

## DEED OF CONSOLIDATION

**THIS DEED OF CONSOLIDATION** is made as of this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between **BOARD OF EDUCATION OF JEFFERSON COUNTY, KENTUCKY**, a political subdivision of the Commonwealth of Kentucky, 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 three (3) tracts owned by the aforesaid Grantor along with the portion of Shasta Trail closed pursuant to Louisville Metro Council Ordinance No. 49, Series 2013, 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 \$55,000.00. 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**

**BOARD OF EDUCATION OF JEFFERSON  
COUNTY, KENTUCKY**

BY: \_\_\_\_\_  
Donna Hargens, Superintendent

[illegible]

The foregoing instrument was subscribed, sworn to and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by Donna Hargens, Superintendent of Jefferson County Schools and executive agent of the Board of Education of Jefferson County, Kentucky, on behalf of said board in its capacity as both Grantor and Grantee hereunder.

My commission expires: \_\_\_\_\_.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

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## **EXHIBIT A**

### **UNCONSOLIDATED DESCRIPTION**

**Tract #1: 5214 Ilex Avenue, Louisville, Kentucky**

**BEING Lot 13 renumbered Lot No. 203, in Park Forest Subdivision, Section No. 2A, plat of which is recorded in Plat and Subdivision Book 14, Page 12 and revised in Plat and Subdivision Book 15, Page 46, both in the Office of the Clerk of County Court of Jefferson County, Kentucky.**

**Tract #2: 5216 Ilex Avenue, Louisville, Kentucky – Parcel 1**

**BEING Lot 14 renumbered Lot No. 202, in Park Forest Subdivision, Section No. 2A, plat of which is recorded in Plat and Subdivision Book 14, Page 12 and revised in Plat and Subdivision Book 15, Page 46, both in the Office of the Clerk of County Court of Jefferson County, Kentucky.**

**Tract #3: 5216 Ilex Avenue, Louisville, Kentucky – Parcel 2**

**BEING Lot 15 renumbered Lot No. 201, in Park Forest Subdivision, Section No. 2A, plat of which is recorded in Plat and Subdivision Book 14, Page 12 and revised in Plat and Subdivision Book 15, Page 46, both in the Office of the Clerk of County Court of Jefferson County, Kentucky.**

Tracts #1, #2, and #3 BEING the same property acquired by the Board of Education of Jefferson County, Kentucky by deed dated December 20, 2012, of record in Deed Book 9996, Page 538, in the Office of the Clerk of Jefferson County, Kentucky.

**Shasta Trail**

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 202, IN PARK FOREST SUBDIVISION, SECTION TWO-A REVISED, RECORDED IN PLAT BOOK 15, PAGE 46 IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY, SAID POINT ALSO BEING IN THE EASTERN RIGHT-OF-WAY LINE OF SHASTA TRAIL AT ITS TERMINUS; THENCE ALONG SAID RIGHT-OF-WAY N 61°24'48" W, 60.00' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SHASTA TRAIL N 28°35'12" E, 90.00' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CHORD BEARING OF N 16°24'48" W, 42.43' TO A POINT IN THE SOUTHERN RIGHT-OF-WAY LINE OF ILEX AVENUE; THENCE ALONG SAID RIGHT-OF-WAY S 61°24'48" E, 120.00' TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF SHASTA TRAIL WITH A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AND A CHORD BEARING OF S 73°35'12" W, 42.43' TO A POINT; THENCE S 28°35'12" W, 90.00' TO THE POINT OF BEGINNING, CONTAINING 7,586 SQ.FT.

**BEING** the portion of Shasta Trail closed in Road Closure Case No. 18688, Louisville Metro Council Ordinance No. 49, Series 2013, of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_ in the Office of the Clerk aforesaid.

### **CONSOLIDATED DESCRIPTION**

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 Board of Education of Jefferson County, Kentucky by deed dated December 20, 2012, of record in Deed Book 9996, Page 538, and by the closure of Shasta Trail in Road Closure Case No. 18688, Louisville Metro Ordinance No. 49, Series 2013, of record Deed Book \_\_\_\_\_, Page \_\_\_\_\_, all in the Office of the Clerk of Jefferson County, Kentucky.