

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 23 day of August, 2017, by and between **JAMES REYNOLDS and SANDRA J. REYNOLDS, husband and wife**, 1098 Ashgrove Road, Nicholasville, Kentucky 40356, 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 **THIRTEEN THOUSAND THREE HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$13,325.00)**, 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, 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:

Fee Simple Right-of-Way
(a portion of 2029 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 107A

Beginning at a point 33.00 feet left of Clays Mill Road at Station 185+41.38; thence North 22 Degrees 59 Minutes 46 Seconds East a distance of 61.69 feet to a point 33.00 feet left of Clays Mill Road at Station 186+03.07; thence South 58 Degrees 08 Minutes 36 Seconds East a distance of 5.99

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507
(CC-F)

feet to a point 27.08 feet left of Clays Mill Road at Station 186.02.15; thence South 23 Degrees 51 Minutes 27 Seconds West a distance of 61.88 feet to a point 28.01 feet left of Clays Mill Road at Station 185+40.27; thence North 54 Degrees 31 Minutes 58 Seconds West a distance of 5.11 feet to a point 33.00 feet left of Clays Mill Road at Station 185+41.38 and the POINT OF BEGINNING; and,

The above described parcel contains 0.008 acres (338 sq. ft.) in fee simple; and

Being a portion of the property conveyed to James Reynolds, a married person, by deed dated March 30, 2017, of record in Deed Book 3480, Page 300, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the sum hereinbefore mentioned, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Temporary Right-of-Way Construction Easement
(a portion of 2029 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 107B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 116 feet north of the intersection of Mitchell Avenue and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.00 feet left of Clays Mill Road at Station 185+41.38; thence North 54 Degrees 31 Minutes 58

Seconds West a distance of 14.07 feet to a point 46.73 feet left of Clays Mill Road at Station 185+44.41; thence North 27 Degrees 13 Minutes 13 Seconds East a distance of 43.61 feet to a point 43.52 feet left of Clays Mill Road at Station 185+87.90; thence North 8 Degrees 16 Minutes 11 Seconds East a distance of 18.12 feet to a point 48.13 feet left of Clays Mill Road at Station 186+05.43; thence South 58 Degrees 08 Minutes 36 Seconds East a distance of 15.31 feet to a point 33.00 feet left of Clays Mill Road at Station 186+03.07; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 61.69 feet to a point 33.00 feet left of Clays Mill Road at Station 185+41.38 and the POINT OF BEGINNING; and,

The above described parcel contains 0.017 acres (755 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to James Reynolds, a married person, by deed dated March 30, 2017, of record in Deed Book 3480, Page 300, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantors. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

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 does


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 easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantors have signed this Deed of Conveyance and Temporary Easement, this the day and year first above written.

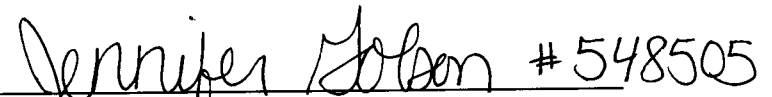
GRANTORS:


JAMES REYNOLDS


SANDRA J. REYNOLDS

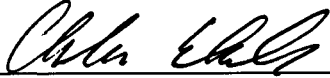
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by James Reynolds and Sandra J. Reynolds, husband and wife, on this the 23 day of August, 2017.

 #548505
Notary Public, Kentucky, State at Large

My Commission Expires: 1, 11, 20

PREPARED BY:



Charles E. Edwards, III,
Attorney

Lexington-Fayette Urban
County Government

Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(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: PATTY DAVIS ,dc

201708250239

August 25, 2017 14:44:17 PM

Fees	\$23.00	Tax	\$13.50
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Total Paid	\$36.50
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