

**DEED OF CONVEYANCE**

This **DEED OF CONVEYANCE** is made and entered into this the 27<sup>th</sup> day of January, 2021, by and between **L-M ASPHALT PARTNERS, LTD. d/b/a ATS CONSTRUCTION, a Kentucky Limited Partnership**, which has a principal office at 3009 Atkinson Avenue, Suite 400, Lexington, Kentucky 40509, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

**WITNESSETH:**

That for and in nominal consideration of the sum of **TEN DOLLARS AND 00 CENTS (\$10.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns, forever the following tracts of land located in the confines of Lexington, Fayette County, Kentucky and more particularly described as follows, to wit:

**FEE SIMPLE**  
**(1300 Old Frankfort Pike)**  
**Parcel No. 4, Tract A**  
**Town Branch Trial Project**

Being a tract of land situated southwest of the intersection of Old Frankfort Pike (KY Highway 1681) and Forbes Road (formerly KY Highway 1723) in Lexington, Fayette County, Kentucky, and being more particularly described as follows:

**Beginning** at a point in the southerly right-of-way line of Old Frankfort Pike (KY Highway 1681), said point being 31.35 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 62+17.75 as established by KYTC

Return to:  
M. Keith Horn  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

Project Town Branch Trail Phase 6, Project No. CM 3003, TAP 4003 011, said point also being a common corner with L-M Asphalt Partners, LTD. (Parcel 3);

Thence with the southerly right-of-way line of the proposed Old Frankfort Pike (KY Highway 1681) for two (2) calls:

1.) S 83°55'40" E, 8.63 feet to a point, 31.36 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 62+26.43; and

2.) Along an arc 36.40 feet to the right, having a radius of 50.00 feet, the chord of which is S 63°04'20" E, 35.60 feet to a point, 43.91 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 62+60.00;

Thence leaving the southerly right-of-way line of Old Frankfort Pike (KY Highway 1681), with a new right-of-way line through the lands of L-M Asphalt Partners, LTD. (Parcel 4) for two (2) calls:

1.) N 60°16'01" W, 21.61 feet to a point, 35.33 feet right of Old Frankfort Pike (KY Highway 1681) at Station 62+40.00; and

2.) N 83°55'40" W, 21.89 feet to a point, 35.35 feet right of Old Frankfort Pike (KY Highway 1681) at Station 62+17.95, said point also being in the easterly property line of L-M Asphalt Partners, LTD. (Parcel 3);

Thence with the easterly property line of L-M Asphalt Partners, LTD. (Parcel 3), N 03°05'40" E, 4.01 feet to the **POINT OF BEGINNING**, containing 0.003 acres (120 sq. ft.).

The above described parcel being part of the same property conveyed to L-M Asphalt Partners, LTD. by deed dated June 30, 1992 of record in Deed Book 1634, at Page 421, in the Fayette County Clerk's Office.

**FEE SIMPLE**  
**(1332 Old Frankfort Pike)**  
**Parcel No. 4, Tract A**  
**Town Branch Trial Project**

Being a tract of land situated southwest of the intersection of Old Frankfort Pike (KY Highway 1681) and Forbes Road (formerly KY Highway 1723) in Lexington, Fayette County,

Kentucky, and being more particularly described as follows:

**Beginning** at a point in the southerly right-of-way line of Old Frankfort Pike (KY Highway 1681), said point being 31.35 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 62+17.75 as established by KYTC Project Town Branch Trail Phase 6, Project No. CM 3003, TAP 4003 011, said point also being a common corner to L-M Asphalt Partners, LTD. (Parcel 4);

Thence with the westerly property line of L-M Asphalt Partners, LTD. (Parcel 4), S 03°05'40" W, 4.01 feet to a point, 35.35 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 62+17.95;

Thence leaving the westerly property line of L-M Asphalt Partners, LTD. (Parcel 4), with a new right-of-way line through the lands of L-M Asphalt Partners, LTD. (Parcel 3) for two (2) calls:

1.) N 83°55'40" W, 42.65 feet to a point, 35.11 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 61+75.00; and

2.) N 5°30'13" E, 4.00 feet to a point, 31.11 feet right of the proposed Old Frankfort Pike (KY Highway 1681) centerline at Station 61+75.00, said point also being in the southerly right-of-way line of Old Frankfort Pike (KY Highway 1681);

Thence with the southerly right-of-way line of Old Frankfort Pike (KY Highway 1681), S 83°55'40" E, 42.48 feet to the **POINT OF BEGINNING**, containing 0.004 acres (170 sq. ft.).

The above described parcel being part of the same property conveyed to L-M Asphalt Partners, LTD. by deed dated June 30, 1992 of record in Deed Book 1634, at Page 421, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described property in fee simple together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

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 property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that it will **WARRANT SPECIALLY** said title.

The parties hereto hereby certify, pursuant to KRS 382.135, that the consideration stated herein is the full, actual consideration paid for the property transferred, with the property having a fair market value of Four Thousand Three Hundred and 00/100 Dollars (\$4,300.00). The Grantee joins this Deed of Conveyance for the sole purpose of certifying the consideration, as authorized by Resolution No. 414-2019 passed by the Lexington-Fayette Urban County Government on July 9, 2019. Pursuant to KRS 142.050, this deed is exempt from real estate transfer tax.

**IN WITNESS WHEREOF**, the parties have signed this Deed of Conveyance, this the day and year first above written.

GRANTOR:

L-M ASPHALT PARTNERS, LTD., d/b/a ATS CONSTRUCTION, a  
Kentucky Limited Partnership

BY: L-M Holdings, Inc., its sole General Partner

By:   
JAMES R. MARTIN, CFO



PREPARED BY:



M. KEITH HORN,  
Managing Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11th Floor  
200 East Main Street  
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.



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By: MELISSA STELTER ,dc

202103220160

March 22, 2021 11:43:22 AM

Fees	\$53.00	Tax	\$ .00
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Total Paid	\$53.00
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