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

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700
Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

51
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 22 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 Exhibit A, attached hereto, made a part hereof and incorporated herein (the "Property").

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:

LOUISVILLE STERLING, LLC,
a Kentucky limited liability company

By: _____
John P. Hollenbach, Sr., Managing Director

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 28th 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: March 3, 2020

_____
Notary Public, State at Large, Kentucky

GRANTEE:

MS BARDSTOWN ROAD, LLC,
a Kentucky limited liability company

By: MASS Storage Fund GP, LLC,
a Kentucky limited liability company,
its Manager

By: _____
Printed Name: JEFF SLEADD
Its: Manager

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 28th day of February, 2018, by, Jeff Sleadd, the Manager of **MASS STORAGE FUND GP, LLC**, a Kentucky limited liability company, Manager of **MS BARDSTOWN ROAD, LLC**, a Kentucky limited liability company, Grantee, for and on behalf of said company.

My commission expires: December 16, 2020

570136 _____
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 Tower
301 East Fourth St.
Cincinnati, Ohio 45202
(513) 651-6170

END OF DOCUMENT