

DEED OF CONVEYANCE

THIS DEED made and entered into this the 27th day of January, 2021, by and between **FORBES LAND, LLC**, a Kentucky limited liability company, whose mailing address is 3009 Atkinson Avenue, Suite 400, Lexington, Kentucky 40509, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **ONE MILLION TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$1,205,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its heirs and assigns forever, the following described real property, to-wit:

190 South Forbes Road

All of Lot 1 as described on the Eavy and Fannie Lou Hopkins Final Record Plat of record in Plat Cabinet B, Slide 440, in the Fayette County Clerk's office; and

**1201 Manchester Street
(f/k/a 1201 Old Frankfort Pike)**

Beginning at a point in the North side of the Old Frankfort Pike 12 ½ feet West from the centerline of the present switch track leading into Old Pepper Distillery (see sketch in Miscellaneous Book 8, Page 489); thence running in a westerly direction along the northerly line of Old Frankfort Pike a distance of 651 feet; thence turning northerly and running a distance of 70 feet to a point 33 feet from the centerline of the L & N Railway main track; thence running easterly and running parallel with said centerline of the said L & N Railway main track and 33 feet therefrom, a distance of 651 feet; thence turning southerly and running a distance of 41 ½ feet to the point of beginning; and

**1265 Manchester Street
(f/k/a 1265 Old Frankfort Pike)**

Beginning at a point corner to James Hunley on the easterly side of Lyle Road at the face of the rock wall on the southerly side of Town Branch; thence N 6° 30' E, 169 feet with the easterly line of Lyle Road, to a point in the southerly right of way line of the Louisville and Nashville Railroad, said point being 21 feet southwestwardly at right angles from the center line of the main track of said railroad; thence S 63° 23' E, 267.8 feet with said right of way line of said railroad, parallel to and 21 feet southwestwardly at right angles from the centerline of said main track to a point; thence S 61° 32' E, 431.6 feet with said right of way line to a point 21 feet southwestwardly at right angles from a point on the center line of the aforesaid track 2,220 feet from R.R. Mile Post #93, said point is also 15 feet westwardly from the point of switch of the spur track which extends onto the property herein described; thence, with the right of way line of said railroad S 28° 58' W, 12 feet to a point 33 feet southwestwardly at right angles from said center line of said main track; thence, S 61° 32' E, 300 feet with said right of way line to a point 33 feet southwestwardly at right angles from the center line of said main track; thence, S 62° 38' E, 27 feet to a point in said right of way line at the westerly edge of a 30 feet passageway extending from the Old Frankfort Pike to and across the right of way of said railroad, said point 33 feet southwestwardly at right angles from said center line of said main track; thence, leaving said right of way line, S 25° 00' W, with the westerly line of the aforesaid 30 foot passageway, a distance of 9.0 feet, more or less, to a point in said line 8 feet northwardly at right angles from the center line of a spur track (which track extends from the Louisville and Nashville Railroad property to and into the property of the Central Rock Company on the southerly side of the Old Frankfort Pike); thence, from the last above mentioned point, northwestwardly, 115 feet, more or less, with a curved line, which curved line is parallel to and 8 feet northwestwardly at right angles from the centerline of the last above mentioned track, to a point in the northerly line of Old Frankfort Pike; thence, with the northerly line of Old Frankfort Pike N 64° 43' W, 222 feet to a point marked by a railroad spike; thence S 28° 58' W, 22 feet to a point, marked by a Railroad spike, in the Old Frankfort Pike; thence, N 83° 43' W, 130 feet to a point in the center of the Old Frankfort Pike, and, on a concrete bridge over Town Branch; thence, 63° 10' W, to an angle point in a rock retaining wall on the southerly side of said Town Branch; thence, continuing in the same direction (N 63° 10' W) along the face of said rock retaining wall for a total distance of 556.6 feet to the place of beginning, containing 2.714 acres; as per survey of G.W. Gard, Reg. Engineer, dated November 2, 1954; and

Being portions of the same property conveyed by Central Rock Mineral Company, LLC (f/k/a Central Rock Acquisition Company, LLC, s/b/m with Central Rock Mineral Company), a Kentucky limited liability company, to Forbes Land, LLC, a Kentucky limited liability company, by Deed dated November 20, 2007 in Deed Book 2771, Page 384, of record in the office of the Fayette County Court Clerk.

TO HAVE AND TO HOLD in fee simple together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee its successors and assigns forever. Grantor does hereby release and relinquish unto the Grantee, its successors and assigns all of its right, title, and interest in the above-described property including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done; that the title to said property is clear, perfect, and unencumbered, and that it will **WARRANT SPECIALLY** the same.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, covenants and easements of record in the aforesaid Clerk's office affecting the subject property.

CONSIDERATION CERTIFICATE

The undersigned do hereby certify, swear, and affirm that the consideration herein is the full and actual consideration paid for the properties transferred, with the properties having fair market values as follows: 190 South Forbes Road (\$65,000.00), 1201 Manchester Street (\$290,000.00), and 1265 Manchester Street (\$850,000.00). The Grantee signs this deed for the sole purpose of certifying the consideration paid, as authorized by Resolution No. 414-2019, passed by the Lexington-Fayette Urban County Council on the 9th day of July, 2019. Pursuant to KRS 142.050, because this transfer is the result of an eminent domain action filed in circuit court, this deed is exempt from real

estate transfer tax.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto set their hands on this the day and year first above written.

GRANTOR:

GRANTEE:

FORBES LAND, LLC

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT



JAMES R. MARTIN
MANAGER




LINDA GORTON
MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by James R. Martin, in his capacity as Manager of Forbes Land, LLC, a Kentucky limited liability company, on this the 27th day of January, 2021.

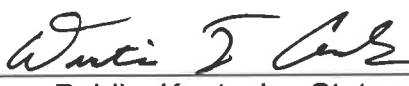




Notary Public, Kentucky, State at Large
Notary Id#: 604745
My Commission Expires: 08 / 12 / 2022

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by Linda Gorton, in her capacity as Mayor of Lexington-Fayette Urban County Government, on this the 16th day of March, 2021.



Notary Public, Kentucky, State at Large
Notary Id#: 634750
My Commission Expires: 11 / 29 / 2023

PREPARED BY:

A handwritten signature in blue ink that reads "Michael Keith Horn". The signature is written in a cursive style with a horizontal line underneath it.

MICHAEL KEITH HORN
Managing Attorney
Lexington-Fayette Urban County Government
Department of Law
200 East Main Street, 11th Floor
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: MELISSA STELTER ,dc

202103220159

March 22, 2021 11:41:08 AM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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6 Pages

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