



Bobbie Holsclaw
Jefferson County Clerk's Office

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has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2021306318

BATCH # 351272

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$175.00

PRESENTED ON: 12-07-2021 1 09:38:59 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 12-07-2021 09:38:59 AM

BOBBIE HOLSCLAW

CLERK

BY: BECKY SEARCY

INDEXING CLERK

BK: D 12215

PG: 423-427

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

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

22-CUP-0077

MB

When Recorded Return To:
Borders & Borders, PLC
920 Dupont Road
Louisville, KY 40207
2021-3016

DEED

THIS DEED, made and entered into this 6th day of December, 2021, by and between Sandra J. Wheatley, unmarried, First Party, with a mailing address of 9101 Walter Avenue, Louisville, KY 40229; AND 3 Bears Ventures LLC, a Pennsylvania Limited Liability Company, Second Party, whose mailing address and in-care-of address, for tax purposes, 1150 1st ave Sk 511 King of Prussia;

PA 19406

WITNESSETH:

THAT, for a valuable consideration of \$175,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, in fee simple, the following described property located in Jefferson County, Commonwealth of Kentucky:

The Legal Description which is attached hereto and marked Exhibit "A" 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 10/21/2009 and of record in Deed Book 9483, Page 846 in the office of the Clerk of Jefferson County, Kentucky.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, in fee simple.

FIRST PARTY does hereby release and relinquish unto the Second Party, in fee simple, all of her right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, in fee simple, that she is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that she will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is expected from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

RECEIVED
MAR 30 2022
PLANNING & DESIGN
SERVICES

22-CUP-007

IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.

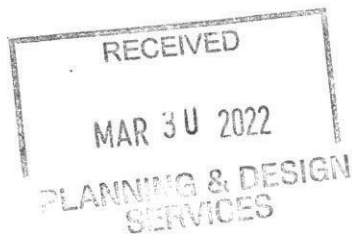
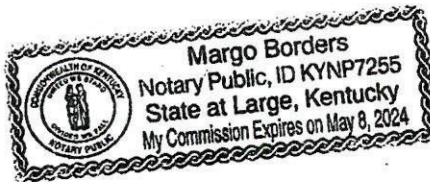
FIRST PARTY:

Sandra J. Wheatley
Sandra J. Wheatley

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 6 day of December, 2021 by Sandra J. Wheatley, unmarried, First Party.

Margo Borders
Notary Public
KENTUCKY, State at Large
My Commission Expires: 05-08-2024



22-CUP-007

SECOND PARTY:


3 Bears Ventures LLC, a Pennsylvania Limited Liability Company


By: Pamela Smith, Member

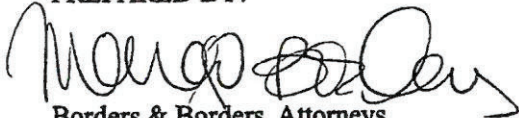
STATE OF *Pennsylvania*
COUNTY OF *Bucks*

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 12/3/21^{third} day of December, 2021 by Pamela Smith, Member of 3 Bears Ventures LLC, a Pennsylvania Limited Liability Company, Second Party.

Commonwealth of Pennsylvania - Notary Seal
Julianne W. Fleischer, Notary Public
Bucks County
My commission expires March 18, 2023
Commission number 1182286
Member, Pennsylvania Association of Notaries


Notary Public
PA, State at Large
My Commission Expires: 3/18/2023
Notary ID # 118 2286

PREPARED BY:


Borders & Borders, Attorneys
920 Dupont Road
Louisville, KY 40207
(502) 894-9200

RECEIVED
MAR 30 2022
PLANNING & DESIGN
SERVICES

22-CUP-007

EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY

Beginning at a point in the Northeasterly line of Walter Avenue as established in instrument of record in Deed book 2866, Page 498, in the Office of the Clerk of the County Court of Jefferson County, Kentucky, said point being South 24 degrees 13 minutes East 623.14 feet from the Southerly line of New South Park Road as established in Deed book 1768, Page 53, in the aforesaid office, as measured along the Northeasterly line of Walter Avenue, (said point of beginning also being the most Southerly corner of the tract conveyed to Sterling M. Marlow and wife by deed of record in Deed Book 2987, Page 327, in the aforesaid office); thence with Northeasterly line of Walter Avenue, South 24 degrees 13 minutes East 100 feet to the most Westerly corner of the tract conveyed to Aylette L. Guttermuth and wife by deed of record in Deed Book 2880, Page 571, in the aforesaid office, and extending back between parallel lines North 66 degrees 20 minutes East to the Southwesterly line of the tract conveyed to Russell Perkins by deed of record in Deed Book 2779, Page 149, in the aforesaid office, the Northwesterly line measuring 162.4 feet and is coincident with the Southeasterly line of the tract conveyed to Sterling H. Marlow and wife aforesaid and the Southeasterly line measuring 156.41 feet and is coincident with the Northwesterly line of the tract conveyed to Aylette L. Guttermuth and wife aforesaid.

