

**DEED OF EASEMENT**

This **DEED OF EASEMENT** is made and entered into this 4<sup>TH</sup> day of JUNE, 2018, by and between **COWDEN PROPERTIES, LLC**, a Kentucky **limited liability company**, 756 Keeneland Green Drive, Union, Kentucky 41091-8014 ("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 **ONE THOUSAND ONE HUNDRED FIFTY DOLLARS AND NO CENTS (\$1,150.00)** 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. 9**  
**(a portion of 458 Southland Drive)**

A certain tract of land lying in Fayette County, Kentucky, approximately 0.86 miles northwest of the Nicholasville Road/Southland Drive intersection, point of beginning 987.41 feet south of the Rosemont Garden/Southland Drive

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 LFUCG Department of Law  
 200 East Main Street, 11<sup>th</sup> Floor  
 Lexington, Kentucky 40507

(CF)

intersection and being more particularly described as follows:

Beginning at a point 50.13 feet right of the Southland Drive centerline station 109+33.10, said point being on the existing right-of-way; thence South 26 degrees 4 minutes 57 seconds East a distance of 52.80 feet to a point 50.11 feet right of the Southland Drive centerline station 109+84.79; thence South 63 degrees 25 minutes 45 seconds West a distance of 8.56 feet to a point 58.67 feet right of the Southland Drive centerline station 109+84.78; thence North 26 degrees 3 minutes 57 seconds West a distance of 52.90 feet to a point 58.67 feet right of Southland Drive centerline station 109+33.17; thence North 64 degrees 6 minutes 4 seconds East a distance of 8.54 feet to the POINT OF BEGINNING, containing 451 square feet or 0.0103 acres; and,

Being a portion of the same property conveyed to Cowden Properties, LLC, a Kentucky limited liability company, by deed, dated February 28, 2014, of record in Deed Book 3221, Page134, 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 \$1,050.00. 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

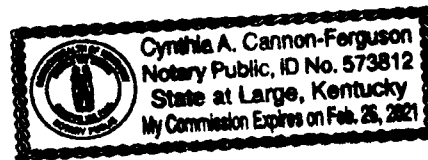


COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

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 4th day of June, 2018.

My commission expires: 2/26/21

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



PREPARED BY:

Charles E. Edwards, III

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.



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By: PATTY DAVIS ,dc

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June 8, 2018

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Fees	\$20.00	Tax	\$0.00
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Total Paid	\$20.00
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