

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION is made as of this ____ day of _____, 2013, by and between **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit corporation, 3332 Newburg Road, VanHoose Education Center, Louisville, Kentucky 40218, as Grantor hereunder to itself as a Grantee hereunder, for the purpose of consolidating four tracts into one tract as described herein

W I T N E S S E T H:

For the sole purpose of consolidating two (2) tracts owned by the aforesaid Grantor into one (1) tract, Grantor does hereby grant, convey, sell, assign and set over with covenant of General Warranty unto itself as Grantee, in fee simple, those certain tracts of real property situated in Jefferson County, Kentucky described as the "Unconsolidated Description" on Exhibit A attached hereto and made a part hereof, into one consolidated tract described as the "Consolidated Description" on Exhibit A attached hereto and made a part hereof (the "Property").

Grantor further covenants for itself alone that Grantor is lawfully seized of the estate hereby conveyed by it, has full right and power to convey the same, and that the Property conveyed by it is free and clear of all taxes, liens and encumbrances, except real estate taxes due and payable in the year 2013.

PROVIDED, HOWEVER, there is excepted from the foregoing covenants and warranties (a) governmental laws, rules, regulations and restrictions affecting the Property, and (b) all restrictions, covenants, easements, leases and stipulations of record affecting the Property.

For purposes of KRS 382.135, the Grantor and Grantee certify that the transfer effected hereby is for nominal consideration and the estimated fair cash value of the property herein conveyed is \$160,240.00. This conveyance is exempt from the payment of transfer tax pursuant to KRS §142.050 (7)(b) and (d).

The in-care-of address to which the property tax bill for 2013 may be sent is 3332 Newburg Road, VanHoose Education Center, Louisville, Kentucky 40218.

IN TESTIMONY WHEREOF, WITNESS the signature of Grantor and Grantee as of the date and year first above written.

GRANTOR/GRANTEE

**JEFFERSON COUNTY SCHOOL DISTRICT
FINANCE CORPORATION**
A Kentucky Non-Profit Corporation

BY: _____
Donna Hargens, President

EXHIBIT A

UNCONSOLIDATED DESCRIPTION

Tract #1: Ilex Avenue Property

Beginning at a set 5/8" pin & cap, PLS#3477 at the northernmost corner of Tract 1 as conveyed to Board of Education of Jefferson County, Kentucky by Deed Book 9996, Page 538 as recorded in the office of the Court Clerk of Jefferson County, Kentucky, said point also being at the south right-of-way line of Ilex Avenue; thence, with said right-of-way line, S 61°24'48" E, 295.00' to a set 5/8" pin & cap, PLS#3477; thence, leaving said right-of-way line, S 28°35'12" W, passing a set 5/8" pin & cap, PLS#3477 witness corner at 105.00', in all, 120.00' to a point at the south boundary line of Park Forest Subdivision, Part of Section Two A as recorded in Plat Book 15, Page 46 in the aforementioned Clerk's Office; thence N 61°24'48" W, 295.00' to a point; thence N 28°35'12" E, passing a set 5/8" pin & cap, PLS#3477 witness corner at 15.00', in all, 120.00' to the point of beginning and containing 0.81 acres

BEING the same property acquired by the Jefferson County School District Finance Corporation by deed dated _____, 2013, of record in Deed Book _____, Page _____, in the Office of the Clerk of Jefferson County, Kentucky.

Tract #2: Thomas Jefferson Middle School, 1501 Rangeland Road

Beginning at a found 6" x 6" concrete monument at the southeast corner of property conveyed to Jefferson County School District Finance Corporation by Deed Book 7472, Page 643 as recorded in the office of the Court Clerk of Jefferson County, Kentucky, said monument also being at the northeast corner of property conveyed to Tina R. Woodford by Deed Book 7284, Page 422 recorded in said Clerk's Office; thence N 85°49'26" W, 471.31' to a found 6" x 6" concrete monument; thence S 04°55'47" W, passing a set 5/8" pin & cap, PLS#3477 witness corner at 266.15', in all, 291.15' to the centerline of Rangeland Road; thence, with the centerline of Rangeland Road, N 85°39'13" W, 378.30' to a point in the center of said Road; thence N 04°20'47" E, 22.00' to a set 5/8" pin & cap, PLS#3477 at the north right-of-way line of Rangeland Road; thence, with said north right-of-way line, N 76°42'55" W, 74.12' to a set 1 1/2" Mag nail & washer, PLS#3477; thence, leaving said right-of-way line, N 04°07'58" E, passing a 6" x 6" concrete monument at 479.85' and a set 5/8" pin & cap, PLS#3477 witness corner at 2490.62', in all, 2500.62' to a point at the south boundary line of Park Forest Subdivision Section 1 as recorded in Plat Book 13, Page 98 in the aforementioned Clerk's Office; thence, with said boundary line, S 61°24'48" E, 1045.77' to a point at the south boundary line of Park Forest Subdivision, Part of Section Two A as recorded in Plat Book 15, Page 46, and the west boundary line of Range Wood Subdivision Section 1 as recorded in Plat Book 18, Page 94, both as recorded in the aforementioned Clerk's Office; thence S 04°55'47" W, passing

a set 5/8" pin & cap, PLS#3477 witness corner at 15.00', in all, 1812.33' to the point of beginning and containing 46.78 acres.

BEING part of the same property acquired by the Jefferson County School District Finance Corporation by deed dated June 30, 2000, of record in Deed Book 7472, Page 643, in the Office of the Clerk aforesaid.

CONSOLIDATED DESCRIPTION

Beginning at a found 6" x 6" concrete monument at the southeast corner of property conveyed to Jefferson County School District Finance Corporation by Deed Book 7472, Page 643 as recorded in the office of the Court Clerk of Jefferson County, Kentucky, said monument also being at the northeast corner of property conveyed to Tina R. Woodford by Deed Book 7284, Page 422 recorded in said Clerk's Office; thence N 85°49'26" W, 471.31' to a found 6" x 6" concrete monument; thence S 04°55'47" W, passing a set 5/8" pin & cap, PLS#3477 witness corner at 266.15', in all, 291.15' to the centerline of Rangeland Road; thence, with the centerline of Rangeland Road, N 85°39'13" W, 378.30' to a point in the center of said Road; thence N 04°20'47" E, 22.00' to a set 5/8" pin & cap, PLS#3477 at the north right-of-way line of Rangeland Road; thence, with said north right-of-way line, N 76°42'55" W, 74.12' to a set 1 1/2" Mag nail & washer, PLS#3477; thence, leaving said right-of-way line, N 04°07'58" E, passing a 6" x 6" concrete monument at 479.85' and a set 5/8" pin & cap, PLS#3477 witness corner at 2490.62', in all, 2500.62' to a point at the south boundary line of Park Forest Subdivision Section 1 as recorded in Plat Book 13, Page 98 in the aforementioned Clerk's Office; thence, with said boundary line, S 61°24'48" E, 243.35' to a point at the south boundary line of Park Forest Subdivision, Part of Section Two A as recorded in Plat Book 15, Page 46 in the aforementioned Clerk's Office; thence N 28°35'12" E, passing a set 5/8" pin & cap, PLS#3477 witness corner at 15.00', in all, 120.00' to a set 5/8" pin & cap, PLS#3477 at the south right-of-way line of Ilex Avenue; thence, with said right-of-way line, S 61°24'48" E, 295.00' to a set 5/8" pin & cap, PLS#3477; thence, leaving said right-of-way line, S 28°35'12" W, passing a set 5/8" pin & cap, PLS#3477 witness corner at 105.00', in all, 120.00' to a point at the south boundary line of Park Forest Subdivision, Part of Section Two A as recorded in Plat Book 15, Page 46 in the aforementioned Clerk's Office; thence S 61°24'48" E, 507.42' to a point at the south boundary line of Park Forest Subdivision, Part of Section Two A as recorded in Plat Book 15, Page 46, and the west boundary line of Range Wood Subdivision Section 1 as recorded in Plat Book 18, Page 94, both as recorded in the aforementioned Clerk's Office; thence S 04°55'47" W, passing a set 5/8" pin & cap, PLS#3477 witness corner at 15.00', in all, 1812.33' to the point of beginning and containing 47.59 acres.

BEING the same property acquired by the Jefferson County School District Finance Corporation by deed dated June 30, 2000, of record in Deed Book 7472, Page 643, and by deed dated _____, 2013, of record in Deed Book _____, Page _____, all in the Office of the Clerk of Jefferson County, Kentucky.