



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 # 2022106816

BATCH # 385963

JEFFERSON CO, KY FEE \$50.00

STATE OF KY DEED TAX \$225.00

PRESENTED ON: 05-10-2022 2 08:19:12 AM

LODGED BY: LEGACY TITLE COMPANY

RECORDED: 05-10-2022 08:19:12 AM

BOBBIE HOLSCLOW

CLERK

BY: KAREN MESSICK

INDEXING CLERK

BK: D 12350

PG: 165-168

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

Website: www.jeffersoncountyclerk.org | Email: countyclerk@jeffersoncountyclerk.org

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED (hereinafter referred to as the "Deed") is made and entered into this **3rd day of May, 2022**, by and between **Jon D. Brown and Rachel K. Smoot, husband and wife**, (hereinafter collectively referred to as the "Grantors"), with a mailing address of 2931 Cleveland Blvd, Louisville, KY 40206; and **Moises Ortega, unmarried**, (hereinafter referred to as the "Grantee"), with a mailing address of 209 Cannons Lane, Louisville, KY 40206, which is also the in-care-of address to which the property tax bill for 2022 may be sent.

WITNESSETH: That for a valuable consideration in the amount of **Two Hundred Twenty Four Thousand Nine Hundred and 00/100 dollars (\$224,900.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby convey to Grantee, in fee simple with covenant of General Warranty, that certain real property (hereinafter referred to as the "Subject Property") situated in Jefferson County, KY, more fully described as follows:

Street Address: 209 Cannons Lane, Louisville, KY 40206

BEGINNING at a point in the Northeast line of Cannon's Lane 90 feet Northwest of Richard Avenue; running thence Northwestwardly along the Northeast line of Cannon's Lane 38.2 feet to the Southeast line of the lot conveyed to Mabel Wiegler by deed dated May 31, 1927, recorded in Deed Book 1278, page 501, in the office of the Clerk of the County Court of Jefferson County, Kentucky thence Northeast along the Southeast line of the property conveyed to Wiegler aforesaid 116.76 feet, more or less, to the most Easterly corner of the lot conveyed to said Wiegler; thence Southeast 38.2 feet; thence Southwest and parallel with the Southeast line of the property conveyed to the said Wiegler 116.76 feet to the beginning.

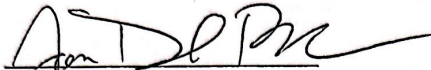
Being the same property conveyed to Jon D. Brown, unmarried, by Deed dated June 24, 2008, and of record in Deed Book 9248, Page 683, in the Office of the Clerk of Jefferson County, Kentucky.

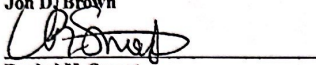
Grantors covenant lawful seizin to the Subject Property with full power and authority to convey the Subject Property. Grantors convey the Subject Property to Grantee free and clear of any and all encumbrances except easements and restrictions of record, and state, county, city and/or school taxes due and payable in the current tax year and any and all such taxes assessed thereafter.

Grantors and Grantee hereby certify the consideration set forth hereinabove is the full consideration paid for the Subject Property. Grantee executes this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN WITNESS WHEREOF, this Deed was executed by Grantors and Grantee, as of the date first set forth hereinabove.

GRANTORS

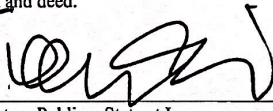

Jon D. Brown

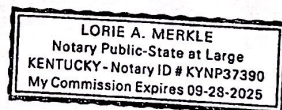

Rachel K. Smoot

STATE OF Kentucky)
COUNTY OF Meigs) SS:

This Deed was executed, sworn to and acknowledged before me this 3rd day of May, 2022, by Jon D. Brown and Rachel K. Smoot, husband and wife, to be their true act and deed.

My Commission expires: 9.28.2025


Notary Public – State at Large



GRANTEE

Moises Ortega
Moises Ortega

STATE OF california)
COUNTY OF Los Angeles) SS:

This Deed was executed, sworn to and acknowledged before me this 3rd day of May, 2022, by Moises Ortega, unmarried, to be his true act and deed.

My Commission expires: 06-19-2024

[Signature]
Notary Public – State at Large



THIS INSTRUMENT PREPARED BY:

Legacy Title Company, LLC
Alissa Graf-Schad
Alissa Graf-Schad, Attorney
1301 Clear Springs Trace, Suite 200
Louisville, KY 40223
(502)400-5550
File Number: 22-0235

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