

GENERAL WARRANTY DEED

This **GENERAL WARRANTY DEED** is made and entered into this 16th day of August, 2016, by and between **KENTUCKY-AMERICAN WATER COMPANY (formerly LEXINGTON WATER COMPANY AND LEXINGTON HYDRAULIC AND MANUFACTURING COMPANY)**, a Kentucky corporation d/b/a **KENTUCKY AMERICAN WATER**, having its principal office and place of business at 2300 Richmond Road, Lexington, Kentucky 40502 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care of tax mailing address for the current year.

WITNESSETH:

That for and in consideration of payment of the sum of **TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

A Portion of 3720 Richmond Road**(LFUCG East Hickman Pump Station)**

A tract or parcel of land lying and being in Fayette County, in the City of Lexington, Kentucky, situated on the south side of Buckhorn Drive near the intersection of Alumni Drive and Buckhorn Drive and more particularly described as follows:

Being all of Parcel A, as shown on the Public Acquisition and Consolidation Minor Plat of Project LFUCG East Hickman Pump Station, Buckhorn Dr., East Lake Subdivision, Unit 7, Sec. 4 & Unit 4, Sec. 1, Lexington, Kentucky, of record in Plat Cabinet R, Slide 453, in the Fayette County Clerk's Office; and,

Being a portion of the same property conveyed to Lexington

Hydraulic and Manufacturing Company by deed dated February 14, 1914, of record in Deed Book 173, Page 311, in the Fayette County Clerk's Office. Said Lexington Hydraulic and Manufacturing Company changed its name by amendment to the Articles of Incorporation of said company on October 22, 1922 and became known as Lexington Water Company by Articles of Incorporation of record in Corporate Records Book 9, Page 73, in the Fayette County Clerk's Office. Said Lexington Water Company amended its name and became known as Kentucky-American Water Company by Articles of Amendment to its Articles of Incorporation on March 26, 1973, of record in Corporate Records Book 77, Page 428, in the Fayette County Clerk's Office. Said Kentucky-American Water Company also doing business as Kentucky American Water by Certificate of Assumed Name, dated August 29, 2003, of record in Corporate Records Book 287, Page 432 and Corporate Records Book 344, Page 175, both references in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described property unto the Grantee, in fee simple, its successors and assigns forever.

And the Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title and interest in and to the above-described property, including all exemptions allowed by law, and 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 and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will **WARRANT GENERALLY** the title thereto.

PROVIDED, HOWEVER, this conveyance is made subject to any and all easements, restrictions or conditions that may appear of record affecting said property.

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 is \$25,000.00. Grantee joins in this Deed for the

sole purpose of certifying the consideration, as authorized by Resolution No. 260-2016, passed by the Lexington-Fayette Urban County Council on May 12, 2016.


IN WITNESS WHEREOF, the parties have hereto signed this deed this the day and year first above written.

GRANTOR:

KENTUCKY-AMERICAN WATER COMPANY (formerly LEXINGTON WATER COMPANY AND LEXINGTON HYDRAULIC AND MANUFACTURING COMPANY), a Kentucky Corporation, d/b/a KENTUCKY AMERICAN WATER

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

BY: 
NICK ROWE, PRESIDENT

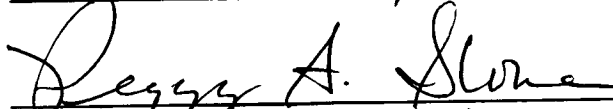
BY: 
JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate were subscribed, sworn to and acknowledged before me by Nick Rowe, as President, on behalf of Kentucky-American Water Company (formerly Lexington Water Company and Lexington Hydraulic and Manufacturing Company), a Kentucky corporation, d/b/a Kentucky American Water, on this 16th day of August, 2016.

My commission expires:

October 3, 2016


Notary Public, Kentucky, State-at-Large

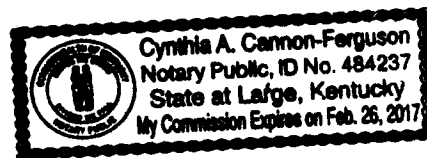


COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate were subscribed, sworn to and acknowledged before me by Jim Gray, as Mayor of the Lexington-Fayette Urban County Government, on behalf of said Government, on this 11th day of August, 2016.

My commission expires: 2/26/17

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



PREPARED BY:

Michael Keith Horn

Michael Keith Horn,
Managing Attorney
Lexington-Fayette Urban
County Government
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(859) 258-3500

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**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: EMILY GENTRY ,dc

201608290099

August 29, 2016 10:08:18 AM

Fees \$23.00 Tax \$25.00

Total Paid \$48.00

THIS IS THE LAST PAGE OF THE DOCUMENT

6 Pages

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