

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 9th day of December, 2020, by and between **B & F REALTY COMPANY, INC.**, a Kentucky corporation, 1226 Eldemere Drive, Lexington, Kentucky 40502, ("Grantor") and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, which has its principal office at 200 East Main Street, Lexington, Kentucky 40507, which is the in-care-of tax mailing address for the current tax year ("Grantee");

W I T N E S S E T H:

That for and in consideration of the sum of **FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its heirs and assigns forever, the following described real property, to-wit:

Joyland Area Storm Drainage Project
500 Lisa Drive

All that tract or parcel of land situated at the northerly end of Lisa Dive in Lexington, Fayette County, Kentucky, and more particularly described and bounded as follows, to wit:

BEGINNING at a point, come to Lot 19, Block "B", Unit 3-B of Foxborough Manor Subdivision of record in Plat Book 26, Page 35, in the Fayette County Court Clerk's Office, said point being also in the line of Thoroughbred Acres Subdivision, Unit 1; thence with said Lot 19 for two calls, S 30° 22' W 125.5 feet and N 42° 52' W 95.00 feet to a point at the southerly end of Lisa Drive; thence crossing Lisa Drive, S 47° 08' W 50.00 feet to a point in the line of Lot 61 of the aforesaid Foxborough Manor Subdivision; thence with said Lot 61 for two calls, S 42° 52' E 95.00 feet and S 57° 08' W 178.08 feet to a point in the northeasterly right-of-way line of Ramp "A" of the I-64, I-75 North Broadway Interchange; thence with said northeasterly right-of-way line of Ramp "A" for two calls, in a southeasterly direction 188 feet, more or less and again in a southeasterly direction 95 feet, more or less, to a point corner to the Hospitality Inn

RETURN TO PREPARER

property; thence with the line of said Hospitality Inn in a northeasterly direction 335 feet, more or less, to a point in the line of the aforesaid Thoroughbred Acres Subdivision, Unit 1; thence with the line of said subdivision, N 42° 25' W 208 feet, more or less, to the point of beginning, and containing 1.8 acres, more or less and being designated as 500 Lisa Drive, Lexington, Kentucky; and,

Being the same property conveyed to B & F Realty Company, Inc., a Kentucky company, by Deed dated December 6, 1986, of record in Deed Book 1425, Page 765, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD in fee simple together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee its successors and assigns forever. Grantor does hereby release and relinquish unto the Grantee, its successors and assigns all of its right, title, and interest in the above-described property including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns, 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 clear, perfect, and unencumbered, and that it will **WARRANT GENERALLY** the same.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, covenants and easements of record in the aforesaid Clerk's office affecting the subject property.

CONSIDERATION CERTIFICATE

The undersigned do hereby certify, swear, and affirm that the consideration herein stated is the full and actual consideration paid for the property transferred, with the property having a fair market value of Fifty Thousand and 00/100 Dollars (\$50,000.00). The Grantee signs this deed for the sole purpose of certifying the consideration paid, as authorized by Resolution No. 557-2020, passed by the Lexington-Fayette Urban County Council on the 19th day of November, 2020.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto set their hands

on this the day and year first above written.

GRANTOR:

GRANTEE:

B & F REALTY COMPANY,
INC., a Kentucky corporation

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

BY: Jaqueline Fife Campbell BY: Linda Gorton
JAQUELINE FIFE CAMPBELL, LINDA GORTON,
PRESIDENT MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by
Jaqueline Fife Campbell, as President, by and on behalf of B & F Realty Company, Inc.,
a Kentucky corporation, on this the 9th day of December, 2020.

[Signature]
Notary Public, Kentucky, State-at-Large
My Commission Expires: 7 / 10 / 2023
Notary ID # 626440

[Intentionally Left Blank]

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by Linda Gorton, in his capacity as Mayor of the Lexington-Fayette Urban County Government, on this the 9th day of December, 2020.

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

My Commission Expires: 2 / 26 / 2021

Notary ID # 573812



PREPARED BY:

Evan P. Thompson

Evan P. Thompson,
Attorney
Lexington-Fayette Urban County Government
Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507
(859) 258-3500

X:\Cases\WATER-AIR\20-RE0393\RE\00713820.DOCX

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: PATTY DAVIS ,dc

202012210122

December 21, 2020 9:14:42 AM

Fees	\$50.00	Tax	\$50.00
------	---------	-----	---------

Total Paid	\$100.00
------------	----------

THIS IS THE LAST PAGE OF THE DOCUMENT

5 Pages

598 - 602