

## DEED OF CORRECTION

**THIS DEED OF CORRECTION** (this “Deed of Correction”) is made and entered into as of July \_\_\_\_\_, 2017, by and between [i] **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit corporation, having a mailing address of VanHoose Education Center, 3332 Newburg Road, Louisville, Kentucky 40218 (“Grantor”) and [ii] **SOUTHPOINTE PARTNERS, LLC**, a Kentucky limited liability company, having a mailing address of 3810 Springhurst Boulevard, S. 120, Louisville, Kentucky 40241 (“Grantee”), which is also the in-care-of address to which Property tax bills may be sent.

## RECITALS

A. Grantor and Grantee entered into that certain Special Warranty Deed dated February 23, 2016, of record in Deed Book 10563, Page 142 in the Office of the Clerk of Jefferson County, Kentucky (the “Deed”), whereby Grantor granted and conveyed to Grantee the Property (as defined in the Deed) subject to a right of reverter and right of entry for condition and broken, a restrictive covenant, an easement and the terms and conditions described therein.

B. The Deed incorrectly describes the Property as follows:

“ . . . the real property located in Jefferson County, Kentucky which is legally described below, together with all improvements thereon and appurtenances thereto (the “Property”).

BEING Tract 2 and Tract 3 as shown on the Minor Subdivision Plat dated October 19, 2015, prepared by Eric J. Sanders, PLS No. 3765, of BlueStone Engineers, PLLC, a Kentucky limited liability company, of record in Deed Book 10563, Page 131, in the Office of the Clerk of Jefferson County, Kentucky.

BEING a portion of the same property conveyed to Grantor by Deed dated June 30, 2000, of record in Deed Book 7472, Page 643, in the Office of the Clerk of Jefferson County, Kentucky.”

C. The correct description of the Property, rather than the incorrect description of the Property set forth in Recital B. above, is as follows:

“ . . . the real property located in Jefferson County, Kentucky which is legally described below, together with all improvements thereon and appurtenances thereto (the “Property”).

BEING Tract 2 and Tract 3 as shown on the Minor Subdivision Plat dated April 28, 2017 prepared by Eric J. Sanders, PLS No. 3765, of BlueStone Engineers, PLLC, a Kentucky limited liability company, of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Jefferson County, Kentucky.

BEING a portion of the same property conveyed to Grantor by Deed dated June 30, 2000, of record in Deed Book 7472, Page 643, in the Office of the Clerk of Jefferson County, Kentucky.”

D. In addition to the Deed incorrectly describing the Property, the Deed incorrectly describes the Plat (a defined term in the Deed) as being the minor subdivision plat document dated October 19, 2015, of record in Deed Book 10563, Page 131, in the Office of the Clerk of Jefferson County, Kentucky.

E. The correct description of the Plat is the minor subdivision plat dated April 28, 2017, of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Jefferson County, Kentucky (as set forth in the correct description of the Property).

F. Grantor and Grantee now desire to set forth, and have recorded in the land records, the correct description of the Property, and the correct description of the Plat.

#### **WITNESSETH**

**NOW THEREFORE**, for good and valuable consideration heretofore paid, the receipt and sufficiency of which are hereby acknowledged, and in order to conform to the intentions of the parties to the Deed and hereto, and in order to correct the description of the Property and the Plat set forth in the Deed, Grantor grants and conveys to Grantee, with covenant of SPECIAL WARRANTY, a fee simple interest subject to the right of reverter and the right of entry for condition broken reserved in the Deed (and subject to the Easement and Restrictive Covenant, each as defined in the Deed, and subject to such covenants, restrictions, easements and stipulations of record and such terms, conditions and other exceptions set forth in the Deed as corrected by this Deed of Correction), the real property located in Jefferson County, Kentucky which is legally described below, together with all improvements thereon and appurtenances thereto (the “Property”).

BEING Tract 2 and Tract 3 as shown on the Minor Subdivision Plat dated April 28, 2017, prepared by Eric J. Sanders, PLS No. 3765, of BlueStone Engineers, PLLC, a Kentucky limited liability company, of record in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Clerk of Jefferson County, Kentucky.

BEING a portion of the same property conveyed to Grantor by Deed dated June 30, 2000, of record in Deed Book 7472, Page 643, in the Office of the Clerk of Jefferson County, Kentucky.

Grantor and Grantee acknowledge, agree and affirm that (i) the correct description of the Property and the Plat is set forth immediately above, (ii) such correct description of the Property and such correct description of the Plat shall supersede and replace the incorrect description of the Property and incorrect description of the Plat set forth in the Deed, (iii) any reference to the Property and the Plat, respectively, shall mean the Property and the Plat as correctly described in this Deed of Correction, and (iv) all terms and conditions under the Deed as corrected by this Deed of Correction are in full force and effect.

This Deed of Correction is a deed of correction within the meaning of KRS 382.135(2)(e) and KRS 142.050(7)(d), and therefore no statement of consideration is required, and no real estate transfer tax is payable as a result hereof.

<the remainder of this page is intentionally left blank; signature pages follow>

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

**GRANTOR:**

**JEFFERSON COUNTY SCHOOL  
DISTRICT FINANCE CORPORATION,**  
a Kentucky non-profit corporation

By: \_\_\_\_\_

Name: Dr. Martin A. Pollio, Ed.D.

Title: President

STATE OF \_\_\_\_\_ )  
 ) : SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged, subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2017 by Dr. Martin A. Pollio, Ed.D. as President of Jefferson County School District Finance Corporation, a Kentucky non-profit corporation, on behalf of the non-profit corporation.

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

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

**[AFFIX NOTARIAL SEAL]**

**SOUTHPOINTE PARTNERS, LLC**, a  
Kentucky limited liability company

**SOUTHPOINTE PARTNERS, LLC**, a  
Kentucky limited liability company

By: **BARDSTOWN CAPITAL CORPORATION**, a Kentucky corporation, as majority member

By: Frank A. Csapo, as sole shareholder

STATE OF KENTUCKY                                 )  
   ); SS  
COUNTY OF JEFFERSON                                 )

The foregoing instrument was acknowledged, subscribed and sworn to before me this 17<sup>TH</sup> day of May, 2017 by Frank A. Csapo in his capacity as sole shareholder of Bardstown Capital Corporation, a Kentucky corporation, on behalf of the corporation in its capacity as majority member of Southpointe Partners, LLC, a Kentucky limited liability company, on behalf of the limited liability company.

My commission expires: July 12, 2019.

*Patricia L. Malone*  
Notary Public

**[AFFIX NOTARIAL SEAL]**

THIS INSTRUMENT PREPARED BY:

---

R. Benjamin Straus  
WYATT, TARRANT & COMBS, LLP  
500 West Jefferson Street, Suite 2800  
Louisville, KY 40202-2898  
502.589.5235

61541893.2