



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

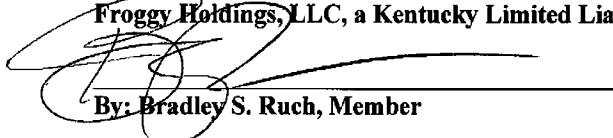

By: Bradley S. Ruch, Member

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):

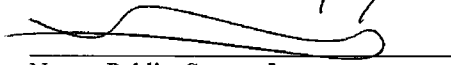
Froggy Holdings, LLC, a Kentucky Limited Liability Company


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

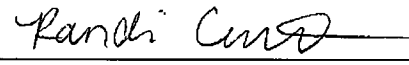

Notary Public, State at Large

Name: 608601

Grantee(s):

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

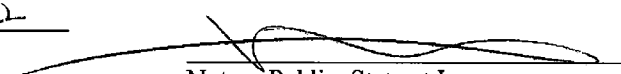
 Travis Curtis, Co-Trustee


 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