

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 10 day of September, 2018, by and between **LOCHDALE DEVELOPMENT, INC.**, a Kentucky corporation, 521 Irvin Road, Danville, Kentucky 40422 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

**WITNESSETH:**

That for and in consideration of payment of the sum of **TEN DOLLARS AND 00/100 CENTS (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

**3760 WINTHROP DRIVE**  
**GREENWAY**

Being all of the parcel further identified as *Greenway (Area A)*, (consisting of 0.3512 Acres) as shown on the Final Record Plat of Sunny Slope Farm, Unit 1-B, of record in Plat Cabinet M Slide 7, of the Fayette County Clerk's Office, known and designated as 3760 Winthrop Drive; and,

Being a portion of the same property conveyed to Lochdale Development, Inc., a Kentucky corporation, by deed dated August 19, 2003, of record in Deed Book 2389, Page 58, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described property together with all rights, appurtenances, and improvements thereunto belonging unto the Grantee, its successors

Mail to LFUCG  
Dept. of Law  
200 East Main Street  
Lexington, Ky. 40507  
(CC-F)

and assigns, forever, in fee simple.

The Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title and interest in and to the above described property, including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will **WARRANT GENERALLY** the title thereto.

### **CONSIDERATION CERTIFICATE**

The parties do hereby certify, pursuant to KRS 382.135(1)(d), that the transfer is by gift and that the estimated fair cash value of the property for 3760 Winthrop Drive conveyed is \$3,850.00. This transfer is exempt from real estate transfer tax pursuant to KRS 142.050(7)(b). Grantee joins in this Deed for the sole purpose of certifying the consideration. Grantee has been authorized to accept this deed by Resolution No. 449-2018 passed by the Lexington-Fayette Urban County Council on July 5, 2018.

**IN WITNESS WHEREOF**, the parties have hereto signed this deed this the day and year first above written.

**GRANTOR:**

LOCHDALE DEVELOPMENT INC., a  
Kentucky corporation

BY: \_\_\_\_\_

LOGAN GERMANN,  
PRESIDENT

**GRANTEE:**

LEXINGTON-FAYETTE  
COUNTY GOVERNMENT

BY: \_\_\_\_\_

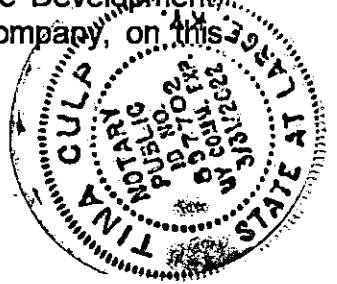
JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF BOYLE )

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Logan Germann, as President of Lochdale Development, Inc., a Kentucky corporation, for and on behalf of the limited liability company, on this 10 day of Sept, 2018.

My commission expires:

3/31/2020



*Tina Culpa*

Notary Public, Kentucky, State-at-Large

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, by Jim Gray, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 29th day of August, 2018.

My commission expires:

2/26/2021

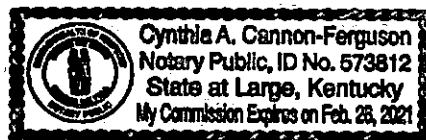
*Cynthia A. Cannon-Ferguson*  
Notary Public, Kentucky, State-at-Large

PREPARED BY:

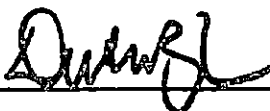
*Charles E. Edwards, III*

Charles E. Edwards, III,  
Attorney

Lexington-Fayette Urban  
County Government  
Department of Law  
200 East Main Street, 11<sup>th</sup> Floor  
Lexington, Kentucky 40507  
(859) 258-3500



I, Donald W Blevins Jr, County Court Clerk  
of Fayette County, Kentucky, hereby  
certify that the foregoing instrument  
has been duly recorded in my office.

  
\_\_\_\_\_

By: PATTY DAVIS ,dc

201810290122

October 29, 2018

12:52:43 PM

Fees	\$17.00	Tax	\$ .00
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Total Paid	\$17.00
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