



Bobbie Holsclaw
Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



INST # 2022181868

BATCH # 405629

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$383.50

PRESENTED ON: 08-04-2022 2 01:45:30 PM

LODGED BY: csc

RECORDED: 08-04-2022 01:45:30 PM

BOBBIE HOLSCLOW

CLERK

BY: ROXANN MCGAUGHEY

RECORDING CLERK

BK: D 12423

PG: 319-322

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MAR 02 2023

PLANNING & DESIGN
SERVICES

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

23- VARIANCE-0031

GENERAL WARRANTY DEED

THIS DEED executed this 2nd day of August, 2022, by and between **Prospect Construction, LLC, a Kentucky Limited Liability Company** as Grantor(s) with the in-care address is: **7513 Chestnut Hill Drive, Prospect, KY 40059** and **Eastland Properties, LLC, a Kentucky Limited Liability Company, as Grantee(s)**, whose mailing address and the address for mailing property tax bills is: **2904 Falmouth Drive, Louisville, KY 40205**.

WITNESSETH:

That for VALUABLE CONSIDERATION, in the amount of **\$383,500.00** the receipt of which is hereby acknowledged, the Grantor(s) hereby convey(s), with General Warranty, unto Grantee(s), in fee simple the following described property situated at **1201 Hull Street, Louisville, KY 40204**, Jefferson County, KY, to-wit:

BEGINNING AT NORTHEAST CORNER OF COOPER AND HULL STREETS, RUNNING THENCE NORTHEASTWARDLY WITH HULL STREET 25 FEET, AND EXTENDING BACK NORTHWESTWARDLY AND PARALLEL WITH COOPER STREET, OF SAME WIDTH, 115 FEET.

BEING THE SAME PROPERTY CONVEYED TO PROSPECT CONSTRUCTION, LLC, BY DEED DATED JUNE 23, 2020, OF RECORD IN DEED BOOK 11722, PAGE 544, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY.

Provided, however, exception is hereby taken to all taxes due and payable in the future, all easements and restrictions of record, and any and all local zoning ordinances affecting property, if applicable.

IN TESTIMONY WHEREOF, witness the signature of the Grantor(s) hereto this 2nd day of August, 2022.

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23-VARIANCE-0031

Grantor(s):

Prospect Construction, LLC, a Kentucky Limited Liability Company

Thomas L. Sanders, member
By: Thomas L. Sanders, Sole Member

CERTIFICATE OF CONSIDERATION

We, the undersigned, being duly sworn, hereby certify that the Consideration reflected in this Deed is the full purchase price of the property.

Grantor(s):

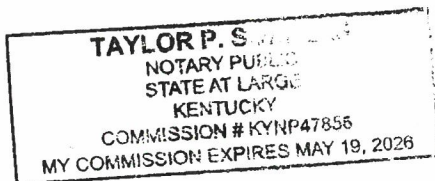
Prospect Construction, LLC, a Kentucky Limited Liability Company

Thomas L. Sanders, member
By: Thomas L. Sanders, Sole Member

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

The foregoing Signatures of the Party of the First Part and the Certification was acknowledged and sworn to before me this 22 day of August, 2022 by **Thomas L. Sanders**, Sole Member of Prospect Construction, LLC, a Kentucky Limited Liability Company.



My commission expires.

Thomas L. Sanders
Notary Public, State at Large

Name: _____

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Grantee(s):

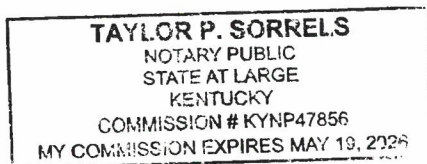
Eastland Properties, LLC, a Kentucky Limited Liability Company

Hunter Makk
By: Hunter Makk, Member

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

The foregoing Signatures of the Party of the Second Part and the Certification were acknowledged and sworn to before me this 4th day of August, 2022 by Hunter Makk as Member of **Eastland Properties, LLC, a Kentucky Limited Liability Company.**

My commission expires: _____



Taylor P. Sorrels
Notary Public, State at Large
Name _____

THIS INSTRUMENT PREPARED BY:

Taylor P. Sorrels

Taylor P. Sorrels, Attorney At Law
Turn Key Title & Escrow, LLC
6008 Brownsboro Park Blvd., Ste A
Louisville, KY 40207

TKT16262

AFTER RECORDING, PLEASE RETURN TO:

Turn Key Title & Escrow, LLC
6008 Brownsboro Park Blvd., Ste. A
Louisville, KY 40207
502-653-5600

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END OF DOCUMENT

23-VARIANCE-0031