

DEED

THIS DEED OF CONVEYANCE made and entered into on this the 1<sup>ST</sup> day of June, 2017 by and between the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, a merged urban-county government created pursuant to KRS Chapter 67A, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, (hereinafter "Grantor"), and the COMMONWEALTH OF KENTUCKY, for the use and benefit of the UNIVERSITY OF KENTUCKY, having an address of 301 Main Building, University of Kentucky, Lexington, Kentucky 40506 (the "Grantee"). The in-care of tax mailing address for the current tax year is c/o University of Kentucky Real Estate Services, 1500 Bull Lea Road, Suite 106, Lexington, Kentucky 40511.

## WITNESSETH:

THAT for and in consideration of the total purchase price of THREE MILLION ONE HUNDRED THOUSAND DOLLARS and ZERO CENTS (\$3,100,000.00), cash in hand, paid by Grantee, the receipt of all of which is hereby acknowledged by Grantor, said Grantor has this date bargained and sold and by these presents does hereby sell, grant, and convey unto the Grantee, its successors and assigns forever, in fee simple, the following described real property located in Lexington, Fayette County, Kentucky, to-wit:

Being at a point in the East right of way line for South Limestone Street, said point being 623.83 feet North of the Center line of Shawnee Place; thence South 74° 23' 50" East, 501.33 feet to a point; thence South 15° 36' 10" West, 272.48 feet to a point; thence along a curve to the left, the radius of which is 1802.94 feet and the chord of which is North 68° 57' 32" West, 341.74 feet to a point; thence North 74° 23' 50" West, 111.49 feet to a point; thence along a curve to the right, the radius of which is 50.00 feet and the chord of which is North 29° 20' 35" West, 70.78 feet to a point in the East right of way line for South Limestone Street; thence with the said right of way, North 15° 42' 40" East, 190.00 feet to the point of beginning, containing 2.8361 acres, more or less.

Being the same property conveyed to the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, a merged urban-county government created pursuant to KRS Chapter 67A, by Deed dated December 4, 1981 and of record in Deed Book 1285, Page 743 in the Fayette County Clerk's office.

~~PLEASE RETURN TO PREPARER~~  
STITES & HARBISON, PLLC  
250 West Main Street, Suite 2300  
Lexington, Kentucky 40507  
Attention: Sarah Sapp

~~Return to Preparer~~

TO HAVE AND TO HOLD the above described real property, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging or in anywise appertaining, unto the Grantee, its successors and assigns, forever.

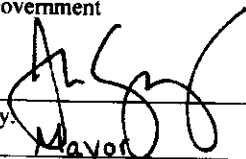
AND the Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of Grantor's right, title and interest in and to said real property, including all other exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns, that said Grantor is lawfully seised in fee simple of said real property and have good and lawful right to sell and convey same as herein done; further, that the title to said real property is clear, perfect and unencumbered and said Grantor does hereby WARRANT GENERALLY the title thereto.

This conveyance is made subject to any and all restrictions, easements, covenants, rights-of-way, exceptions, reservations and other matters of any type whatsoever contained in prior instruments of record in the chain of title to the property conveyed hereby.

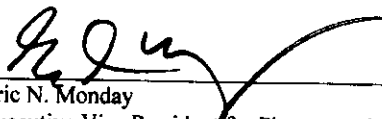
The parties hereto, do hereby certify, that the above stated consideration is the true and full consideration paid for the property. The Grantee joins in this Deed for the sole purpose of certifying the consideration pursuant to the provisions of KRS Chapter 382. This transaction is exempt from transfer taxation pursuant to KRS 142.050(7)(b).

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto to be effective as of the date first above appearing.

GRANTOR:  
Lexington-Fayette Urban County  
Government, a KRS Chapter 67A  
Government

By:   
\_\_\_\_\_  
Its: Mayor

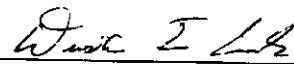
GRANTEE:  
Commonwealth of Kentucky, for the use  
and benefit of the University of Kentucky

  
\_\_\_\_\_  
Eric N. Monday  
Executive Vice President for Finance and  
Administration

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me on this the 1 day of June, 2017, by Jim Gray, Mayor, Lexington-Fayette Urban County Government, a merged urban-county government created pursuant to KRS Chapter 67A, on behalf of said entity.

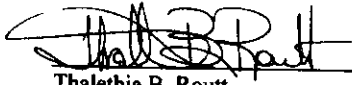
My Commission Expires: 11/29/2019

  
\_\_\_\_\_  
Notary Public (ID#: 575256)  
State-at-Large, Kentucky


COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing Consideration Certificate was subscribed, sworn to and acknowledged before me on this the 1 day of June, 2017, by Eric N. Monday, Executive Vice President for Finance and Administration, University of Kentucky, Commonwealth of Kentucky, for and on behalf of said University.

My Commission Expires: 9/8/2019

  
\_\_\_\_\_  
Thaletia B. Routt  
Notary Public (ID#: 541614)  
State at Large, Kentucky

Prepared By:

  
\_\_\_\_\_  
Thaletia B. Routt  
Associate General Counsel  
Office of Legal Counsel  
University of Kentucky  
301 Main Building  
Lexington, Kentucky 40506-0032  
(859) 257-6371

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: SHEA BROWN ,dc

201706020036

June 2, 2017                      8:10:15    AM

Fees	\$17.00	Tax	\$ .00
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Total Paid	\$17.00
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4 Pages

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