



Bobbie Holsclaw
Jefferson County Clerk's Office

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has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2022219917

BATCH # 415913

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$75.00

PRESENTED ON: 09-23-2022 2 08:13:40 AM

LODGED BY: ROUNSAVALL TITLE GROUP LLC

RECORDED: 09-23-2022 08:13:40 AM

BOBBIE HOLSCLAW
CLERK

BY: LEEMESIA EDWARDS
INDEXING CLERK

BK: D 12461

PG: 182-185

Deed
3

File No. 20220776

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated this 19th day of September 2022, is by and between **ANTHONY R. FIORITO AND GINA MARIE FIORITO, HUSBAND AND WIFE**, hereinafter referred to as Grantors, whose address is 805 Lake St. PMB #205, Oak Park, IL 60301, and **KYLE ROSHBERG AND MACKENZIE ROSHBERG, husband and wife**, hereinafter referred to as Grantees, whose address is 1010 East Jefferson Street, Louisville, KY 40206.

WITNESSETH:

That for and in consideration of the total purchase price of Seventy Five Thousand Dollars and Zero Cents (\$75,000.00), the receipt of which is hereby acknowledged, Grantors have Bargained and Sold and do hereby Grant and Convey unto Grantees in joint survivorship, with remainder to the survivor of them in fee simple, their heirs or assigns forever, with covenant of GENERAL WARRANTY, the following described real estate situated in Jefferson County, Kentucky, more particularly described as follows:

Property address: 1010 East Jefferson Street, Louisville, KY 40206
(hereinafter referred to as "the Subject Property")

BEGINNING in the South line of Jefferson Street 99 feet 8 inches East of Wenzel Street; thence Eastwardly with the South line of Jefferson Street 23 1/2 feet extending back Southwardly of that width throughout, between lines parallel with Wenzel Street, 100 feet 4 inches TOGETHER with the right to use in common as private alley, the following strip of land:

BEGINNING in the East line of Wenzel Street 100 feet 4 inches South of Jefferson Street; thence Eastwardly and parallel with Jefferson Street 108 feet; thence Southwardly and parallel with Wenzel Street 94 feet 8 inches to the North line of Ballard Street; thence Westwardly with north line of Ballard Street 86 feet, 8 inches; thence Westwardly and parallel with Jefferson Street 100 feet, 6 inches to the East line of Wenzel Street; thence Northwardly with the East line of Wenzel Street 8 feet, to the point of beginning.

Being the same property conveyed to Anthony R. Fiorito, married, by Deed dated July 31, 2019, and recorded August 5, 2019, in Deed Book 11472, Page 54, in the Office of the Clerk of Jefferson County, Kentucky.

TO HAVE AND TO HOLD the Subject Property, together with all appurtenances and privileges thereunto belonging, unto Grantees, their heirs and assigns forever.


Now Grantors hereby release and relinquish unto Grantees, their heirs and assigns forever, all of Grantor's rights, title and interest in and to the Subject Property, and covenant with Grantees, their heirs and assigns forever, that the Grantors are lawfully seized in fee simple title to the Subject Property, and have good and lawful right to sell and convey same as is herein done, that the Subject Property conveyed herein is free of all liens and encumbrances except the following: any and all state, county, city and/or school taxes due and payable either in the current applicable fiscal tax year and/or all such taxes assessed thereafter, all of which the Grantees hereby assume and agree to pay; and any and all easements, restrictions, stipulations and zoning regulations of record affecting the Subject Property.

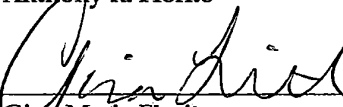
Any spouse referenced as a Grantor herein who is not on the title to the property is signing only for the purpose of releasing his or her Dower or Curtesy interest in and to said property, and makes no warranties or representations to the Grantee

FURTHERMORE, all subsequent property tax bills associated with the Subject Property, including bills issued for the current tax year, shall be sent to the Grantees at the following address: ~~1010 East Jefferson Street, Louisville, KY 40206~~ 7737 Upton Oxmoor Lane Apt. 101 Louisville KY 40222

IN TESTIMONY WHEREOF, Grantors and Grantees have hereunto affixed each of their signatures, this the day and year first above written.

GRANTORS:



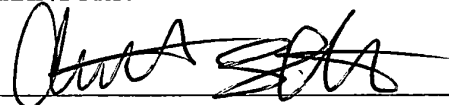
Anthony R. Fiorito


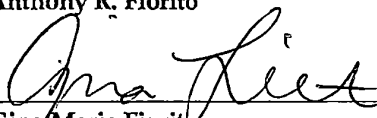
Gina Marie Fiorito

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this Deed is the full consideration paid for the property.

GRANTORS:

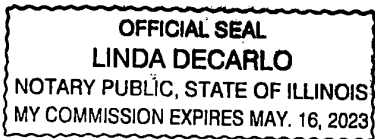



Anthony R. Fiorito


Gina Marie Fiorito

STATE OF ILLINOIS)
)SS
COUNTY OF Cook)

I hereby certify that the foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 16th day of September 2022, by Anthony R. Fiorito and Gina Marie Fiorito, to be their true act and deed.





NOTARY PUBLIC, STATE AT LARGE,
ILLINOIS
My Commission Expires: 05-16-2023

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this Deed is the full consideration paid for the property.

GRANTEES:

Kyle Roshberg

Kyle Roshberg

Mackenzie Roshberg

Mackenzie Roshberg

COMMONWEALTH OF KENTUCKY)

)SS

COUNTY OF JEFFERSON)

I hereby certify that the foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me on this 19th day of September 2022, by Kyle Roshberg and Mackenzie Roshberg, husband and wife, to be their true act and deed.

JEREMIAH H. MALONE
NOTARY PUBLIC
STATE AT LARGE - KENTUCKY
ID # 614430
MY COMMISSION EXPIRES JANUARY 10, 2023

[Signature]

NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

My Commission Expires: 1/10/2023

This Instrument Prepared By:

[Signature]

G. Hunt Rounsavall, Jr.
S. Asher Snow
ROUNSAVALL LAW OFFICE LLC
4360 Brownsboro Road, Suite 102
Louisville, Kentucky 40207
Phone: 502.893.3336
Fax: 502.893.4244