

WARRANTY DEED

THIS DEED is made this 30th day of August, 2013, by and between **The Ann O. Kirk Revocable Trust, as amended and Restated on November 2, 2011, by Ann O. Kirk, as Settlor and E.T. Kirk, as Successor Trustee**, with a mailing address located of 2310 Clarkwood Road, Louisville, KY 40207, Grantor and **Elizabeth G. Powell and Scott Powell, wife and husband** whose mailing address is 429 Swing Lane, Louisville, KY 40207, Grantee(s);

WITNESSETH: That for the FULL AND VALUABLE CONSIDERATION in the amount of Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00), the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby conveys a fee simple estate with covenants of GENERAL WARRANTY to the Grantee(s), to hold as joint tenants with remainder in fee simple to the survivor of them, in and to the following described real property, together with all improvements, located in Jefferson County, Kentucky, to wit:

Being Lot 5 and the northwesterly 15 feet of Lot 6, Block "A", as shown on plan of Rolling Fields, a plat of which is of record in Plat and Subdivision Book 9, Page 81, in the Office of the Clerk of Jefferson County, Kentucky; being known and designated as 429 Swing Lane.

Being the same property conveyed to The Ann O. Kirk Revocable Trust, as amended and Restated on November 2, 2011, by Ann O. Kirk, as Settlor and E.T. Kirk, as Successor Trustee, by deed dated 11/02/11, and recorded 11/10/2011, of record in Deed Book 9797, Page 0793, in the office of the clerk Jefferson County, Kentucky.

The Grantor further covenants that it is lawfully seized of the estate hereby conveyed; that it has full right and power to convey same; and that said property is free and clear of all encumbrances.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to, any existing stipulations, easements, restrictions of record, and zoning regulations for Jefferson County, Kentucky, affecting said property, and the state, county, school, special district and any city taxes, which taxes have been prorated between the parties, with the Grantees to assume and pay all future tax bills.

The parties hereto swear and affirm, under penalties of perjury, that the consideration reflected in this deed is the full consideration paid for the property, and that their marital status is correctly stated above.

The undersigned, E.T. Kirk, sole, successor Trustee, does hereby swear and affirm under oath and penalties of perjury, to act as the duly sole, successor Trustee, with the respect of this conveyance.

Grantor:

The Ann O. Kirk Revocable Trust, as amended and Restated on November 2, 2011, by Ann O. Kirk, as Settlor and E.T. Kirk, as Successor Trustee

E.T. Kirk, Trustee

By: E.T. Kirk, sole, successor Trustee

Grantee(s):

Elizabeth G. Powell
Elizabeth G. Powell

Scott Powell
Scott Powell

Commonwealth of Kentucky)
County of Jefferson)

This deed was acknowledged before me, a notary public, this 30th day of August, 2013, by E.T. Kirk, sole, successor Trustee of The Ann O. Kirk Revocable Trust, as amended and Restated on November 2, 2011, by Ann O. Kirk, as Settlor and E.T. Kirk, as Successor Trustee Grantor, and Elizabeth G. Powell and Scott Powell, wife and husband, Grantee(s).

My Commission Expires: 10/14/2014

David T. Green
Notary Public, State at Large, Kentucky

County of Residence: Jefferson County

Name Printed: David T. Green

Pursuant to KRS 382.135(1)(c), please send all property tax bills for the 2013 tax year, and the "in-care-of address" for the Grantee is: 429 Swing Lane, Louisville, KY 40207.

When Recorded, Return To: Kemp Title Agency, LLC, 806 Stone Creek Pkwy, Suite 5, Louisville, Kentucky 40223, 502-491-6417, File #01390-2908

This instrument was prepared without title examination or other legal services by: Kemp Law Office, LLC, 806 Stone Creek Pkwy, Suite 5, Louisville, Kentucky 40223.

David T. Green
By: James M. Kemp, Esq.
David T. Green, Esq.

END OF DOCUMENT

Document No.: DN2013161332
Lodged By: KEMP TITLE
Recorded On: 09/05/2013 12:53:02
Total Fees: 467.00
Transfer Tax: 450.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: EVENAY