

SEND TAX BILL TO:
Jefferson County School District Finance Corporation
3332 Newburg Road
Louisville, KY 40218-2414

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed by the hereafter named Grantor and Grantee on the date or dates shown by the notarial certificate or certificates hereon, but delivered, effective and dated this 23 day of JUNE, 2021, by and between the **LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.**, 444 South Fifth Street, Suite 500, Louisville, Kentucky 40202-2332, a Public Body corporate and politic, which is an agency of the Louisville/Jefferson County Metro Government, the Board of Education of Jefferson County, Kentucky, and the Commonwealth of Kentucky, **GRANTOR**; and **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit Corporation, 3332 Newburg Road, Louisville, Kentucky 40218-2414, **GRANTEE**.

WITNESSETH:

For good and valuable consideration of **One Dollar (\$1.00)**, and other good and valuable consideration recited below, Grantor does hereby bargain, sell, grant, and convey unto the Grantee, **in fee simple**, with covenant of **SPECIAL WARRANTY**, subject to the restrictions also recited below, the following described real estate located in Jefferson County, Kentucky:

<u>Street Address</u>	<u>PVA Tax Parcel No.</u>
2728 Alford Avenue	02-003D-0018-0000

BEGINNING at a point on the South side of Alford Avenue 291 feet 9 inches East of 28th Street which point is also 58 feet East of Alford's West line; running thence Eastwardly with said South line of Alford Avenue 29 feet and extending back Southwardly in lines of equal width 126 feet.

Being the same property acquired by the Louisville and Jefferson County Landbank Authority, Inc., by Master Commissioner's Deed certified by the Jefferson County Circuit Court Clerk on January 11, 2019, of record in Deed Book 11332, Page 352, in the Office of the County Clerk of Jefferson County, Kentucky.

BEING one of the same property transfers approved by the Board members of the Louisville and Jefferson County Landbank Authority, Inc., by Resolution Number 30, Series 2021.

To have and to hold forever all of the above-described real property, together with all the rights, privileges, appurtenances, and improvements thereunto belonging.

As an additional consideration, Grantor conveys to Grantee said real estate upon condition that Grantee shall:

1. Manage and keep the real estate in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government ("Louisville Metro");
2. Maintain the real estate free of weeds, deleterious growths, debris, garbage, junk, and other noxious matter;
3. Regularly mow and maintain the lawn or other ground cover on the lot to a height no greater than ten (10) inches. If upon inspection by Louisville Metro the maintained condition of the lawn and/or ground cover exceeds this standard, Louisville Metro may implement all necessary actions to mow or otherwise maintain the lawn or ground cover and bill the owner of the same, the amount of which shall be a lien against the subject property; and
4. Use the property as a side yard for Grantee's adjoining parcel of real property located at 2730 Alford Avenue (003D-0017-0000).

The above conditions are to be construed at law as "conditions subsequent" running with the land for the breach of which the Grantor hereby expressly retains a "right of entry".

Upon demand by Grantor for breach of any of the above conditions, the Grantee shall convey the property described above to the Grantor. The Grantee shall receive only the consideration paid as compensation; the Grantee shall not receive any increase in the fair market value of the property hereby conveyed. If it becomes necessary for the Grantor to initiate judicial action to enforce the conditions in this deed, the Grantee agrees to pay all court costs and reasonable attorneys' fees incurred by the Grantor.

The terms and conditions contained in items (1), (2), (3), and (4) hereof shall terminate on the date Grantor issues a Deed of Release and Satisfaction. Said Deed of Release and Satisfaction shall be recorded in the Office of the County Clerk of Jefferson County, Kentucky among the real property records.

As part of the consideration paid for purchase of this property, the Grantee agrees to comply with all applicable environmental laws and regulations with respect to its use of the property.

The Grantor covenants that it is lawfully seized of the estate hereby conveyed, that it has full right and power to dispose of same and that the property is free of all liens and encumbrances, except liens, easements, restrictions and stipulations of record and governmental laws and regulations affecting the property and taxes due and payable.

IN TESTIMONY WHEREOF, witness the signature of the Grantor the day and year first above written.

GRANTOR:

**LOUISVILLE AND JEFFERSON COUNTY
LANDBANK AUTHORITY, INC.**

By: _____
William P. Schreck, Chairman

CONSIDERATION CERTIFICATE

Grantor and Grantee hereby swear and affirm, under penalty of perjury, that the Consideration recited in this instrument is nominal and is the full actual consideration paid or to be paid for the property transferred hereby. The estimated fair market value of the property herein conveyed, per the 2019 assessment of the Jefferson County Property Valuation Administrator, is \$2,500.00.

GRANTOR:

**LOUISVILLE AND JEFFERSON COUNTY
LANDBANK AUTHORITY, INC.**

By: _____
William P. Schreck, Chairman

GRANTEE:

**JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE CORPORATION**

By: _____
Martin A. Pollio, President

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this _____ day of _____, 2021, the foregoing instrument and foregoing consideration certificate were acknowledged, subscribed and sworn to before me by **William P. Schreck, as the Chairman of the Louisville and Jefferson County Landbank Authority, Inc.**, a public body corporate and politic, to be his free act and deed on behalf of the corporation, Grantor herein.

My Commission expires: _____, Notary ID: _____.

NOTARY PUBLIC, State-at-Large, KY
COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this _____ day of _____, 2021, the foregoing consideration certificate was acknowledged, subscribed and sworn to before me by **Martin A. Pollio, President of the Jefferson County School District Finance Corporation**, Grantee herein, to be his free act and deed on behalf of said non-profit corporation.

My Commission expires: _____, Notary ID: _____.

NOTARY PUBLIC, State-at-Large, KY

This Instrument Prepared By:

MICHAEL J. O'CONNELL
JEFFERSON COUNTY ATTORNEY

By: Travis J. Fiechter
Travis J. Fiechter
Assistant Jefferson County Attorney
First Trust Centre
200 South Fifth Street, Suite 300N
Louisville, KY 40202
(502) 574-1037

APPLICATION TO PURCHASE OR LEASE VACANT LAND

FROM THE LOUISVILLE & JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

To purchase "AS IS" real property from the Landbank's sales inventory, complete this form and return it to the Office of Community Development. A separate application must be submitted for each property you wish to purchase.

APPLICANT INFORMATION

Applicant is a(n): Individual or Business Entity

Legal Name of Individual: _____

Legal Name of Business Entity: Jefferson County School District Finance Corporation

Mailing Address: 3332 Newburg Road

City: Louisville State: KY Zip: 40218

Phone Number: 485-3626 Email Address: tommy.knoy@jefferson.kyschools.us

Marital Status (Used to prepare deeds for Individual applicants only): Married Unmarried

Legal name of spouse if (s)he will jointly own the property: _____

PROPERTY INFORMATION

Address: 2728 Alford Ave, Louisville, KY Parcel ID: 003D00180000

Offer Price: \$1.00 (See [website](#) for policies relating to pricing)

1. Has applicant previously had ownership interest in the requested property? Yes No

2. Has applicant previously purchased property from the Urban Renewal sales inventory? Yes No

3. Per Metro Personnel Policies, Section 20.01 (Ethics), please complete the following information. Additional information may be requested, once application is processed.

a) Are you a current Metro employee? Yes No If so, please list your title and department name:

b) Are you related to a current Metro employee? Yes No If so, please list their name(s). Also, please include their titles and department names, if known:

DISPOSTION PROGRAMS

Please indicate which disposition program Applicant intends to use to purchase or lease the vacant land.

Side Yard - A side yard is any unimproved land that is up to 4,000 square feet and is adjacent to property currently owned by the Applicant. See [Page 2, Section "A."](#), for required attachments.

Cut It Keep It - This program allows the Applicant to purchase unimproved land that is up to 7,000 square feet, as long as the Applicant owns an occupied residential/commercial structure on the same block, pays the property taxes, and maintains the land for three (3) straight years. See [Page 2, Section "A."](#), for required attachments.

Budget Rate - Applicants with a development plan can purchase vacant land for new construction projects. Prices vary based on the land's square footage. See [Page 2, Section "B."](#), for required attachments.

Flex Rate - Applicants without proof of project funding can purchase vacant land for new construction projects based on the land's current market value. Prices will vary based on the land's square footage. [See Page 2, Section "B.", for required attachments.](#)

Lease - Applicant is requesting a license agreement involving the unimproved land for an agricultural or similar project. The licensing fee will be \$1.00 per year for up to 7,000 square feet of vacant land. [See Page 2, Section "C.", for required attachments.](#)

PLEASE SUBMIT THE FOLLOWING MATERIALS WITH THIS APPLICATION:

A. IF NO CONSTRUCTION IS PLANNED ON THE VACANT LAND, ATTACH THE FOLLOWING:

- A copy of the Deed, or records from the Office of Jefferson County Property Valuation ("PVA"), for your property if you wish to purchase an adjacent property through the "Side Yard" disposition program.
- A copy of the Deed, or PVA records, for the property that you currently own on the same block as the property you wish to purchase through the "Cut It Keep It" disposition program.

B. IF YOU WISH TO PURCHASE VACANT LAND TO CONSTRUCT NEW SINGLE FAMILY, MULTI-FAMILY, OR COMMERCIAL STRUCTURES USING THE BUDGET RATE OR FLEX RATE DISPOSITION PROGRAM, ATTACH THE FOLLOWING DOCUMENTS:

- Project description
- Company description and list or portfolio of comparable previous projects, as applicable/available
- Improvement specifications - Describe in detail the improvements, estimated cost for each item, and name of contractor or person who will perform the work
- Estimated project budget
- Site plan and building renderings

OTHER DOCUMENTS TO BE ATTACHED IF APPLYING FOR THE BUDGET RATE PROGRAM:

- A timeline for the completion of the project
- Project financing - Describe and provide proof for the source of funding

C. IF YOU WISH TO LEASE VACANT LAND TO BE USED FOR AGRICULTURAL OR OTHER DEVELOPMENTS, ATTACH THE FOLLOWING DOCUMENTS:

Note: The Community or Market Garden Application must be submitted and approved by Planning & Design Services. Please contact Planning & Design, at 502-574-6230, for application and submittal requirements.

- Project description
 - Company description and list or portfolio of comparable previous projects, as applicable/available
 - Improvement specifications - Describe in detail the improvements, estimated cost for each item, and name of contractor or person who will perform the work
 - Estimated project budget
 - Site plan
 - A timeline for the completion of the project
 - Project financing - Describe and provide proof for the source of funding
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APPLICATION TO PURCHASE OR LEASE VACANT LAND
FROM THE LOUISVILLE & JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

If approved, the Applicant will be given a special warranty deed or license agreement. Certain conditions may apply to guarantee that the proposed improvements are completed within the required timeframe. If desired, title insurance is the responsibility of the purchaser. All property is sold "AS IS".

I understand that staff will review this request and confirm that it is following existing Policies and Procedures, as well as existing neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the Landbank Authority to transfer property.

Therefore, I hereby acknowledge that I understand the information provided in this application and the below statements are true to the best of my knowledge:

1. I do not own any other property which has delinquent taxes, unpaid special assessments, or unresolved property code violations found by the Department of Codes & Regulations (formerly known as "IPL").
2. The business entity(ies) I am operating is/are active and in good standing with the Kentucky Secretary of State and its/their occupational license and/or employee withholding taxes collected by the Metro Revenue Commission are not delinquent.

Signature of Applicant: Tommy L. Knoy Digitally signed by Tommy L. Knoy
Date: 2021.03.26 08:57:20 -04'00' Date: _____

Submit this application, with the required materials, to:

Office of Community Development
444 South 5th Street, Suite 500
Louisville, KY 40202
Telephone: (502) 574-4016 | Email: vapstat@louisvilleky.gov
Website: <https://louisvilleky.gov/government/community-development>



**OFFICE OF
COMMUNITY
DEVELOPMENT**
A Division of Develop Louisville

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A GIS Partnership to Meet the Growing Needs of Louisville, KY