



Jefferson County  
Item No. 5-8810.00  
Parcel 002

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE dated July \_\_\_\_, 2025 between **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky nonprofit corporation, having a mailing address of 3332 Newburg Road, Louisville KY 40218 ("Party of the First Part" or "Grantor") (in whose care the state and county tax bill for 2025 (if any) may be sent) and the **COMMONWEALTH OF KENTUCKY**, for the use and benefit of the Transportation Cabinet, Department of Highways, having a mailing address of 200 Mero Street, Frankfort, Kentucky 40622, ("Party of the Second Part" or "Grantee").

WITNESSETH: That the said Party of the First Part, in consideration of FORTY THOUSAND THREE HUNDRED DOLLARS (\$40,300.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and does hereby sell, grant, and convey to the Party of the Second Part, the following described Parcel No. 2A, together with all improvements thereon and appurtenances thereto, Parcel No. 2B, together with all improvements thereon and appurtenances thereto, Parcel No. 2C, Parcel No. 2D, Parcel No. 2E and Parcel No 2F:

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

Parcel No. 2A

Being a tract of land lying in Jefferson County along the southeast side of St. Andrews Church Road approximately 765 feet northeast of the intersection of St. Andrews Church Road and Cardinal Oaks Drive, and more particularly described as follows:

Beginning at a point in the existing southern right of way of St. Andrews Church Road, said point being 20.43 feet right of St. Andrews Church Road Centerline Station 89+42.55; thence along said right of way line, N 58°45'49" E a distance of 333.54 feet to a point 22.14 feet right of St. Andrews Church Road Centerline Station 92+77.07; thence along an arc 197.96 feet to the right, having a radius of 925.37 feet, the chord of which is N 67°02'37" E for a distance of 197.58, to a point 22.41 feet right of St. Andrews Church Road Centerline Station 94+79.79; thence S 16°49'41" E a distance of 25.09 feet to a point 47.50 feet right of St. Andrews Church Road Centerline Station 94+79.75; thence along the proposed right of way line along an arc 232.26 feet to the left, having a radius of 900.63 feet, the chord of which is S 65°42'09" W

for a distance of 231.61 feet, to a point 47.50 feet right of St. Andrews Church Road Centerline Station 92+35.25; thence S 58°18'53" W a distance of 220.85 feet to a point 47.50 feet right of St. Andrews Church Road Centerline Station 90+14.40; thence S 64°33'02" W a distance of 71.96 feet to a point 39.68 feet right of St. Andrews Church Road Centerline Station 89+42.87; thence N 32°39'00" W a distance of 19.26 feet to the POINT OF BEGINNING.

The above described Parcel No. 2A contains ± 0.304 acres (13,231 sq. ft.) and is depicted as "0.304 Acre Acquired in Fee Simple" on the drawing attached hereto as Exhibit A and made a part hereof. It is understood between the parties hereto and made a covenant herein that the above described Parcel No. 2A is conveyed to Grantee, with covenant of Special Warranty, in fee simple. Provided, however, there is excepted from the foregoing covenant and warranty [i] any easements, rights-of-way, restrictions, conditions, leases, covenants and stipulations of record affecting Parcel No. 2A, [ii] real estate taxes assessed or otherwise payable with respect to the Parcel No. 2A in the year 2025 (if any), which Grantor hereby assumes and agrees to pay (if any), and all real estate taxes due and payable thereafter (if any), which Grantee hereby assumes and agrees to pay (if any) and [iii] all applicable zoning and other land use laws, rules, regulations and binding elements affecting Parcel No. 2A.

#### Parcel No. 2B

Being a tract of land lying in Jefferson County along the south side of St. Andrews Church Road approximately 50 feet east of the intersection of St. Andrews Church Road and Old St. Andrews Church Road, and more particularly described as follows:

Beginning at a point in the existing southern right of way of St. Andrews Church Road, said point being 25.38 feet right of St. Andrews Church Road Centerline Station 101+43.46; thence S 15°33'41" W a distance of 22.32 feet to a point 47.50 feet right of St. Andrews Church Road Centerline Station 101+46.59; thence along an arc 558.34 feet to the left, having a radius of 900.63 feet, the chord of which is N 84°22'24" W for a distance of 549.44 feet, to a point in the existing southern right of way line of St. Andrews Church Road, said point being 47.50 feet right of St. Andrews Church Road Centerline Station 95+58.80; thence along said right of way line, N 16°49'41" W a distance of 25.07 feet to a point in the existing southern right of way line of St. Andrews Church Road, said point being 22.51 feet right of St. Andrews Church Road Centerline Station 95+56.70; thence along said right of way line, along an arc 371.98 feet to the right, having a radius of 925.37 feet, the chord of which is S 85°30'28" E for a distance of 369.48 feet, to a point in the existing southern right of way line of St. Andrews Church Road, said point being 23.05 feet right of St. Andrews Church Road Centerline Station 99+37.83; thence along said right of way line, S 72°20'59" E a distance of 200.00 feet to a point in the existing southern right of way line of St. Andrews Church Road, said point being 25.38 feet right of St. Andrews Church Road Centerline Station 101+43.46 and the POINT OF BEGINNING.

The above described Parcel No. 2B contains ± 0.298 acres (12,963 sq. ft.) and is depicted as "0.298 Acre Acquired in Fee Simple" on the drawing attached hereto as Exhibit A and made a part hereof. It is understood between the parties hereto and made a covenant herein that the above described Parcel No. 2B is conveyed to Grantee in fee simple. It is understood between the parties hereto and made a covenant herein that the above described Parcel No. 2B is conveyed to Grantee in fee simple. Provided, however, there is excepted from the foregoing covenant and warranty [i] any easements, rights-of-way, restrictions, conditions, leases, covenants and stipulations of record affecting Parcel No. 2B, [ii] real estate taxes assessed or otherwise payable with respect to the Parcel No. 2B in the year 2025 (if any), which Grantor hereby assumes and agrees to pay (if any), and all real estate taxes due and payable thereafter (if any), which Grantee hereby assumes and agrees to pay (if any) and [iii] all applicable zoning and other land use laws, rules, regulations and binding elements affecting Parcel No. 2B.

#### Parcel No. 2C

Being a tract of land lying in Jefferson County along the southeast side of St. Andrews Church Road approximately 765 feet northeast of the intersection of St. Andrews Church Road and Cardinal Oaks Drive, and more particularly described as follows:

Beginning at a point in the proposed right of way, said point being 39.68 feet right of St. Andrews Church Road Centerline Station 89+42.87; thence N 64°33'2" E a distance of 71.96 feet to a point 47.50 feet right of St. Andrews Church Road Centerline Station 90+14.40; thence N 58°18'53" E a distance of 220.85 feet to a point 47.50 feet right of St. Andrews Church Road Centerline Station 92+35.25; thence along an arc

232.26 feet to the right, having a radius of 900.63 feet, the chord of which is N 65°42'09" E for a distance of 231.61 feet, to a point 47.50 feet right of St. Andrews Church Road Centerline Station 94+79.75; thence S 16°49'41" E a distance of 25.00 feet to a point 72.50 feet right of St. Andrews Church Road Centerline Station 94+79.72; thence along an arc 225.77 feet to the left, having a radius of 875.63 feet, the chord of which is S 65°42'04" W for a distance of 225.15 feet, to a point 72.50 feet right of St. Andrews Church Road Centerline Station 92+35.25; thence S 58°18'53" W a distance of 49.62 feet to a point 72.50 feet right of St. Andrews Church Road Centerline Station 91+85.63; thence S 31°41'07" E a distance of 5.00 feet to a point 77.50 feet right of St. Andrews Church Road Centerline Station 91+85.63; thence S 58°18'53" W a distance of 50.33 feet to a point 77.50 feet right of St. Andrews Church Road Centerline Station 91+35.30; thence N 31°41'07" W a distance of 5.00 feet to a point 72.50 feet right of St. Andrews Church Road Centerline Station 91+35.30; thence S 58°18'53" W a distance of 191.88 feet to a point 72.50 feet right of St. Andrews Church Road Centerline Station 89+43.42; thence N 32°39'00" W a distance of 32.82 feet to a point 39.68 feet to the POINT OF BEGINNING.

The above described Parcel No. 2C contains ± 0.311 acres (13,557 sq. ft.) and is depicted as "*Permanent Drainage & Utility Easement*" on the drawing attached hereto as Exhibit A and made a part hereof. It is the specific intention of Grantor to convey a permanent easement on Parcel No. 2C described above for the purposes of entrance construction and constructing and perpetually maintaining gas, electric, water, sewer and communication utilities and drainage.

Such conveyance is made subject to all easements, rights-of-way, restrictions, conditions, leases, covenants and stipulations of record and all applicable zoning and other land use laws, rules, regulations and binding elements affecting Parcel No. 2C.

#### Parcel No. 2D

Being a tract of land lying in Jefferson County along the south side of St. Andrews Church Road approximately 50 feet east of the intersection of St. Andrews Church Road and Renwood Boulevard, and more particularly described as follows:

Beginning at a point in the proposed right of way, said point being 47.50 feet right of St. Andrews Church Road Centerline Station 95+58.80; thence along an arc 558.34 feet to the right, having a radius of 900.63 feet, the chord of which is S 84°22'24" E for a distance of 549.44 feet, to a point 47.50 feet right of St. Andrews Church Road Centerline Station 101+46.59; thence S 15°33'41" W a distance of 20.19 feet to a point 67.50 feet right of St. Andrews Church Road Centerline Station 101+49.55; thence along an arc 53.97 feet to the left, having a radius of 880.63 feet, the chord of which is N 68°11'24" W for a distance of 53.96 feet, to a point 67.50 feet right of St. Andrews Church Road Centerline Station 100+91.44; thence S 20°03'15" W a distance of 11.50 feet to a point 79.00 feet right of St. Andrews Church Road Centerline Station 100+91.44; thence along an arc 79.76 feet to the left, having a radius of 869.13 feet, the chord of which is N 72°34'29" W for a distance of 79.73 feet, to a point 79.00 feet right of St. Andrews Church Road Centerline Station 100+04.43; thence N 40°00'03" W a distance of 25.59 feet to a point 64.00 feet right of St. Andrews Church Road Centerline Station 99+82.00; thence N 81°40'12" W for a distance of 73.58 feet, to a point 67.50 feet right of St. Andrews Church Road Centerline Station 99+03.00; thence along an arc 318.06 feet to the left, having a radius of 880.63 feet, the chord of which is S 88°19'13" W for a distance of 316.33 feet, to a point 67.50 feet right of St. Andrews Church Road Centerline Station 95+60.57; thence N 16°49'41" W a distance of 20.07 feet to a point 47.50 feet right of St. Andrews Church Road Centerline Station 95+58.80 and the POINT OF BEGINNING.

The above described Parcel No. 2D contains ± 0.275 acres (11,971 sq. ft.) and is depicted as "*Permanent Drainage & Utility Easement*" on the drawing attached hereto as Exhibit A and made a part hereof. It is the specific intention of Grantor to convey a permanent easement on Parcel No. 2D described above for the purposes of entrance construction and constructing and perpetually maintaining gas, electric, water, sewer and communication utilities and drainage. Such conveyance is made subject to all easements, rights-of-way, restrictions, conditions, leases, covenants and stipulations of record and all applicable zoning and other land use laws, rules, regulations and binding elements affecting Parcel No. 2D.

#### Parcel No. 2E

Being a tract of land lying in Jefferson County along the south side of St. Andrews Church Road approximately 933 feet east of the intersection of St. Andrews Church Road and Old St. Andrews Church Road, and more particularly described as follows:

Beginning at a point in the existing southern right of way of St. Andrews Church Road, said point being 102.35 feet right of St. Andrews Church Road Centerline Station 109+29.97; thence S 54°45'00" E a distance of 20.95 feet to a point 111.57 feet right of St. Andrews Church Road Centerline Station 109+47.19; thence S 79°32'00" W a distance of 42.58 feet to a point 126.19 feet right of St. Andrews Church Road Centerline Station 109+10.94; thence N 35°15'0" E a distance of 21.48 feet to a point in the existing southern right of way of St. Andrews Church Road, said point being 106.71 feet right of St. Andrews Church Road Centerline Station 109+19.16; thence N 79°32'0" E a distance of 12.57 to the POINT OF BEGINNING.

The above described Parcel No. 2E contains ± 0.010 acres (414 sq. ft.) and is depicted as "*Permanent Drainage & Utility Easement*" on the drawing attached hereto as Exhibit A and made a part hereof. It is the specific intention of Grantor to convey a permanent easement on Parcel No. 2E described above for the purposes of entrance construction and constructing and perpetually maintaining gas, electric, water, sewer and communication utilities and drainage. Such conveyance is made subject to all easements, rights-of-way, restrictions, conditions, leases, covenants and stipulations of record and all applicable zoning and other land use laws, rules, regulations and binding elements affecting Parcel No. 2E.

#### Parcel No. 2F

Being a tract of land lying in Jefferson County along the southeast side of St. Andrews Church Road approximately 765 feet northeast of the intersection of St. Andrews Church Road and Cardinal Oaks Drive, and more particularly described as follows:

Beginning at a point in the proposed permanent easement, said point being 77.50 feet right of St. Andrews Church Road at Station 91+35.30; thence N 58°18'53" E a distance of 50.33 feet to a point 77.50 feet right of St. Andrews Church Road at Station 91+85.63; thence S 31°14'11" E a distance of 15.00 feet to a point 92.50 feet right of St. Andrews Church Road at Station 91+85.51; thence S 58°18'53" W a distance of 50.33 feet to a point 92.50 feet right of St. Andrews Church Road at Station 91+35.18; thence N 31°14'11" W a distance of 15.00 feet to a point 77.50 feet right of St. Andrews Church Road at Station 91+35.30 and the POINT OF BEGINNING.

The above described Parcel No. 2F contains ± 0.017 acres (755 sq. ft.) and is depicted as "*Temporary Easement*" on the drawing attached hereto as Exhibit A and made a part hereof.

It is the specific intention of Grantor to convey a temporary easement on Parcel No. 2F described above for the purposes of entrance construction and sloping. Such conveyance is made subject to all easements, rights-of-way, restrictions, conditions, leases, covenants and stipulations of record and all applicable zoning and other land use laws, rules, regulations and binding elements affecting Parcel No. 2F. Said easement terminates and reverts upon completion of this Project (as defined below).

Parcel No. 2A, Parcel No. 2B, Parcel No. 2C, Parcel No. 2D, Parcel No. 2E and Parcel No 2F each being a portion of the same property conveyed to Grantor 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 known as "KY 1931 - St. Andrews Church Road Widening Project", having project no. 12F0 FD52 056 8999101R (this "Project") was authorized

by the Kentucky Department of Highways Official Order No. 112842. The control of access on this Project and access to the remaining property of the Party of the First Part using Parcel No. 2A 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 mortgages and similar monetary liens and real estate taxes, which the Party of the First Part does hereby agrees and promises to pay, subject to Party of the Second Part's assumption of, and agreement to pay, real estate taxes assessed or otherwise payable with respect to Parcel No. 2A in years after 2025 (if any) as described above.

The proposed public roadway improvements for which the above-described Parcel No. 2A, Parcel No. 2B, Parcel No. 2C, Parcel No. 2D, Parcel No. 2E and Parcel No 2F are being conveyed affect the public road that extends through Jefferson County, KY, along KY-1931 (St. Andrews Church Road), from KY-1931 (at Station 88+89.94), to KY-1931 (at Station 134+42.82), and along KY-1142 (Palatka Road), from KY-1142 (at Station 10+00.00), to KY-1142 (at Station 21+00.00) / (12F0 FD52 056 8999101R / STP 8776 (030), the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

By acceptance of this Deed of Conveyance, Grantee acknowledges and agrees that this Deed of Conveyance conveys a right-of-way that involves a governmental agency pursuant to KRS 382.135(2)(c).

Dr. H. Brian Yearwood is signing this Deed of Conveyance as President of Grantor on behalf of Grantor by the authority given to him in accordance with applicable law and as shown in a Resolution signed the \_\_\_\_ day of July, 2025 by Dr. Corrie Shull, Vice President of Grantor, on behalf of Grantor.

CONSIDERATION CERTIFICATE OF GRANTOR

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

**IN TESTIMONY WHEREOF** the Party of the First Part executed this Deed of Conveyance on the \_\_\_\_ day of July, 2025.

Grantor:

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION,  
a Kentucky nonprofit corporation

By: \_\_\_\_\_  
Dr. H. Brian Yearwood, President

## CERTIFICATE OF ACKNOWLEDGMENT

[illegible]

The foregoing Deed was subscribed, sworn to and acknowledged before me this \_\_\_\_ day of July, 2025, by DR. H. BRIAN YEARWOOD, PRESIDENT OF JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky nonprofit corporation, Party of the First Part, on behalf of the Party of the First Part, and was sworn to by him to be his free act and deed.

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Notary Public / #

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My Commission Expires

**This Instrument Prepared By:**

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Susan Pugh Chaplin / Jillian Pierce  
Attorney  
Commonwealth of Kentucky  
Department of Highways  
8310 Westport Road  
Louisville, KY 40242  
(502)210-5400

Attachment:

Exhibit A - Drawing for Parcel No. 2A, Parcel No. 2B, Parcel No. 2C, Parcel No. 2D, Parcel No. 2E and Parcel No 2F

EXHIBIT A

Drawing for Parcel No. 2A, Parcel No. 2B, Parcel No. 2C, Parcel  
No. 2D, Parcel No. 2E and Parcel No 2F

[attached hereto]

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