

*Out to  
Dan Clifford  
7-13-04*

Clerk's Indexing Instructions:  
Betty Thomas Darnell and Emmett Daniel Clifford as Grantors  
Church of the Advent Episcopal and Cynthiana Episcopal Church as Grantees

**AFFIDAVIT IN SUPPORT OF TITLE**  
**IN RE: CHURCH OF THE ADVENT EPISCOPAL**  
**A/K/A CYNTHIANA EPISCOPAL CHURCH**

Come the affiants, **BETTY THOMAS DARNELL** and **EMMETT DANIEL CLIFFORD**, and for their affidavit in support of title on behalf of the **CHURCH OF THE ADVENT EPISCOPAL** also known as the **CYNTHIANA EPISCOPAL CHURCH**, state under oath as follows:

1. That they are both residents of Harrison County, Kentucky, over the age of 18 years, and under no legal disability;
2. That the affiant Betty Thomas Darnell is the Secretary, and the affiant Emmett Daniel Clifford is the Senior Warden of the Church of the Advent Episcopal, also known as the Cynthiana Episcopal Church, and are authorized to make this affidavit on behalf of said church;
3. That the church desires to clarify the record regarding the legal description of the property owned by them, as conveyed by Henry and Elizabeth Cromwell, by Deed dated February 2, 1834, and of record in Deed Book 24, page 448 in the Harrison County Clerk's office, which description has since been rendered illegible;
4. That the affiants state under oath that the following text and legal description is a faithful, true and accurate recreation of the text and legal description contained in the aforementioned Deed, as preserved prior to any damage to said Deed, to the best of affiants' knowledge, information and belief, to wit:

Henry F. Cromwell  
to  
Perrin & Thompson, Trustees

This indenture made and entered into this 2nd day of February 1834 by and between Henry Cromwell and Elizabeth his wife of the one part and George Perrin and William Thompson, Trustees for the protestant Episcopal Church in Harrison County of the other part WITNESSETH that the said parties of the first part for and in consideration of the sum of four hundred Dollars in hand paid the receipt of which is hereby acknowledged have given, granted, bargained and sold and by these presents do grant, bargain and sell to said parties of the second part for the use of said church to erect a house of public worship and for any other

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purposes to which said Church may wish to dedicate the same, the following described piece of land lying adjoining the town of Cynthiana on the east side of the back street of said town and bounded as follows, viz: commencing at one hundred feet north of the northwest corner of Margaret Beans lot thence East back to the rail road and thence North with the railroad one hundred feet thence West back to back street thence South one hundred feet to the beginning. To have and to hold said piece of land and every part thereof to said Trustees for the uses \_\_\_\_\_ and to their successor forever. And the parties of the first part do hereby covenant and agree that they will forever warrant and defend the title to said land hereby conveyed against all claims whatever. In testimony of which said Cromwell and wife have hereunto set their hands and seals the date first above written.

H. F. Cromwell (Seal)  
Elizabeth E. Cromwell (Seal)

State of Kentucky  
Harrison County

I, Perry Wherritt, Clerk of the county court of said county certify that the Deed from H. F. Cromwell and Elizabeth E. Cromwell, his wife to Perrin and Thompson Trustees was on the 2nd February 1834 produced and acknowledged by said Cromwell and his wife to be their act and deed for the purposes therein contained and ordered to be recorded which is done this 7th April 1834.

P. Wherritt, Clerk  
P Chas T. Wilson DC

5. Further, that the property described in Deed Book 24, page 448, as recreated above, is the same property subject of a survey performed on October 25, 2002 by Wm. Joel Day, P.L.S. No. 2536, of Meridian Associates, which legal description is contained herein as follows and in accordance with the Survey Plat of record in Plat Cabinet 4, Sheet 426B in the Harrison County Clerk's office. Said new legal description, which describes the same property as that described in Deed Book 24, page 448 is as follows:

**DESCRIPTION OF PROPERTY - 118 North Walnut Street.**

A tract of land lying along and east of North Walnut Street within the city of Cynthiana, Harrison County, Kentucky.

Beginning at a 1/2" x 18" steel rebar with ID cap marked "MERIDIAN / 2536" set at the back of the sidewalk on the east side of Walnut Street, a common corner to Whitaker (D. B. 234, Page 59);

THENCE North 04 degrees 03 minutes 34 seconds East for a distance of 111.76 feet with the eastern line of Walnut Street to a 1/2" diameter iron pipe (found);

THENCE South 87 degrees 00 minutes 34 seconds East for a distance of 152.38 feet leaving said street and with the line of Martin (D.B. 119, Page 64/98) to a 1"

diameter iron pipe (found);

THENCE South 07 degrees 03 minutes 14 seconds East for a distance of 9.77 feet to a 3/4" diameter iron pipe (found);

THENCE South 86 degrees 42 minutes 58 seconds East for a distance of 44.63 feet with the line of Harrison County Lumber Company (D.B. 149, Page 49) to a 3/4" iron pipe found at the western line of the CSX Railroad right-of-way;

THENCE South 03 degrees 27 minutes 22 seconds West for a distance of 99.83 feet with said railroad to a 1/2" x 18" steel rebar with ID cap marked "MERIDIAN / 2536";

THENCE North 87 degrees 36 minutes 02 seconds West for a distance of 199.99 feet to the beginning.

Together with and subject to covenants, easements, and restrictions of records.

Said property contains 21,629 square feet or 0.49653 acres more or less.

Basis of bearings in the above description is observed magnetic bearing taken along Walnut Street on October 2, 2002.

Being that same property described in Deed Book 24, Page 448 as recorded in the office of the Harrison County Clerk.

6. That the affiants state the foregoing for purposes of clarification, for future reference and to support the title to property owned by the aforementioned church.

FURTHER the affiants sayeth naught.

WITNESS our hands this the 15<sup>th</sup> day of December, 2002.

B. J. Darnell  
 BETTY THOMAS DARNELL, Secretary

Emmett Daniel Clifford  
 EMMETT DANIEL CLIFFORD, Senior  
 Warden

STATE OF KENTUCKY  
 COUNTY OF HARRISON SCT.

Subscribed and affirmed to before me by Betty Thomas Darnell, on this the 15<sup>th</sup> day of December, 2002.

My Commission Expires:  
Sept 25, 2005

Gene B. Dennis  
 NOTARY PUBLIC

STATE OF KENTUCKY  
SCT.  
COUNTY OF HARRISON

Subscribed and affirmed to before me by Emmet Daniel Clifford, on this the 15<sup>th</sup> day of December, 2002.

My Commission Expires:  
Sept 25, 2005

Renee B. Dennis  
NOTARY PUBLIC

I certify hereby that this instrument has been drafted by:

James S. Thomas  
JAMES S. THOMAS  
Attorney at Law  
103 South Main Street  
Cynthiana, Kentucky 41031  
(859) 234-9690

LODGED FOR RECORD  
HARRISON COUNTY CLERK

DEC 17 2002  
TIME: 2:58 PM  
RALPH E. COPPAGE  
CLERK HARRISON CO. RC

STATE OF KENTUCKY  
SCT.  
COUNTY OF HARRISON

I, Ralph E. Coppage, Harrison County Clerk, do certify that the foregoing **AFFIDAVIT IN SUPPORT OF TITLE** was, on the 17th day of December, 2002, at 2:58 P.M. lodged in my office certified as above for record, whereupon the same and this certificate are now duly recorded.

Given under my hand this the 19th day of December, 2002.

Ralph E Coppage Clerk  
Kim Brown D.C.