

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 31<sup>st</sup> day of May, 2017, by and between **FREIDA CLIFT, widow**, 565 Hill N Dale Road, Lexington, Kentucky 40503, 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 **ELEVEN THOUSAND TWO HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$11,225.00)**, 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 forever the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Fee Simple Right-of-Way**  
(a portion of 565 Hill N Dale Road)

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 59A**

Beginning at a point 77.97 feet right of Clays Mill Road Part 2 at Station 151+59.57; thence North 66 Degrees 18 Minutes 19 Seconds West a distance of 44.62 feet to a point 33.50 feet right of Clays Mill Road Part 2 at Station 151+63.26;

Return to:  
Charles E. Edwards III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

DTC

thence North 21 Degrees 00 Minutes 41 Seconds East a distance of 25.52 feet to a point 34.42 feet right of Clays Mill Road Part 2 at Station 151+88.76; thence South 06 Degrees 19 Minutes 27 Seconds East a distance of 26.24 feet to a point 45.62 feet right of Clays Mill Road Part 2 at Station 151+65.04; thence South 61 Degrees 26 Minutes 43 Seconds East a distance of 32.81 feet to a point 77.97 feet right of Clays Mill Road Part 2 at Station 151+59.57 and the POINT OF BEGINNING; and

The above described parcel contains 0.005 acres (216 sq. ft.) in fee simple; and

Being a portion of the property conveyed to William T. Clift and Freida Clift, husband and wife, by Deed, dated September 22, 1977, of record in Deed Book 1181, Page 705 in the Fayette County Clerk's Office.

William T. Clift died June 12, 2012. Title vested in Freida Clift, by survivorship.

**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, temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements and construction, installation and relocation 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 Right-of-Way Construction Easement**  
**(a portion of 565 Hill N Dale Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 59B**

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 44 feet north of the intersection of Hill N Dale Road and Clays Mill Road, and more particularly described as follows:

Beginning at a point 34.42 feet right of Clays Mill Road at Station 151+88.76; thence North 21 Degrees 00 Minutes 41 Seconds East a distance of 112.01 feet to a point 38.44 feet right of Clays Mill Road at Station 153+00.70; thence North 19 Degrees 19 Minutes 41 Seconds East a distance of 37.53 feet to a point 38.68 feet right of Clays Mill Road at Station 153+38.23; thence South 66 Degrees 18 Minutes 19 Seconds East a distance of 7.50 feet to a point 46.16 feet right of Clays Mill Road at Station 153+37.61; thence South 21 Degrees 00 Minutes 41 Seconds West a distance of 150.38 feet to a point 40.76 feet right of Clays Mill Road at Station 151+87.33; thence South 03 Degrees 15 Minutes 07 Seconds East a distance of 19.58 feet to a point 48.16 feet right of Clays Mill Road at Station 151+69.20; thence South 59 Degrees 06 Minutes 15 Seconds East a distance of 56.93 feet to a point 103.86 feet right of Clays Mill Road at Station 151+57.42; thence North 66 Degrees 18 Minutes 19 Seconds West a distance of 25.98 feet to a point 77.97 feet right of Clays Mill Road at Station 151+59.57; thence North 61 Degrees 26 Minutes 43 Seconds West a distance of 32.81 feet to a point 45.62 feet right of Clays Mill Road at Station 151+65.04; thence North 06 Degrees 19 Minutes 27 Seconds West a distance of 26.24 feet to a point 34.42 feet right of Clays Mill Road at Station 151+88.76; and the POINT OF BEGINNING; and

The above described parcel contains 0.029 acres (1,251 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to William T. Clift and Freida Clift, husband and wife, by Deed, dated September 22, 1977, of record in Deed Book 1181, Page 705 in the Fayette County Clerk's Office.

William T. Clift died June 12, 2012. Title vested in Freida Clift, by survivorship.

**TO HAVE AND TO HOLD** the above-described fee simple right-of-way and easement 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 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 her 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 she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

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

GRANTOR:

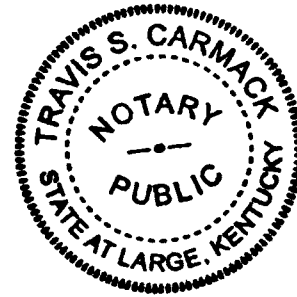
  
\_\_\_\_\_  
FREIDA CLIFT

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

This instrument was acknowledged, subscribed and sworn to before me by  
Freida Clift, widow, on this the 31<sup>st</sup> day of May, 2017.

*Travis S. Carmack* ID# 575447  
Notary Public, Kentucky, State at Large

My Commission Expires: 3/13/2021



PREPARED BY:

*Charles E. Edwards III*

CHARLES E. EDWARDS III  
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

201706130179

June 13, 2017                      13:27:29      PM

Fees	\$23.00	Tax	\$11.50
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Total Paid	\$34.50
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6 Pages

261 - 266