

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 30<sup>th</sup> day of September, 2021, by and between **THUNDERSTONE, LLC, a Kentucky limited liability company**, 1050 Monarch Street, Suite 200, Lexington, Kentucky 40513 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the mailing and tax in-care-of address for the current tax year.

**WITNESSETH:**

That for and in consideration of payment of the sum of **FOUR HUNDRED FIFTEEN THOUSAND DOLLARS AND 00/100 CENTS (\$415,000.00)**, 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:

**NORTH ELKHORN WET WEATHER**  
**STORAGE TANK PROJECT**  
**2220 THUNDERSTICK DRIVE**  
**(FORMERLY 2220 CHARLESTON DRIVE)**

All that tract or parcel of land situated along the southwesterly side of Thunderstick Drive (formerly Charleston Drive) between Executive Drive and North of Buena Vista Road in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Being all of Lot 3 (consisting of 1.262 Acres or 54,973 square feet), Block "F", Unit 1-B of the Bluegrass Executive Park Subdivision, as shown by the Easement Minor & Consolidation Record Plat, Lots 1, 2, 3, 4, 5, 6 & 7, Block "F", Unit 1-B, Bluegrass Executive Park Subdivision of

Return to:  
Cynthia Cannon-Ferguson  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

record in Plat Cabinet K, Slide 620, of the Fayette County Clerk's Office; being known and designated as 2220 Thunderstick Drive (formerly known as 2220 Charleston Drive); and,

Being the same property conveyed to Thunderstone, LLC, a Kentucky limited liability company, by deed dated June 3, 2016, of record in Deed Book 3404, Page 94, 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 and assigns, forever, in fee simple.

And 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 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 \$415,000.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 449-2021 passed by the Lexington-Fayette Urban County Council on August 26, 2021.

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

**GRANTOR:**


THUNDERSTONE, LLC, a  
Kentucky limited liability company

**GRANTEE:**

LEXINGTON-FAYETTE  
COUNTY GOVERNMENT


BY:   
DOUGLAS GIBSON,  
MEMBER

BY:   
LINDA GORTON,  
MAYOR

BY:   
HARRY C. BUSH,  
MEMBER

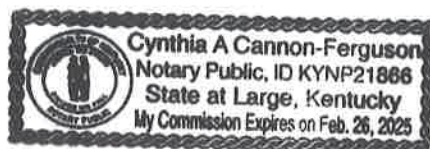
COMMONWEALTH OF KENTUCKY    )  
  )  
COUNTY OF FAYETTE                    )

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Douglas Gibson, as a Member of Thunderstone, LLC, a Kentucky limited liability company, for and on behalf of the limited liability company, on this 30<sup>th</sup> day of September, 2021.

  
Notary Public, Kentucky, State-at-Large

My Commission Expires: 2 / 26 / 2025

Notary ID # KYNP21866



COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Harry C. Bush, as a Member of Thunderstone, LLC, a Kentucky limited liability company, for and on behalf of the limited liability company, on this 30th day of September, 2021.

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

My Commission Expires: 2 26 2025

Notary ID # KYNP21866



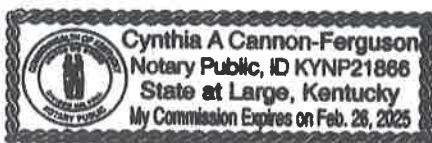
COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, by Linda Gorton, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 30th day of September, 2021.

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

My Commission Expires: 2 / 26 / 2025

Notary ID # KYNP21866



PREPARED BY:



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

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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

202109300084

September 30, 2021          10:01:34    AM

Fees	\$50.00	Tax	\$415.00
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Total Paid	\$465.00
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**6 Pages**

**743 - 748**