## GENERAL WARRANTY DEED

THIS DEED is made as of	f the day of	, 2013, by and between
BOARD OF EDUCATION OF	JEFFERSON COUNTY	, KENTUCKY, a political
subdivision of the Commonwealth	of Kentucky, whose addr	ess is 3332 Newburg Road,
VanHoose Education Center, Lou	isville, Kentucky 40218 ("C	Grantor"), and JEFFERSON
COUNTY SCHOOL DISTRICT	FINANCE CORPORATION	ON, 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 llex 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

BEIN	G	the	same	property	acquired	by	Grantor	by	Deed	of	Consolida	ation
dated				,	2013, of	reco	ord in De	ed I	Book _		_, Page _	,
in the	Of	fice	of the	Clerk of	Jefferson	Cou	ınty, Ken	tucl				

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

\$55,000.00. This conveyance is exempt from the payment of transfer tax pursuant to KRS \$142.050 (7)(b).

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

**IN TESTIMONY WHEREOF,** witness the signatures of Grantor and Grantee as of the date first above written.

## **BOARD OF EDUCATION OF JEFFERSON COUNTY, KENTUCKY** Donna Hargens, Superintendent By: \_ JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION Donna Hargens, President COMMONWEALTH OF KENTUCKY )SS: **COUNTY OF JEFFERSON** The foregoing instrument was subscribed, sworn to and acknowledged before me on this day of , 2013, by Donna Hargens as Superintendent of Jefferson County Schools and executive agent of the Board of Education of Jefferson County, Kentucky on behalf of said board. My commission expires: Notary Public

COMMONWEALTH OF KENTUCKY	))SS:
COUNTY OF JEFFERSON	)
	cribed, sworn to and acknowledged before me on this Donna Hargens as President of the Jefferson County nalf of the corporation.
My commission expires:	<u> </u>
	Notary Public
THIS INSTRUMENT PREPARED BY:	
Deborah A. Bilitski	
WYATT, TARRANT & COMBS, LLP 500 W. Jefferson St., Suite 2800	
Louisville, Kentucky 40202 (502) 562-7297	