

FAYETTE CO, KY FEE \$50.00

SUSAN LAMB
COUNTY CLERK

PRESENTED/LODGED: 02/29/2024 02:00:38 PM

MELISSA STELTER, DEPUTY CLERK 202402290107

BK: DB 4060

PG: 312-316



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into this the 18th day of January, 2024, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, a Kentucky local government established in accordance with Chapter 67A of the Kentucky Revised Statutes, whose address is 200 East Main Street, Lexington, Kentucky 40507 which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantor") and METRO EMPLOYEES CREDIT UNION, INCORPORATED, a Kentucky credit union organized pursuant to Chapter 286.6 of the Kentucky Revised Statutes, whose principal address is 1306 Versailles Road, Suite 140, Lexington, Kentucky 40504 (hereinafter "Grantee"), which is also the in-care of tax mailing address for the current tax year.

WITNESSETH:

That for and in consideration of payment of the sum of FIVE HUNDRED SEVENTY-EIGHT THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS \$578,250.00, 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:

1565 McGrathiana Parkway

Being all of Lot 25B, of the Coldstream Research Campus, Unit 2B, Section 2, to the City of Lexington, Fayette County, Kentucky, as shown by the Non-Building Minor Subdivision Plat of Coldstream Research Campus, Lot 25, Unit 2B, Section 2, 1551 McGrathiana Parkway, of record in Plat Cabinet R, Slide 986, in the Fayette County Clerk's Office; said property being known and designated as 1565 McGrathiana Parkway; and,

Being a portion of the same property conveyed to the Lexington-Fayette Urban County Government, an urban county government of the Commonwealth of Kentucky, by Special Warranty Deed dated January 3, 2019, of record in Deed Book 3639, Page 293, 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 SPECIALLY** the title thereto.

PROVIDED, HOWEVER, that this conveyance is made subject to any and all easements, restrictions, conditions, and/or right of ways that pertain to the above described property that may appear of record affecting such 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 \$578,250.00. 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. 466-2023 passed by the Lexington-Fayette Urban County Council on August 31, 2023.

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


GRANTOR:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

BY: 
LINDA GORTON,
MAYOR

GRANTEE:

METRO EMPLOYEES CREDIT
UNION, INCORPORATED

BY: 
PIPER L. GRAHAM,
PRESIDENT/CEO

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Special 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, a Kentucky local government established in accordance with Chapter 67A of the Kentucky Revised Statutes, on this the 28th day of January, 2024.

Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State-at-Large

My Commission Expires: 2/26/2025

Notary ID Number: KYNP21866

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)



The foregoing Special Warranty Deed and Consideration Certificate was subscribed, sworn to, and acknowledged before me by Piper L. Graham, in her capacity as President/CEO, for and behalf of the Metro Employees Credit Union, Incorporated, a Kentucky credit union organized pursuant to Chapter 286.6 of the Kentucky Revised Statutes, on this the 28th day of January, 2024.



Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State-at-Large

My Commission Expires: 2/26/2025

Notary ID Number: KYNP21866

PREPARED BY:


TIFFANY HOLSKEY,

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