



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 # 201511092419

BATCH # 315

JEFFERSON CO, KY FEE \$20.00

PRESENTED ON: 11-10-2015 03:50:21 PM

LODGED BY: MORGAN & POTTINGER PSC

RECORDED: 11-10-2015

BOBBIE HOLSCLOW
CLERK

BY: AMANDA SHORT
RECORDING CLERK

BK: D 10495

PG: 586-590

527 W Jefferson St ~ Louisville, KY 40202 (502) 547-5700

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

DEED OF CONSOLIDATION

5th THIS DEED OF CONSOLIDATION made and entered effective as of the day of ~~October~~ ^{November}, 2015, by and between Frank Mosser and Brenda Mosser, husband and wife, with a mailing address of 553 Wainwright Avenue, Louisville, Kentucky 40217 ("Grantors"), and Frank Mosser and Brenda Mosser, husband and wife, with a mailing address of 553 Wainwright Avenue, Louisville, Kentucky 40217 ("Grantees"), for the purpose of consolidating certain tracts as set forth below. The in-care-of tax mailing address for this property is c/o Frank Mosser and Brenda Mosser, 553 Wainwright Avenue, Louisville, Kentucky 40217.

WITNESSETH:

NOW, THEREFORE, for the sole purpose of consolidating two (2) contiguous lots conveyed to Grantors and described more particularly in that certain Deed recorded on June 26, 2015, in Deed Book 10426, Page 0403 in the office of the Jefferson County Clerk into one parcel, Grantors do hereby sell, grant and convey unto Grantees, in fee simple, the above referenced real property, together with all improvements thereon, located in Louisville, Jefferson County, Kentucky, which property shall now more particularly be described as follows:

Being lots 54 and 55 Block 2 in John A. Stratton's Subdivision of the Lilly Tract, as shown by plat recorded in Deed Book 510 Page 640 in the Office of the Clerk of Jefferson County, Kentucky; and more particularly described as follow:

Beginning at an iron pin in the Northerly right-of-way of Wainwright Ave at the common corner of lots 55 and 56 of the John A. Stratton's Subdivision of the Lilly Tract, as shown by plat recorded in Deed Book 510 Page 640 in the Office of the Clerk of Jefferson County, Kentucky; Thence with said right-of way line South 85 degrees 00 minutes 00 seconds West, 60.00 feet to the common corner of lots 53 and 54 of the aforementioned Subdivision and extending back between parallel lines perpendicular to the aforementioned right-of-way 125.00 feet to an alley.

Being the same property conveyed to Frank Mosser and Brenda Mosser, husband and wife, by Deed recorded June 26, 2015, in Deed Book 10426, Page 0403 in the office of the Jefferson County Clerk.

Provided however, this conveyance is made subject to all mortgages, easements, restrictions and zoning ordinances of record affecting said property and the taxes and assessments for the current year.

TO HAVE AND TO HOLD said property unto Grantees, its successors and assigns forever.

Grantors do hereby release and relinquish unto Grantees, its successors and assigns forever, all of Grantors' rights, title and interests in and to the above described property, including all exemptions allowed by law, and hereby covenants to and with Grantees, that Grantors will **WARRANT GENERALLY** the title to said property.

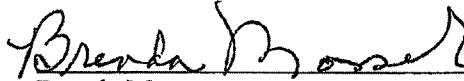
Grantees hereby assume and agree to pay all subsequent taxes and assessments against said property, including for the current year.

This conveyance is a transfer of title, for nominal consideration, which confirms or corrects a deed previously recorded, and thus is exempt from real estate transfer tax by virtue of KRS 142.050(7)(d). The Grantees joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135, and Grantors and Grantees state that the fair cash value of the property is \$50,000.00.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument as of the dates set forth below but is effective as of the date first above written.

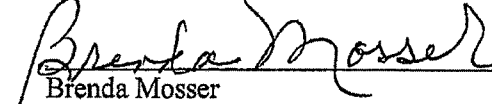
GRANTORS:


Frank Mosser


Brenda Mosser

GRANTEES:

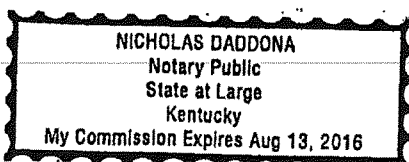

Frank Mosser

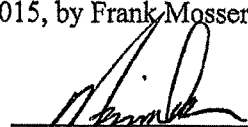

Brenda Mosser

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

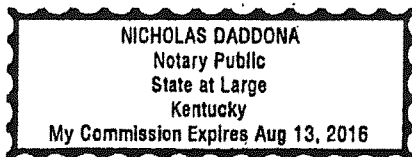
The foregoing deed was subscribed, sworn to and acknowledged before me this the 5th day of November, 2015, by Frank Mosser.

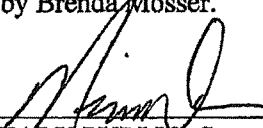



NOTARY PUBLIC, State-at-Large, Kentucky
My Commission Expires: Aug. 13th 2016
Notary Id.: 472771

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

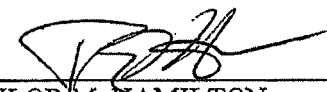
The foregoing deed was subscribed, sworn to and acknowledged before me this
the 5th day of November, 2015, by Brenda Mosser.



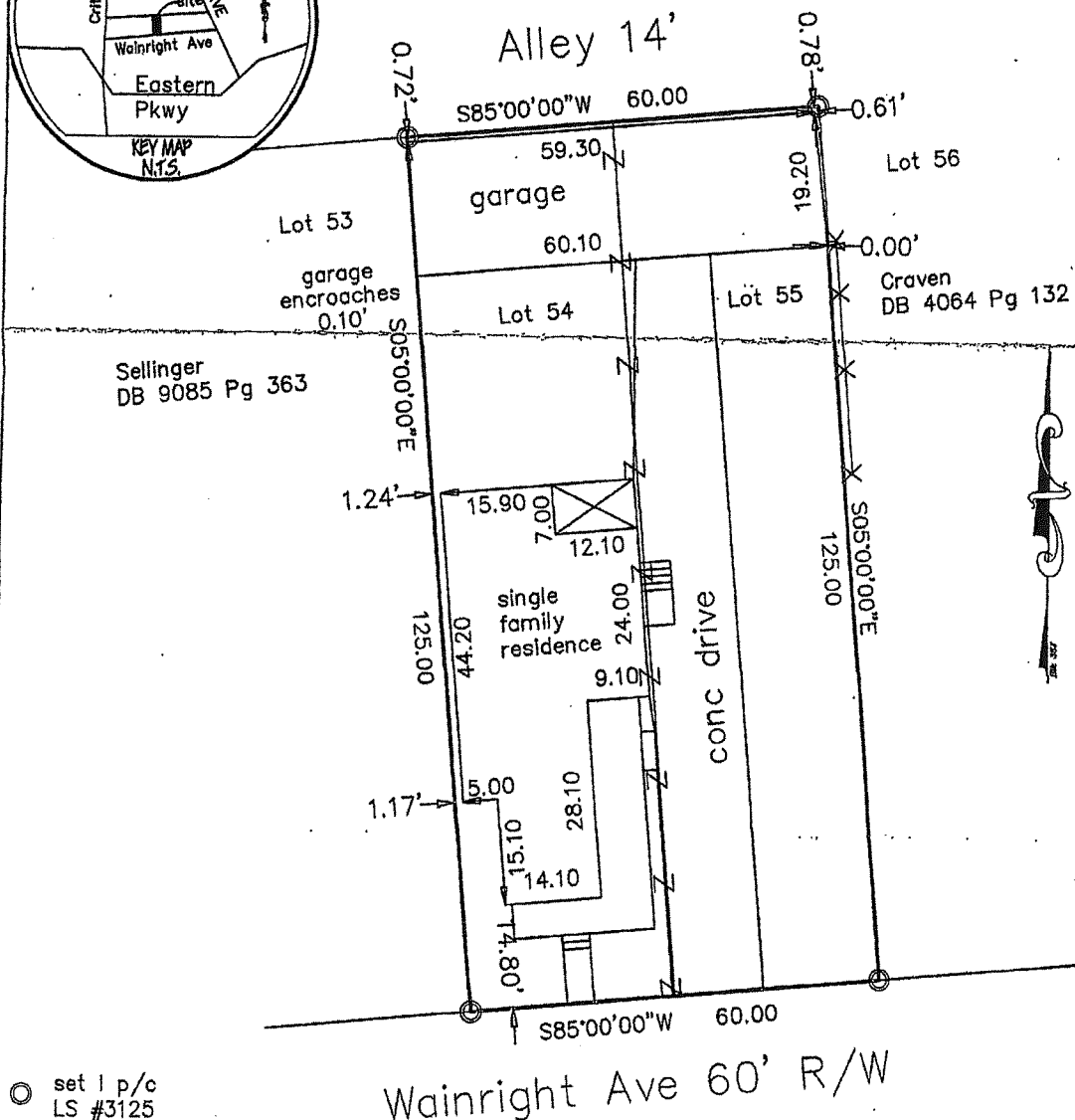
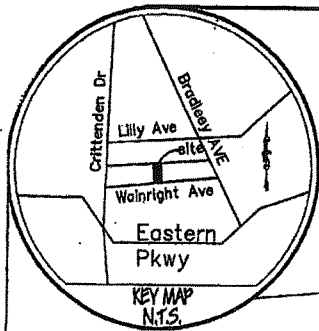


NOTARY PUBLIC, State-at-Large, Kentucky
My Commission Expires: Aug. 13th 2016
Notary Id.: 472771

THIS INSTRUMENT PREPARED BY:



TAYLOR M. HAMILTON
Morgan & Pottinger, P.S.C.
601 West Main Street
Louisville, Kentucky 40202
direct dial: 502.572.7058
fax: 502.572.8058



○ set 1 p/c
LS #3125

0 10 20 40



GRAPHIC SCALE 1=20

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my direct supervision on 10-6-'15 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.

- SURVEY CLASS "Urban" -

This survey meets or exceeds the minimum standards of governing authorities.



Licensed Land Surveyor

#3125

MIKE SEELY & ASSOCIATES

P.O. BOX 18768
LOUISVILLE, KY. 40261
(502) 643-1785

- BOUNDARY SURVEY -

FOR: Frank Mosser

LOCATION: 553 Wainright Ave
Louisville, KY 40217

RECORD: Lots 54 & 55
SOURCES: John A Straton Subd-Lilly tract
DB 510 Pg 640
DB 10426 Pg 403

COUNTY: JEFFERSON CHECKED BY:

SCALE: 1=20 DATE: 10-6-'15 BY:

END OF DOCUMENT