

GENERAL WARRANTY DEED

THIS DEED, is made and executed this 26th day of January, 2010 by and between **Alireza Rabiee and Maryam Mohamad Salimi, husband and wife**, Parties of the First Part, whose mailing address is 7805 Grenoble, Louisville, Kentucky; and **Angie R. Kinser and Daniel Armstrong, wife and husband** Parties of the Second Part, whose mailing address is 2082 Sherwood Avenue, Louisville, KY 40205.

The in-care-of address for current tax bill is: 2082 Sherwood Avenue, Louisville, KY 40205.

WITNESSETH:

That for VALUABLE CONSIDERATION of \$245,136.00, and other valuable consideration, which the parties hereto certify is the full consideration paid for the property, the receipt of which is hereby acknowledged, the Parties of the First Part hereby grant and convey, in fee simple with covenant of GENERAL WARRANTY, unto the Parties of the Second Part, in joint survivorship with remainder in fee simple to the survivor of them, the following described property known as 2082 Sherwood Avenue, Jefferson County, Kentucky, to-wit:

Situated in Jefferson County, Kentucky and more particularly described as follows:

BEGINNING at a point in the original line common to Longest and Norton, North 46 degrees 5 minutes East 1053.23 feet from the center line of Bardstown Road; running thence Northeastwardly along said Longest and Norton line 40 feet to the Southwestwardly line of the 15 foot alley established in a deed from J. W. McCarty to the City of Louisville, recorded in Deed Book 712 page 210, in the Office of the County Clerk of Jefferson county, Kentucky; thence extending Northwestwardly, between lines of equal width and at right angles to said original line common to Longest and Norton, the Northeastwardly line binding on the Southwestwardly line of said alley, 200 feet to the Southeastwardly side of Sherwood Avenue, EXCEPTING THREFROM, an alley as deed dated in Deed the City of Louisville, recorded in Deed Book 1048, page 134, in the Office of the County Clerk of Jefferson County, Kentucky.

Being the same property acquired by Alireza Rabiee and Maryam Mohamad Salimi, husband and wife, by Deed recorded 10/26/04, of record in Deed Book 8511, Page 401, in the Office of the Clerk of Jefferson County, Kentucky.

Parties of the First Part covenant that they are lawfully seized of the estate hereby conveyed, that they have full right and power to convey same, and that said estate is free of all liens and encumbrances, except easements and restrictions of record and zoning laws affecting said property, if any, and all subsequent taxes, which the Parties of the Second Part hereby assume and agree to pay.

IN TESTIMONY WHEREOF, witness the signatures of the Parties of the First Part hereto this 26th day of January, 2010.

Alireza Rabiee
Alireza Rabiee

Maryam Mohamad Salimi
Maryam Mohamad Salimi

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing Deed was sworn, subscribed and acknowledged before me by Alireza Rabiee and Maryam Mohamad Salimi, husband and wife, Parties of the First Part, this 26th day of January, 2010.

RECEIVED
JAN 09 2013
PLANNING &
DEVELOPMENT

Deborah King
NOTARY PUBLIC, STATE AT LARGE, KY
My commission expires: 8-18-2013
399954

23-VARIANCE-0009

CERTIFICATE OF CONSIDERATION

We, the undersigned, being duly sworn, hereby certify that the Consideration reflected in this Deed is the full value of the property.

Alireza Rabiee
Alireza Rabiee

Angie R. Kinser
Angie R. Kinser

Maryam Mohamad Salimi
Maryam Mohamad Salimi

Daniel Armstrong
Daniel Armstrong

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing Certification was acknowledged and sworn to before me this 26th day of January, 2010, by Alireza Rabiee and Maryam Mohamad Salimi, husband and wife, Parties of the First Part, and by Angie R. Kinser and Daniel Armstrong, wife and husband, Parties of the Second Part.

Deborah A King
NOTARY PUBLIC, STATE AT LARGE, KY
My commission expires: 8-18-2013
399954

THIS INSTRUMENT PREPARED BY:

John S. Talbott by PM
John S. Talbott, Attorney
BARDENWERPER, TALBOTT & ROBERTS, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

RECEIVED
JAN 09 2023
PLANNING &
DESIGN SERVICES

EXHIBIT A

Situated in Jefferson County, Kentucky and more particularly described as follows:

BEGINNING at a point in the original line common to Longest and Norton, North 46 degrees 5 minutes East 1053.23 feet from the center line of Bardstown Road; running thence Northeastwardly along said Longest and Norton line 40 feet to the Southwestwardly line of the 15 foot alley established in a deed from J. W. McCarty to the City of Louisville, recorded in Deed Book 712 page 210, in the Office of the County Clerk of Jefferson county, Kentucky; thence extending Northwestwardly, between lines of equal width and at right angles to said original line common to Longest and Norton, the Northeastwardly line binding on the Southwestwardly line of said alley, 200 feet to the Southeastwardly side of Sherwood Avenue, EXCEPTING THEREFROM, an alley as deed dated in Deed the City of Louisville, recorded in Deed Book 1048, page 134, in the Office of the County Clerk of Jefferson County, Kentucky.

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BEING the same property conveyed to Angie R. Kinser and Daniel Armstrong, wife and husband by deed dated January 26, 2010 of record in Deed Book 9516, Page 17, in the Office of the County Court Clerk of Jefferson County, Kentucky.

12048
1-28-10

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PAID OF DOCUMENT

Document No.: DN2010012048
Lodged By: BARDENWERPER TALBOTT
Recorded On: 01/20/2010 12:35:49
Total Fees: 262.50
Transfer Tax: 245.50
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: EVERAY

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