

FAYETTE CO, KY FEE \$50.00

SUSAN LAMB
COUNTY CLERK

PRESENTED/LODGED: 07/08/2024 09:05:17 AM

HALLIE WOOSLEY, DEPUTY CLERK 202407080042

BK: DB 4081

PG: 329-333



GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this the 8th day of July, 2024, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT PUBLIC LIBRARY CORPORATION**, a Kentucky non-profit corporation and an agency and instrumentality of the Lexington-Fayette Urban County Government, an urban county government of the Commonwealth of Kentucky, pursuant to KRS Chapter 67A, 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantor") and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government established in accordance with Chapter 67A of the Kentucky Revised Statutes, whose principal address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantee"), which is also the in-care of tax mailing address for the current tax year.

WITNESSETH:

That for and in nominal consideration of the sum of **ONE DOLLAR AND 00/100 CENTS (\$1.00)**, 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 real property, located in Lexington, Fayette County, Kentucky, and more fully described as follows, to-wit:

130 E. Main Street

Being all of Parcel 11B, (consisting of 0.0585 Acres), of the Stewart's/Phoenix property, to the City of Lexington, Fayette County, Kentucky, as shown on the Consolidation Record Plat, of record in Plat Cabinet F, Slide 68, referenced in the Fayette County Clerk's Office; said property being known and designated as 130 E. Main Street; and,

Subject, however, to a 5-foot sidewalk easement along the northeast lot line of Parcel 11B, as shown on the aforementioned Consolidation Record Plat; and

Subject, however, to a perpetual easement in, on, over, under and across Parcel 11B (130 E. Main Street) granted to the Lexington-Fayette Urban County Public Facilities Corporation by deed dated April 5, 1985, of record in Deed Book 1367, Page 138, in the Fayette County Clerk's Office; and,

Subject, however, to an access and maintenance easement benefiting the adjoining Main Library Building and Parking Garage properties, by agreement dated June 25, 2024, of record in Deed Book 4079, Page 658, in the Fayette County Clerk's Office, simultaneously therewith; and,

Being a portion of the same property conveyed to the Lexington-Fayette Urban County Public Library, a Kentucky non-profit corporation and an instrumentality of the Lexington-Fayette Urban County Government, by Deed dated April 5, 1985, of record in Deed Book 1367, Page 170, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the property together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever. The Grantor does hereby release and relinquish unto the Grantee, its successors and assigns all of the right, title and interest in the above-described property including all exemptions allowed by law, but reserving any interest set

forth in this deed, 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 good right to sell and convey the same as herein done; that the title to 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, there is excepted from the foregoing warranty and covenants to title and this conveyance is made subject to any and all easements and agreements, restrictions, conditions, and/or right of ways that pertain to the above-described property that may appear of record in the aforementioned Clerk's Office affecting subject property.

CONSIDERATION CERTIFICATE

The parties hereto hereby certify, swear, and affirm 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 conveyed is \$220,000.00. The transfer is exempt from real estate transfer tax pursuant to KRS 142.050(7)(b). Grantor joins in this Deed for the sole purpose of certifying the consideration, and Grantor has been authorized to execute this Deed by Resolution No. 230-2024 passed by the Lexington-Fayette Urban County Council on May 9, 2024.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto signed this deed on this the day and year first above written.

[Signature page to follow]

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing General Warranty Deed and Consideration Certificate was subscribed, sworn to, and acknowledged before me by Linda Gorton, in her capacity as Mayor, for and behalf of Lexington-Fayette Urban County Government, an urban county government established in accordance with Chapter 67A of the Kentucky Revised Statutes, on this the 8th day of July, 2024.




Notary Public, Kentucky, State-at-Large

My Commission Expires: 2 / 26 / 2025

Notary ID Number: KVNP 21800

PREPARED BY:



DAVID J. BARBERIE,
Managing Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500