



**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 # 2022039929**

**BATCH # 367492**

**JEFFERSON CO, KY FEE \$46.00**

PRESENTED ON: 02-18-2022 2 08:44:06 AM

LODGED BY: AGENCY TITLE INC

RECORDED: 02-18-2022 08:44:06 AM

BOBBIE HOLSCLOW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

**BK: D 12280**

**PG: 7-10**

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APR 14 2022  
PLANNING &  
DESIGN SERVICES

527 W Jefferson St ~ Louisville, KY 40202 (502) 574-5700

Website: [www.jeffersoncountyclerk.org](http://www.jeffersoncountyclerk.org) | Email: [countyclerk@jeffersoncountyclerk.org](mailto:countyclerk@jeffersoncountyclerk.org)

23-ZONE-0051

RECORD AND RETURN TO:  
John W. Harpole, Attorney  
Agency Title, Inc.  
6520 Glenridge Park Place #1  
Louisville, Kentucky 40222

File No.: 51143

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Doc  
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## SPECIAL WARRANTY DEED

THIS DEED is between Exchange Professionals, LLC as Qualified Intermediary for BHPH Properties, LLC, Grantors, whose mailing address is 1414 Northwind Road, Louisville, Kentucky 40207; and BHPH Properties, LLC, Grantees, whose tax mailing address is 1414 Northwind Road Louisville, Kentucky 40207.

WITNESSETH: That, for a valuable consideration in the amount of \$1.00, the receipt of which is hereby acknowledged, Grantors hereby convey unto Grantees, in fee simple, with covenant of Special Warranty, the following described property located at 7791 Dixie Hwy Louisville, Kentucky 40258, in Jefferson County, Kentucky, to wit:

**Beginning in the Eastwardly line of Dixie Highway as it presently exists, at the point of the intersection of the Southerly line of the tract conveyed to H. C. Long and wife by deed dated September 30, 1950, recorded in Deed Book No. 2863, page 190, in the Office of the Clerk of the Jefferson County Court, Kentucky, thence with said line of Dixie Highway, North 27 degrees 40 minutes East 99 feet, thence South 71 degrees 08 minutes East 49.42 feet, then South 71 degrees 23 minutes East 110 feet, then South 21 degrees 07 minutes West 43 feet, to the Southerly line of the tract conveyed to H. C. Long above referred to, thence with the same, North 89 degrees 10 minutes West 182 feet to the beginning.**

**Being the same property conveyed to Exchange Professionals, LLC, as Qualified Intermediary for BHPH Properties, LLC, by Deed dated November 5, 2021, of record in Deed Book 12189, Page 608, in the Office of the County Clerk of Jefferson County, Kentucky.**

The Grantor further covenants lawful seizing of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, excepting real estate and subdivision taxes due and payable for the year 2022, which shall be prorated between the parties hereto; and excepting easements, stipulations, restrictions of record and zoning regulations affecting said property; provided, however, that this conveyance is made by the Grantor in his capacity as Trustee only, and he shall not be liable in his individual capacity for any breach of covenants or warranties herein set out further than to the extent of the assets of said estate in his hands at the time of written notice to him of such breach of covenants or warranties.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable.

Grantor and Grantees do hereto state that the fair market value of the property herein conveyed is \$275,000.00. There is no transfer tax on this conveyance pursuant to KRS 142.050 (7) (d). Original Deed recorded on 11/5/2021 in Deed Book 12189, Page 608 conveyed title to the incorrect Grantee.

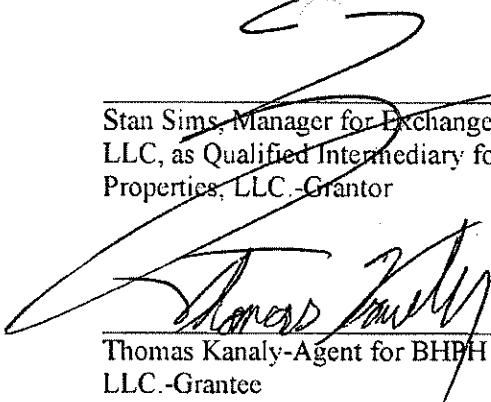
IN WITNESS WHEREOF, the said Grantors and the said Grantees have hereunto set their hands this 28th day of January, 2022

23-ZONE-0051

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Stan Sims, Manager for Exchange Professionals,  
LLC, as Qualified Intermediary for BHPH  
Properties, LLC -Grantor

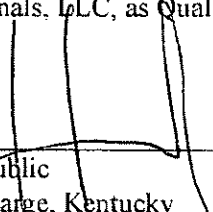
  
Thomas Kanaly-Agent for BHPH Properties,  
LLC.-Grantee

STATE OF Kentucky)

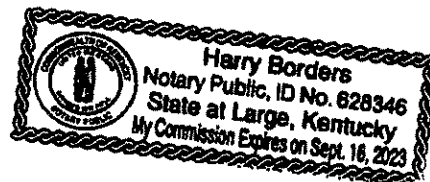
§§

COUNTY OF Jefferson)

I hereby certify that the foregoing deed and consideration statement was acknowledged and sworn to before me this 7<sup>th</sup> day of January, 2022, by Stan Sims as Manager of Exchange Professionals, LLC, as Qualified Intermediary for BHPH Properties, LLC, Grantor.

  
\_\_\_\_\_  
Notary Public  
State at Large, Kentucky

My Commission Expires: \_\_\_\_\_



23-20NE-0051

STATE OF KENTUCKY )COUNTY OF JEFFERSON )

§§

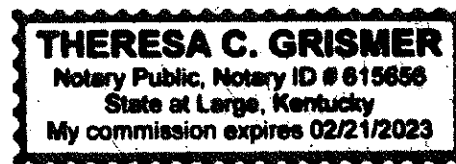
I hereby certify that the foregoing deed and consideration statement was acknowledged and sworn to before me this 31st day of January, 2022, by Thomas Kanaly as Agent for BHPH Properties, LLC, Grantee.

Theresa C. Grismer  
Notary Public  
State at Large, \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

This instrument was prepared by:

John W. Harpole  
John W. Harpole, Attorney  
Agency Title, Inc.  
6520 Glenridge Park Place #1  
Louisville, Kentucky 40222  
502-339-1145  
FILE# 51143

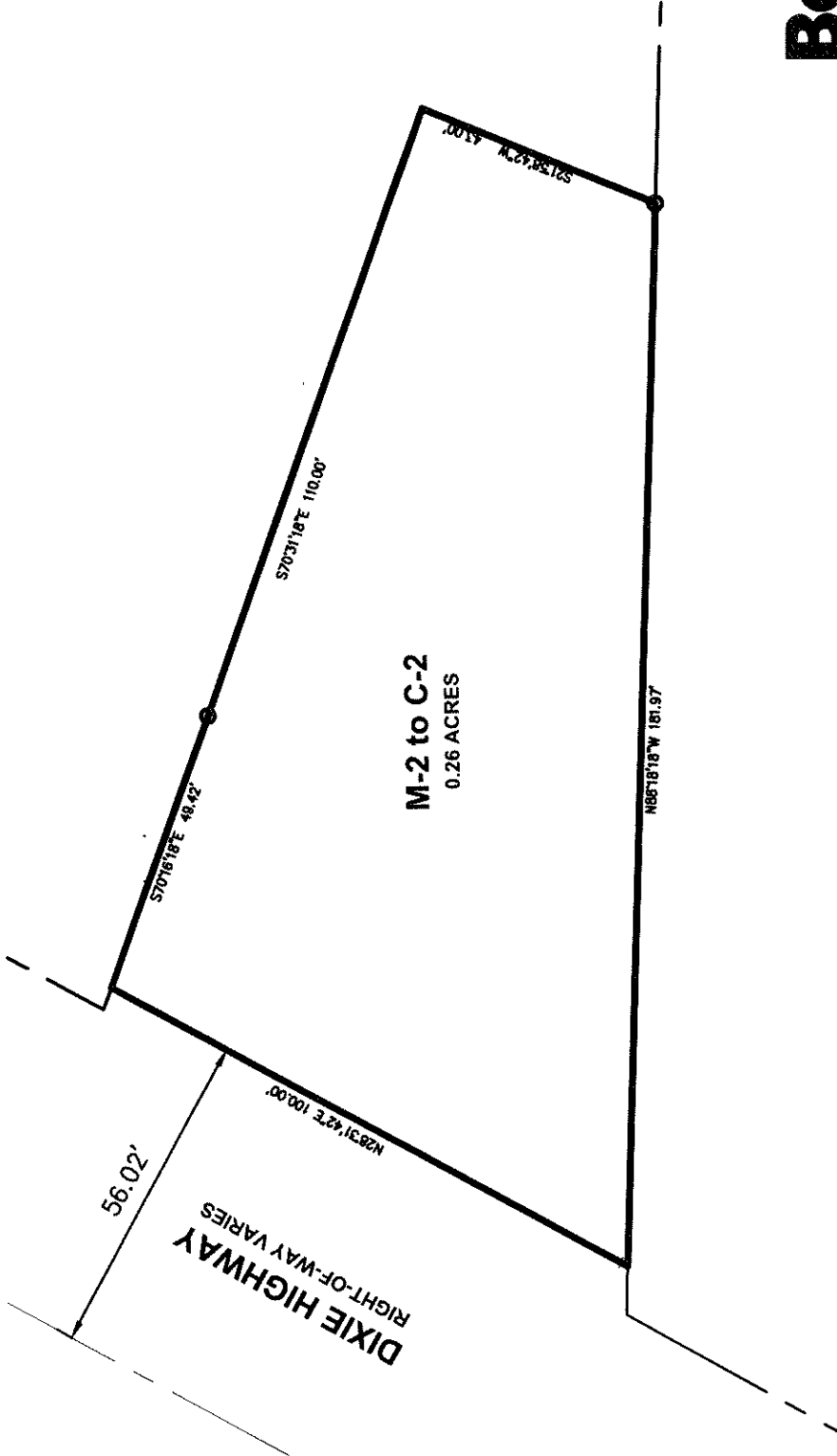


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END OF DOCUMENT

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**Bowman**

Bowman Consulting Group Ltd

3001 TAYLOR SPRINGS DRIVE

LOUISVILLE, KY 40220

Phone: (502) 459-8402

www.bowman.com

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**7791 DIXIE HIGHWAY**

**PROPERTY OF:**

**BHPH PROPERTIES, LLC**

**1414 NORTHWIND ROAD**

**LOUISVILLE, KY 40207**

**SHEET 1 OF 1**

PROJECT # 240724-01-001

SCALE: 1" = 40'

DATE: 04-13-2023

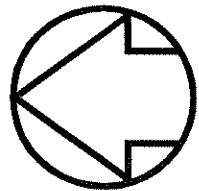
**ZONING EXHIBIT**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 20' 40' 80'



SCALE: 1" = 40'



TRUE  
NORTH

23-ZONE-0051