

DEED OF CONVEYANCE AND TEMPORARY CONSTRUCTION EASEMENT

This **DEED OF CONVEYANCE AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 18 day of MAY, 2021, by and between **AMERICAN NATIONAL RED CROSS a non-profit corporation**, 13500 South Point Blvd., Suite 1, Charlotte, NC 28273, 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 **EIGHTY-SIX THOUSAND FOUR HUNDRED FIFTEEN DOLLARS AND 00/100 (\$86,415.00)**, 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, in fee simple, the following described property, located in Fayette County, Kentucky:

FEE SIMPLE
(a portion of 1450 Newtown Pike)
Citation Boulevard Phase 3A Project
Parcel No. 100a

BEGINNING at an iron pin set with identifier #3257 at the intersection of the existing north right-of-way line of Citation Boulevard and the existing east right-of-way line of Newtown Pike 28.60 feet left of Station 116+19.85 centerline of Citation Boulevard; thence with the east right-of-way line of Newtown Pike, North 18 degrees 54 minutes 22 seconds East 16.92 feet to an iron pin set with identifier #3257 45.50 feet left of Station 116+19.03 centerline of Citation Boulevard; thence leaving the east right-of-way line of Newtown Pike, South 68 degrees 18 minutes 10 seconds

Return to:
Cynthia Cannon-Ferguson
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

East 21.48 feet to an iron pin set with identifier #3257 45.50 feet left of Station 116+40.50 centerline of Citation Boulevard; thence South 21 degrees 41 minutes 50 seconds West 11.00 feet to an iron pin set with identifier #3257 34.50 feet left of Station 116+40.50 centerline of Citation Boulevard; thence South 68 degrees 18 minutes 10 seconds East 180.18 feet to an iron pin set with identifier #3257 34.50 feet left of Station 118+20.68 centerline of Citation Boulevard; thence along a curve to the right with a radius of 934.50 feet, an arc length of 68.38 feet, and a chord of South 66 degrees 12 minutes 23 seconds East 68.37 feet to an iron pin set with identifier #3257 in the east line of the American National Red Cross (D.B. 986, PG 067) 34.50 feet left of Station 118+86.54 centerline of Citation Boulevard; thence with the said east line, South 18 degrees 54 minutes 22 seconds West 12.34 feet to an iron pin set with identifier #3257 set in the existing north right-of-way line of Citation Boulevard 22.26 feet left of Station 118+88 centerline of Citation Boulevard; thence with the existing north right-of-way line of Citation Boulevard, North 66 degrees 24 minutes 31 seconds West 269.90 feet to the **POINT OF BEGINNING**; and,

The above-described parcel contains 0.068 Acres (2,968 sq. ft.) of fee simple; and,

Also, shown by Public Acquisition Minor Plat of record in Plat Cabinet S, Slide 173, in the Fayette County Clerk's Office; and,

Being a portion of the same property conveyed to American National Red Cross a non-profit corporation, by Deed dated January 22, 1970, of record in Deed Book 986, Page 67, 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, a temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements 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 1450 Newtown Pike)
Citation Boulevard Phase 3A Project
Parcel No. 100b

BEGINNING at an iron pin set with identifier #3257 in the east right-of-way line of Newtown Pike 45.50 feet left of Station 116+19.03 centerline of Citation Boulevard; thence leaving said east right-of-way line, North 18 degrees 54 minutes 22 seconds East 14.52 feet to a point 60.00 feet left of Station 116+18.32 centerline of Citation Boulevard; thence leaving said east right-of-way line, South 68 degrees 18 minutes 10 seconds East 196.68 feet to a point 60.00 feet left of Station 118+15.00 centerline of Citation Boulevard; thence South 68 degrees 13 minutes 45 seconds East 69.04 feet to a point 62.00 feet left of Station 118+80.00 centerline of Citation Boulevard; thence South 56 degrees 01 minutes 27 seconds East 3.73 feet to a point in the east line of the American National Red Cross (D.B. 986, PG. 067) 61.46 feet left of Station 118+83.45 centerline of Citation Boulevard; thence with the said east line, South 18 degrees 54 minutes 22 seconds West 27.15 feet to an iron pin set with identifier #3257 34.50 feet left of Station 118+86.54 centerline of Citation Boulevard; thence along a curve to the left with a radius of 934.50 feet, an arc length of 68.38 feet, and a chord of North 66 degrees 12 minutes 23 seconds West 68.37 feet to an iron pin set with identifier #3257 34.50 feet left of Station 118+20.68 centerline of Citation Boulevard; thence North 68 degrees 18 minutes 10 seconds West 180.18 feet to an iron pin set with identifier #3257 34.50 feet left of Station 116+40.50 centerline of Citation Boulevard; thence North 21 degrees 41 minutes 50 seconds East 11.00 feet to an iron pin set with identifier #3257 45.50 feet left of Station 116+40.50 centerline of Citation Boulevard; thence North 68 degrees 18 minutes 10 seconds West 21.48 feet to the **POINT OF BEGINNING**; and,

The above-described parcel contains 6,686 sq. ft. of temporary construction easement; and,

Also, shown by Public Acquisition Minor Plat of record in Plat Cabinet S, Slide 173, in the Fayette County Clerk's Office; and,

Being a portion of the same property conveyed to American National Red Cross, a non-profit corporation, by Deed dated January 22, 1970, of record in Deed Book 986, Page 67, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described interests 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 the 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 its 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 and it will **WARRANT GENERALLY** said title.

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 the estimated fair cash value of the property conveyed is \$86,415.00. Grantee joins this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 466-2020, passed by the Lexington-Fayette Urban County Council on October 8,

2020. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

IN TESTIMONY WHEREOF, the Grantor has signed this Deed of Conveyance and Temporary Construction Easement, this the day and year first above written.

GRANTOR:

AMERICAN NATIONAL RED CROSS, a
Non-profit Corporation

BY:



JOSEPH D. WARD,
EXECUTIVE DIRECTOR
REAL ESTATE

GRANTEE:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

BY:



LINDA GORTON, MAYOR

STATE OF Ohio)
 Custer)
COUNTY OF Wesley)

This Instrument and consideration certificate was acknowledged, subscribed and sworn to before me by Joseph D. Ward, as Executive Director, Real Estate for and on behalf of American National Red Cross, a non-profit corporation, on this the 19th day of May, 2021.

Robert W. Menner
Notary Public, OH, State-at-Large
My Commission Expires: 10 / 22 / 2022

Notary ID # _____ ROBERT W MENNER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
October 22, 2022



COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This Certificate of Consideration certificate was acknowledged, subscribed and sworn to before me by Linda Gorton, as Mayor, for and on behalf of the Lexington-Fayette Urban County Government, on this the 18th day of May, 2021.

Cynthia Cannon-Ferguson
Notary Public, Kentucky, State-at-Large
My Commission Expires: 2 / 26 / 2025
Notary ID # KYNP 21866



PREPARED BY:



Evan P. Thompson,
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: MELISSA STELTER ,dc

202106140092

June 14, 2021 12:12:38 PM

Fees	\$56.00	Tax	\$86.50
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Total Paid	\$142.50
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