

Legal Description for Zoning
309 S. Spring Street

Beginning in the East right of way of S. Spring Street and then leaving said right of way North 56 Degrees 43 Minutes 12 Second East 160.00 feet to a point in the west right of way of a 20 foot alley; thence along said west alley right of way South 33 Degrees 16 Minutes 48 Seconds East 25 feet to a point; thence leaving said alley right of way, South 56 Degrees 43 Minutes 12 Seconds West 160 feet to a point in the east right of way of E. Spring Street, thence North 33 Degrees 16 Minutes 48 Seconds West 25 feet to the point of beginning,

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21-ZONE-0039



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
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Jefferson County Clerk's Office.



INST # 201511108966

BATCH # 2922

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$125.00

PRESENTED ON: 12-02-2015 5 12:35:33 PM

LODGED BY: ROUNSAVALL TITLE GROUP LLC

RECORDED: 12-02-2015 12:35:33 PM

BOBBIE HOLSCLAW

CLERK

BY: EVELYN MAYES

RECORDING CLERK

BK: D 10508

PG: 715-718

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527 W Jefferson St ~ Louisville, KY 40202 (502) 547-5700

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

21-ZONE-0289

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GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated this 23rd day of November, 2015, is by and between MARK G. MINCH and CYNTHIA R. WATRO, both unmarried, hereinafter referred to as Grantors, whose address is 1034 Garlanreid Place, Louisville, Kentucky 40223, and ANDREW COOK and KELLY A. COOK, husband and wife, hereinafter referred to as Grantees, whose address is 309 S. Spring Street, Louisville, Kentucky 40206.

WITNESSETH:

That for and in consideration of the total purchase price of One Hundred Twenty-Five Thousand Dollars and Zero Cents (\$125,000.00), the receipt of which is hereby acknowledged, Grantors have Bargained and Sold and do hereby Grant and Convey unto Grantees in joint survivorship, with remainder to the survivor of them in fee simple, their heirs or assigns forever, with covenant of GENERAL WARRANTY, the following described real estate situated in Jefferson County, Kentucky, more particularly described as follows:

Property address: 309 S. Spring Street, Louisville, Kentucky 40206
(hereinafter referred to as "the Subject Property")

BEGINNING in the Northeast line of Lexington Road, formerly Spring Street, at a point 100 feet southeast of Paine street, said point corner to the lot conveyed to R. Wible by deed of record in Deed Book 134, Page 143, in the Office of the Clerk of Jefferson County, Kentucky, thence Southeasterly with the Northeasterly line of Lexington Road 25 feet and extending back Northeasterly between parallel lines 160 feet to an alley, the Northwesterly line being coincident with the Southeasterly line of the lot conveyed to R. Wible by deed aforesaid.

Being the same property conveyed to Christopher E. Minch, unmarried, an undivided 1/5 interest in fee simple, Mark G. Minch, married, an undivided 1/5 interest in fee simple, Theresa Watson, married, an undivided 1/5 interest in fee simple, Cynthia R. Watro, married, an undivided 1/5 interest in fee simple, and Brigid L. M. Breetz, married, an undivided 1/5 interest in fee simple, by Deed dated January 4, 2002, of record in Deed Book 7794, Page 680, in the Office of the Clerk of Jefferson County, Kentucky. Pursuant to Civil Action No. 07-CI-500774, Jefferson Circuit Court, Family Division Six (6), styled Ann D. Minch, Petitioner vs. Mark G. Minch, Respondent; Ann Minch, a/k/a Ann D. Minch, conveyed her martial interest to Mark Minch a/k/a Mark G. Minch, by Deed recorded on July 9, 2007, of record in Deed Book 9066, Page 309, in the Office of the Clerk aforesaid. The same property being further conveyed to Mark G. Minch, unmarried and Cynthia R. Watro, unmarried, by Quit Claim Deed dated August 30, 2014, of record in Deed Book 10298, Page 741, in the Office aforesaid.

TO HAVE AND TO HOLD the Subject Property, together with all appurtenances and privileges thereunto belonging, unto Grantees, their heirs and assigns forever.

Now Grantors hereby release and relinquish unto Grantees, their heirs and assigns forever, all of Grantors' rights, title and interest in and to the Subject Property, and covenant with Grantees, their heirs and assigns forever, that the Grantors are lawfully seized in fee simple title to the Subject Property, and have good and lawful right to sell and convey same as is herein done, that the Subject Property conveyed herein is free of all liens and encumbrances except the following: any and all state, county, city and/or school taxes due and payable either in the current applicable fiscal tax year and/or all such taxes assessed thereafter, all of which the Grantees hereby assume and agree to pay; and any and all easements, restrictions, stipulations and zoning regulations of record affecting the Subject Property.

FURTHERMORE, all subsequent property tax bills associated with the Subject Property, including bills issued for the current tax year, shall be sent to the Grantees at the following address: 309 S. Spring Street, Louisville, Kentucky 40206.

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IN TESTIMONY WHEREOF, Grantors and Grantees have hereunto affixed each of their signatures, this the day and year first above written

GRANTORS:

Mark G. Minch

Mark G. Minch

Cynthia R. Watro

Cynthia R. Watro

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this Deed is the full consideration paid for the property.

GRANTORS:

Mark G. Minch

Mark G. Minch

Cynthia R. Watro

Cynthia R. Watro

COMMONWEALTH OF KENTUCKY)

)SS

COUNTY OF JEFFERSON)

I hereby certify that the foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 23rd day of November, 2015, by Mark G. Minch and Cynthia R. Watro, both unmarried, to be their true act and deed.

[Signature]
NOTARY PUBLIC, STATE AT LARGE
KENTUCKY

My Commission Expires: 2.14.2018

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CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this Deed is the full consideration paid for the property.

GRANTEES:

Andrew Cook 11-23-15
Andrew Cook

Kelly A. Cook 11-23-15
Kelly A. Cook

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

I hereby certify that the foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me on this 23rd day of November, 2015, by Andrew Cook and Kelly A. Cook, husband and wife, to be their true act and deed.

[Signature]
NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY
My Commission Expires: 2-14-2018

This Instrument Prepared By:

[Signature]
G. Hunt Rounsavall, Jr.
ROUNSAVALL LAW OFFICE LLC
4175 Westport Road, Suite 201
Louisville, Kentucky 40207
Phone: 502.893.3336
Fax: 502.893.4244
E-mail: hunt@rtitlegroup.com

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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
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INST # 2019211562

BATCH # 196872

JEFFERSON CO, KY FEE \$20.00

PRESENTED ON: 09-11-2019 9 02:00:39 PM

LODGED BY: KELLY ANN COOK

RECORDED: 09-11-2019 02:00:39 PM

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CLERK

BY: LEEMESIA EDWARDS

INDEXING CLERK

BK: D 11502

PG: 595-599

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QUITCLAIM DEED

THIS DEED, made and entered into this 10th day of September, 2019, by and between ANDREW SCOTT COOK, 1318 Highland Avenue, Louisville, Kentucky 40204, Party of the First Part, and KELLY ANN COOK, 309 S. Spring Street, Louisville, Kentucky, 40206, Party of the Second Part;

W I T N E S S E T H:

That for a valuable consideration, to-wit, a Marital Settlement Agreement entered into in a dissolution action filed in Jefferson Family Court, 18 CI 502109, Division No. Two (2), the Party of the First Part does hereby sell, convey and forever quitclaim unto the Party of the Second Part all of his right, title and interest, in fee simple, to the following described real estate, together with all improvements thereon, located in Jefferson County, Kentucky, and known as 309 S. Spring Street, Louisville, Kentucky, 40206, to-wit:

BEGINNING in the Northeast line of Lexington Road, formerly Spring Street, at a point 100 feet southeast of Payne Street, said point corner to the lot conveyed to R. Wible by deed of record in Deed Book 134, Page 143, in the Office of the Clerk of Jefferson County, Kentucky, thence Southeasterly with the Northeasterly line of Lexington Road 25 feet and extending back Northeasterly between parallel lines 160 feet to an alley, the Northwesterly line being coincident with the Southeasterly line of the lot conveyed to R. Wible by deed aforesaid, and

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BEING the property address of 309 S. Spring Street, Louisville, Kentucky 40206, and being the same property conveyed

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PREPARED BY:

Mark Furnish

MARK FURNISH

Attorney at Law

2429 Longest Avenue

Louisville, KY 40204

(502) 459-9274

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