

Fayette County, Item No. 07-113.00

DEED OF CONVEYANCE

THIS DEED, entered into on the _____ day of _____, 2014 by and between Fayette County Kentucky, n/k/a Lexington Fayette Urban County Government, whose address is 200 East Main Street Lexington, KY 40507, party of the first part, (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the COMMONWEALTH OF KENTUCKY for the use and benefit of the TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, 200 Mero Street, Frankfort, Kentucky 40622, party of the second part.

WITNESSETH: That the Grantor in consideration of, the benefit to be derived from the highway construction the receipt of which is hereby acknowledged, have/has bargained and sold and do/does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described property and property rights, viz:

A tract of land in Lexington, Fayette County, Kentucky; said tract being a portion of a parcel of land known now or formerly as 1795 Old Frankfort Pike; said tract being more particularly described as follows:

Tract 16

Being a tract of land lying in Fayette County along New Circle Road approximately 2105 feet northeast of the intersection of New Circle Road and Old Frankfort Pike, and more particularly described as follows:

Beginning at a point in the existing access control and right of way line 139.68 feet right of Proposed New Circle Rd station 313+75.50; thence with the existing access control and right of way along a spiral, the chord of which is North 42 degrees 00 minutes 54 seconds East, 131.82 feet to a point in the proposed access control and right of way line 139.66 feet right

of Proposed New Circle Rd station 315+04.44; thence with the proposed access control and right of way line South 9 degrees 54 minutes 10 seconds West, 43.02 feet to a point 162.28 feet right of Proposed New Circle Rd station 314+68.39; thence with the proposed access control and right of way line South 42 degrees 06 minutes 11 seconds West, 71.31 feet to a point 162.21 feet right of Proposed New Circle Rd station 313+98.98; thence with the proposed access control and right of way line South 85 degrees 25 minutes 00 seconds West, 33.12 feet to the point of beginning.

The above described parcel contains .053 acres (2,288 sq. ft.). It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

Being a portion of the same tract of land conveyed to Fayette County Kentucky, n/k/a Lexington Fayette Urban County Government by George D. Hill and Margaret Hill, husband and wife; John R. Hill and Verna B. Hill, husband and wife, dated January __, 1936, which is duly recorded in Deed Book No. 288 at page 475 and recorded in the office of the County Clerk of Fayette County, Kentucky.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 108520. The control of access on this project shall be fully controlled access highway from Sta. 275+20.10 to Sta. 385+80.04, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120).

The proposed public road, New Circle Road (KY 4), 1100 FD04 034 8534101R, Item No. 7-113.00, the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

CONSIDERATION CERTIFICATE OF GRANTORS

The parties of the first part, Lexington-Fayette Urban County Government (Grantor), hereby acknowledge that I (we) have been offered compensation based on a Minor Acquisition Review, but hereby waive that right in exchange for the consideration of, the benefit to be derived from the highway construction. Further parties of the first part, Lexington-Fayette Urban County Government, Grantor herein, hereby certify that this Deed of Conveyance as set forth herein above for the property hereby conveyed is being donated by Grantor for the purpose of highway improvement. Further, parties of the first part, Lexington-Fayette Urban County Government. Grantor herein, hereby certify that the real property conveyed herein is estimated to have a fair cash value of \$5,275. Consideration is exempt from Kentucky transfer tax by virtue of KRS 142.050(7)(b).

TO HAVE AND TO HOLD said property and property rights unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

