

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 2nd day of November, 2017, by and between **LAFAYETTE CHRISTIAN CHURCH OF LEXINGTON, KENTUCKY**, by and through its trustees, 1836 Clays Mill Road, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **ONE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED DOLLARS AND 00/100 (\$114,700.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does 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 1824 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 145A

Beginning at a point 38.78 feet right of Clays Mill Road at Station 200+68.94; thence North 23 Degrees 17 Minutes 38 Seconds East for a distance of 65.95 feet, to a point 39.12 feet right of Clays Mill Road at Station 201+34.89; thence South 58 Degrees 22 Minutes 05 Seconds East a distance

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

DTC

of 3.92 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+34.30; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 66.03 feet, to a point 43.00 feet right of Clays Mill Road at Station 200+68.28; thence North 58 Degrees 03 Minutes 22 Seconds West a distance of 4.27 feet to a point 38.78 feet right of Clays Mill Road at Station 200+68.94 and the POINT OF BEGINNING;

The above described parcel contains 0.006 acres (267 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Lafayette Christian Church of Lexington, Kentucky, by deed dated June 24, 1959, of record in Deed Book 671, Page 278, 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, Grantor has **BARGAINED** and **SOLD** and does 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 Construction Easement
(a portion of 1824 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 145B

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 31 feet north of the intersection of Blue Ash Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 51.23 feet right of Clays Mill Road at Station 200+66.98; thence North 58 Degrees 03 Minutes 22 Seconds West for a distance of 8.33 feet, to a point 43.00 feet right of Clays Mill Road at Station 200+68.28; thence

North 22 Degrees 59 Minutes 46 Seconds East a distance of 66.03 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+34.30; thence South 58 Degrees 22 Minutes 05 Seconds East a distance of 14.13 feet, to a point 56.97 feet right of Clays Mill Road at Station 201+32.18; thence South 23 Degrees 17 Minutes 38 Seconds West a distance of 11.38 feet, to a point 56.91 feet right of Clays Mill Road at Station 201+20.81; thence South 29 Degrees 01 Minute 14 Seconds West a distance of 54.12 feet, to a point 51.23 feet right of Clays Mill Road at Station 200+66.98 and the POINT OF BEGINNING;

The above described parcel contains 0.018 acres (764 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Lafayette Christian Church of Lexington, Kentucky, by deed dated June 24, 1959, of record in Deed Book 671, Page 278, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and temporary 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 Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantor does 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 it is


lawfully seized in fee simple of said property and has 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 Grantor has signed this Deed of Conveyance and Grant of Easement, this the day and year first above written.

GRANTOR:

LAFAYETTE CHRISTIAN CHURCH
OF LEXINGTON, KENTUCKY



JEFF ALBRECHT, TRUSTEE



JUDY HALL, TRUSTEE



MATT WATKINS, TRUSTEE

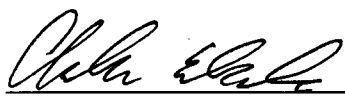
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Matt Watkins, in his capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2nd day of November, 2017.

Jennifer Golson # 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
X:\Cases\ENGINEER\16-RE0059\RE\00589612.DOC

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: MELISSA STELTER ,dc

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November 7, 2017 15:15:09 PM

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| Fees | \$26.00 | Tax | \$115.00 |
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| Total Paid | \$141.00 |
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