



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document  
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Jefferson County Clerk's Office.



**INST # 2019000480**

**BATCH # 162716**

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$300.00

PRESENTED ON: 01-02-2019 9 01:02:05 PM

LODGED BY: BORDERS & BORDERS

RECORDED: 01-02-2019 01:02:05 PM

BOBBIE HOLSCLOW  
CLERK

BY: EVELYN MAYES  
RECORDING CLERK

**BK: D 11320**

**PG: 438-441**

20184611

AFTER RECORDING RETURN TO  
BORDERS & BORDERS, ATTORNEYS  
920 DUPONT ROAD  
LOUISVILLE, KY 40207

**WARRANTY DEED**

THIS DEED, made this the 31st day of December, 2018, by and between Anabel Valdez-Perconti and Paul J. Perconti, wife and husband, Parties of the First Part whose mailing address is 1229 Bassett Avenue, Louisville, KY 40204; and Jennifer Geier and Bradford Geier, wife and husband, Parties of the Second Part, **whose mailing address and in-care-of address, for tax purposes, 1229 Bassett Avenue, Louisville, KY 40204.**

WITNESSETH: That, for a valuable consideration in the amount of \$300,000.00, the receipt of which is hereby acknowledged, the Parties of the First Part hereby convey(s) unto the Parties of the Second Part, for and during their joint lives with the remainder in fee simple to the survivor of them with covenant of GENERAL WARRANTY, the following described property located in Jefferson County, Kentucky, to-wit:

See Attached Exhibit "A" which is incorporated herein and made a part hereof by reference.

Being the same property conveyed to the Parties of the First Part by Deed dated 05/24/2017, and recorded in Deed Book 10895, Page 142, in the office of the Clerk aforesaid.

Any spouse of the Party of the First Part who is not an owner (i.e, not named on the title to the property) is signing only for the purpose of releasing his or her Dower or Curtesy interest in the property and makes no warranties or representations to Party of the Second Part.

The Parties of the First Part further covenant(s) lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, and State, County and School taxes due and payable in 2019 and all subsequent taxes, which Parties of the Second Part do(does) hereby assume and agree to pay.

The Parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Parties of the Second Part join(s) in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

20184611

Anabel Valdez-Perconti  
Anabel Valdez-Perconti

Jennifer Geier  
Jennifer Geier

Paul J. Perconti  
Paul J. Perconti

Bradford Geier  
Bradford Geier

State of Kentucky  
County of Jefferson

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 31st day of December, 2018, by Anabel Valdez-Perconti and Paul J. Perconti, wife and husband and Jennifer Geier and Bradford Geier, wife and husband, Parties thereto to be their act and deed.

Jennifer F. Fields  
Notary Public Kentucky State at Large

Print Name J. Fields

My Commission Expires: 5-15-2021

This Instrument Prepared By:

Borders & Borders, PLC  
920 Dupont Road  
Louisville, KY 40207  
(502) 894-9200



**EXHIBIT "A"**

BEGINNING on the Northeast side of Bassett Avenue 171 feet 8-1/2 inches Northwest from Ransdell Avenue, said point being the intersection of Southeast line of the first 15 foot alley North of Ransdell Avenue, with the Northeast line of Bassett Avenue, thence Northeasterly with the Southeasterly line of said 15 foot alley 95 feet 7 inches, thence Southeasterly on a line at right angles to Ransdell Avenue 40 feet, thence Southwesterly and in a line parallel with Ransdell Avenue 80 feet more or less to Bassett Avenue, thence Northwardly with the Eastwardly line of Bassett Avenue 43 feet more or less to beginning.