



# 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 # 2022199998**

**BATCH # 410579**

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$150.00

PRESENTED ON: 08-29-2022 2 01:40:30 PM

LODGED BY: csc

RECORDED: 08-29-2022 01:40:30 PM

BOBBIE HOLSCLOW  
CLERK

BY: EVELYN MAYES  
RECORDING CLERK

**BK: D 12442**

**PG: 30-33**

**GENERAL WARRANTY DEED**

THIS DEED executed this 26 day of August, 2022, by and between **Froggy Holdings, LLC, a Kentucky Limited Liability Company**, as Grantor(s) with the in-care address is: **4025 Elmwood Avenue, Louisville, KY 40207** and **Travis and Randi Curtis Land Trust** under trust dated August 26, 2022, as Grantee(s), whose mailing address and the address for mailing property tax bills is: **P. O. Box 727, Hillview, KY 40129.**

**WITNESSETH:**

That for VALUABLE CONSIDERATION, in the amount of **\$150,000.00** the receipt of which is hereby acknowledged, the Grantor(s) hereby convey(s), with General Warranty, unto Grantee(s), in fee simple the following described property situated at **168 Vernon Avenue, Louisville, KY 40206, KY**, to-wit:

**BEGINNING IN THE WEST LINE OF VERNON AVENUE AT A POINT 190 FEET NORTH OF EMERALD AVENUE, WHICH POINT IS 1119 FEET NORTH OF THE ORIGINAL CENTER LINE OF FRANKFORT AVENUE; THENCE NORTHWARDLY ALONG THE WEST LINE OF VERNON AVENUE, 60 FEET; THENCE WESTWARDLY IN A LINE PARALLEL WITH EMERALD AVENUE, 230.53 FEET; THENCE SOUTHWARDLY IN A LINE PARALLEL WITH VERNON AVENUE, 100 FEET; THENCE EASTWARDLY 30 FEET TO THE BILLHORZ TRACT; THENCE WITH SAID TRACT NORTHWARDLY PARALLEL WITH VERNON AVENUE, 40 FEET; THENCE EASTWARDLY PARALLEL WITH EMERALD AVENUE, 200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO FROGGY HOLDINGS, LLC, BY DEED DATED JULY 22, 2022, OF RECORD IN DEED BOOK 12413, PAGE 12413, PAGE 985 AND RE-RECORDED IN DEED BOOK 12439, PAGE 580, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY.**

Provided, however, exception is hereby taken to all taxes due and payable in the future, all easements and restrictions of record, and any and all local zoning ordinances affecting property, if applicable.

**IN TESTIMONY WHEREOF**, witness the signature of the Grantor(s) hereto this 26 day of August, 2022.

**Grantor(s):**

**Froggy Holdings, LLC, a Kentucky Limited Liability Company**

**By: Bradley S. Ruch, Member**

**CERTIFICATE OF CONSIDERATION**

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

**Grantor(s):**

**Froggy Holdings, LLC, a Kentucky Limited Liability Company**

**By: Bradley S. Ruch, Member**

STATE OF KENTUCKY )

COUNTY OF JEFFERSON )


The foregoing Signatures of the Party of the First Part and the Certification was acknowledged and sworn to before me this 16 day of August, 2022 by **Bradley S. Ruch, Member of Froggy Holdings, LLC, a Kentucky Limited Liability Company.**

My commission expires: 10/16/22

Notary Public, State at Large

Name: 608601

Grantee(s):

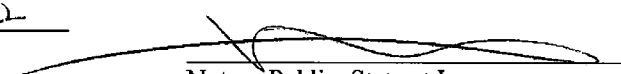
Travis and Randi Curtis Land Trust under trust dated August 26, 2022
  
 Travis Curtis, Co-Trustee

  
 Randi Curtis, Co-Trustee

STATE OF KENTUCKY )

COUNTY OF JEFFERSON )

The foregoing Signatures of the Party of the Second Part and the Certification were acknowledged and sworn to before me this 26 day of August, 2022 by **Travis Curtis, Co-Trustee and Randi Curtis, Co-Trustee of Travis and Randi Curtis Land Trust under trust dated August 26, 2022**

My commission expires: 10/16/22
  
 Notary Public, State at Large
Name 60310

THIS INSTRUMENT PREPARED BY:



Taylor P. Sorrels, Attorney At Law  
 Turn Key Title & Escrow, LLC  
 6008 Brownsboro Park Blvd., Ste A  
 Louisville, KY 40207

TKT16481

**AFTER RECORDING, PLEASE RETURN TO:**

Turn Key Title & Escrow, LLC  
 6008 Brownsboro Park Blvd., Ste. A  
 Louisville, KY 40207  
 502-653-5600