



Bobbie Holisclaw

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 # 2017118498

BATCH # 77403

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$298.50

PRESENTED ON: 05-23-2017 7 11:02:44 AM

LODGED BY: ROUNSAVALL TITLE GROUP LLC

RECORDED: 05-23-2017 11:02:44 AM

BOBBIE HOLISCLAW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

BK: D 10893

PG: 676-679

PLANNING
SERVICE

MAY 06 2024

RECEIVED

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated this 19th day of May, 2016, is by and between JESSICA ANNE ROSENSTEIN, unmarried, DEBORAH LYNN ROSENSTEIN, unmarried, and JENNIFER LEIGH ROSENSTEIN, unmarried hereinafter referred to as Grantors, whose address is P.O. Box 4313, Louisville, Kentucky 40214, and BRUCE B. MCCANN and KAY E. CHAMBERS, husband and wife, hereinafter referred to as Grantees, whose address is 1313 & 1315 East Washington Street, Louisville, Kentucky 40204

WITNESSETH:

That for and in consideration of the total purchase price of Two Hundred Ninety-Eight Thousand Five Hundred Dollars and Zero Cents (\$298,500.00), 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: 1313 & 1315 East Washington Street, Louisville, Kentucky 40204
(hereinafter referred to as "the Subject Property")

TRACT 1 - 1313 E. Washington Street, Louisville, Kentucky 40206

Beginning at a point on North side of Washington Street, 277 feet West of Northwest corner of Washington and Webster Streets, said point being common between said Webster and Louisa F. Letterle widow; running thence West along North side of Washington Street 30 feet; thence North and parallel with Webster Street 150 feet to 20 foot alley, thence East along South line of alley 30 feet to point again common between said Webster and said Letterle; thence South 150 feet to point of beginning.

TRACT 2 - 1315 E. Washington Street, Louisville, Kentucky 40206

BEGINNING on the Northwest side of Washington Street 229 feet Southwest of the Northwest corner of Washington and Webster Streets; thence running Southwardly along said line 48 feet and extending back Northwesterly, of that width throughout, between lines parallel with Webster Street 150 feet;

Being the same property conveyed to Jessica Anne Rosenstein, unmarried and Deborah Lynn Rosenstein, unmarried and Jennifer Leigh Rosenstein, unmarried by Deed dated May 2017, recorded in Deed Book 10893, Page 677, in the Office of the Clerk of Jefferson County, Kentucky. Previously conveyed to The Allen Eugene Rosenstein Family Trust, by Deed dated December 16, 2013, recorded in Deed Book 10184, Page 434, 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 Grantors' 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 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

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PLANNING & DESIGN SERVICES

24-CWP-0124

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: 1313 & 1315 East Washington Street, Louisville, Kentucky 40204

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

GRANTORS:

Jessica Anne Rosenstein
Deborah Lynn Rosenstein
Jennifer Leigh Rosenstein

CONSIDERATION CERTIFICATE

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

GRANTORS:

Jessica Anne Rosenstein
Deborah Lynn Rosenstein
Jennifer Leigh Rosenstein

COMMONWEALTH OF KENTUCKY
)
(SS
)
COUNTY OF JEFFERSON

I hereby certify that the foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 19th day of May, 2017, by Jessica Anne Rosenstein, unmarried, Deborah Lynn Rosenstein, unmarried, and Jennifer Leigh Rosenstein, unmarried, to be their true act and deed.

S. M.

NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

My Commission Expires
RECEIVED
2019

MAY 06 2024

PLANNING & DESIGN
SERVICES

24-(6P-0124

CONSIDERATION CERTIFICATE

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

GRANTEES:

Bruce B. McCann
Bruce B. McCann

Kay E. Chambers
Kay E. Chambers

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 May, 2017, by Bruce B. McCann and Kay E. Chambers, husband and wife, to be their true act and deed.

[Signature]

NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

My Commission Expires: 2/8/2019

This Instrument Prepared By:

[Signature]

S. Asher Snow
G. Hunt Rounsavall, Jr.
ROUNSAVALL LAW OFFICE LLC
4360 Brownsboro Road, Suite 102
Louisville, Kentucky 40207
Phone: 502.893.3336
Fax: 502.893.4244
E-mail: hunt@rttllegroup.com

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