

GENERAL WARRANTY DEED

This **GENERAL WARRANTY DEED** is made and entered into this 7th day of September, 2018, by and between **BALL HOMES, LLC**, a Kentucky limited liability company, 3609 Walden Drive, Lexington, Kentucky 40517 ("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 properties located in Fayette County, Kentucky, and more fully described as follows, to-wit:

**2405 CALENDULA ROAD AND 2412 CALENDULA ROAD
GREENWAY PARCELS****Tract I:**

Being all of Lot No. 1B, of the Myers Property Subdivision, Unit 1-A, to the City of Lexington, Fayette County, Kentucky, as shown by Final Record plat thereof in Plat Cabinet N, Slide 292, in the Fayette County Clerk's Office; known and designated as 2405 Calendula Road; and

Being a portion of the same property conveyed to Ball Homes, LLC, a Kentucky limited liability company, by deed dated March 24, 2006, of record in Deed Book 2631, Page 655, in the Fayette County Clerk's Office.

Tract II:

Being all of Lot No. 1A, of the Myers Property Subdivision,

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

Unit 1-A, to the City of Lexington, Fayette County, Kentucky, as shown by Final Record plat thereof in Plat Cabinet N, Slide 292, in the Fayette County Clerk's Office; known and designated as 2412 Calendula Road; and,

Being a portion of the same property conveyed to Ball Homes, LLC, a Kentucky limited liability company, by deed dated March 24, 2006, of record in Deed Book 2631, Page 655, in the Fayette County Clerk's Office.

**2120 TWAIN RIDGE DRIVE AND 2125 TWAIN RIDGE DRIVE
GREENWAY PARCELS**

Tract I:

Being all of Lot 91 (consisting of 1.0182 Acres) of the Final Record Plat of Waits Property Subdivision, Phase II, Unit 2-B, of record in Plat Cabinet L, Slide 861, of the Fayette County Clerk's Office, known and designated as 2120 Twain Ridge Drive; and,

Being a portion of the same property conveyed to Ball Homes, Inc., a Kentucky corporation, by deed dated July 15, 2002, of record in Deed Book 2294, Page 272, in the Fayette County Clerk's Office. Ball Homes, LLC, a Kentucky limited liability company became successor-in-interest to Ball Homes, Inc. by virtue of Articles of Merger on June 30, 2003, of record in Corporate Record Book 284, Page 651, in the Fayette County Clerk's Office.

Tract II:

Being all of Lot 90, of the Final Record Plat of Waits Property Subdivision, Phase II, Unit 2-B, of record in Plat Cabinet L, Slide 861, of the Fayette County Clerk's Office, known and designated as 2125 Twain Ridge Drive; and,

Being a portion of the same property conveyed to Ball Homes, Inc., a Kentucky corporation, by deed dated July 15, 2002, of record in Deed Book 2294, Page 272, in the Fayette County Clerk's Office. Ball Homes, LLC, a Kentucky limited liability company became successor-in-interest to Ball Homes, Inc. by virtue of Articles of Merger on June 30, 2003, of record in Corporate Record Book 284, Page 651, in the Fayette County Clerk's Office.

**2809 SANDERSVILLE ROAD AND 2810 SANDERSVILLE
ROAD
GREENWAY PARCELS**

Tract I:

Being all of Lot No. 45 (consisting of 1.69 Acres), as shown on the Consolidation Minor and Corrected Amended Minor Subdivision Plat, Hillenmeyer Property-West (Lots 45 & 46) , of record in Plat Cabinet N, Slide 813, in the Fayette County Clerk's Office, known and designated as 2809 Sandersville Road; and,

Being a portion of the same property conveyed to Ball Homes, LLC, a Kentucky limited liability company, by deed dated January 20, 2005, of record in Deed Book 2523, Page 730, in the Fayette County Clerk's Office.

Tract II:

Being all of Lot 45A, as shown on the Final Record Plat of Hillenmeyer Property, Unit 1, Phase 1, Section 1, Lexington, Fayette County, Kentucky, of record in Plat Cabinet N, Slide 717, in the Fayette County Clerk's Office, known and designated as 2810 Sandersville Road; and,

Being a portion of the same property conveyed to Ball Homes, LLC, a Kentucky limited liability company, by deed dated January 20, 2005, of record in Deed Book 2523, Page 730, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described properties together with all rights, appurtenances, and improvements thereunto belonging unto the Grantee, its successors 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 properties, 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 properties above and has a good and perfect right to sell and convey the same as herein done, that said properties are free and clear of all encumbrances of whatsoever

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 for 2405 Calendula Road property is \$8,110.00; the estimated fair cash value for 2412 Calendula Road property is \$5,410.00; the estimated fair cash value for 2120 Twain Ridge Drive property is \$8,871.00; the estimated fair cash value for 2125 Twain Ridge Drive property is \$1,332.00; the estimated fair cash value for 2809 Sandersville Road property is \$1,000.00; the estimated fair cash value for 2810 Sandersville Road property is \$500.00. These transfers are 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:

BALL HOMES, LLC, a
Kentucky limited liability company

BY: _____

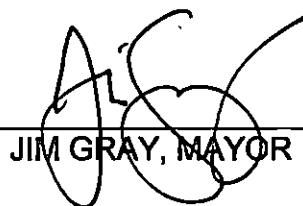


D. RAY BALL, JR,
PRESIDENT

GRANTEE:

LEXINGTON-FAYETTE
COUNTY GOVERNMENT

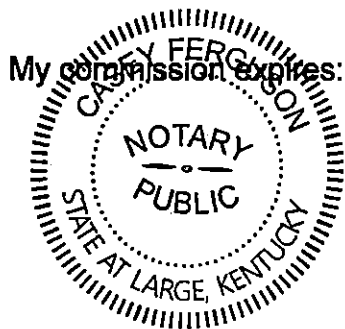
BY: _____



JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by D. Ray Ball, Jr., as President of Ball Homes, LLC, a Kentucky limited liability company, for and on behalf of the limited liability company, on this 7th day of September, 2018.



My commission expires:

7/29/21

Casey Ferguson #582712
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:

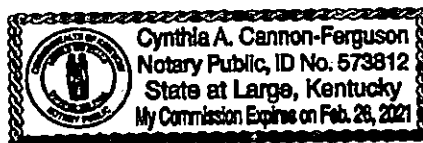
8/2/26/2021

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, 11th 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

201810290121

October 29, 2018

12:52:03 PM

Fees	\$23.00	Tax	\$.00
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Total Paid	\$23.00
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6 Pages

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