

RELEASE OF EASEMENT

The Release of Easement ("Release") made this the ____ day of _____ 2025, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an Urban County Government pursuant to Chapter 67(a) of the Kentucky Revised Statutes, with address of 200 East Main Street, 9th Floor, Lexington, Kentucky 40507 ("Grantor") and SPEEDWAY, LLC, ("Grantee") with address of 1318 Versailles Road, Lexington, Kentucky 40504.

WITNESSETH:

WHEREAS, the Grantor has an interest in a thirty (30) foot-wide general utility easement shown on Plat Cabinet J, Slide 539, which is filed of record in the Fayette County Clerk's Office, and located in Fayette County on real property with an address of 1318 Versailles Road, Lexington, Kentucky (hereinafter "Utility Easement").

1. Grantee is the owner of **1318 Versailles Road, Lexington, Kentucky 40504**, (hereinafter "Property"), more particularly described in Deed Book 3853, Page 349 and filed of record in the Fayette County Clerk's Office, which is subject to said Utility Easement.

2. Upon request from the Grantee, the Grantor hereby releases unto the Grantee all of its right, title and interest to the Utility Easement, and only the Utility Easement, depicted in Exhibit "A" as well as described as follows:

Situated in the City of Lexington, Fayette County Kentucky, and being a strip of land out of a 1.727 Acre Combined Parcel, as shown on the Minor Subdivision for Ball Homes And Lillian Property (7 Eleven/Speedway), as recorded in Plat Book S, Slide 604 (all references to record documents are on file at the Fayette County Clerks office located in Lexington, Kentucky) and being more particularly described as follows;

Beginning at the northeast corner of a tract conveyed to Speedway, LLC, as recorded in Deed Book 3853, Page 344, and the northwest corner of the lands conveyed to Speedway, LLC, as recorded in Deed Book 3853, Page 349, and being on the southern right-of-way line of Versailles Road;

Thence with said south right-of-way line of Versailles Road, **North 81° 58' 44" East**, a distance of **30.27 feet** to a point;

Thence through said Combined 1.727 acre parcel, and lands of Speedway, LLC, **South 00° 21' 01" East**, a distance of **183.68 feet** to a point;

Thence with the northerly line of Lot 2, Block A, as conveyed to Four Sis Property, LLC, and recorded in Deed Book 3838, Page 132, and the 2nd Amended Final Record Plan, Ball Homes Property, as recorded in Plat Cabinet J, Slide 539, **South 86° 25' 03" West**, a distance of **30.05 feet** to a point;

Thence through said Combined 1.727 acre parcel, and lands of said Speedway, LLC, tract, **North 00° 21' 01" West**, a distance of **181.33 feet** to the **Point of Beginning**, containing 0.126 acres of land, more or less and subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above-described strip of land.

Basis of Bearings: north and bearing system based upon the Kentucky State Plane Single Zone (NAD 83).

In further consideration for the Grantor's release described above, Grantee, for itself and its successors and assigns, hereby releases and forever discharges and agrees to indemnify, defend and hold harmless Grantor, its directors, officers, agents, employees, representatives, affiliates, successors and assigns ("Releasees") from any and all demands, claims, actions, causes of action, obligations, suits, proceedings, liabilities, losses, damages, fines, penalties, costs and expenses (including, but not limited to, reasonable attorney's fees and costs) judgments, awards, suits, and liabilities, of any kind or nature whatsoever, past present or future, caused by relating to, arising out of, or claimed to have been caused by or relating pipelines, facilities or related appurtenances of the Grantor or in any way related to the release of this Utility Easement or the use thereof.

IN WITNESS WHEREOF, the Grantor and Grantee have caused their names to be subscribed of this ____ day of _____, 2026.

GRANTOR:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

By: _____
Name: _____
Title: _____

State of Kentucky)
)
County of Fayette)

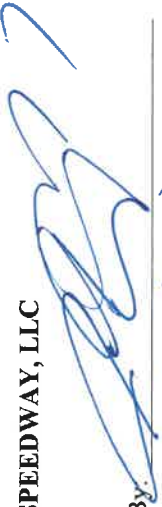
Subscribed, sworn to and acknowledged before me by _____, for and on behalf of the Lexington-Fayette Urban County Government, on this the ____ day of _____, 2026.

Notary Public: _____
STATE-AT-LARGE
My commission expires: _____
Notary ID Number: _____

GRANTEE:

SPEEDWAY, LLC

State of Kentucky)
)
County of Fayette)

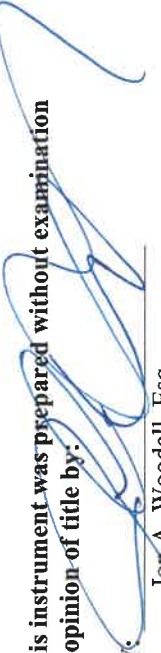
By: 
Name: Jon A. Woodall
Title: Attorney

October The foregoing instrument was subscribed, sworn to and acknowledged before me this 30 day of 2025, by Jon A. Woodall in his/her capacity as Attorney of Speedway, LLC, a Kentucky limited liability company, for and on behalf of the said company.

NOTARY PUBLIC, STATE AT LARGE

Stacey Hourigan
NOTARY NAME (PRINTED)
My commission expires: 1-16-2026
Notary ID Number: KYNP40795

This instrument was prepared without examination
or opinion of title by:

BY: 
Jon A. Woodall, Esq.
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