

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED (the "**Deed**") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between (i) **BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit corporation, with mailing address of 1044 Highway 44E, Shepherdsville, Kentucky 40165 (the "**Grantor**"), and (ii) **LHJ PROPERTIES – CRESTWOOD, LLC**, a Kentucky limited liability company, with mailing address of 4156 Shelbyville Road, Louisville, Kentucky 40207 (the "**Grantee**"). The in-care-of address for future tax bills is 4156 Shelbyville Road, Louisville, Kentucky 40207.

**WITNESSETH:**

For and in consideration of the sum of \$226,000.00 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby grants and conveys to Grantee in fee simple with covenant of **GENERAL WARRANTY**, the following described real property situated in Bullitt County, Kentucky (the "**Property**"):

Being Tract 1, as shown on Plat Cabinet 4, Page 358, in the Bullitt County Clerk's Office.

BEING a portion of the property conveyed to Bullitt County School District Finance Corporation, pursuant to Deed dated June 18, 2001, of record in Deed Book 604, Page 396, in the Office of the Clerk of Bullitt County, Kentucky.

**TO HAVE AND TO HOLD**, in fee simple, all of the above described Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantee, its successors and assigns forever.

Grantor covenants, warrants and represents that it is lawfully seized of the estate and rights hereby conveyed, has full right, power and authority to convey the same, and that the estate is free and clear of all taxes, liens and encumbrances, except (a) governmental laws, rules, regulations and restrictions affecting the Property, (b) the lien of current ad valorem taxes not yet due and payable, and (c) all easements, restrictions, covenants, conditions and stipulations of record, including any applicable planning and zoning laws, rules and regulations, affecting the Property.

The parties hereto state that the consideration reflected in this Deed is the full consideration paid for the Property. The Grantee joins in for the sole purpose of certifying the consideration pursuant to KRS 382.135.



**LJC PROPERTIES – CRESTWOOD, LLC,**  
a Kentucky limited liability company

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF BULLITT )

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

Notary Public, State-at-Large, Kentucky  
Printed Name: \_\_\_\_\_  
Notary Registration No. \_\_\_\_\_

ERIC G. FARRIS, ESQ.  
DINSMORE & SHOHL, LLP  
101 South Fifth Street, Suite 2500  
Louisville, Kentucky 40202  
Telephone: (502) 540-2505  
[eric.farris@dinsmore.com](mailto:eric.farris@dinsmore.com)