



Bobbie Holsclaw
Jefferson County Clerk's Office

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Jefferson County Clerk's Office.



INST # 2022282871

BATCH # 432415

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$235.00

PRESENTED ON: 12-21-2022 2 09:18:30 AM

LODGED BY: simplifile

RECORDED: 12-21-2022 09:18:30 AM

BOBBIE HOLSCRAW
CLERK

BY: TERESA WELCH
RECORDING CLERK

BK: D 12522

PG: 455-458

When Recorded Return To:
Limestone Title & Escrow, LLC
295 North Hubbards Lane
Ste 300
Louisville, KY 40207
QKY-12174-2022

DEED

THIS DEED, made and entered into this 16th day of December, 2022, by and between **Sarah Frances Drake, an unmarried woman**, First Party, with a mailing address of 16645 S. Preston Hwy Lebanon Junction Hwy 40150; AND **Lou Properties LLC, a Kentucky Limited Liability Company**, Second Party, with a mailing address of PO Box 20731, Louisville, KY 40250;

The current year's tax bill to be sent in c/o Lou Properties LLC at: PO Box 20731, Louisville, KY 40250;

WITNESSETH:

THAT, for a valuable consideration of **\$235,000.00**, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, its successors and/or assigns, as their interests may appear forever, the following described property located in Jefferson County, Commonwealth of Kentucky:

Being Lot 28, CAROL ACRES, Sections 2 and 3, as shown in Plat and Subdivision Book 9, Page 60, in the Office of the County Court Clerk of Jefferson County, Kentucky,

Being the same property conveyed to Sarah Frances Drake, unmarried by Deed Dated 7/29/1971 of record in Deed Book 4443 Page 160 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.

FIRST PARTY does hereby release and relinquish unto the Second Party 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 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 excepted 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.

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

FIRST PARTY:

Sarah Frances Drake
Sarah Frances Drake
By: Rebecca A. Drake,
her Attorney-In-Fact

For Sarah Frances Drake, see recorded Power of Attorney in Deed Book 12522, Page 449 in the Office of Jefferson County Clerk.

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 16th day of December, 2022 by Sarah Frances Drake, an unmarried woman, by and through Rebecca Drake as attorney in fact, First Party.

[Signature]
Notary Public, State at Large
My Commission Expires: 4/27/2026
Notary ID #: KYNP 46025

ROBERT JON CLARK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP46025
MY COMMISSION EXPIRES APRIL 27, 2026

SECOND PARTY:

Lou Properties LLC, a Kentucky Limited Liability Company

By: [Signature]
Nikki Judd, Member

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 16th day of December, 2022 by Nikki Judd, Member of Lou Properties LLC, a Kentucky Limited Liability Company, Second Party.

ROBERT JON CLARK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP46025
MY COMMISSION EXPIRES APRIL 27, 2026

[Signature]
Notary Public, State at Large
My Commission Expires: 4/27/2026
Notary ID #: KYNP46025

THIS INSTRUMENT PREPARED BY AND RETURN TO:

[Signature]

Lee Harris Donahue, Attorney
Limestone Title & Escrow, LLC
295 North Hubbards Lane, Suite 300
Louisville, Kentucky 40207
Phone: 502-632-2277