

DEED

THIS DEED is between Three B Realty Advisers, LLC, A Kentucky limited liability company, whose address is 642 S. 4th Avenue, Louisville, KY 40202, (herein "Seller") AND Coppershire, LLC, a Kentucky limited liability company (herein "Buyer") whose mailing address is 642 South 4<sup>th</sup> Avenue, Louisville, KY 40202.

In consideration of \$533,000.00 the receipt of which is hereby acknowledged, the Seller conveys to Buyer, in fee simple, with Covenant of General Warranty, the following described property located in Louisville, Jefferson County, Kentucky, to-wit:

PARCEL 1:

BEING Units 14,22,28,30,34,39,45,49, and 56, condominium units in Coppershire Condominium Homes, a Horizontal Property Regime, together with such rights and the limited common elements exclusive to said units, all according to the Declaration of Horizontal Property Regime and Master Deed of Coppershire Condominium Homes dated October 23, 1998 of record in Deed Book 7127, Page 822 in the office of the County Clerk of Jefferson County, Kentucky, and as shown by the plans of Coppershire Condominium Homes of record in Condominium and Apartment Ownership Book 68, Pages 12 through 18, Clerk's File No. 1043 both in the office aforesaid, together with such units' undivided percentage interest in the common elements of Coppershire Condominium Homes and all of the other rights and interests appurtenant to said units as described in said Master Deed.

PARCEL 2:

BEING a 1.53 acre tract of land being designated as Tract 2 as shown on minor subdivision plat, Docket #344-98, approved by the Louisville and Jefferson County Planning Commission on December 30, 1998, which plat is attached hereto and made a part hereof.

BEING a portion of the same property conveyed to Seller by Deed dated August 19, 1998 of record in Deed Book 7094, Page 347 in the office aforesaid.

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

yet due and payable and the aforesaid Master Deed, Plans, and Bylaws and Rules and Regulations for Coppershire Condominium Homes.

The Buyer executes this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382; and IN AFFIRMATION of this conveyance, witness the signature of the Seller February 1, 1999.

Three B Realty Advisers, LLC ( Seller)

BY:   
David S. Bowen, Member,

Coppershire, LLC, a Kentucky ( Buyer)  
limited liability company


By Three B Realty Advisers, LLC

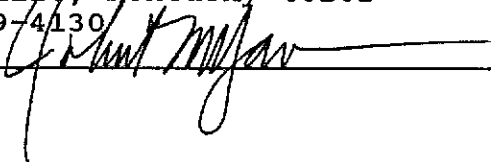
BY:   
David S. Bowen, Member,

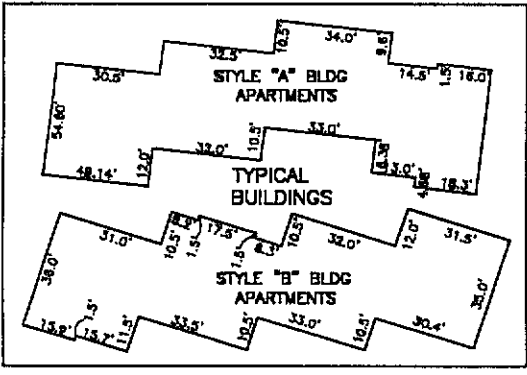
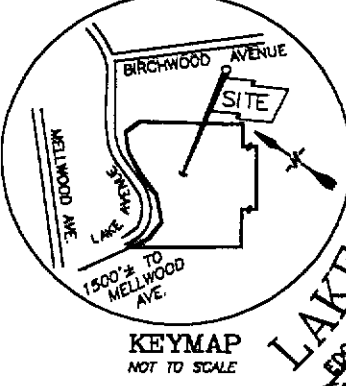
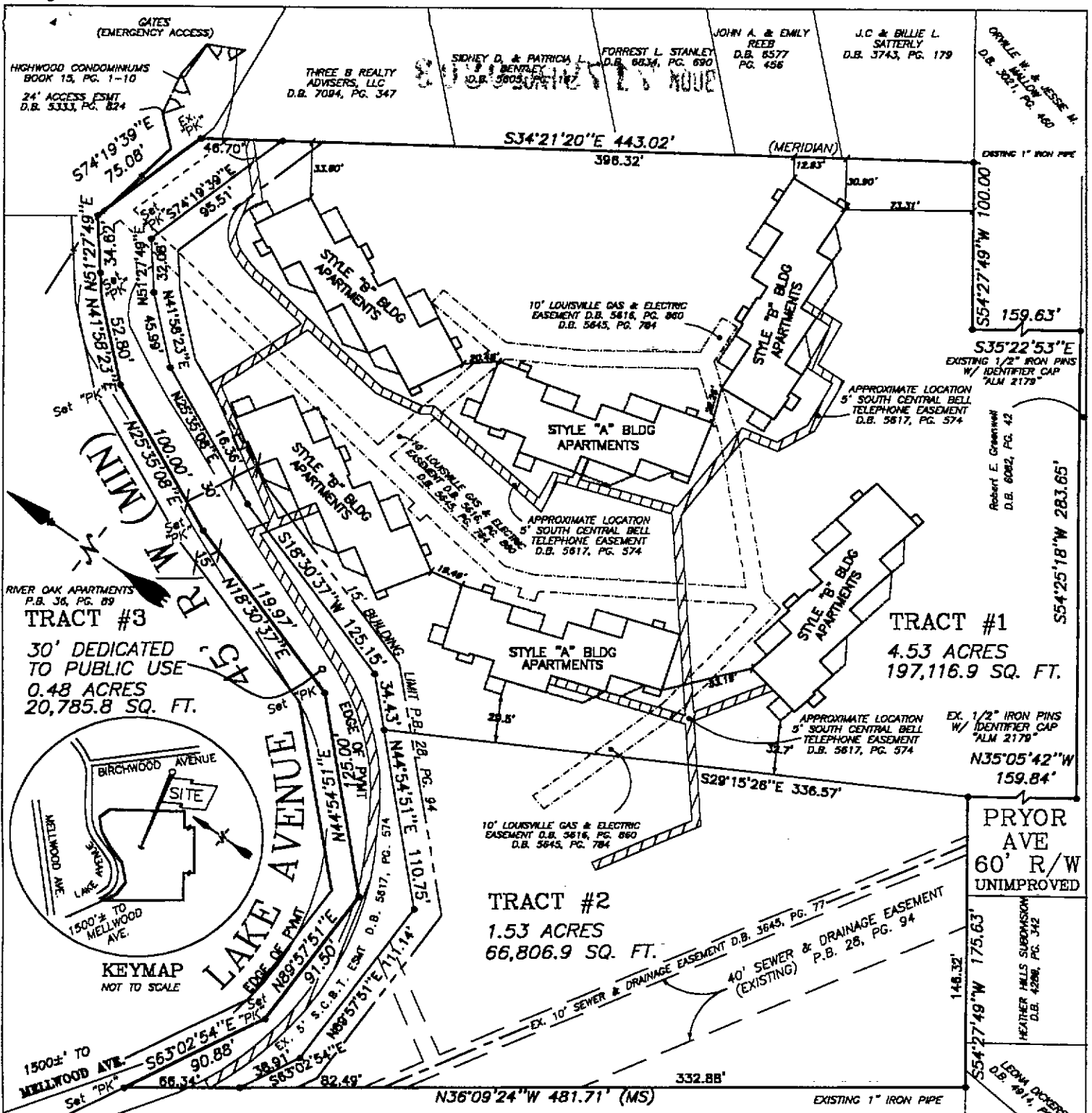
STATE OF Kentucky  
COUNTY OF Jefferson

The foregoing Deed and consideration certificate was acknowledged and sworn to before me February 1, 1999 by David S. Bowen, Member of Three B Realty Advisers, LLC, Seller, in behalf of the limited liability company and David S. Bowen, Member of Three B. Realty Advisers, LLC, in behalf of Coppershire, LLC.

My Commission Expires: 3/25/2000

  
NOTARY PUBLIC

This Instrument Prepared By:  
ACKERSON, MOSLEY & YANN, P.S.C.  
One Riverfront Plaza, Suite 1200  
Louisville, Kentucky 40202  
502/589-4130  
BY: 



GERALD LANDAU  
D.B. 4754, PG. 158

• Set 1/2" iron pin with cap "MATHERLY 2179" unless otherwise noted.

Survey conducted by random traverse, with unadjusted closure of 1:62,213. This traverse was adjusted for closure.

The bearing datum is based on the Record Plat of Highwood Apartment Complex Subdivision as recorded in Plat Book 28 Page 94.

This property is located in Zone "X" as shown on Community Panel Number 210122 0080 D, dated 02 February 1994, of the Flood Insurance Rate Map, and is not shown to lie in a 100 year flood hazard area.

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat and survey was made under my supervision 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. This survey and plat meets or exceeds the minimum standards of governing authorities.

Al L. Matherly 2179 12/02/98  
SURVEYOR PLS# DATE

MINOR SUBDIVISION PLAT

OWNER THREE B REALTY ADVISERS, LLC  
642 SOUTH FOURTH STREET  
LOUISVILLE, KY 40202  
D.B. 7094, PG. 347  
TAX BLOCK 88H, LOTS 20 & 160

LOCATION LAKE DRIVE, LOUISVILLE, KY  
DATE 08/05/98 SCALE 1" = 80' NO. 98034



SHEET 1 OF

CERTIFICATE OF APPROVAL

Approved this 30<sup>th</sup> day December of 1998  
Invalid if not recorded before this date 12/30/99

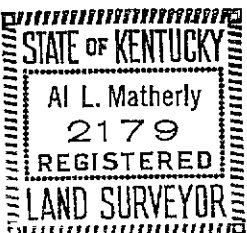
By: D. A. Hulford  
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION  
Approval subject to attached Certificates.

Special requirement(s): N/A

DOCKET NO. 344-98



**MATHERLY**  
**LAND SURVEYING**  
**INC.**  
2056 S. PRESTON STREET  
LOUISVILLE, KENTUCKY 40217



REV. 12/03/98  
REV. 10/30/98

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of

Three B Realty Advisers, LLC DB 7094, Pg 347  
and does hereby dedicate to public use

Lake Avenue 30'  
as shown thereon.

*David S. Bowen*  
Owner's signature

\_\_\_\_\_  
Owner's signature

MEMBER  
Title  
642 South Fourth Street  
Louisville, Ky 40202  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

ZONING CERTIFICATE

I/We hereby certify all of the lots of this minor subdivision and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon are in compliance with all the provisions of the Zoning District Regulations. Any such buildings or improvements not in compliance with the Zoning District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No. B-44-95 or prior to the adoption of the Zoning district Regulations has been accepted by the Planning Commission staff as valid evidence of their non-conforming status.

Three B Realty Advisers, LLC

*David S. Bowen*  
Owner's signature MEMBER

\_\_\_\_\_  
Owner's signature

CERTIFICATE OF ACKNOWLEDGMENT

State of Kentucky )  
County of Jefferson ) SS

I, Lynda D. Alexander, a Notary Public in and for the County aforesaid, do hereby certify that the foregoing plat of Three B Realty Advisers, LLC

recorded in Deed Book 7094, Page 347, was this day presented to me by David S. Bowen, known to me, who executed Certificates in my presence, and acknowledged it to be his free act and deed.

Witness my hand and seal this 6th day of November, 19 98.

My commission expires 13th day of March, 2002.

Document No.: DN1999017991  
Lodged By: CLT  
Recorded On: 02/01/1999 03:29:46  
Total Fees: 549.00  
Transfer Tax: 533.00  
County Clerk: Bobbie Hoisclaw  
Deputy Clerk: TERHIG

*Lynda D. Alexander*  
Notary Public

344-98  
MATHERLY  
LAND SURVEYING  
INC.

2056 SOUTH PRESTON ST.  
LOUISVILLE, KENTUCKY 40217

FOR Three B Realty Advisers, LLC  
LOCATION 2-67 Lake Avenue  
Louisville, Ky 40206

DATE 10/30/98 NO. 98034

SHEET 2 OF 2



(502) 535-9000

END OF DOCUMENT

*D*