

## AGREEMENT OF SALE

THIS AGREEMENT made this 16<sup>th</sup> day of June, 2019, by and between Amanda Bellamy, Debra Bellamy, and Timothy Bellamy (hereinafter collectively referred to as "SELLER") and the Lexington-Fayette Urban County Government, an Urban County Government of the Commonwealth of Kentucky, organized pursuant to Chapter 67A of the Kentucky Revised Statutes, having its principal offices at 200 East Main Street, Lexington, Kentucky 40507 (hereinafter referred to as "PURCHASER").

### WITNESSETH:

WHEREAS, the SELLER is the fee owner of the land and the buildings and improvements thereon at 468 Parkway Drive, Lexington, Kentucky 40504 (hereinafter referred to as the "Premises"); and

WHEREAS, SELLER is desirous of selling to PURCHASER and PURCHASER is desirous of purchasing from SELLER the Premises, upon the terms and conditions hereinafter stated.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. SELLER hereby agrees to sell to PURCHASER and PURCHASER hereby agrees to purchase from SELLER all of SELLER's right, title, and interest in and to the Premises, subject only to the items set forth herein.

2. PURCHASER agrees to pay to SELLER for the purchase of SELLER's interest in the Premises, the sum of \$193,500.00 from which sum shall be deducted the then outstanding principal balance of any and all proper and valid liens on the property, including without limitation all mortgages, which sums shall be paid directly to the holders of such liens upon closing of title (the "Closing"). Payment shall be issued to Seller via check. Should the total sum of all proper and valid liens on the property exceed \$193,500.00, or should a title search reveal that SELLER does not hold clear and unencumbered title to the property, aside from liens that may be paid in full at the time of closing, PURCHASER shall have the right to cancel this contract.

3. At the time of the Closing, SELLER shall deliver to PURCHASER:

(A) A General Warranty Deed executed and acknowledged in proper form for recording so as to convey to the PURCHASER, good and marketable fee simple title to the Premises;

(B) The premises, in safe condition, free and clear of SELLER's goods and possessions, and all keys, combinations, and access codes, necessary to take possession of the premises.

4. At SELLER's discretion, SELLER may remove all appliances and HVAC systems from the premises prior to Closing, provided the premises are left in a reasonably safe and secure state.

5. If all or part of the Premises is destroyed or damaged by fire or other casualty prior to the Closing, PURCHASER shall have the option to:

(A) Complete the Closing, but in such event the net proceeds of any insurance coverage shall be paid to PURCHASER;

(B) Refuse to accept title to the Premises; or

(C) Pay the then fair market value of the property as destroyed or damaged.

6. SELLER agrees to pay all charges, taxes, and recording fees, if any, imposed or levied upon this transaction, which sums shall be deducted from the consideration paid to SELLER at Closing and issued to the appropriate payees via check.

7. During the period between the date hereof and the Closing, SELLER shall:

(A) Keep the Premises in repair;

(B) Comply with all the terms, conditions and provisions of all Leases, Liens, Mortgages, Agreements, Insurance Policies, and other contractual arrangements relating to the Premises, make all payments due thereunder and suffer no default therein;

(C) Operate, manage, and maintain the Premises in the usual and customary manner for similar property;

(D) Promptly notify PURCHASER in writing if any material change occurs in the occupancy or conditions affecting the Premises;

(E) Not, without PURCHASER's prior written consent, enter into, amend, or terminate any Lease, nor institute any proceeding at law or in equity to enforce any Lease; and

(F) Provide PURCHASER and its representatives, employees, and agents full and complete access, during normal business hours, to the Premises.

8. The Closing shall take place on October 1, 2019, at the offices of the Lexington-Fayette Urban County Government, 200 East Main Street, 11<sup>th</sup> Floor, Lexington, Kentucky 40507. Time shall be of the essence.

9 All real estate taxes, with the exception of transfer tax, which is the sole responsibility of the Seller, shall be prorated and adjusted to the date of closing of this sale contemplated hereunder.

10. All understandings and agreements had heretofore between the parties hereto are merged in this Agreement, which alone fully and completely expresses their agreement, and same is entered into after full investigation, neither party relying upon any statement or representation not embodied in this Agreement.

11. All notices, demands, and requests, which may or are required to be given by either party to the other under this Agreement shall be in writing and given by registered or certified mail, postage prepaid, addressed to the other party at the address indicated on page one hereof, with copies as follows:

To the SELLER:

Amanda Bellamy  
468 Parkway Drive  
Lexington, Kentucky 40504

To the PURCHASER:

LFUCG, Dept. of General Services  
Attn: Sandra Lopez  
200 East Main Street  
Lexington, Kentucky 40507

or to such other place designated by written notice by either party to the other.

14. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, and assigns; and may be modified or cancelled only by written instrument signed by the parties.

15. This Agreement does not constitute an agreement of partnership or joint venture and does not authorize the SELLER to act as an agent for the PURCHASER for any purpose nor authorize the PURCHASER to act as an agent for the SELLER for any purpose.

16. This Agreement shall be interpreted and enforced pursuant to the laws of the Commonwealth of Kentucky. Any action related to or arising from this Agreement shall be brought in Fayette County, Kentucky.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year first above written.

[Signatures on Following Page]

**SELLER**

*Amanda Bellamy*  
Amanda Bellamy

ATTEST: \_\_\_\_\_

WITNESS: Mary L. Maynor

DATE: 6/16/2019

*Debra Bellamy*  
Debra Bellamy

ATTEST: \_\_\_\_\_

WITNESS: Mary L. Maynor

DATE: 6/16/2019

*Timothy Bellamy*  
Timothy Bellamy

ATTEST: \_\_\_\_\_

WITNESS: Mary L. Maynor

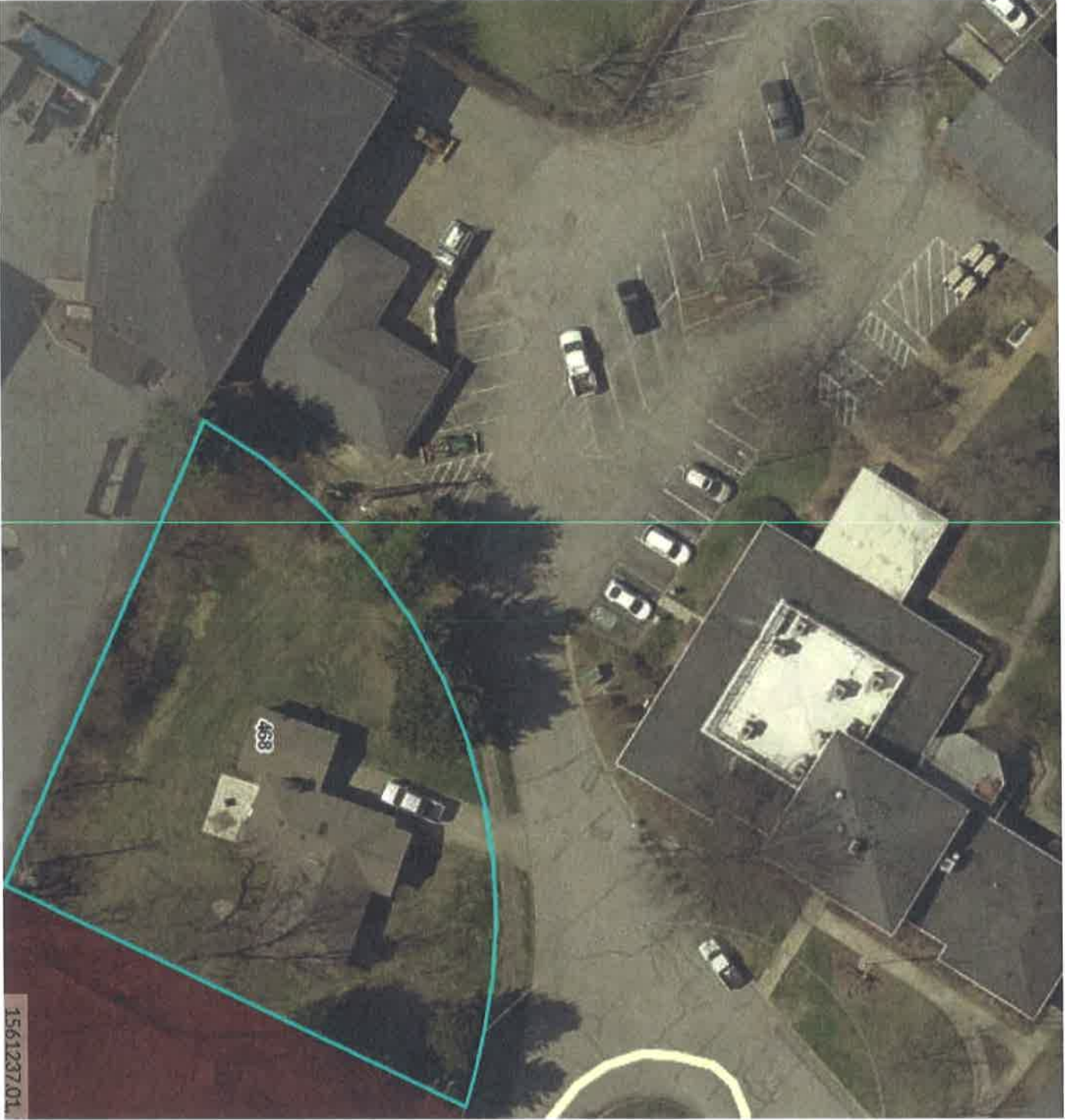
DATE: 6/16/2019

**BUYER**

*Linda Gorton*  
Linda Gorton, Mayor, for and on behalf of  
the Lexington-Fayette Urban County  
Government

ATTEST: \_\_\_\_\_

*Abigail Allan*  
Abigail Allan,  
Clerk of the Urban County Council



1561237.01

MAYOR LINDA GORTON



**LEXINGTON**

GEOFF REED  
COMMISSIONER  
GENERAL SERVICES

**TO:** Linda Gorton, Mayor  
Urban County Council

**FROM:**   
Geoff Reed, Commissioner, General Services

**CC:** Monica Conrad, Director Parks & Recreation  
Jamshid Baradaran, Director Facilities & Fleet Management  
Sandra Lopez, Administrative Office Senior, General Services

**DATE:** June 25, 2019

**SUBJECT:** Authorization to approve the purchase of 468 Parkway Drive.

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**Request:**

A Resolution authorizing the Mayor, on behalf of the Urban County Government, to execute certificates of consideration and other necessary documents, and to accept the deed for the property located at 468 Parkway Drive.

**Purpose of Request:**

Authorization for the acquisition from the owners of record for the property at 468 Parkway Drive at a cost not to exceed \$193,500.00. Upon transfer to LFUCG, all existing structures on the parcel will be demolished to expand parking at Picadome Golf Course. As budget permits a new storage shed will be built to store golf carts and other equipment. The new shed will eliminate the leasing of current storage shed at a cost savings of \$30,000 per year.

**What is the costs in FY19 and future years?** NA

**Are the funds budgeted?** Yes

**Funding Source:** 4024\_707601\_7211\_90111\_775

**File #** 0732-19

**Director/Commissioner:** Conrad/Reed



## Sharon A Jones

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**From:** Charles Edwards III  
**Sent:** Wednesday, July 3, 2019 8:44 AM  
**To:** Sharon A Jones  
**Subject:** RE: 0732-19 - Agreement of Sale

Hey, Sharon, thanks for checking. Typically, real estate transactions require a wet signature because they're being recorded with the County Clerk, but this agreement will not be recorded, so a stamp is fine. When we actually make the transaction, the deed will be a wet signature for recording.

Thanks,  
Chad

**Chad Edwards**  
*Attorney*  
Department of Law

859.258.3511 office  
[cedwards@lexingtonky.gov](mailto:cedwards@lexingtonky.gov)



This message is intended only for the use of the individual or entity to which it is addressed and may contain confidential information that is legally privileged and exempt from disclosure under applicable law, including but not limited to, Kentucky Rule of Evidence 503. Any legal opinion provided in this electronic mail transmission is provided in the course of my legal representation of the Lexington-Fayette Urban County Government and should not be disseminated to the public. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via e-mail or by calling the Department of Law at (859) 258-3500, so that our address record can be corrected. Thank you.

**From:** Sharon A Jones <[sjones1@lexingtonky.gov](mailto:sjones1@lexingtonky.gov)>  
**Sent:** Wednesday, July 3, 2019 8:13 AM  
**To:** Charles Edwards III <[cedwards@lexingtonky.gov](mailto:cedwards@lexingtonky.gov)>  
**Subject:** 0732-19 - Agreement of Sale

Hey, Chad – Good morning. I was reviewing this paperwork and noticed that it involves the sale of real property. Typically we have required a wet signature from the Mayor when that is the case. I actually don't have original signatures from the Sellers yet, but does this, in fact, need a wet signature (as opposed to a stamp)? Usually it would be obvious to me (because usually it requires a notary, which is always a wet signature), but it's not clear to me on this one.

Legistar            0732-19

A Resolution authorizing the Mayor, on behalf of the Urban County Government, to execute an Agreement of Sale, Certificates of Consideration, and all other necessary documents to purchase the property located at 468 Parkway Dr., Lexington, Ky., at a cost not to exceed \$193,500. [Div. of Parks and Recreation, Conrad]

**Sharon A. Jones**  
*Deputy Council Clerk*  
Council Clerk's Office

859.258.3242 office  
[lexingtonky.gov](http://lexingtonky.gov)