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 # 2023129718
BATCH # 467467
JEFFERSON CO, KY FEE $50.00
STATE OF KY DEED TAX $55.50
PRESENTED ON: 07-03-2023 3:10:42:55 AM
LODGED BY: BORDERS & BORDERS
RECORDED: 07-03-2023 10:42:55 AM
BOBBIE HOLSCLAW
CLERK
BY: EVELYN MAYES
RECORDING CLERK
BK: D 12641
PG: 795-800
AFTER RECORDING RETURN TO
BORDERS & BORDERS, ATTORNEYS
920 DUPONT ROAD
LOUISVILLE, KY 40207

GENERAL WARRANTY DEED

THIS DEED, made this 29th day of June, 2023 by and between Paraquell Capital, LLC, a Foreign limited liability company organized and existing under the laws of the State of North Carolina and authorized to do business in the Commonwealth of Kentucky, Party of the First Part of 330 Bennett Orchard Trail, Chapel Hill, North Carolina 27516, and Adventurous Minds Produce Extraordinary Dreams, Inc., a Kentucky non-profit corporation, Party of the Second Part whose mailing address and in-care-of address, for tax purposes, is 1219 West Jefferson Street, Suite 206, Louisville, KY 40203;

WITNESSETH: That, for a valuable consideration in the amount of $1.00 the receipt of which is hereby acknowledged, the Party of the First Part hereby conveys with covenant of General Warranty unto the Party of the Second Part, in fee simple, in and to the following described property located in Jefferson County, Kentucky, to-wit:

The Legal Description which is attached hereto and marked as Exhibit “A” is incorporated herein and made a part hereof by reference.

Transfer Tax = $48.00 45.0 5.5%

The undersigned is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as the person required to report this transaction under IRC Section 5064(e) or other applicable law. Further, the draftsman is not responsible for the description furnished by the parties.

Subject to all existing mortgages, liens and encumbrances, to any existing restrictions, stipulations and easements of record affecting the above described property and to all state and county taxes due and payable and subsequent taxes, all of which the Party of the Second Part hereby assume and agree to pay.

This conveyance is approved by the Board members of the Louisville Jefferson County Landbank Authority, Inc., by Resolution Number 6, Series 2023 and Resolution 7, Series 2023 and is subject to the following “conditions subsequent”, approved by the Louisville and Jefferson County Landbank Authority, Inc. in Deed Book 11469, Page 38 by LBA Resolution Number 18, Series 2019 and in Deed Book 11469 Page 32, by LBA Resolution Number 21, Series 2019, both deeds recorded in the office of the Clerk of Jefferson County, Kentucky: Manage and keep the real estate in a manner consistent with the ordinances and regulations of the Louisville/Jefferson County Metro Government (“Louisville Metro”);

1. Maintain the real estate free of weeds, deleterious growths, debris, garbage, junk, and other noxious matter;
2. Regularly mow and maintain the lawn or other ground cover on the lot to a height no greater than ten (10) inches. If upon inspection by Louisville Metro the maintained condition of the lawn and/or ground cover exceeds this standard, Louisville Metro may implement all necessary actions to mow or otherwise maintain the lawn or ground cover and bill the owner of the same, the amount of which shall be a lien against the subject property;

3. Obtain C-2 zoning for the parcels conveyed herein and in compliance with all Louisville Metro building, housing, and development codes, and pertinent ordinances, commence, fully perform and complete the construction of an outdoor event space on the property herein according to the Grantee’s plans presented to the Grantor’s Board of Directors at its April 17, 2023 and June 21, 2023, meetings, within 6 months of the date of this deed.

*Party of the First Part has been dissolved but is transferring its interest in the property pursuant to KRS 275.300 as it winds up its business.*

The Party of the First Part further covenants lawful seizing of the estate hereby conveyed, with full power to convey the same.

The Parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Party of the Second Part joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, WITNESS the signatures of the Parties of the First and Second Part.

Paraquel Capital, LLC

[Signature]

By: Dorian O. Burton

As: Managing Member

STATE OF

COUNTY OF

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 27th day of June, 2023, by Dorian O. Burton, managing member of Paraquel Capital, LLC, a foreign limited liability company.

[Signature]

NOTARY PUBLIC STATE AT LARGE

My Commission Expires: 9/11/2023

[Notary Public Stamp]
Adventurous Minds Produce Extraordinary Dreams, Inc.

By: Dave W. Christopher
As: Director

STATE OF KY
COUNTY OF Jefferson

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 20 day of June, 2023, by Dave W. Christopher, Director of Adventurous Minds Produce Extraordinary Dreams, Inc., a Kentucky non-profit corporation.

Commonwealth Of Kentucky
Courtney J Winstead - Notary Public
Commission No. KYNP22182
My Commission Expires 3/31/2025

NOTARY PUBLIC STATE AT LARGE
Printed Name Courtney J. Winstead
My Commission Expires: 3.31.2025

This Instrument Prepared By:

Borders & Borders, Attorneys
920 Dupont Road
Louisville, Kentucky 40207
(502) 894-9200/mh
EXHIBIT "A"

1707 West Market Street

BEGINNING at a point on the North side of Market Street, 72-9/12 feet West of Seventeenth Street, in the center of a common passway 3 feet wide, to be used by the owner of this house and house adjoining on the East; running thence West with the North line of Market Street 37-3/12 feet, and extending the same width North in parallel lines with Seventeenth Street, 105 feet to an alley.

Fair Market Value: $7,600.00

1709 West Market Street

BEGINNING on the North side of Market Street, 90 feet West of 17th Street; running thence Westwardly along the North side of Market Street 25 feet to the center line of a brick wall; thence Northwardly in the center line of said brick wall, 105 feet to an alley; thence with the South line of said alley Eastwardly 25 feet; thence Southwardly and parallel with 17th Street, 105 feet to the beginning.

Fair Market Value: $10,720.00

1711 West Market Street

BEGINNING on the North side of Market Street, 115 feet West of 17th Street; running thence Westwardly along the North side of Market Street 25 feet and extending back Northwardly of the same width in lines parallel with 17th Street, 105 feet to an alley; the East line being the center line of a brick wall.

Fair Market Value: $10,890.00

1715 West Market Street

BEGINNING on the North side of Market Street, 160 feet West of 17th Street; running thence Westwardly along the North side of Market Street, 20 feet, and extending back Northwardly of the same width, between lines parallel with 17th Street, 105 feet to an alley.

Fair Market Value: $8,520.00

1717 West Market Street

BEGINNING at a point on the North side of Market Street, 180 feet West of 17th Street; running thence West with said North line of Market Street, 20 feet, and extending back Northwardly between parallel lines with 17th Street, 105 feet to an alley.

Fair Market Value: $8,640.00

1719 West Market Street
BEGINNING at a point on the North side of Market Street, 200 feet West of the West line of 17th Street; thence Northwardly 105 feet to a 15 foot alley; thence Westwardly with said alley, 20 feet; thence Southwardly 105 feet to the North line of Market Street; thence Eastwardly with said line of Market Street, 20 feet to the beginning.

Fair Market Value: $8,870.00

*Being the same property conveyed to Paraquel Capital, LLC, by deed dated July 30, 2019, and of record in Deed Book 11469, Page 38, in the Office of the County Court of Jefferson County, Kentucky.*