

SPECIAL WARRANTY DEED AND CONSIDERATION CERTIFICATE

THIS SPECIAL WARRANTY DEED, dated September 25th, 2014, between **R. J. CORMAN RAILROAD PROPERTY, LLC**, a Kentucky limited liability company, hereinafter referred to as **GRANTOR**, of 101 R. J. Corman Drive, P.O. Box 788, Nicholasville, Kentucky 40356, and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky, hereinafter referred to as **GRANTEE**, the address of which is 200 East Main Street, Lexington, Kentucky 40507, which is the in care of address to mail all tax bills for the year of conveyance.

WITNESSETH:

That **GRANTOR**, for and in consideration of the total sum of Two Hundred Thirty Seven Thousand Five Dollars, (\$237,500.00), the receipt of which is hereby acknowledged, **GRANTOR** has Bargained and Sold and does hereby Grant and Convey unto **GRANTEE**, its successors and assigns in fee simple absolute forever, all of that certain real estate located in Fayette County, Kentucky, and more particularly described as follows:

Being all of Lot 2 of the Passenger & Belt Railway as shown by plat of record in Plat Cabinet R, Slide 217 in the Fayette County Clerk's office, and all of the Lot 3 of the Passenger & Belt Railway as shown by plat of record in Plat Cabinet R, Slide 218 in the Fayette County Clerk's office, which plats are incorporated herein by reference for a more particular description.

The aforesaid being the same property conveyed to R. J. Corman Railroad Property, LLC, by Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation, dated September 15, 2014, and of record in Deed Book 3266, Page 557 in the Fayette County Clerk's office.

mail to: LFUCG,
Deed of Law

TO HAVE AND TO HOLD, the same with all rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto GRANTEE, its successors and assigns in fee simple absolute forever, and GRANTOR does hereby COVENANT to and with the GRANTEE that GRANTOR is lawfully seized in fee simple absolute of the property herein described; that GRANTOR has a good and legal right to sell and convey the same as herein done; that the title thereto is free and clear from all encumbrances of record, except as herein provided; and that GRANTOR will WARRANT SPECIALLY the title thereto.

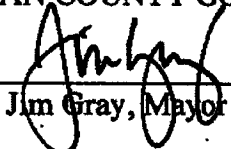
PROVIDED HOWEVER, that there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to, any and all restrictions, easements, conditions and agreements which may appear of record affecting said title; and in particular those recited in the above referenced Quitclaim Deed from CSX Transportation, Inc. recorded in Deed Book 3266, Page 57.

R. J. CORMAN RAILROAD PROPERTY, LLC, Grantor, and LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, Grantee, do hereby certify, pursuant to the provisions of KRS 142.050 and KRS 382.135 that the consideration reflected in the foregoing Deed is the full consideration paid for this property; that the estimated fair cash value of the property is \$237,500.00; that the value of the interest transferred represents the proportionate interest of the transferor of the property in the entity to which the property was transferred.

IN TESTIMONY WHEREOF, witness the hands of the GRANTOR and the GRANTEE on the day first above written.

LEXINGTON-FAYETTE
URBAN COUNTY GOVERNMENT

By: _____


Jim Gray, Mayor

R. J. CORMAN RAILROAD
PROPERTY, LLC

By: R.J. Corman Railroad Group, LLC
Sole Member

By: _____
Fred Mudge, Chairman of the Board

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Special Warranty Deed and Consideration Certificate was acknowledged and subscribed was acknowledged and subscribed before me by Fred Mudge, the Chairman of the Board of R. J. CORMAN RAILROAD GROUP, LLC, sole Member of R. J. CORMAN RAILROAD PROPERTY, LLC, GRANTOR, on the 22nd day of September, 2014..

Marlay Ward
NOTARY PUBLIC, State At Large
My commission expires: 7-26-2015
Notary ID#: 447721

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Consideration Certificate was acknowledged and subscribed before me Jim Gray, the Mayor of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, on the 25th day of September, 2014.

Sandra Sue Burke
NOTARY PUBLIC, State at Large
My commission expires: 4/30/2016
Notary ID#: 465649

PREPARED (WITHOUT TITLE EXAMINATION) BY:

[Signature]
JOHN W. WALTERS, JR
MOYNAHAN, IRVIN & MOONEY, P.S.C.
110 NORTH MAIN STREET
NICHOLASVILLE, KENTUCKY 40356
(859) 887-1200

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

201410030002

October 3, 2014 8:30:55 AM

Fees	\$17.00	Tax	\$237.50
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Total Paid	\$254.50
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