

Grantee's Tax Bill Mailing Address:

(insert c/o name if different from Grantee)

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MASTER COMMISSIONER'S DEED

THIS DEED made between SML DEVELOPMENT, LLC; BETTY DUNN; BOBBY DUNN; DONNA MONTGOMERY; VIRGIL MONTGOMERY; DEBBIE GRIDER (HICKMAN); MARK HICKMAN; JOSEPHINE HICKMAN; BILLY HICKMAN; BILLY RAY HICKMAN; GENE M. DUNN; DENA DUNN; UNKNOWN DEFENDANTS BEING THE UNKNOWN SPOUSES, HEIRS, DEVISEES, LEGATEES, AND SUCCESSORS IN TITLE, IF ANY, TO BILLY HICKMAN, BILLY RAY HICKMAN, HENRY GRADY DUNN, ALIAS GRADY DUNN, GOLDIE DUNN, ALIAS EMILY GOLDIE DUNN, GRADY WILSON DUNN, LILLIAN DUNN, BETTY DUNN, BOBBY DUNN, AND DEBBIE GRIDER, METRO LOUISVILLE; COMMONWEALTH OF KENTUCKY, KENTUCKY REVENUE CABINET; DONALD L. KOERNER; SHELLY K. KOERNER; STOCK YARDS BANK & TRUST COMPANY; VALUE FINANCE CORPORATION; AMERICAN BUILDERS & CONTRACTORS SUPPLY COMPANY, INC. D/B/A ABC SUPPLY COMPANY, INC.; J.B. GROUP, INC D/B/A JIM BROWN AUTO SALES; COMMONWEALTH OF KENTUCKY DEPARTMENT OF REVENUE, DIVISION OF COLLECTIONS; DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE WAGE & INVESTMENT AREA; DISCOVER BANK; THOMPSON-CRAWLEY FURNITURE RENTALS OF KANSAS, INC.; JIM BROWN AUTO SALES, Grantors, and

SML DEVELOPMENT, LLC, 816 Franklin Street, Louisville, KY 40206, Grantee,

all by EDITH F. HALBLEIB, MASTER COMMISSIONER of the Jefferson Circuit Court, 14th Floor, Kentucky Home Life Building, 239 South Fifth Street, Louisville, Kentucky, 40202.

WHEREAS the Jefferson Circuit Court 5, on September 13, 2016 rendered a judgment in the action styled 15CI004994 SML DEVELOPMENT, LLC V. DUNN, BETTY, ET AL., ordering the sale of the following described property situated in Jefferson County, Kentucky:

CEA

RE: 15CI004994

16 DEVPLAN 1218

Being part of Lots 3, 4, 5 and 6, Block 513, on the maps of the City Assessor of the City of Louisville, KY, now shown on the records of Jefferson County, KY, as Lots 20, 22, and 23, Block 019D. Lot 20 includes what was formerly Lot 21, which was an alley abandoned by the City and merged into Lot 20.

There is excepted the portion of these lots conveyed to the Commonwealth of Kentucky by deeds in Deed Book 3960, Page 203, Deed Book 3960, Page 198, Deed Book 4236, Page 304, and Deed Book 3939, Page 229, all in the Jefferson County, KY Court Clerk's Office.

Being the same property conveyed to the Plaintiff by deed dated 9/25/2015 and recorded in Deed Book 10472, Page 539, and by the Deed of Correction dated 10/20/2015 recorded in Deed Book 10484, Page 819, both in the Clerk's office aforesaid, where Larry O. Dunn, Jr., certified that he also had title to the property by adverse possession for more than 15 years which was open and notorious, hostile, continuous, exclusive, and actual possession with a claim of right and that he had paid the real estate taxes on the property for more than 15 years before the date of this deed.

Pursuant to the order, the Master Commissioner sold the above property on October 14, 2016 and three business days later reported the sale to STEVEN M. LUND at the sum of \$66,000.00. The purchaser then assigned its bid, and all its rights thereunder, to SML DEVELOPMENT, LLC. The assignee has complied with the terms of sale. The Court has confirmed the report of sale and ordered the Master Commissioner to convey said property as hereinafter set out.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH, that the Grantors, by the Master Commissioner, for and in consideration of the premises, and for the further consideration of said sum of \$66,000.00, paid or credited by the Grantee as aforesaid, have granted, bargained, and sold, and by these presents do grant, bargain, sell, release, confirm and convey unto said Grantee the property hereinbefore described, together with the appurtenances thereon, in fee simple, free and clear of all liens, encumbrances and interest of the parties hereto, except sold subject to: A) Easements, restrictions and stipulations of record; B) Any matters which would be disclosed by an accurate survey or inspection of the property; and C) Any current assessments for public improvements levied against the property.

Master Commissioner, EDITH FRICK HALBLEIB, prepared this Deed and states that the consideration reflected in this Deed is the full consideration paid for the property, and meets the requirements of KRS Chapter 382.

IN TESTIMONY WHEREOF, Master Commissioner, EDITH FRICK HALBLEIB, for and on behalf of the parties, has hereunto set her name this day.

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Deed and Consideration Certificate
EXAMINED AND APPROVED this
8th day of DEC., 2016


JUDGE

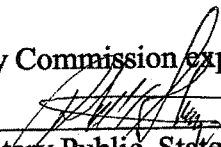
NO. 15CI004994

EDITH F. HALBLEIB
COMMISSIONER
Jefferson Circuit Court



COMMONWEALTH OF KENTUCKY)
)
JEFFERSON CIRCUIT COURT)

The foregoing instrument was acknowledged before me this 2nd day of December
2016, by Edith F. Halbleib, Commissioner, on behalf of all parties herein.

My Commission expires: 10 November 2018


Notary Public, State at Large, Kentucky

Said Deed, being examined and approved by the Judge, is ordered to be certified by the
Clerk of the Jefferson County Court for record, which is hereby done.

ATTEST: DAVID L. NICHOLSON, CLERK
JEFFERSON CIRCUIT COURT

BY: C. Wilkins, D.C.

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