

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made and entered into this 13<sup>th</sup> day of March, 2013, by and between the **COMMONWEALTH OF KENTUCKY**, by Lori H. Flanery, Secretary of the Finance and Administration Cabinet, 702 Capital Ave., Frankfort, Kentucky 40601, on behalf of the **TRANSPORTATION CABINET**, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Grantor, and **LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, A MUNICIPALITY**, 444 South 5<sup>th</sup> St., Suite 600, Louisville, Kentucky 40202, the Grantee, (whose in-care-of tax mailing address for the current tax year is 444 South 5<sup>th</sup> St., Suite 600, Louisville, Kentucky 40202).

**WITNESSETH:**

**WHEREAS**, the Finance and Administration Cabinet, pursuant to the provisions of KRS Chapters 45A and 56, has found that the hereinafter described real estate is not needed for a public purpose; and

**WHEREAS**, the Finance and Administration Cabinet deems it in the best interests of the Commonwealth of Kentucky and more suitable to the public's interest to sell and convey said property to the Grantee to use for a public purpose as an economic development and urban revitalization site.

**NOW THEREFORE**, for and in consideration of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS** (\$1,200,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant and convey unto the Grantee, Louisville/Jefferson County Metro Government, a municipality, their successors and assigns forever, the following described real property located in Jefferson County, Kentucky, and being more particularly described as follows:

**Jefferson County  
1100 FD54-056-8259208R  
Parcel Nos. 1 & 2**

**PARCEL 1**

**TRACT 1:** Beginning at a point in the East side of 30th Street, 220 feet 4 inches North of Muhammad Ali Boulevard (formerly Walnut Street); thence North along the East side of 30th Street, 19 feet 11 inches; and extending back east of the same width throughout, between lines parallel with Muhammad Ali Boulevard, 120 feet to an alley.

**TRACT 2:** Beginning at a point on the East side of 30th Street, 200 feet North of Muhammad Ali Boulevard (formerly Walnut Street), and at the Northeast corner of the first alley North of Muhammad Ali Boulevard; thence North along the East side of 30th street 20 feet 4 inches and extending back East between lines of equal width throughout 120 feet to an alley, the South line being coincident with the North line of the said first mentioned alley.

**TRACT 3:** Beginning at a point on the East side of 30th Street, 240 feet 3 inches North of Walnut Street, thence Northwardly along the East side of 30th Street, 19 feet 9 inches and extending back Eastwardly between lines of equal width throughout and parallel with Walnut Street, 120 feet to an alley.

**TRACT 4:** Being the Western 5 feet of the 10-foot wide alley adjacent to the Eastern side of Tract 1, 2 and 3 hereinabove, which alley was closed by City of Louisville Ordinance #20, Series 1998, of record in Deed Book 7009, Page 553, in the Office aforesaid.

**PARCEL 2**

**BEGINNING** at the Northwest corner of 30th Street and West Muhammad Ali Boulevard, a/k/a Michigan Drive and Walnut Street; thence with the North line of said Muhammad Ali Boulevard, North  $84^{\circ}34'49''$  west 654.67 feet to the point in the Easterly right-of-way of the Kentucky and Indiana Terminal Railroad Company; thence leaving said Muhammad Ali Boulevard said Easterly right-of-way as follows: North  $08^{\circ}42'59''$  West 66.94 feet to a point; thence North  $02^{\circ}28'00''$  East passing an existing pipe at 518.04 feet and a total of 1434.79 feet to a point in the Southerly line of Market Street; thence with the Southerly line of said Market Street, South  $85^{\circ}01'30''$  East 706.67 feet to the Southwest corner of 30th Street and Market Street, as now improved; thence with the Westerly line of said 30th Street as follows: South  $03^{\circ}16'10''$  West 679.75 feet and South  $03^{\circ}42'52''$  West 402.52 feet and South  $05^{\circ}18'37''$  West 421.67 feet to the point of beginning.

The above-described parcel is being conveyed in fee simple.

**TRACT 4:** Being the Western 5 feet of the 10-foot wide alley adjacent to the Eastern side of Tract 1, 2 and 3 hereinabove, which alley was closed by City of Louisville Ordinance #20, Series 1998, of record in Deed Book 7009, Page 553, in the Office aforesaid.

The above-described parcel is being conveyed in fee simple.

#### PARCEL 2

BEGINNING at the Northwest corner of 30th Street and West Muhammad Ali Boulevard, a/k/a Michigan Drive and Walnut Street; thence with the North line of said Muhammad Ali Boulevard, North  $84^{\circ}34'49''$  west 654.67 feet to the point in the Easterly right-of-way of the Kentucky and Indiana Terminal Railroad Company; thence leaving said Muhammad Ali Boulevard said Easterly right-of-way as follows: North  $08^{\circ}42'59''$  West 66.94 feet to a point; thence North  $02^{\circ}28'00''$  East passing an existing pipe at 518.04 feet and a total of 1434.79 feet to a point in the Southerly line of Market Street; thence with the Southerly line of said Market Street, South  $85^{\circ}01'30''$  East 706.67 feet to the Southwest corner of 30th Street and Market Street, as now improved; thence with the Westerly line of said 30th Street as follows: South  $03^{\circ}16'10''$  West 679.75 feet and South  $03^{\circ}42'52''$  West 402.52 feet and South  $05^{\circ}18'37''$  West 421.67 feet to the point of beginning.

The above-described parcel is being conveyed in fee simple.

Being all of the same property acquired by The Commonwealth of Kentucky for the Use and Benefit of the Transportation Cabinet, Department of Highways, by Deed dated August 30, 2012, of record in Deed Book 9942, Page 991, in the office of the Jefferson County Court Clerk.

**IT IS AGREED AND UNDERSTOOD** that the conveyance is subject to any and all utility or other easements of record in or upon the above-described property and to any and all rights of others recognized and/or permitted by the Grantor for the presence of utilities, (i.e. electric, gas, water, telephone, cable TV, etc.), in or upon the property, and in respect to such utility rights, where no easement exists, this conveyance is subject to the Grantee's agreement to dedicate or convey permanent easements to the owner(s) of said utilities for the perpetual maintenance thereof.

**IT IS ALSO AGREED AND UNDERSTOOD** that the erection and/or maintenance of off-premise advertising devices, including but not necessarily limited to billboards, upon the above-described property is prohibited.

**TO HAVE AND TO HOLD** unto the Grantee, Louisville/Jefferson County Metro Government, a municipality, its successors and assigns forever, in fee simple with a covenant of Special Warranty.

**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.

**IN TESTIMONY WHEREOF**, the Commonwealth of Kentucky has executed this Deed of Conveyance by Lori H. Flanery, Secretary of the Finance and Administration Cabinet of the Commonwealth of Kentucky, this the day and date first hereinabove written.

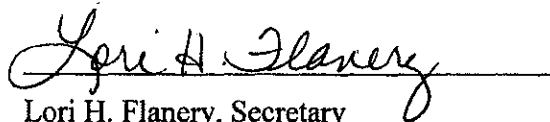
**GRANTOR**

Approved as to form and legality:

Commonwealth of Kentucky, by:



Attorney  
Finance and Administration Cabinet



Lori H. Flanery, Secretary  
Finance and Administration Cabinet

Examined:

This deed of conveyance is hereby approved:

Mike McHugh  
Counsel to Governor

Steven L. Beshear  
Steven L. Beshear, Governor  
Commonwealth of Kentucky

**CERTIFICATE OF ACKNOWLEDGMENT**

**COMMONWEALTH OF KENTUCKY**  
**COUNTY OF FRANKLIN**

The foregoing Deed of Conveyance from the Commonwealth of Kentucky to including the Consideration Certificate of Grantor, was acknowledged and sworn before me this 13<sup>th</sup> day of December, 2012, by Lori H. Flanery, Secretary of the Finance and Administration Cabinet of the Commonwealth of Kentucky, on behalf of the Commonwealth of Kentucky.

Gracie D. Walker  
Notary Public, State at Large

My Commission expires: April 28, 2014

**CONSIDERATION CERTIFICATE OF GRANTEE**

The undersigned Grantee herein, does hereby certify that the consideration reflected in this deed, as set forth hereinabove, is the full consideration paid for the property hereby conveyed.

In witness whereof, the undersigned has executed this Consideration Certificate this 13<sup>th</sup> day of March, 2013.

Document No.: DN2013054231  
Lodged By: david morris  
Recorded On: 03/13/2013 01:23:00  
Total Fees: 26.00  
Transfer Tax: .00  
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY  
Deputy Clerk: SHESCH

GRANTEE

By: Greg Fischer, Mayor

Ellen M. Hesen, ces

Louisville/Jefferson County Metro Government,

CERTIFICATE OF ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Consideration Certificate of Grantee was subscribed and sworn before me this 11<sup>th</sup> day of March, 2013, by ELLEN HESEN, Chief of Staff, ~~Greg Fischer, Mayor,~~

Louisville/Jefferson County Metro Government, a municipality.

Janie Redican  
Notary Public, State at Large

My Commission expires: 4/21/2013

This document prepared by:

Will Fogle

Will Fogle, Attorney  
Transportation Cabinet  
Office of Legal Services  
200 Mero Street  
Frankfort, KY 40622  
(502) 564-7650

CERTIFICATE

I hereby certify that this conveyance is exempt from Kentucky real estate transfer tax pursuant to the exemptions set out in KRS 142.050 (7)(b).

John A. Wilmes  
JOHN A. WILMES

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