

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 6 day of March, 2017, by and between **ELAINE CRAIG, a single person**, 2899 Clays Mill Road, Lexington, Kentucky 40503, 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 consideration of the sum of **FIVE THOUSAND EIGHT HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$5,875.00)**, 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, its successors and assigns forever the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Fee Simple Right-of-Way
(a portion of 2899 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 18A

Beginning at a point 36.00 feet left of Clays Mill Road at Station 130+84.03; thence South 65 Degrees 57 Minutes 00 Seconds East a distance of 7.33 feet to a point 28.87 feet

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

(CC-F)

left of Clays Mill Road at Station 130+85.74; thence North 37 Degrees 33 Minutes 16 Seconds East a distance of 83.28 feet to a point 28.87 feet left of Clays Mill Road at Station 131+69.02; thence North 65 Degrees 58 Minutes 45 Seconds West a distance of 7.34 feet to a point 36.00 feet left of Clays Mill Road at Station 131+67.30; thence South 37 Degrees 33 Minutes 04 Seconds West a distance of 83.27 feet to a point 36.00 feet left of Clays Mill Road at Station 130+84.03 and the POINT OF BEGINNING; and,

The above described parcel contains 0.014 acres (594 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Elaine Craig, a single person, by deed dated May 7, 1979, of record in Deed Book 1225, Page 446, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the sum hereinbefore mentioned, 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, temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements and construction, installation, relocation and removal through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Temporary Right-of-Way Construction Easement
(a portion of 2899 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 18B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 16 feet north of the intersection of Cecil Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 36.00 feet left of Clays Mill Road at Station 130+84.03; thence North 65 Degrees 57 Minutes 00 Seconds West a distance of 44.86 feet to a point 79.62 feet left of Clays Mill Road at Station 130+73.56; thence South 81 Degrees 45 Minutes 41 Seconds East a distance of 39.63 feet to a point 45.06 feet left of Clays Mill Road at Station 130+92.96; thence North 37 Degrees 20 Minutes 10 Seconds East a distance of 72.10 feet to a point 45.33 feet left of Clays Mill Road at Station 131+65.06; thence South 65 Degrees 58 Minutes 45 Seconds East a distance of 9.60 feet to a point 36.00 feet left of Clays Mill Road at Station 131+67.30; thence South 37 Degrees 33 Minutes 04 Seconds West a distance of 83.27 feet to a point 36.00 feet left of Clays Mill Road at Station 130+84.03 and the POINT OF BEGINNING; and,

The above described parcel contains 0.022 acres (956 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Elaine Craig, a single person, by deed dated May 7, 1979, of record in Deed Book 1225, Page 446, in the Fayette County Clerk's Office.

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

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her 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 she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantor has signed this Deed of Conveyance and Temporary Easement, this the day and year first above written.

GRANTOR:

Elaine Craig
ELAINE CRAIG

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Elaine Craig, a single person, on this the 6 day of March, 2017.

Jennifer Holson
Notary Public, Kentucky, State at Large # 548505
My Commission Expires: 1 / 11 / 20


PREPARED BY:



Charles E. Edwards, III,
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.



By: MELISSA STELTER ,dc

201703130031

March 13, 2017 9:32:39 AM

Fees	\$23.00	Tax	\$6.00
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Total Paid	\$29.00
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