



**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 # 2017056245**

**BATCH # 66712**

**JEFFERSON CO, KY FEE \$17.00**

**STATE OF KY DEED TAX \$1,600.00**

PRESENTED ON: 03-10-2017 7 11:10:34 AM

LODGED BY: HEBEL & HORNUNG

RECORDED: 03-10-2017 11:10:34 AM

BOBBIE HOLSCLAW  
CLERK

BY: EVELYN MAYES  
RECORDING CLERK

**BK: D 10841**

**PG: 16-19**

*Return to*

HEBEL & HORNING, P.S.C.  
6511 GLENRIDGE PARK PL. #1  
LOUISVILLE, KY 40222

3

File # 201730294

DEED

MAIL TAX BILLS TO:

Anchorage Place LLC  
804 Evergreen Road  
Louisville KY 40223

THIS DEED made and entered into this 9<sup>th</sup> day of March, 2017, by and between:

The Anchorage, LLC, a Kentucky Limited Liability Company, whose mailing address is, 1515 Ormsby Station Court, Louisville, KY, 40223, Party of the First Part (hereinafter sometimes referred to as "Grantor"), and;

Anchorage Place LLC, a Kentucky Limited Liability Company, whose mailing address is, 804 Evergreen Road, Louisville, KY 40223, Party of the Second Part, (hereinafter sometimes referred to as "Grantee")

WITNESSETH:

THAT FOR A VALUABLE CONSIDERATION, being the sum of One Million Six Hundred Thousand Dollars and No cents, (\$1,600,000.00), paid, the receipt of which is hereby acknowledged, Grantor hereby conveys unto the Grantee, in fee simple, and with covenant of GENERAL WARRANTY, the following described real estate situated in Jefferson County, KY, together with all improvements thereon, to-wit:

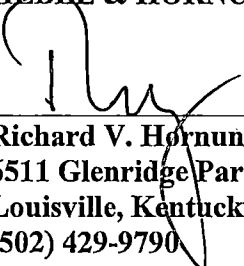
TRACT 3 as shown on the Minor Subdivision Plat recorded on February 28, 2017, of record in Plat Book 56, Pages 26 and 27, in the Office of the Clerk of Jefferson County, Kentucky.

BEING a portion of the same property conveyed to The Anchorage, LLC, a Kentucky limited liability company, by Deed dated and recorded December 30, 2013 in Deed Book 10186, Page 695, in the Office of the Clerk of Jefferson County, Kentucky.

Grantor further grants Grantee a right of first refusal, for so long as Grantee owns Tract 3, on the pond property, which is shown as Tract 4 on the above referenced Minor Subdivision Plat (Plat). Grantee hereby agrees to grant Grantor a right of first refusal on the Tract 3 property, so long as Grantor or Neil or Anne Ramsey continue to own any part of Tract 1 or Tract 2 on said Plat. In each instance above should one tract owner receive a bona fide written offer by a willing third party to purchase all or part of the applicable property subject to such right of first refusal (solicited or unsolicited) which such owner intends to accept, or a purchase agreement which owner intends to enter into (collectively, "Offer"), such owner shall give written notice to the other party at the address provided herein or shown on the Jefferson County Sheriff's tax records, accompanied by a copy of such Offer. Within ten (10) business days after receipt of the written notice, the owner notified of the Offer shall have the right to notify the other owner that it is exercising its Right of First Refusal hereunder and will purchase the applicable property pursuant to a purchase agreement which incorporates the terms and conditions of the Offer. If the notified owner fails to exercise its Right of First Refusal within the ten (10) day period stated above, such Right of First Refusal shall



THIS INSTRUMENT PREPARED BY:  
HEBEL & HORNUNG, P.S.C.



---

Richard V. Hornung, Attorney at Law  
6511 Glenridge Park Place #1  
Louisville, Kentucky 40222  
(502) 429-9790