He executed the same as His free act and deed.

WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Notary Public for the State of Kentucky  
Residing at Lexington  
My Commission Expires Aug 9, 2020  
Hilda E. Pagan-Nunez #562635



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This instrument was drafted by the Office of the General Counsel, U.S. Department of Agriculture, Washington, D.C. 20250-1400.

#### NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its program and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (1202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 705-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

#### PRIVACY ACT STATEMENT

The above statements are made in accordance with the Privacy Act of 1974 (U.S.C. 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other State or Federal Law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

**Property taxes paid by:**  
**Stephen and Dixie Keach**  
**513 Bittersweet Lane**  
**Henderson, KY 42420**

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## EXHIBIT A



# DUMMER SURVEYING & ENGINEERING SERVICES, INC.

## LEGAL DESCRIPTION

JOHN H. "JACK" MUNDY, PE  
PRESIDENT

RICK TOSH, PLS  
VICE PRESIDENT  
SURVEYING SERVICES

### WRP EASEMENT

located on the

Warren D. Keach and Stephen D. Keach Property

A certain WREP Easement containing 97.4000 acres as surveyed by Ricky A. Tosh, PLS 2900 of the firm of Dummer Surveying & Engineering Services, Inc. of Paducah, Kentucky on February 13, 2014, located on the Warren D. Keach and Stephen D. Keach property described in Deed Book 540, Page 298, being on the east side of Curdsville Road and south of KY Highway 9005 in Henderson County, Kentucky and being more particularly described as follows:

All bearings described herein are based on Kentucky State Plane Coordinate System South Zone (NAD 83) (2011).



Beginning at a rebar and cap (set) on the east right-of-way of Curdsville Road, easement corner 1, 25.00 feet easterly at right angles from the road centerline, said beginning point being located at Kentucky State Plane Coordinate System South Zone (NAD 83) (2011) North: 2159793.785, East: 1185040.853, Latitude: 37 degrees 44 minutes 57.81274 seconds, Longitude 87 degrees 19 minutes 30.14854 seconds [all rebars and caps (set) are 5/8" diameter x 24" long rebar with plastic cap stamped "R TOSH KYPLS 2900"];



THENCE from the point of beginning and along a common line to the Penn Virginia Operating Co., LLC property described in Deed Book 543, Page 490, South 53 degrees 55 minutes 27 seconds East for a distance of 2677.81 feet to a rebar and cap (set), said point being located on the north bank of the Green River, corner 2;

THENCE with the north bank of the Green River the following (8) eight courses:



1. South 48 degrees 15 minutes 13 seconds West for a distance of 192.79 feet to a rebar and cap (set) corner 3;
2. South 46 degrees 13 minutes 03 seconds West for a distance of 218.11 feet to a rebar and cap (set) corner 4;
3. South 46 degrees 31 minutes 56 seconds West for a distance of 178.51 feet to a rebar and cap (set) corner 5;
4. South 49 degrees 43 minutes 48 seconds West for a distance of 209.28 feet to a rebar and cap (set) corner 6;
5. South 52 degrees 22 minutes 08 seconds West for a distance of 226.61 feet to a rebar and cap (set) corner 7;
6. South 61 degrees 26 minutes 21 seconds West for a distance of 284.58 feet to a rebar and cap (set) corner 8;
7. South 63 degrees 43 minutes 20 seconds West for a distance of 185.00 feet to a rebar and cap (set) corner 9;
8. South 70 degrees 04 minutes 14 seconds West for a distance of 229.07 feet to a rebar and cap (set) corner 10;



National Society of  
Professional Engineers



Kentucky Society of  
Professional Engineers

THENCE North 63 degrees 48 minutes 59 seconds West for a distance of 312.59 feet with the south line of the parent tract of land to a rebar and cap (set) corner 11;

THENCE crossing the lands of Warren D. Keach and Stephen D. Keach the following (5) five courses:

434 South 6th Street • Paducah, KY 42003

KY 270•444•0220 Toll Free 800•639•9312 Fax 270•444•9493 Website: [www.dsande.com](http://www.dsande.com)



1. North 54 degrees 50 minutes 12 seconds West for a distance of 1789.52 feet to a rebar and cap (set) corner 12;
2. North 18 degrees 37 minutes 50 seconds West for a distance of 190.01 feet to a rebar and cap (set) corner 13;
3. North 26 degrees 10 minutes 39 seconds East for a distance of 78.32 feet to a rebar and cap (set) corner 14;
4. North 38 degrees 09 minutes 27 seconds East for a distance of 312.88 feet to a rebar and cap (set) corner 15;
5. North 41 degrees 09 minutes 25 seconds East for a distance of 479.27 feet to a rebar and cap (set) corner 16;

THENCE with the south right-of-way of Curdsville Road the following (4) four courses:

1. Along a curve to the left having a radius of 799.44 feet and an arc length of 172.56 feet, being subtended by a chord of North 51 degrees 42 minutes 27 seconds East for a distance of 172.23 feet to a rebar and cap (set) 25.00 feet easterly at right angles from the centerline of said road, corner 17;
2. North 45 degrees 31 minutes 25 seconds East for a distance of 317.09 feet to a rebar and cap (set) 25.00 feet easterly at right angles from the centerline of said road, corner 18;
3. Along a curve to the left having a radius of 649.59 feet and an arc length of 216.01 feet, being subtended by a chord of North 35 degrees 59 minutes 51 seconds East for a distance of 215.01 feet to a rebar and cap (set) 25.00 feet easterly at right angles from the centerline of said road, corner 19;
4. THENCE North 26 degrees 28 minutes 16 seconds East for a distance of 22.38 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, right of ways and restrictions of record and in existence.



2/27/14  
Date

EXHIBIT D

Not applicable

MAILED TO: 6/8/2017  
HOWELL LAW OFFICES  
603 MAIN STREET  
MURRAY, KY 42071



**2017006394**

**HENDERSON CO, KY FEE \$56.00**

PRESENTED / LODGED: 06-07-2017 09:16:35 AM

RECORDED: 06-07-2017

RENESA ABNER

CLERK

BY: JULIA BOWERS

DEPUTY CLERK

**BK: RE 624**

**PG: 596-611**