



Bobbie Holsclaw
Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



INST # 2022279302

BATCH # 431229

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$34.00

PRESENTED ON: 12-14-2022 2 01:00:06 PM

LODGED BY: CLAYTON HOMES

RECORDED: 12-14-2022 01:00:06 PM

BOBBIE HOLSCLAW

CLERK

BY: WILMA COLVIN

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BK: D 12517

PG: 605-609

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SERVICES

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

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SURVIVORSHIP DEED

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THIS DEED of conveyance, made and entered into this the 1st day of December, 2022, by and between, **Ben N. Ofokile and Jessica Ofokile**, Husband and Wife, whose address is 6811 Memory Lane, Louisville, Kentucky 40258, Parties of the First Part (Grantors), and **Ben N. Ofokile and Jessica Ofokile**, Husband and Wife, whose address and In-Care-Of Address is 6811 Memory Lane, Louisville, Kentucky 40258, Parties of the Second Part (Grantees).

WITNESSETH: That for and in consideration of the LOVE AND AFFECTION the Parties have for each other and to combine the two lots referenced in Deed Book 12034, Page 642, identified therein as Lot 63 (Parcel A) and Lot 64 (Parcel B) into one boundary lot by virtue of a new boundary survey and description, the Parties of the First Part do hereby grant, sell and convey unto the Parties of the Second Part, jointly and equally, for and during their natural lives, and with the remainder in fee simple to the survivor of them, his and her heirs and assigns, the following described real property, viz: A certain tract or parcel of land lying and being in Jefferson County, Kentucky, and being ALL of the same property which the Parties of the First Part acquired from Boyd & Sons, LLC, a Kentucky Limited Liability Company, by deed of conveyance dated March 25, 2021 and of record in Deed Book 12034, Page 642, records of the Jefferson County Court Clerk's Office. Said property being more particularly described as follows:

New Boundary Survey and Description:

A certain tract of land being in Jefferson, Kentucky in the Sylvania Subdivision, Plat #1, Page 226 in the Office of the Jefferson County Court Clerk. This survey combines the boundary of Lot 63 and Lot 64 into one boundary. North Meridian based on plat of record.

Beginning at a found iron pin w/orange cap on the east side right-of-way of Memory Lane, CS-1378F, 20' feet from the centerline, being the southwest corner of Lot 64 and northwest corner of Lot 65, also being approximately 787' north of the intersection of Memory Lane and Wood Road; thence with the right-of-way, N 18 degrees 37' 00" E, 119.83' to a found iron pin w/yellow cap, northwest corner of Lot 63 and southwest corner of Lot 62; thence with Lot 62, S 74 degrees 46' 43" E, 298.25' to the corner of Black Pond Creek, northeast corner of Lot 63 and in line of Lot 21, witnessed by an iron pin and cap set 40.0' from corner in preceding line; thence with creek and Lot 21, 22 and 23, S 18 degrees 08' 21" W, 119.78' to a point, southeast corner of Lot 64 and northeast corner of Lot 65, witnessed by a found iron pin w/red cap "WIT 3590" in

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proceeding line of Lot 64; thence with Lot 65, N 74 degrees 46' 43" W, 299.25' to the point of beginning. Containing 0.820 acres, more or less, according to a survey by Richard M. Frederick, PLS #3051 on September 17, 2022, and being the same property conveyed to Ben N. Ofokile & Jessica Ofokile by deed recorded in Deed Book 12034, page 642 in the Jefferson County Clerk's Office, Louisville, Kentucky.

This tract is subject to any easements and/or right-of-ways that may exist, either of record or not.

TO HAVE AND TO HOLD the same, together with all the appurtenances thereunto belonging unto the Parties of the Second Part, their heirs and assigns, forever, for and during their joint lives, and with the remainder in fee simple to the survivor of them with covenants of "General Warranty";

PROVIDED, HOWEVER, that this conveyance is made subject to all easements, conditions, and restrictions that may appear of record, and all governmental laws and regulations affecting the real property.

FAIR MARKET VALUE

We, the undersigned, hereby certify that the consideration reflected in this deed which is love and affection which the Parties of the First Part have for the Parties of the Second Part, and with no monetary consideration is the full consideration paid for the property and that the fair market value of said property is \$ 437,000.00. The grantees join in this conveyance for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY whereof, the Parties of the First Part have hereunto set their hands on the date first above written.


Ben N. Ofokile, GRANTOR


Ben N. Ofokile, GRANTEE


Jessica Ofokile, GRANTOR


Jessica Ofokile, GRANTEE

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COMMONWEALTH OF KENTUCKY

SS
COUNTY OF Jefferson

The foregoing Deed and Fair Market Value Certificate was delivered to me and acknowledged and sworn to before me this the 1st day of December, 2022, by, **Ben N. Ofokile and Jessica Ofokile, Husband and Wife, Grantors.**

Ben Ofokile Jessica Ofokile
Print Name

Michelle D. Crump
Notary Public
My Commission Expires: 4-17-2023
Notary ID #: 612584

COMMONWEALTH OF KENTUCKY

SS
COUNTY OF Jefferson

The foregoing Fair Market Value Certificate was acknowledged and sworn to before me this the 1st day of December, 2022, by **Ben N. Ofokile and Jessica Ofokile, Husband and Wife, Grantees.**

Ben Ofokile Jessica Ofokile
Print Name

Michelle D. Crump
Notary Public
My Commission Expires: 4-17-2023
Notary ID #: 612584

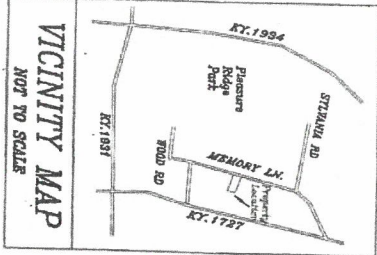
This deed was prepared without a title examination
Jeffrey T. Weaver
Acute Title, LLC
474 Barboursville Road
London, Kentucky, 40744

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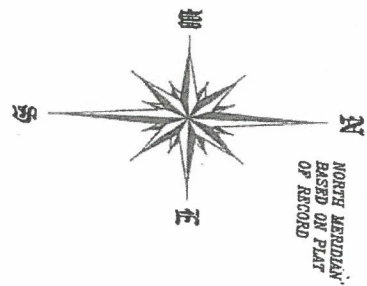
By: JTW, Attorney at Law



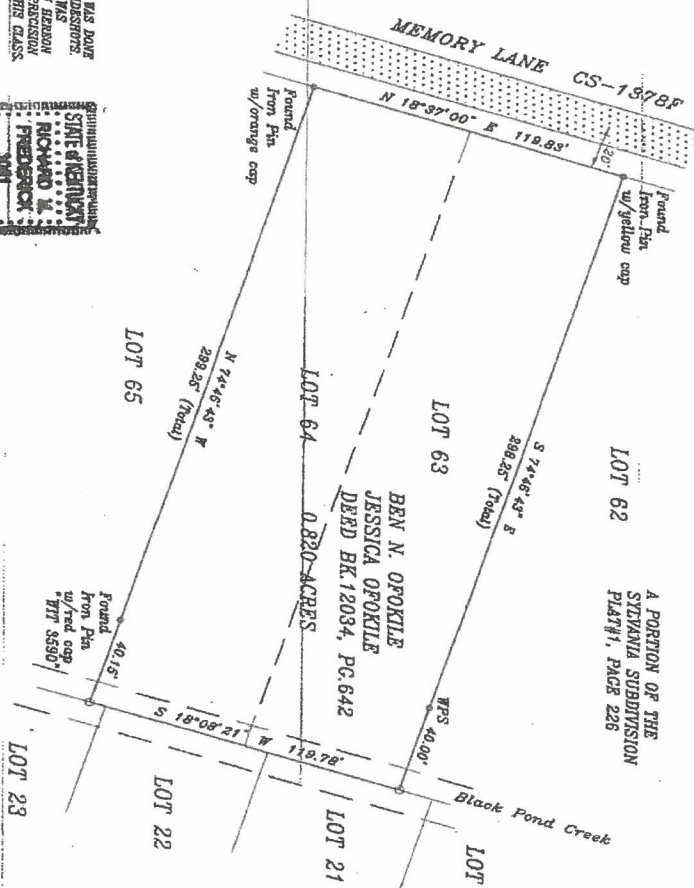
SURVEYOR'S NOTES:

- (1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OR AID OF AN ABSTRACT TITLE, AND IS SUBJECT TO SALE. THIS SURVEY DOES NOT WARRANT OR CONFIRM TITLE.
- (2) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT MAY BE ON RECORDED, WHETHER RECORDED OR NOT IN PUBLIC RECORD.
- (3) THE CALCULATION OF SURVEY AND PLAT WAS PREPARED FOR THE ENTITY NAMED IN THE TITLE REFERENCE AND DOES NOT EXTEND TO ANY OTHER ENTITY UNLESS INDICATED OTHERWISE.
- (4) NO INVESTIGATION WAS MADE TO DISCOVER THE EXISTENCE OF ANY STRUCTURES WHICH MAY BE ON THE SURVEYED LAND. THE SURVEYOR'S LIABILITY IS ASSUMED BY THE SURVEYOR SIGNING HEREON FOR ANY LINES THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY TYPE OF STRUCTURES.

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 Surveying
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LEGEND

- MONUMENTATION "AS DESCRIBED"
- UP MONUMENTATION - IRON PIN FOUND
- DP MONUMENTATION - IRON PIN SET
- 1/8" X 1/8" BRASS W/ YELLOW CAP STAMPED "RUP 5061"
- WPS MONUMENTATION - WITNESS PIN SET
- MAG DEPOSITS MONUMENT SET BY GPS
- BOUNDARY LINE ESTABLISHED BY TOTAL STATION
- BOUNDARY LINE ESTABLISHED BY GPS
- POINT "AS DESCRIBED"
- MP BEARER POINT - ROAD, STREAM, ETC.
- UP UTILITY POLE
- FENCE ON PROPERTY LINE
- X- OTHER FENCE "AS DESCRIBED"
- TREE "AS DESCRIBED"

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE SURVEY DESCRIBED BY THIS PLAT WAS DONE BY ME BY THE METHOD OF RANDOM TRAVERSE WITH SUBSTANTIAL ACCURACY AND WAS NOT ADJUSTED. THE SURVEY SHOWS BEHAVIOR AS AN OPEN CLASS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

Richard K. Frederick
 RICHARD K. FREDERICK, LS 804851
 DATE 9-9-22



SURVEY DATES: 9-17-2022
REVISION DATES: _____
SCALE: 1" = 50'
TITLE SOURCE: AS SHOWN

PREPARED BY:
APEX
 LAND SURVEYS
 BARDOLWILE, KY, 40008
 (606) 548-3889
 RICHARD FREDERICK, LS

PREPARED FOR:
BEN & JESSICA OFOKILE
 6811 MEMORY LANE, LOUISVILLE, KENTUCKY

PROJECT:
BOUNDARY SURVEY COMBINING
LOT 63 AND LOT 64
 6811 MEMORY LANE, LOUISVILLE, KENTUCKY

This Plat depicts a "Boundary Survey" that complies with 201 KAR 18:150.

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