



202307170076

FAYETTE CO, KY FEE \$50.00
STATE OF KY DEED TAX

\$0.50

PRESENTED / LODGED: 07-17-2023 09:44:25 AM

RECORDED: 07-17-2023

SUSAN LAMB

CLERK

BY: HALLIE WOOSLEY

DEPUTY CLERK

BK: DB 4026

PG: 667-671

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is made and entered into this the 22 day of May, 2023, by and between **SHAWN JOHNSON and POULA JOHNSON, husband and wife**, 1606 Cincinnati Road, Georgetown, Kentucky 40324, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **THREE HUNDRED FIFTY DOLLARS AND 00 CENTS (\$350.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, 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:

Return to:
Cynthia Cannon-Ferguson
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

FEE SIMPLE RIGHT-OF-WAY
(300 Blue Grass Avenue)
Parcel "A"
Meadows/Northland/Arlington (MNA)
6A1 and 6A2 Improvement Project

All that tract or parcel of land situated on the southwesterly quadrant of the intersection of Blue Grass Avenue and Highlawn Avenue in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING at the intersection of the westerly right-of-way of Blue Grass Avenue and the southerly right-of-way of Highlawn Avenue; thence with the westerly right-of-way of Blue Grass Avenue, S 36°37'36" E -- 15.31 feet to a point; thence leaving the westerly right-of-way of Blue Grass Avenue and continuing through the lands of the Grantor, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.87 feet and having a chord bearing, N 82°13'12" W -- 21.43 feet to a point on the southerly right-of-way of Highlawn Avenue; thence with the southerly right-of-way of Highlawn Avenue, N 52°11'12": E -- 15.31 feet to the **POINT OF BEGINNING**, containing 0.001 Acre (50.7 sq. ft.); and,

As shown on the Public Acquisition Minor Plat of HIGHLAWN SUBDIVISION, Block D, Lot 13, Plat Cabinet E, Slide 156 & 157, 300 Blue Grass Avenue, Lexington, Kentucky, known as Parcel "A" (50.7 sq. ft., 0.001 Acre) of record in Plat Cabinet S, Slide 416, in the Fayette County Clerk's Office; and,

The above described parcel being part of the same property conveyed to Shawn Johnson, a married person, by deed dated September 24, 2018, of record in Deed Book 3616, at Page 715, 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.

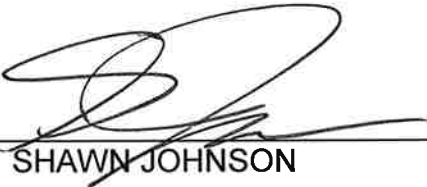
Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of

the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this fee simple interest was authorized by Resolution 203-2021, passed by the Lexington-Fayette Urban County Council on April 22, 2021. Pursuant to KRS 382.135(2)(c), this Deed of Conveyance, which conveys public right-of-way, need not contain a statement of consideration.

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

GRANTORS:

BY: 
SHAWN JOHNSON

BY: 
POULA JOHNSON

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: 
LINDA GORTON, MAYOR

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Deed of Conveyance was acknowledged, subscribed and sworn to before me by Shawn Johnson and Poula Johnson, husband and wife, on this the 22 day of MAY, 2023.



Notary Public, Kentucky, State-at-Large

My Commission Expires: 7 / 29 / 2025

Notary ID # KYNP30941

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Deed of Conveyance was acknowledged, subscribed and sworn to before me by Linda Gorton, as Mayor, for and on behalf of Lexington-Fayette Urban County Government, on this the 14th day of July, 2023.



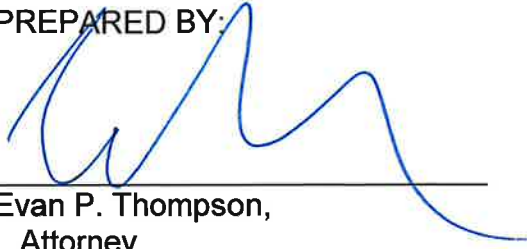
Notary Public, Kentucky, State-at-Large

My Commission Expires: 2 / 26 / 2025

Notary ID # KYNP21866



PREPARED BY:



Evan P. Thompson,
Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

X:\Cases\ENGINEERING\20-RE0416\RE\00780750.DOC