

THIS INSTRUMENT PREPARED BY:

P. BRANDEN GROSS
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300 West Vine Street, Ste. 1200
Lexington, Kentucky 40507
859-288-4632

Mail tax bill in-care-of:

Lexington Home Ownership
Commission II, Inc.
300 West New Circle Road
Lexington, KY 40505

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION 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 HOME OWNERSHIP COMMISSION II, INC.**, a Kentucky nonprofit corporation, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505 (“**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, 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 two parcels, and being designated as the “Consolidated Descriptions” 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.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

Grantors covenant, warrant and represent that they are lawfully seized in fee simple title to the Property, have full right, power and authority to convey the same as herein done, and that the Property is free and clear of all taxes, liens and encumbrances, except (a) governmental laws, rules, regulations and restrictions affecting the Property, (b) the lien of current ad valorem taxes not yet due and payable, and all future taxes, of which Grantee hereby assumes and agrees to pay, and (c) all easements and restrictions of record.

This transfer is a conveyance for nominal consideration, from a government entity and instrumentalities thereof, and is therefore exempt from real estate transfer tax pursuant to KRS 142.050(7)(b). The Grantor, Lexington-Fayette Urban County Government, joins in this deed, as authorized by Ordinance No. _____ passed by the Lexington-Fayette Urban County Council on _____, 2023, and Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135, and Grantors and Grantee state that the fair cash value of the parcels described in the “Consolidated Descriptions” is \$24,000 each.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument as of the dates set forth below but is effective as of the date first above written.

**LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT**, a Kentucky urban county government
created pursuant to KRS Chapter 67A

By: _____
Linda Gorton, Mayor
(a “Grantor”)

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the _____ day of _____, 2023, by Linda Gorton, as Mayor for and on behalf of **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A.

[Seal/Stamp]

Notary Public, Kentucky, State at Large
My Commission Expires: _____
Notary Id.: _____

**LEXINGTON-FAYETTE URBAN COUNTY HOUSING
AUTHORITY, a Kentucky statutory corporation, created
pursuant to KRS Chapter 80**

By: _____
Austin Simms, Executive Director

(a “Grantor”)

**LEXINGTON HOME OWNERSHIP COMMISSION II, INC.,
a Kentucky nonprofit corporation**

By: _____
Austin Simms, President

(a “Grantor” & “Grantee”)

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the _____ day of _____, 2023, by Austin Simms, as Executive Director for and on behalf of **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky statutory corporation created pursuant to KRS Chapter 80.

[Seal/Stamp]

Notary Public, Kentucky, State at Large
My Commission Expires: _____
Notary Id.: _____

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the _____ day of _____, 2023, by Austin Simms, as President for and on behalf of **LEXINGTON HOME OWNERSHIP COMMISSION II, INC.**, a Kentucky nonprofit corporation.

[Seal/Stamp]

Notary Public, Kentucky, State at Large
My Commission Expires: _____
Notary Id.: _____

EXHIBIT A

“Unconsolidated Descriptions”

TRACT I:

Being all of Parcels 1, 2, 3, 11 and 13 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 December 18, 2009, of record in Deed Book 2918, Page 627, in the Fayette County Clerk’s Office (“Office”); (ii) General Warranty Deed dated June 22, 2007, of record in Deed Book 2736, Page 481, in the Office; (iii) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 713, in the Office; (iv) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 708, in the Office; and (v) Deed dated October 14, 1998, of record in Deed Book 2012, Page 212, in the Office.

TRACT II:

Being all of Parcel 4 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 12 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 Descriptions”

Being all of “Parcel 4 Consolidated” (consisting of Parcels 1, 2, 3 and 4) and “Consolidated Parcel 13” (consisting of Parcels 11, 12 and 13) 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 531 and 535 East Third Street, respectively.