

**DEED OF CONVEYANCE**

THIS DEED between the JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky nonprofit corporation, whose address is 3332 Newburg Road, VanHoose Education Center, Louisville, Kentucky 40218, Party of the First Part, Grantor; and the LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 W Jefferson Street, Louisville, Kentucky 40202, Party of the Second Part, Grantee.

WITNESSETH: That the said Party of the First Part, in consideration of Seven Thousand One Hundred Fifty Dollars (\$7,150.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby sell, grant, and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

A parcel of land lying and being in Jefferson County, Kentucky, to wit:

**Parcel No. 12  
Tract A**

Being a tract of land lying in Jefferson County along Mitchell Hill Road approximately 1.4 miles southeast of the intersection of I-265 and KY 1865, and more particularly described as:

Beginning at a point in the existing northwest right of way of Mitchell Hill Road, said point being 20.00 feet left of Mitchell Hill Road centerline Station

137+05.65; thence with the proposed right of way the next two courses, N 37°04'23" W a distance of 11.83 feet to a point 31.00 feet left of Mitchell Hill Road centerline Station 137+10.00; thence N 31°24'08" E a distance of 66.07 feet to a point in the Grantor's east property line, said point being 30.91 feet left of Mitchell Hill Road centerline Station 137+76.07; thence with said property line S 58°32'10" E a distance of 12.59 feet to a point in the existing northwest right of way of Mitchell Hill Road, said point being 18.32 feet left of Mitchell Hill Road centerline Station 137+76.04; thence with said existing right of way S 32°41'45" W a distance of 70.41 feet to the POINT OF BEGINNING.

The above described parcel contains 807 sq. ft. of right of way.

It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

**Parcel No. 12**  
**Tract B**

Being a tract of land lying in Jefferson County along Mitchell Hill Road approximately 1.4 miles southeast of the intersection of I-265 and KY 1865, and more particularly described as:

Beginning at a point in the existing northwest right of way of Mitchell Hill Road, said point being 20.00 feet left of Mitchell Hill Road centerline Station 137+05.65; thence with the Grantor's southeast property line N 58°32'11" W a distance of 30.00 feet to a point 50.00 feet left of Mitchell Hill Road centerline Station 137+05.72; thence with the permanent easement N 31°19'39" E a distance of 70.40 feet to a point in the Grantor's east property line, said point being 50.00 feet left of Mitchell Hill Road centerline Station 137+76.12; thence with said property line S 58°32'10" E a distance of 19.09 feet to a point in the proposed right of way, said point being 30.91 feet left of Mitchell Hill Road centerline Station 137+76.07; thence with said proposed right of

way the next two courses, S 31°24'08" W a distance of 66.07 feet to a point 31.00 feet left of Mitchell Hill Road centerline Station 137+10.00; thence S 37°04'23" E a distance of 11.83 feet to the POINT OF BEGINNING.

The above described parcel contains 1,364 sq. ft. of permanent easement for construction and maintenance of drainage structures and utilities.

It is the specific intention of the grantor herein to convey a permanent easement to the property described above for the purpose of constructing and perpetually maintaining drainage and utilities, including electric, gas, sewer, telecommunications, and water.

**Parcel No. 12  
Tract C**

Being a tract of land lying in Jefferson County along Mitchell Hill Road approximately 1.4 miles southeast of the intersection of I-265 and KY 1865, and more particularly described as:

Beginning at a point in the existing northwest right of way of Mitchell Hill Road, said point being 17.90 feet left of Old Mitchell Hill Road centerline Station 59+91.38; thence with the Grantor's east property line N 58°32'10" W a distance of 30.10 feet to a point 48.00 feet left of Old Mitchell Hill Road centerline Station 59+91.28; thence with the permanent easement N 31°39'20" E a distance of 10.00 feet to a point in the Grantor's northeast property line, said point being 48.00 feet left of Old Mitchell Hill Road centerline Station 60+01.28; thence with said property line S 58°32'10" E a distance of 30.11 feet to a point in the existing northwest right of way of Mitchell Hill Road, said point being 17.89 feet left of Old Mitchell Hill Road centerline Station 60+01.38; thence with said existing right of way S 31°42'35" W a distance of 10.00 feet to the POINT OF BEGINNING.

The above described parcel contains 301 sq. ft. of permanent easement for construction and maintenance of drainage structures and utilities.

It is the specific intention of the grantor herein to convey a permanent easement to the property described above for the purpose of constructing and perpetually maintaining drainage and utilities, including electric, gas, sewer, telecommunications, and water.

Being a portion of the same property conveyed to the Jefferson County School District Finance Corporation, a Kentucky nonprofit corporation, by deed dated June 30, 2000, and recorded in Deed Book 7472, Page 643, in the office of the Clerk of Jefferson County, Kentucky.

The acquisition of the right of way for this project was authorized by the Kentucky Department of Highways Official Order No. 108739. The control of access on this project and access to the remaining property of the First Party shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120).

This conveyance is made free and clear of any liens, taxes, or encumbrances which the Party of the First Part do hereby agree and promise to pay.

The proposed public roadway improvement for which the above described property is being acquired is identified as Jefferson County Item No. 5-8501.00, West Manslick Road / Mount Holly Road (Federal Project No. STP 3001(452), the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein, hereby certifies that the consideration reflected in this deed, as set forth hereinabove, is the full consideration paid for the property hereby conveyed.

TO HAVE AND TO HOLD said property unto the Party of the Second Part, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the Party of the First Part executed this deed on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Grantor:

JEFFERSON COUNTY SCHOOL DISTRICT  
FINANCE CORPORATION, a Kentucky  
nonprofit corporation

By:   
Dr. Donna Hargens, President

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY     )  
                                      ) SS  
COUNTY OF JEFFERSON )

The foregoing Deed was acknowledged before me this day of \_\_\_\_\_, 2014, by Dr. Donna Hargens, President of the Jefferson County School District Finance Corporation, a Kentucky nonprofit corporation, Party of the First Part, and was sworn to by them to be their free act and deed.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

This Instrument Prepared By:

\_\_\_\_\_  
Attorney  
Logan, Burch and Fox  
114 West Clinton Street  
Frankfort, KY 40601