

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 HOLSCLAW

CLERK

BY: SHERRI SCHULTZ RECORDING CLERK

BK: D 12620 PG: 761-765



JUN 08 2023

PLAINING & DESIGN
SERVICES

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

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

23-VARIANCE-0087

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.



DEED Book 12620 Page 763

IN TESTIMONY WHEREOF, witness the signature of the Grantor, on this 25th day of May 2023.

GRANTOR:

C-J WOOD, LLC, a Kentucky limited liability company

By: Jerry Cureton, Member

COMMONWEALTH OF KENTUCKY

) ss:

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 25th day of May 2023, the foregoing instrument was produced to me in said State and County by Jerry Cureton, the duly authorized Member of C-J Wood, LLC, a Kentucky limited liability company, the Grantors, and was acknowledged and sworn by him to be his duly authorized act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 25th day of May 2023,

John W. Conway

Notary Public, ID KYNP9283

State at Large, Kentucky

My Commission Expires on June 18, 2024

NOTARY PUBLIC, STATE AT LARGE, KY

My Commission Expires: 6/18/24.

My Notary ID: 104119283.

RECEIVED

JUN 08 2023

PLANNING & DESIGN SERVICES

CERTIFICATE OF CONSIDERATION

Grantor and Grantee both certify, under oath, pursuant to KRS Chapter 382, that the consideration in the amount of One Hundred Twenty-Five Thousand Dollars And 00/100----(\$125,000.00), reflected in this Deed is the full consideration paid for the property, the Grantee join in this Deed for the sole purpose of making this certificate about the consideration. We further certify our understanding that falsification of the stated consideration of sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN TESTIMONY WHEREOF, witness the signature of the Grantor, on this 25th day of May 2023.

	GIVALITOR.
	C-J WOOD, LLC, a Kentucky
	limited liability company
-	
	und unlow
	By: Jerry Cyreton, Member

CDANTOD.

COMMONWEALTH OF KENTUCKY) ss: COUNTY OF JEFFERSON)

> John W. Conway Notary Public, ID KYNP9283 State at Large, Kentucky

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 25th day of May 2023, the foregoing instrument was produced to me in said State and County by Jerry Cureton, the duly authorized Member of C-J Wood, LLC, a Kentucky limited liability company, the Grantor, and was acknowledged and sworn by him to be his duly authorized act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 25th day of May 2023.

NOTARY PUBLIC, STATE AT LARGE KY

My Commission Expires: 618124

My Notary I.D.:__

1c4NP928).

8 2023

DEED Book 12620 Page 765

IN TESTIMONY WHEREOF, witness the signature of the Grantee, on this 25th day of May 2023.

GRANTEE:

RICHARD E. BURNETTE

COMMONWEALTH OF KENTUCKY) ss: COUNTY OF JEFFERSON)

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 25th day of May 2023, the foregoing instrument was produced to me in said State and County by Richard E. Burnette, a married person, the Grantee, and was acknowledged and sworn by him to be his voluntary act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 25th day of May 2023.

John W. Conway

Notary Public, ID KYNP9283

State at Large, Kentucky
My Commission Expires on June 18, 2024

NOTARY PUBLIC, STATE AT LARGE KY

My Commission Expires: 6/1812-4

My Notary I.D.: KYNP9283

THIS INSTRUMENT PREPARED BY:

JOHN Wm. CONWAY, Attorney at Law

Conway Law Office 608 Baxter Avenue

Louisville, Kentucky 40204

(502) 749-3600

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JUN 0 8 2023

PLANNING & DESIGN SERVICES

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