



**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 # 2023011968**

**BATCH # 436557**

JEFFERSON CO, KY FEE \$129.00

STATE OF KY DEED TAX \$27.00

PRESENTED ON: 01-18-2023 3 02:52:16 PM

LODGED BY: DOUG MANN

RECORDED: 01-18-2023 02:52:16 PM

BOBBIE HOLSCLOW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

**BK: D 12537**

**PG: 462-474**

DWR  
12+  
27.00**DEED**

**THIS DEED** made this **11th** day of **JANUARY, 2023**, by and between – **DAVID GAZAK and ANDREA M. GAZAK, husband and wife**, parties of the first part; whose mailing address is 32 Mockingbird Valley Drive, Louisville, KY 40207; **HOEDT FITZ SCHULTZE and LINDSAY SCHULTZE, husband and wife**, parties of the second part; whose mailing address is 34 Mockingbird Valley Drive, Louisville, KY 40207; **RONALD J. TURNIER and MOLLIE C. TURNIER, husband and wife**, parties of the third part; whose mailing address is 30 Mockingbird Valley Drive, Louisville, KY 40207; **STOCK YARDS BANK AND TRUST COMPANY, Successor to Commonwealth Bank & Trust Company**, party of the fourth part; and **REPUBLIC BANK & TRUST COMPANY**, party of the fifth part; **Tax Bills In-Care-of Address**: Until further notice the 2023 and subsequent tax bills should be mailed to: Hoedt Fitz Schultze and Lindsay Schultze, 34 Mockingbird Valley Drive, Louisville, KY 40207;

The total sale price of the property herein conveyed is **\$27,000.00**;

**WITNESSETH:** - That for a valuable consideration paid, the receipt of which is hereby acknowledged, the parties of the first part hereby convey with covenant of **GENERAL WARRANTY** unto the parties of the second part, during their joint lives with remainder in fee simple to the survivor of them, the following described real estate situated in Jefferson County, Kentucky, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF.**

The new legal description of **34 Mockingbird Valley Road, Louisville, Jefferson County, Kentucky 40207** is as follows:

**BEING TRACT 1**, as shown on Minor Plat No. 22-MPLAT-0147, of record in Deed Book 12537, Page 462, in the Office of the Clerk of the County Court of Jefferson County, Kentucky, having been approved by the Louisville Metro Planning Commission on January 10, 2023.

**BEING** the same property acquired by **Hoedt Fitz Schultze and Lindsay Schultze, husband and wife**, by Deed dated **October 30, 2018**, of record in **Deed Book 11283, Page 227**; by Deed of Correction dated **March 5, 2019**, of record in **Deed Book 11361, Page 147**; and by Deed dated **December \_\_\_\_**, 2022, of record in **Deed Book 10507, Page 462**, all in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

In addition for the same consideration, the **parties of the first part** convey and release to the parties of the second part, any rights of ingress and egress or any other easements first parties may possess as to the property conveyed herein, including but not limited to the roadway easement as shown on the plat attached to Deed of record in Deed Book 4963, Page 207, in the Office of the Clerk aforesaid.

The **parties of the third part** join herein to convey and release and do hereby convey and release to the parties of the second part, any rights of ingress and egress or any other easements first parties may possess as to the property conveyed herein, including but not limited to the roadway easement as shown on the plat attached to Deed of record in Deed Book 4963, Page 207, in the Office of the Clerk aforesaid.

The **party of the fourth part** joins herein to release and consent, and does hereby release its Mortgage dated **February 11, 2022**, of record in **Mortgage Book 17944, Page 253**, in the Office of the Clerk aforesaid, insofar as said Mortgage affects the property herein described, and the party of the fourth part does hereby consent to the conveyance and to the release of any and all easements concerning the property herein conveyed, otherwise said Mortgage remains in full force and effect, and fourth party joins herein for no other purpose.

The **party of the fifth part** joins herein to release and to consent to the release of easements as to its Mortgage dated **September 20, 2016**, of record in **Mortgage Book 14756, Page 492**, in the Office of the Clerk aforesaid, and the party of the fifth part does hereby consent to the conveyance and release of any and all easements concerning the property herein conveyed, and fifth party joins herein for no other purpose.

The parties of the first part covenant that they are lawfully seized of the estate hereby conveyed, have full right and power to convey the same, and that said estate is free from all encumbrances except State, Metro Government and School Taxes assessed and payable in the year 2022; and all subsequent taxes which party of the second part hereby assumes and agrees to pay.

**PROVIDED, HOWEVER**, there is excepted any restrictions, stipulations and easements of record affecting said property.

The consideration reflected in this Deed is the full consideration paid for the property herein conveyed, pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties of the first, third, fourth and fifth parts, this the date first herein written.

  
 \_\_\_\_\_  
 DAVID GAZAK  
  
 \_\_\_\_\_  
 ANDREA M. GAZAK

STATE OF KENTUCKY            )  
   ) SS  
 COUNTY OF JEFFERSON        )

The foregoing Deed was acknowledged before me this 15 day of **DECEMBER, 2022**, by **DAVID GAZAK and ANDREA M. GAZAK**, husband and wife, and the Consideration Certificate was sworn to by them.

  
 \_\_\_\_\_  
 Notary Public, Jefferson County, Kentucky

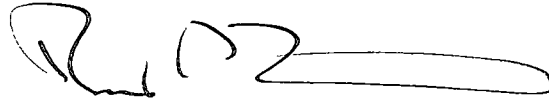
My commission expires: July 12, 2026

Printed Name: Sharon D. Stable-Smith

Notary ID#: KYNP 53610

The consideration reflected in this Deed is the full consideration paid for the property herein conveyed, pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties of the first, third, fourth and fifth parts, this the date first herein written.



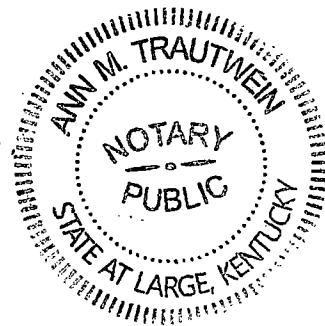
RONALD J. TURNIER



MOLLIE C. TURNIER

STATE OF KENTUCKY            )  
  ) SS  
COUNTY OF JEFFERSON        )

The foregoing Deed was acknowledged before me this 31<sup>st</sup> day of **DECEMBER, 2022**, by **RONALD J. TURNIER** and **MOLLIE C. TURNIER**, husband and wife, and the Consideration Certificate was sworn to by them.



Notary Public, Jefferson County, Kentucky

My commission expires: 3-18-2026

Printed Name: Ann M. Trautwein

Notary ID#: K4NP44696

The consideration reflected in this Deed is the full consideration paid for the property herein conveyed, pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties of the first, third, fourth and fifth parts, this the date first herein written.

STOCK YARDS BANK & TRUST COMPANY

By: Wendy Key O'Banion

Printed Name: Wendy Key O'Banion

Its: VP

STATE OF KENTUCKY )  
 ) SS  
COUNTY OF JEFFERSON )

The foregoing Deed was acknowledged before me this 17th day of **DECEMBER**, 2022, by Wendy O'Banion as Vice President of **STOCK YARDS BANK & TRUST COMPANY**, on behalf of said company.

[Signature]  
Notary Public, Jefferson County, Kentucky

My commission expires: 9/26/2024

Printed Name: Amanda K Waugh

Notary ID#: 14NP57064

The consideration reflected in this Deed is the full consideration paid for the property herein conveyed, pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties of the first, third, fourth and fifth parts, this the date first herein written.

REPUBLIC BANK & TRUST COMPANY

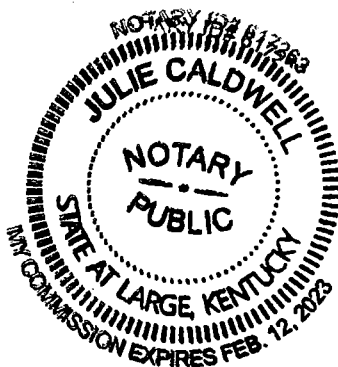
By: Gregory A. Demuth, SVP

Printed Name: GREGORY A. DEMUTH

Its: SENIOR VICE PRESIDENT

STATE OF KENTUCKY )  
 ) SS  
COUNTY OF JEFFERSON )

The foregoing Deed was acknowledged before me this 30<sup>th</sup> day of DECEMBER, 2022, by GREGORY A. DEMUTH as SVP of REPUBLIC BANK & TRUST COMPANY, on behalf of said company.



Julie Caldwell  
Notary Public, Jefferson County, Kentucky

My commission expires: February 12, 2023

Printed Name: Julie Caldwell

Notary ID#: 617263

CONSIDERATION CERTIFICATE

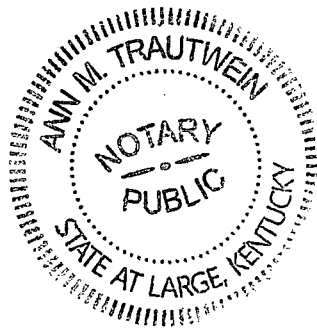
The consideration reflected in this Deed is the full consideration paid for the property herein conveyed, pursuant to KRS Chapter 382.

Hoedt Fitz Schultze  
HOEDT FITZ SCHULTZE

Lindsay Schultze  
LINDSAY SCHULTZE

STATE OF KENTUCKY )  
 ) SS  
COUNTY OF JEFFERSON )

The foregoing Consideration Certificate was sworn to me this 31<sup>st</sup> day of **DECEMBER, 2022**, by **HOEDT FITZ SCHULTZE** and **LINDSAY SCHULTZE**, husband and wife.



Ann M. Trautwein  
Notary Public, Jefferson County, Kentucky

My commission expires: 3-18-2026

Printed Name: Ann M. Trautwein

Notary ID#: KY NP 44696

PREPARED BY: H. Douglas Mann  
H. Douglas Mann, Attorney  
500 West Jefferson Street #1505  
Louisville, KY 40202  
502-587-6544



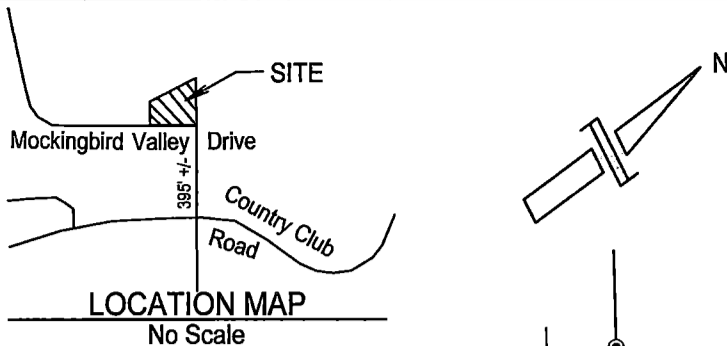
**EXHIBIT "A"**

**P.O.B.** Beginning at a 1/2" rebar in the Northwesterly line of a 30' Roadway Easement as shown on the Minor Plat in Deed Book 4963, Page 207, along the Southwesterly line of the property conveyed to Louisville Country Club Realty Co. of record in Deed Book 3427, Page 369 and the Westerly corner of a 18' Roadway Easement as shown on the Minor Plat in Deed Book 4963, Page 207; Thence along the Northwesterly line of the 30' Roadway Easement aforesaid South 36°30'00" West 18.01 feet to the Easterly corner of the property conveyed to Hoedt Fitz & Lindsay Schultze of record in Deed Book 11361, Page 147; Thence along the Northeasterly line of Hoedt Fitz & Lindsay Schultze aforesaid North 54°55'10" West 305.17 feet to a 5/8" iron pipe at the Northerly corner of Hoedt Fitz & Lindsay Schultze aforesaid and the Easterly line of the property conveyed to David & Andrea M. Gazak of record in Deed Book 12280, Page 703; Thence along the Easterly line of David & Andrea M. Gazak aforesaid North 07°27'31" East 20.31 feet to a 1/2" rebar with a cap #3444 Willett in the Northeasterly line of David & Andrea M. Gazak aforesaid and the Southwesterly line of Louisville Country Club Realty Co. aforesaid; Thence along the Southwesterly line of Louisville Country Club Realty Co. aforesaid South 54°55'10" East 315.04 feet to the point of beginning containing 0.13 acres per the Minor Plat performed by Todd K. Willett, Professional Land Surveyor License #3444 on September 29<sup>th</sup> 2022. This Description encompasses the 18' Roadway Easement on the Minor Plat aforesaid.

**BEING** a part of the same property acquired by **David Gazak and Andrea M. Gazak, husband and wife**, by Deed dated **February 18, 2022**, of record in **Deed Book 12280, Page 703**, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

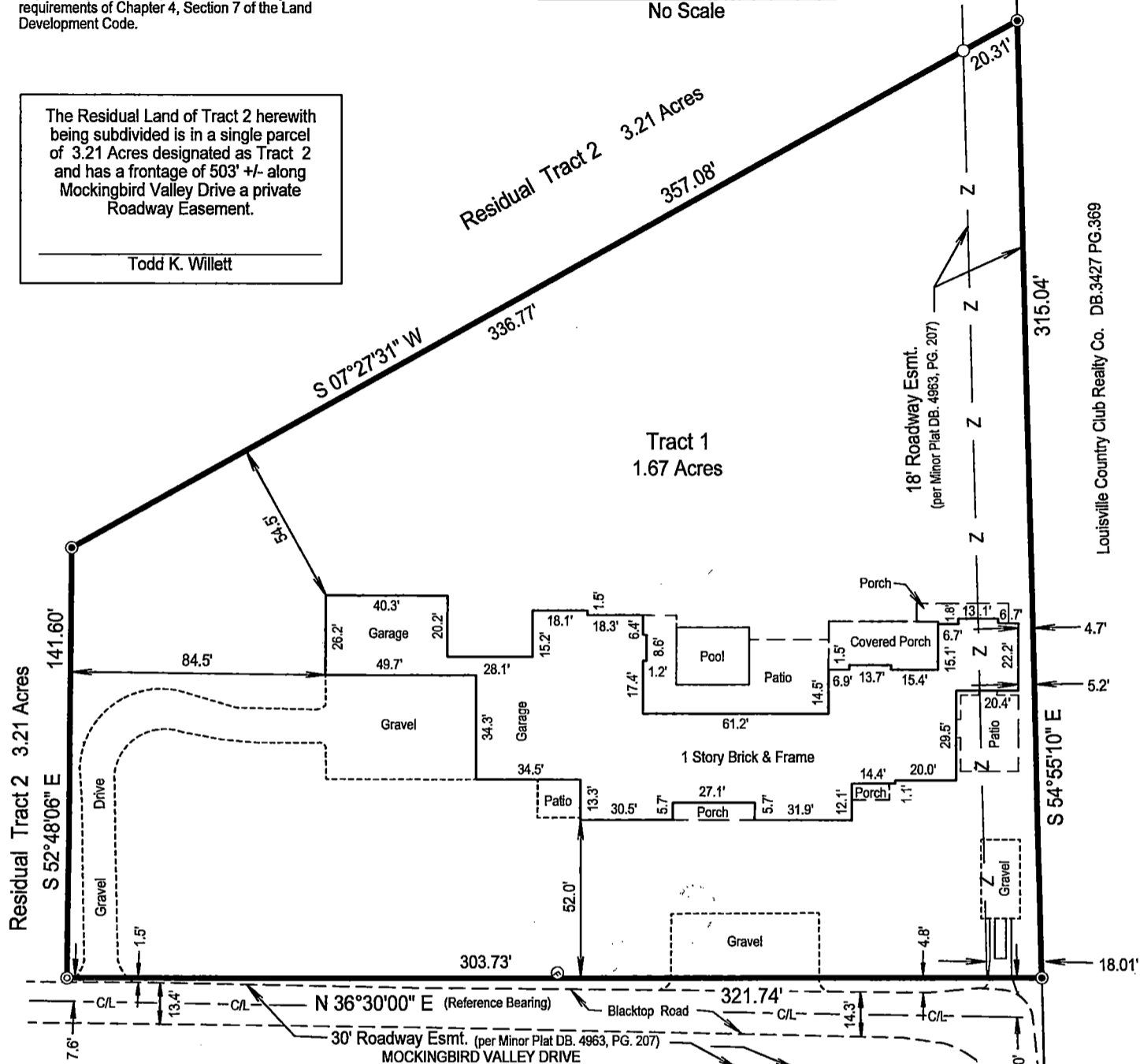
NOTES:

1. The unadjusted closure error was 1 in 31,761. No adjustments were made for closure.
2. A Title Examination may reveal roads and easements not shown hereon.
3. Reference of meridian was taken from the record deed in DB. 4963, PG. 207, shown as reference bearing on the plat.
4. The property shown hereon is not in the 100 year flood area as located by F.E.M.A. Map No. 21111C 0028F dated 02-26-2021.
5. This site lies within the karst terrain area. Any subsequent development on site is subject to the requirements of Chapter 4, Section 9 of the Land Development Code.
6. This site may contain steep slopes and/or unstable soils. Any subsequent development on site is subject to the requirements of Chapter 4, Section 7 of the Land Development Code.



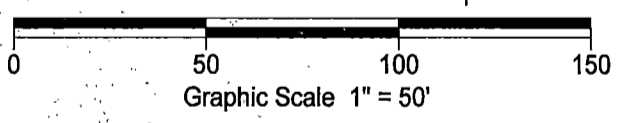
The Residual Land of Tract 2 herewith being subdivided is in a single parcel of 3.21 Acres designated as Tract 2 and has a frontage of 503' +/- along Mockingbird Valley Drive a private Roadway Easement.

Todd K. Willett



STATE OF KENTUCKY  
**TODD K. WILLETT**  
 3 4 4 4  
 LICENSED PROFESSIONAL LAND SURVEYOR

- LEGEND**
- = Existing 5/8" pipe.
  - ⊙ = Set a 1/2" rebar with a cap #3444 Willett.
  - ⊗ = Existing 1/2" rebar with a cap #3476 Milestone
  - ⊕ = Fire Hydrant.
  - Z — = Removal of property line.



**MINOR SUBDIVISION PLAT**

To Shift a Property Line

**TRACT 1, PROPERTY INFORMATION & OWNER INFORMATION**  
 Owner: Hoedt Fitz & Lindsay Schultze  
 Property Address: 34 Mockingbird Valley Drive, Louisville, Ky. 40207  
 Deed Book: 11361, Page: 147, Tax Block: 0308-0017-0000

**TRACT 2, PROPERTY INFORMATION & OWNER INFORMATION**  
 Owner: David & Andrea M. Gazak  
 Property Address: 32 Mockingbird Valley Drive, Louisville, Ky. 40207  
 Deed Book: 12280, Page: 703, Tax Block: 0308-0034-0000

Zoning District: R1, Form District: Neighborhood  
 Date: 11/07/22 Scale: 1" = 50' Job No. 29621-22

**LAND SURVEYORS CERTIFICATE**

I hereby certify that this plat and survey were made by me or under my direct supervision and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This Urban Boundary Survey meets or exceeds the minimum standards of 201 KAR 18"150.

*Todd K. Willett* 11-07-22  
 Todd K. Willett Date  
 Professional Land Surveyor, Kentucky Registration No. 3444

**CERTIFICATE OF APPROVAL**

Approved this 10th day of January, 2023  
 Invalid if not recorded by this date: 1/10/24  
 By: *[Signature]*  
 Louisville and Jefferson County Planning Commission  
 Approval Subject to attached certificates.

Special Requirements

DOCKET NO. 22-MPLAT-0147

**WILLETT & ASSOCS.**  
**LAND SURVEYING INC.**  
 7329 SAINT ANDREWS CHURCH ROAD, LOUISVILLE, KY. 40214  
 LOUISVILLE PHONE: 502-368-6272  
 WILLETTSSURVEYING@AOL.COM  
 FAX: 502-805-0427

TRANSPORTATION APPROVAL  
 MINOR PLAT  
 BY: George W Stahl  
 DATE: 1/9/23

METROPOLITAN SEWER DISTRICT REVIEW

This plat has been reviewed for storm drainage and sanitary sewer related considerations and Metropolitan Sewer District has no objection to this plat. However, this review does not constitute any form of construction approval for work on this site

<u>M. Stahl</u>	<u>1-9-23</u>
Storm Drainage Review	Date
<u>M. Stahl</u>	<u>1-9-23</u>
Sanitary Drainage Review	Date

Ex. Sewer Serv. Avail.  
By PSC; Subj. To Fees

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

This is to certify that the undersigned is the owner(s) of the land shown on this plat and hereby acknowledges the same to be the plat of Hoedt Fitz & Lindsay Schultze. recorded in Deed Book 11361, Page 147 does hereby dedicate to private use shown hereon  N/A X .

Owner: Wan For John

Owner: LW Halbeel

Address: \_\_\_\_\_

**ZONING CERTIFICATE**

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, I/we hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Form District Regulations. With the exception of those noted on the face of the plat, any such buildings or improvements not in compliance with the Form District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No.  N/A  or documentation of the existence of the buildings or improvements prior to the adoption of the applicable regulations has been submitted to Planning Commission staff.

Owner: Wan For John

Owner: LW Halbeel

**CERTIFICATE OF ACKNOWLEDGMENT**

State of Kentucky)  
County of Jefferson) SS

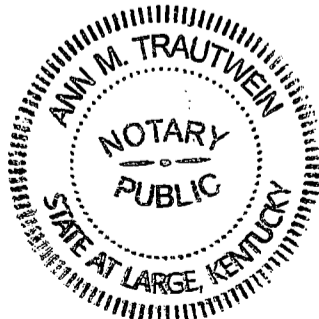
I, Ann Marie Trautwein, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Hoedt Fitz & Lindsay Schultze recorded in Deed Book 11361, Page 147 was this day presented to me by

Hoedt Fitz Schultze known to me, who executed these Certificates in my presence and acknowledge it to be their free act and deed.

Witness my hand and seal this 9<sup>th</sup> day of November, 2025.

My Commission expires: 13<sup>th</sup> day of March, 2026.

Ann M. Trautwein  
Notary Public



**MINOR SUBDIVISION PLAT**

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TRACT 2, PROPERTY INFORMATION & OWNER INFORMATION  
Owner: David & Andrea M. Gazak  
Property Address: 32 Mockingbird Valley Drive, Louisville, Ky. 40207  
Deed Book: 12280, Page: 703, Tax Block: 0308-0034-0000

Zoning District: R1, Form District: Neighborhood  
Date: 11/07/22 Scale: 1" = 50' Job No. 29621-22

**WILLETT & ASSOCS.**

**LAND SURVEYING INC.**

7329 SAINT ANDREWS CHURCH ROAD, LOUISVILLE, KY. 40214  
LOUISVILLE PHONE: 502-368-6272  
WILLETTSSURVEYING@AOL.COM  
FAX: 502-805-0427

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

This is to certify that the undersigned is the owner(s) of the land shown on this plat and hereby acknowledges the same to be the plat of David & Andrea M. Gazak recorded in Deed Book 12280, Page 703 does hereby dedicate to private use shown hereon  N/A X .

Owner:  David M. Gazak

Owner:  Andrea M. Gazak

Address:  32 Mockingbird Valley Dr

**ZONING CERTIFICATE**

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, I/we hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Form District Regulations. With the exception of those noted on the face of the plat, any such buildings or improvements not in compliance with the Form District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No.  N/A  or documentation of the existence of the buildings or improvements prior to the adoption of the applicable regulations has been submitted to Planning Commission staff.

Owner:  David M. Gazak   
Owner:  Andrea M. Gazak

**CERTIFICATE OF ACKNOWLEDGMENT**

State of Kentucky)  
County of Jefferson) SS

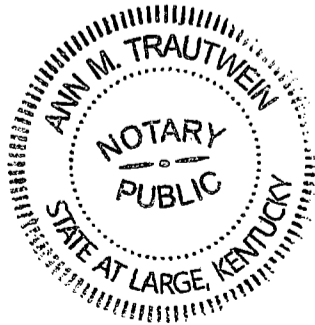
I,  Ann Marie Trautwein , a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of David & Andrea M. Gazak recorded in Deed Book 12280, Page 703 was this day presented to me by

David & Andrea M. Gazak  known to me, who executed these Certificates in my presence and acknowledge it to be their free act and deed.

Witness my hand and seal this  9<sup>th</sup>  day of  November , 2022.

My Commission expires:  18<sup>th</sup>  day of  March , 2026.

Ann Marie Trautwein   
Notary Public



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