

**DEED OF EASEMENT**

This **DEED OF EASEMENT** is made and entered into this 17<sup>th</sup> day of August, 2018, by and between **THOMCO, INC.**, a Kentucky corporation, 291 N. Hubbards Lane, Suite 172-102, Louisville, Kentucky 40207 ("Grantor"), which is also the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

**WITNESSETH:**

That for and consideration of **FOUR THOUSAND THREE HUNDRED SEVENTY-FIVE DOLLARS AND NO CENTS (\$4,375.00)** and other good and valuable consideration, 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, the permanent right to lay, install, construct, maintain, repair, reconstruct, and remove sidewalks and other related improvements and appurtenances thereto, which said sidewalk and appurtenances shall be of such dimension, character, construction and use as determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

**Permanent Sidewalk Easement**  
**Southland Drive Sidewalk Improvement Project**  
**Parcel No. 13**  
**(a portion of 398 Southland Drive)**

A certain tract of land lying in Fayette County, Kentucky, approximately 0.83 miles northwest of the Nicholasville Road/Southland Drive intersection, point of beginning 1,085.45 feet south of the Rosemont Garden/Southland

Charles E. Edwards, III  
 LFUCG Department of Law  
 200 East Main Street, 11<sup>th</sup> Floor  
 Lexington, Kentucky 40507

(CC-F)

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Drive intersection and being more particularly described as follows:

Beginning at a point 49.98 feet right of the Southland Drive centerline station 116+12.30 said point being on the existing right-of-way; thence South 42 degrees 37 minutes 00 seconds East a distance of 50.00 feet to a point 49.96 feet right of the Southland Drive centerline station 116+61.26; thence South 42 degrees 37 minutes 00 seconds East a distance of 50.00 feet to a point 50.56 feet right of the Southland Drive centerline station 117+11.16; thence South 43 degrees 30 minutes 00 seconds East a distance of 54.60 feet to a point 50.37 feet right of the Southland Drive centerline station 117+65.76; thence South 43 degrees 30 minutes 00 seconds East a distance of 54.60 feet to a point 50.18 feet right of Southland Drive centerline station 118+20.36; thence South 46 degrees 50 minutes 23 seconds West a distance of 8.03 feet to a point 58.21 feet right of Southland Drive centerline station 118+20.34; thence North 43 degrees 37 minutes 58 seconds West a distance of 79.16 feet to a point 58.67 feet right of Southland Drive centerline station 117+41.18; thence North 43 degrees 18 minutes 11 seconds West a distance of 75.22 feet to a point 58.67 feet right of Southland Drive centerline station 116+65.97; thence North 42 degrees 38 minutes 46 seconds West a distance of 55.23 feet to a point 58.67 feet right of Southland Drive centerline station 116+12.08; thence North 49 degrees 32 minutes 00 seconds East a distance of 8.69 feet to the POINT OF BEGINNING, containing 1,743 square feet or 0.040 acres; and,

Being a portion of the same property conveyed to Thomco, Inc., a Kentucky corporation, by deed, dated August 30, 2010, of record in Deed Book 2967, Page 18, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described easement together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

Grantor 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 right

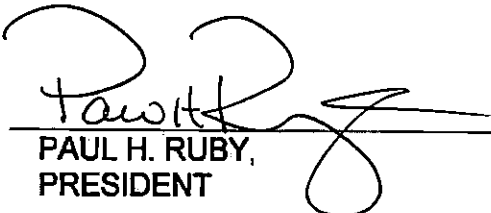
to sell and convey the interest herein conveyed, and that it will **WARRANT GENERALLY** said title.

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 \$4,375.00. Grantee joins this Deed of Easement for the sole purpose of certifying the consideration, as authorized by Resolution No. 263-2018 passed by the Lexington-Fayette Urban County Council on May 3, 2018. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

**IN TESTIMONY WHEREOF**, the parties have signed this Easement, the day and year first above written.

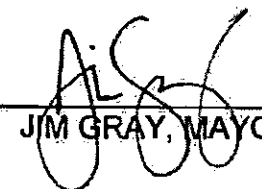
GRANTOR:

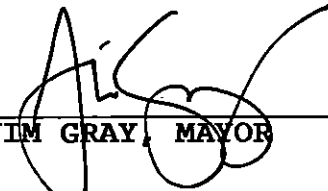
THOMCO, INC., a Kentucky corporation

BY:   
PAUL H. RUBY,  
PRESIDENT

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT

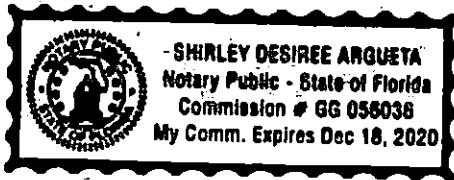
BY:   
JIM GRAY, MAYOR

BY:   
JIM GRAY, MAYOR

State Florida  
COMMONWEALTH OF KENTUCKY )  
COUNTY OF JEFFERSON Collier )

The foregoing Easement and consideration certificate was subscribed, sworn to and acknowledged before me by Paul H. Ruby, as a President, on behalf of Thomco, Inc., a Kentucky corporation, on this the 17<sup>th</sup> day of August, 2018.

My commission expires: Dec 16, 2020



*[Signature]*  
Notary Public, Kentucky, State-at-Large  
Florida

COMMONWEALTH OF KENTUCKY )  
COUNTY OF FAYETTE )

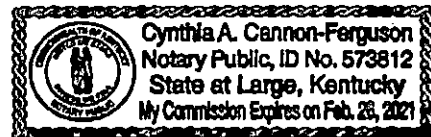
The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me by Jim Gray, as Mayor, for and on behalf of the Lexington-Fayette Urban County Government, on this the 21<sup>st</sup> day of August, 2018.

My commission expires: 2/26/21

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

PREPARED BY:

*[Signature]*  
Charles E. Edwards, III,  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500



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: PATTY DAVIS ,dc

201808290263

August 29, 2018

14:45:15 PM

Fees	\$20.00	Tax	\$ .00
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Total Paid	\$20.00
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5 Pages

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