

# **Bobbie Holsclaw**

## Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Jefferson County Clerk's Office.



INST # 2018052933 BATCH # 119154

JEFFERSON CO, KY FEE \$23.00 STATE OF KY DEED TAX \$800.00

PRESENTED ON: 03-06-2018 8 03:18:35 PM LODGED BY: MULTI-STATE TITLE AGENCY LLC

RECORDED: 03-06-2018 03:18:35 PM

**BOBBIE HOLSCLAW** 

CLERK

BY: SHERRI SCHULTZ RECORDING CLERK

BK: D 11099 PG: 545-550

800.00

SEND TAX BILL, IF ANY, TO: MS Bardstown Road, LLC 607 W. Main Street, Suite 001 Louisville, Kentucky 40202

#### DEED

THIS 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 day of March, 2018, by and between:

#### LOUISVILLE STERLING, LLC

(Grantor)

a Kentucky limited liability company P. O. Box 7368
Louisville, Kentucky 40257

and

### MS BARDSTOWN ROAD, LLC

(Grantee)

a Kentucky limited liability company 607 W. Main Street, Suite 001 Louisville, Kentucky 40202

#### WITNESSETH:

That for \$800,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, with covenant of Special Warranty, unto Grantee, in fee simple, the real estate, together with all improvements thereon, specifically described in <u>Exhibit A</u>, attached hereto, made a part hereof and incorporated herein (the "<u>Property</u>").

Grantor covenants that it is lawfully seized of the estate hereby conveyed, that it has full right and power to convey same and that said estate is free from all encumbrances of record during the period Grantor owned said Property, except easements and restrictions of record and zoning laws affecting said Property, if any, and except State, Metro and School District taxes assessed and payable in the year 2018, and thereafter, which the Grantee assumes and agrees to pay.

### **CONSIDERATION CERTIFICATE**

For the purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the Property.

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

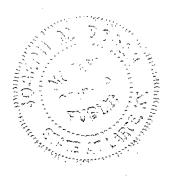
GRANTOR:	a Kentucky limited liability company	
COMMONWEALTH OF KENTUCKY	By: John P. Hollenbach, Sr., Managing Director	
	) ) SS:	
COUNTY OF JEFFERSON	)	

The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this day of February, 2018, by John P. Hollenbach, Sr., the Managing Director of LOUISVILLE STERLING, LLC, a Kentucky limited liability company, Grantor, for and on behalf of said limited liability company.

My commission expires: May 5, 2020

Notary Public, State at Large, Kentucky

GRANTEE:		a Kentucky limited liability company	
	By:	MASS Storage Fund GP, LLC, a Kentucky limited liability company, its Manager	
	By: Printed Its:	Name: JEFF SCENED Manager	
COMMONWEALTH OF KENTUCKY	) ) SS:		
COUNTY OF JEFFERSON	. )		
acknowledged before me this day of	of Februar MASS S S BARD	STORAGE FUND GP, LLC, a Kentucky STOWN ROAD, LLC, a Kentucky limited	
My commission expires: <u>Decev</u>	nber 16	,2010	
	5	70136	
	Notary	Public, State at Large, Kentucky	



## NO TITLE EXAMINATION PERFORMED.

THIS DEED PREPARED BY:

GREGORY A. COMPTON, ESQ.

CHRISTOPHER M. GEORGE, ESQ.

DINSMORE & SHOHL, LLP

4965 U.S. Highway 42, Suite 2800

Louisville, Kentucky 40222

Telephone: (502) 540-2506 greg.compton@dinsmore.com

Exhibit A
to
Deed

Property Address: 1300 Bardstown Road

Beginning at the intersection of the Southwestwardly line of the Bardstown Road as now improved with the Southeastwardly line of Rosewood Avenue as now improved; thence Southeastwardly with said line of the Bardstown Road, 60 feet 9-1/2 inches and extending back Southwestwardly between lines parallel with Rosewood Avenue, the Northwestern line being 160 feet 5-1/2 inches, and the Southeastern line being 170 feet 5 inches, to an alley 15 feet wide.

Being a portion of the property conveyed to Grantor by Deed dated December 2, 2016, of record in Deed Book 10773, Page 477, in the Office of the Clerk of Jefferson County, Kentucky.

Return to: TMW
Multi-State Title Agency
3300 Great American Towe301 East Fourth St.
Cincinnati, Ohio 45207
(513) 651-6170