



# 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 # 2020160155**

**BATCH # 242851**

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 08-10-2020 0 11:22:13 AM

LODGED BY: OMEGA TITLE AGENCY LLC

RECORDED: 08-10-2020 11:22:13 AM

BOBBIE HOLSCRAW

CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

**BK: D 11757**

**PG: 148-152**

Deed  
4

File No.: KY2020-14630

### **SPECIAL WARRANTY DEED**

Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America whose mailing address is: P.O. Box 650043, Dallas, TX 75265-0043, herein known as "Grantor", in consideration of \$286,000.00, the receipt of which is acknowledged, Bargains, Sells and Conveys to Charles Reid, Jr., a single man, hereinafter known as "Grantee", Grantee's successors, heirs, administrators and/or assigns forever, the real estate commonly known as **153 N Bellaire Ave, Louisville, KY 40206**, PPN: 05069E00400000 and as further described on Exhibit "A" as attached hereto and incorporated by reference.

Being the same property acquired by Federal National Mortgage Association from Carole C. Schneider, Master Commissioner, by Master Commissioner's Deed dated April 25, 2019, recorded May 24, 2019 as Book D 11413, Page 899 of record in the Office of the Clerk of Jefferson County, Kentucky.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the Grantee, with covenants of Special Warranty except for current year property taxes which shall be prorated as of the date of this deed and for easements, restrictions and conditions of record and/or in existence.

### **Consideration Certificate**

This conveyance is exempt from real estate transfer tax pursuant to KRS § 142.050(7)(b).

We hereby swear and certify under oath pursuant to KRS 382.135 that the consideration stated in this deed is the full consideration paid for the property conveyed. Grantee joins herein for the sole purpose of making this certificate.

Grantor Mailing Address: P.O. Box 650043, Dallas, TX 75265-0043

Grantee Mailing Address: 153 N Bellaire Ave, Louisville, KY 40206

Tax notices should be sent to: 153 N Bellaire Ave, Louisville, KY 40206

**IN WITNESS WHEREOF**, Grantor and Grantee sign this Deed on the dates as set forth in the notary clauses herein.

**GRANTOR:**

**Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America**

**By: Omega Title Agency, LLC, its Attorney in Fact**

By: 

Martin Gilliland

**Its: Assistant Secretary**

**STATE OF OHIO**

)

**COUNTY OF SUMMIT**

)


**SS**

The foregoing instrument was acknowledged before me this 17th day of July, 2020, by Martin Gilliland, the Assistant Secretary of Omega Title Agency, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, the Grantor in the foregoing deed.

NOTARY STAMP/SEAL



ERNEST N. KEITH  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
August 23, 2023

  
NOTARY PUBLIC

Notary ID: 0018-RE-740417

My Commission Expires: 8-23-23

**Power of Attorney recorded March 18, 2020 as Deed Book 11646, Page 143 in Jefferson County, Kentucky records..**

**GRANTEE:**

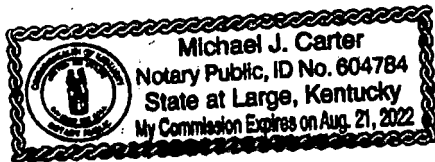
  
\_\_\_\_\_  
Charles Reid, Jr.


STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me this 24 day of JULY, 2020, by Charles Reid, Jr., the ~~Grantor~~ Grantee in the foregoing deed.

NOTARY STAMP/SEAL



  
\_\_\_\_\_  
Notary Public

Notary ID: 604784

My Commission Expires: 8/21/22

**This instrument was prepared by:**



**Hon. Robert R. Hoose  
Clunk, Hoose Co., LPA  
4500 Courthouse Blvd., Suite 400  
Stow, OH 44224  
Phone: 330-436-6700**

**No Title Examination Performed By Preparer**

**EXHIBIT "A"**

Beginning on the East side of Bellaire Avenue, 50 feet South of Emerald Avenue; running thence Southerly along the East side of Bellaire Avenue 34 feet, and extending back Easterly of same width, between lines parallel with Emerald Avenue, 155 feet, together with the right to use in common with other owners of property abutting thereon, their heirs and assigns and others, as an alleyway the following strip of land to wit: Beginning at the Southeast corner of the property hereinabove described; running thence Northerly and parallel with Bellaire Avenue 14 feet and extending back Easterly of the same width, between lines parallel with Emerald Avenue 35 feet to a 20 foot alley, and the right to the use of said 20 foot alley out to Emerald Avenue.

Being the same property acquired by Federal National Mortgage Association from Carole C. Schneider, Master Commissioner, by Master Commissioner's Deed dated April 25, 2019, recorded May 24, 2019 as Book D 11413, Page 899 of record in the Office of the Clerk of Jefferson County, Kentucky.

Parcel No.: 05069E00400000

Property Address: 153 N Bellaire Ave, Louisville, KY 40206