



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 # 2020136984

BATCH # 238297

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$125.00

PRESENTED ON: 07-15-2020 0 10:24:41 AM

LODGED BY: BORDERS & BORDERS

RECORDED: 07-15-2020 10:24:41 AM

BOBBIE HOLSCLAW

CLERK

BY: BECKY SEARCY

INDEXING CLERK

BK: D 11735

PG: 50-55

RECEIVED

APR 25 2020

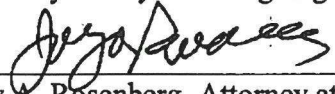
PLANNING &
DESIGN SERVICES

MB

AFTER RECORDING RETURN TO
BORDERS & BORDERS, ATTORNEYS
920 DUPONT ROAD
LOUISVILLE, KY 40207

Commitment Number: 200173859
Seller's Loan Number: 7601110545

I hereby certify the foregoing instrument was prepared by me or under my direction:



Jay A. Rosenberg, Attorney at Law, Kentucky Bar No: 81584, 3805 Edwards Road, Suite 550,
CINCINNATI, OHIO 45209 (513) 247-9605.

FAIR CASH VALUE: \$125,000.00
TRANSFER TAX: \$125.00

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

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Send Tax Statements "Care Of:"
HEYLER BIDABUR PEREZ
4921 RONWOOD DR, Louisville, KY 40219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-0890-0095-0095

SPECIAL/LIMITED WARRANTY DEED

MTGLQ INVESTORS, L.P., whose mailing address is 15480 LAGUNA CANYON RD #100, IRVINE, CA 92618, hereinafter grantor, for \$125,000.00 (One Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to HEYLER BIDABUR PEREZ*, hereinafter grantee, whose mailing address is 4921 RONWOOD DR, Louisville, KY 40219, the following real property:

*unmarried

All that certain parcel of land situate in the County of Jefferson and State of Kentucky being known and designated as follows: Being Lot 95, as shown on the plat of Woodhill Subdivision, recorded in Plat and Subdivision Book 16, Page 94, in the Office of the Clerk of Jefferson County, Kentucky. Being the same property conveyed from Duane E. Eades, an unmarried person to MTGLQ Investors, L.P. as set forth in Book 11662, Page 851, recorded 04/09/2020 of Jefferson County, Kentucky Records. Tax ID: 23-0890-0095-0095
Property Address is: 4921 RONWOOD DR, LOUISVILLE, KY 40219

23-VARZANCE-0063

Being the same property transferred from Duane E. Eades to MTGLQ INVESTORS, L.P. by Deed in Lieu of Foreclosure recorded on 4/9/2020 at Official Records Book D 11662, Page 851.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

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23-VARIANCE-0063

Executed by the undersigned on July 8th, 2020:

**MTGLQ INVESTORS, L.P., by Rushmore Loan Management Services LLC,
Appointed As Attorney In Fact**

By: *Cari Hartmann*

Name: Cari Hartmann

Its: Assistant Vice President
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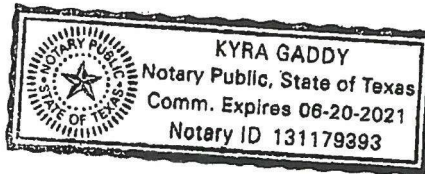
A Power of Attorney relating to the above described property was recorded on 6/6/19 at
Document Number: 2019128574 BK: D6 11735, PG: 45

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged, sworn to and subscribed to before me on
July 8th, 2020 20 by Cari Hartmann its
Assistant Vice President of AIF on behalf of **MTGLQ INVESTORS, L.P., by Rushmore Loan
Management Services LLC, Appointed As Attorney In Fact** who is personally known to me or
has produced _____ as identification, and furthermore, the aforementioned
person has acknowledged that his/her signature was his/her free and voluntary act for the purposes
set forth in this instrument.

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Kyra Gaddy
Notary Public



23-VARIANCE-0063

CERTIFICATE OF CONSIDERATION OF GRANTOR

The grantor, being duly sworn, acknowledges pursuant to KRS 382.135, certifies, by signing below, that the consideration stated in the foregoing deed is the full consideration paid for the transfer of the property described above.

MTGLQ INVESTORS, L.P., by Rushmore Loan Management Services LLC,
Appointed As Attorney In Fact

By: *Cari Hartmann*

Name: Cari Hartmann

Its: Assistant Vice President

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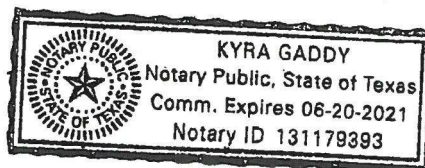
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A Power of Attorney relating to the above described property was recorded on 6/6/19 at Document Number: 2019128574 BK: D β , PG:

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was sworn to and acknowledged before me on July 8th, 2020 by Cari Hartmann, AVP ~~its~~ of Attorney in Fact on behalf of MTGLQ INVESTORS, L.P., by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Kyra Gaddy
Notary Public



23-VARIANCE-0063

CERTIFICATE OF CONSIDERATION OF GRANTEE

The grantee, being duly sworn and acknowledged, pursuant to KRS 382.135, certifies, by signing below, that the consideration stated in the foregoing deed is the full consideration paid for the transfer of the property described above.

Grantee:

X 
HEYLER BIDABUR PEREZ

STATE OF KENTUCKY
COUNTY OF Jefferson

The foregoing instrument and certificate was acknowledged, subscribed and sworn to before me, a Notary Public by HEYLER BIDABUR PEREZ, this 13 day of July 2020, unmarried.


Notary Public KY state at large

My Commission Expires: 8-22-2023



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APR 26 2023
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