

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 # 2018059131

BATCH # 120293

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$265.00

PRESENTED ON: 03-13-2018 8 10:53:59 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 03-13-2018 10:53:59 AM

**BOBBIE HOLSCLOW
CLERK**

**BY: JOLENE CARDWELL
RECORDING CLERK**

BK: D 11104

PG: 986-989

34
CWL

20180388

AFTER RECORDING RETURN TO
BORDERS & BORDERS, ATTORNEYS
920 DUPONT ROAD
LOUISVILLE, KY 40207

WARRANTY DEED

THIS DEED, made this the 12th day of March, 2018, by and between Robin N. Ritter, Trustee of the Mary Ann Nuss Irrevocable Trust dated November 14, 2017, with full power of sale, Party of the First Part whose 8407 La Grange Rd. Louisville KY 40222 mailing address is and Bart Nuss and Donna Nuss, husband and wife, Parties of the Second Part, whose mailing address and in-care-of address, for tax purposes, Bart Nuss 2408 Running Brook Trl Fisherville KY 40023

WITNESSETH: That, for a valuable consideration in the amount of \$265,000.00, the receipt of which is hereby acknowledged, the Party of the First Part hereby convey unto the Parties of the Second Part, for and during their joint lives with the remainder in fee simple to the survivor of them with covenant of GENERAL WARRANTY, the following described property located in Jefferson County, Kentucky, to-wit:

See Attached Exhibit "A" which is incorporated herein and made a part hereof by reference.

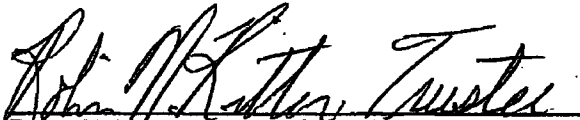
Being the same property conveyed to the Party of the First Part by Deed dated November 14, 2017, and recorded in Deed Book 11032, Page 680, in the office of the Clerk aforesaid.

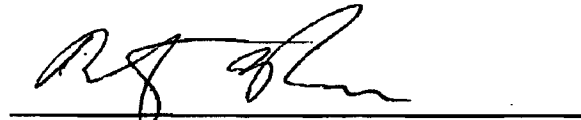
Any spouse of the Party of the First Part, who is not an owner (i.e., not on the title to the property) is signing only for the purpose of releasing his or her Dower or Curtesy interest in the property and makes no warranties or representations to any Party of the Second Part.

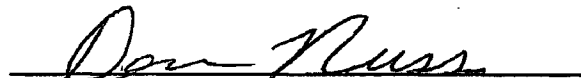
The Party of the First Part further covenant lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, and State, County and School taxes due and payable in 2018 and all subsequent taxes which Parties of the Second Part do hereby assume and agree to pay.

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

20180388

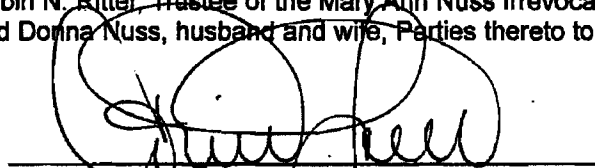

 Robin N. Ritter, Trustee of the Mary Ann Nuss
 Irrevocable Trust dated November 14, 2017


 Bart Nuss


 Donna Nuss

State of Kentucky
 County of Jefferson

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 12th day of March, 2018, by Robin N. Ritter, Trustee of the Mary Ann Nuss Irrevocable Trust dated November 14, 2017 and Bart Nuss and Donna Nuss, husband and wife, Parties thereto to be their act and deed.


 Notary Public Kentucky State at Large
 Print Name Christine Amende
 My Commission Expires: 1-8-2021

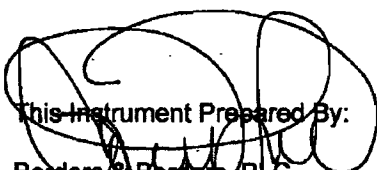

 This Instrument Prepared By:
 Borders & Borders, PLC
 920 Dupont Road
 Louisville, KY 40207
 (502) 894-9200

EXHIBIT "A"

Tract 1:

Beginning at a pin in the Northwestwardly line of a sidewalk 12 feet wide along the Northwest line of Anchorage Road at the Intersection of the Northeastwardly line of Eastview Subdivision as shown on Revision of Blocks 1 and 2 thereof, of record in Plat and Subdivision Book 8, Page 6, in the office of the Clerk of the County Court of Jefferson County, Kentucky; thence along the Northwestwardly line of said sidewalk South $66^{\circ} 8'$ West 100 feet to a pipe; thence North $36^{\circ} 30'$ West 245.53 feet to a pipe; Thence North $58^{\circ} 6'$ East 97.89 feet to a pipe in the Northeastwardly line of Eastview above referred to; thence with said Northeast line South $36^{\circ} 30'$ East 259.54 feet to the beginning; also the 5 feet of ground adjoining on the Southwest of the lot above described, said 5 feet fronting on the 12 foot side-walk.

Tract 2:

Beginning at the intersection of the Northeastwardly line of Eastview Subdivision as shown on Revision of Blocks 1 and 2 thereof, of record in Plat and Subdivision Book 8, Page 6, in the office aforesaid; with the Northwestwardly line of the tract of land first described in a deed to Anton Simon and wife, dated October 24, 1940, of record in Deed Book 1757, Page 531, in the office aforesaid; thence with the Northwestwardly line of said tract and with the Northwestwardly line of strip of land secondly described in the aforesaid deed, South $58^{\circ} 6'$ West 102.91 feet to a corner of said strip; thence North $36^{\circ} 30'$ West 125.20 feet to a pipe; thence North $62^{\circ} 20'$ East 103.81 feet to a pipe in the Northeastwardly line of Eastview Subdivision aforesaid; thence with the Northeastwardly line of Eastview Subdivision aforesaid, South $36^{\circ} 30'$ East 117.51 feet to the beginning.

Tract 3:

Beginning at an iron pipe in the Northwest side of the sidewalk 12 feet wide immediately Northwest and adjoining LaGrange Road, all as shown on the Plan of Eastview, (Revision of Blocks 1 and 2 thereof), of record in Plat and

Subdivision Book 8, Page 6, in the office aforesaid; said iron pipe being at the intersection of said line of said sidewalk with the Southwesterly line of the lot of land secondly described in deed from J. E. Dawkins and wife to Anton Simon and wife, dated October 24, 1940, of record in Deed Book 1757, Page 531, in the office aforesaid; thence with the Southwesterly line of said lot and with the Southwesterly line of another lot of land conveyed by said J. E. Dawkins and wife to said Anton Simon and wife by deed dated May 7, 1941, of record in Deed Book 1784, Page 156, in the office aforesaid, North $36-1/2^{\circ}$ West 370 feet to an iron pipe corner to said last mentioned lot; thence South $62^{\circ} 20'$ West 49.38 feet to an iron pipe; thence South $36-1/2^{\circ}$ East 366.64 feet to an iron pipe in the Northwesterly side of the side walk hereinabove referred to; thence with said line of said sidewalk, North $66^{\circ} 08'$ East 50 feet to the point of beginning, and being a part of Lot 1. As shown on said plan of Eastview above referred to.