

## GENERAL WARRANTY DEED

**THIS DEED** is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between **BOARD OF EDUCATION OF JEFFERSON COUNTY, KENTUCKY**, a political subdivision of the Commonwealth of Kentucky, whose address is 3332 Newburg Road, VanHoose Education Center, Louisville, Kentucky 40218 ("Grantor"), and **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit corporation, whose address is 3332 Newburg Road, VanHoose Education Center, Louisville, Kentucky 40218 ("Grantee").

### **WITNESSETH:**

For nominal consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, in FEE SIMPLE, with covenant of GENERAL WARRANTY, the following described real property located in Jefferson County, Kentucky (the "Property"), to wit:.

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 Grantor by Deed of Consolidation dated \_\_\_\_\_, 2013, of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Jefferson County, Kentucky.

Grantor further covenants that Grantor is lawfully seized of the estate hereby conveyed, that Grantor has full right and power to convey the same, and that the property herein conveyed is free from all liens and encumbrances except real estate taxes assessed for the year 2013 but not yet due and payable, which have been adjusted between Grantor and Grantee, and all real estate taxes due and payable thereafter, which real estate taxes Grantee hereby assumes and agrees to pay.

**PROVIDED, HOWEVER**, there is excepted from the foregoing covenants and warranties [i] any easements, restrictions, covenants and stipulations of record affecting the real property described herein, and [ii] applicable planning and zoning rules and regulations.

The undersigned hereby swear and affirm, under penalty of perjury pursuant to KRS Chapter 382, that the estimated fair cash value of the property described in this deed is



