

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 27 day of NOVEMBER 2018, by and between **TRIAD GROUP, LLC, a Kentucky limited liability company**, 201 Price Road, Unit 106, Lexington, Kentucky 40511 ("Grantor"), which is also the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

W I T N E S S E I H:

That for and consideration of **THREE THOUSAND DOLLARS AND NO CENTS (\$3,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, install, construct, maintain, repair, reconstruct, and remove sidewalks and other related improvements and appurtenances thereto, which said sidewalk and appurtenances shall be of such dimension, character, construction and use as determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

Permanent Sidewalk Easement
Sidewalk Connectivity Project
Parcel No. 2
(a portion of 386 Waller Avenue)

Being a tract of land located in Fayette County, Kentucky, along Waller Avenue, approximately 50 feet south of the intersection of Waller Avenue and St. Joseph Drive, and more particularly described as follows:

Charles E. Edwards, III
LFUCG Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507

(CCF)

Beginning at a point 37.17 feet right of Waller Avenue Station 1200+80.66; thence South 44 Degrees 26 Minutes 50 Seconds East, 182.29 feet to a point 38.63 feet right of Waller Avenue Station 1202+62.46; thence South 54 Degrees 36 Minutes 10 Seconds West, 14.54 feet to a point 52.95 feet right of Waller Avenue Station 1202+59.93; thence North 40 Degrees 19 Minutes 50 Seconds West, 180.68 feet to a point 38.55 feet right of Waller Avenue Station 1200+80.40; thence North 54 Degrees 52 Minutes 10 Seconds East, 1.40 feet to the POINT OF BEGINNING, containing 0.033 acres (1,434 square feet); and,

Being a portion of the same property conveyed to Triad Group, LLC, a Kentucky limited liability company, by deed, dated November 15, 2016, of record in Deed Book 3445, Page 698, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described easement together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

Grantor 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 right to sell and convey the interest herein conveyed, and that it will **WARRANT GENERALLY** said title.

The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$3,000.00. Grantee joins this Deed of Easement for the sole purpose of certifying the consideration, as authorized by Resolution No. 572-2018 passed by the Lexington-Fayette Urban County Council on September 27, 2018. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.


IN TESTIMONY WHEREOF, the parties have signed this Deed of Easement, the

day and year first above written.

GRANTOR:

TRIAD GROUP, LLC, a
Kentucky limited liability company

BY:


NICHOLAS SOLON,
MEMBER

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY:


JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed of Easement and consideration certificate was subscribed, sworn to and acknowledged before me by Nicholas Solon, as a Member, on behalf of Triad Group, LLC, a Kentucky limited liability company, on this the 27 day of NOVEMBER, 2018.

My commission expires: 7-29-2021



Notary Public, Kentucky, State-at-Large

Notary ID # 583153

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

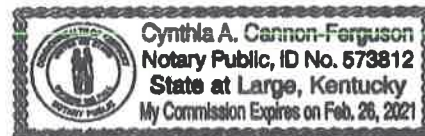
The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me by Jim Gray, as Mayor, for and on behalf of the Lexington-Fayette Urban County Government, on this the 22nd day of November, 2018.

My commission expires:

2/24/21

Cynthia A. Carr-Lewis
Notary Public, Kentucky, State-at-Large

Notary ID # 573812



PREPARED BY:

Michael Erb Korn

**Michael Keith Horn,
Managing Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
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: EMILY GENTRY ,dc

201901040262

January 4, 2019

13:53:20 PM

Fees	\$20.00	Tax	\$.00
------	---------	-----	--------

Total Paid	\$20.00
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

5 Pages

449 - 453