



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 # 2023107630

BATCH # 461337

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$125.00

PRESENTED ON: 05-31-2023 3 02:02:56 PM

LODGED BY: PAUL CONWAY

RECORDED: 05-31-2023 02:02:56 PM

**BOBBIE HOLSCRAW
CLERK**

**BY: SHERRI SCHULTZ
RECORDING CLERK**

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JUN 08 2023

**PLANNING & DESIGN
SERVICES**

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

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

23-VARIANCE-0087

4-
125,00

MAIL TAX BILL, IN-CARE-OF:
Richard Burnette
11200 Sewell Drive,
Louisville, Kentucky 40291

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED between **C-J WOOD, LLC**, a Kentucky limited liability company, *the Grantor*, with a mailing address of 1330 Castlewood Avenue, Louisville, Kentucky 40204 to **RICHARD E. BURNETTE**, a married person, with a mailing address of 11200 Sewell Drive Louisville, Kentucky 40291, *the Grantee*, and is dated this 25th day of May 2023.

WITNESSETH: That for a valuable consideration in the sum of One Hundred Twenty-Five Thousand Dollars And 00/100-----(\$125,000.00), the receipt of which is hereby acknowledged, the Grantor does hereby sell and convey unto the Grantees, in fee simple, with Covenant of GENERAL WARRANTY, all of Grantor's right, title and interest in the real property known as 1111 Mulberry Street, Louisville, Jefferson County, Kentucky, to-wit:

BEGINNING on the Northeast side of Mulberry Street 140 feet Southeast of Hickory Street; running thence Southeastwardly along the Northeast side of Mulberry Street, 30 feet, and extending back Northeastwardly of the same width, between lines parallel with Hickory Street, 168 feet to an alley. Being Lot 21, Block 6, D.H. Meriwether's Enlargement.

Being the same property conveyed to CJ Wood, LLC, a Kentucky limited liability company, by Deed dated August 30, 2002, of record in Deed Book 7951, Page 173, in the Office of the Clerk of Jefferson County, Kentucky.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantees join this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

The Grantor further covenants lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except roads, highways and other public rights of way, easements and restrictions of record, zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2023, which said taxes shall be prorated between the parties hereto and all future State, County, City and School taxes thereafter shall be assumed and paid by the Grantees.

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