

THIS INSTRUMENT PREPARED BY:

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Mail tax bill in-care-of:

Lexington-Fayette Urban County
Government
200 East Main Street
Lexington, KY 40507

DEED OF CONSOLIDATION AND DEDICATION

THIS DEED OF CONSOLIDATION AND DEDICATION made and entered effective as of the _____ day of _____, 2023, by and among: (i) **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A, with a mailing address of 200 East Main Street, Lexington, Kentucky 40507; (ii) **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky statutory corporation created pursuant to KRS Chapter 80, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505; and (iii) **LEXINGTON HOME OWNERSHIP COMMISSION II, INC.**, a Kentucky nonprofit corporation, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505 (collectively, “**Grantors**”); and (iv) **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A, with a mailing address of 200 East Main Street, Lexington, Kentucky 40507 (“**Grantee**”).

WITNESSETH:

NOW, THEREFORE, for and in nominal consideration and for the purpose of consolidating certain parcels owned by the Grantors with the parcels owned by Grantee, in accordance with the Consolidation Plat of L.F.U.C.G. & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk’s Office, and for the purpose of dedicating the property granted herein for the use and benefit of the public as a right-of-way, being a portion of Shropshire Avenue, Grantors hereby grant and convey unto Grantee, in fee simple, all of their right, title and interest, with covenants of General Warranty, in and to those certain parcels of real property with improvements thereon located in Lexington, Fayette County, Kentucky, being designated as the “Unconsolidated Descriptions” and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and being consolidated into one parcel, and being designated as the “Consolidated Description” and more particularly described on **Exhibit A** (collectively, “**Property**”).

Provided however, this conveyance is made subject to all covenants, easements, restrictions and zoning ordinances of record affecting the Property and the taxes and assessments for the current year.

EXHIBIT A

“Unconsolidated Descriptions”

TRACT I:

Being all of Parcels 5, 6, 7 and 8 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk’s Office.

Being a portion of the same property acquired by Lexington-Fayette Urban County Government, by (i) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 713, in the Fayette County Clerk’s Office (“Office”); (ii) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 708, in the Office; and (iii) Deed dated October 14, 1998, of record in Deed Book 2012, Page 212, in the Office.

TRACT II:

Being all of Parcel 10 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk’s Office.

Being a portion of the same property acquired by Lexington-Fayette Urban County Housing Authority by Deed dated May 8, 2003, of record in Deed Book 2360, Page 623, in the Office.

TRACT III:

Being all of Parcel 9 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk’s Office.

Being a portion of the same property acquired by Lexington Home Ownership Commission II, Inc. by Deed dated January 15, 2010, of record in Deed Book 2923, Page 635, in the Office.

“Consolidated Description”

Being all of Shropshire Avenue a/k/a “Consolidated Parcel 10” (consisting of Parcels 5, 6, 7, 8, 9 and 10) as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk’s Office; being known and designated as 533 East Third Street.