

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 22nd day of May, 2017, by and between **THE FIRST ASSEMBLY OF GOD CHURCH OF LEXINGTON, KENTUCKY, INC.**, a non-profit Kentucky corporation, 2780 Clays Mill 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 **FOUR THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$4,775.00)**, 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 2780 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 39A

Beginning at a point 64.99 feet right of Clays Mill Road at Station 141+95.46; thence South 72 Degrees 37 Minutes 59 Seconds West a distance of 29.18 feet to a point 43.49 feet

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507
(CC-F)

right of Clays Mill Road at Station 141+75.72; thence North 25 Degrees 09 Minutes 37 Seconds East a distance of 21.38 feet to a point 43.48 feet right of Clays Mill Road at Station 141+97.10; thence South 60 Degrees 26 Minutes 37 Seconds East a distance of 21.57 feet to a point 64.99 feet right of Clays Mill Road at Station 141+95.46 and the POINT OF BEGINNING; and,

The above described parcel contains 0.005 acres (230 sq. ft.) in fee simple; and

Being a portion of the property conveyed to The First Assembly of God Church of Lexington, Kentucky, Inc., a non-profit Kentucky corporation (formerly known as The First Assembly of God Church), by deed dated September 22, 1986, of record in Deed Book 1419, Page 112; by Deed dated January 13, 1982, of record in Deed Book 1287, Page 168; by Deed dated May 13, 1975, of record in Deed Book 1123, Page 431; by Deed dated March 25, 1975, of record in Deed Book 1120, Page 475; and by Deed dated July 31, 1959, of record in Deed Book 674, Page 86, all referenced in the Fayette County Clerk's Office.

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 2780 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 39B

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately

173 feet north of the intersection of Lamont Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 43.69 feet right of Clays Mill Road at Station 138+83.70; thence North 25 Degrees 09 Minutes 37 Seconds East a distance of 292.01 feet to a point 43.49 feet right of Clays Mill Road at Station 141+75.72; thence North 72 Degrees 37 Minutes 59 Seconds East a distance of 29.18 feet to a point 64.99 feet right of Clays Mill Road at Station 141+95.48; thence South 60 Degrees 26 Minutes 37 Seconds East a distance of 131.76 feet to a point 33.02 feet right of Pasadena Drive at Station 11+97.42; thence North 71 Degrees 35 Minutes 49 Seconds West a distance of 144.13 feet to a point 53.25 feet right of Clays Mill Road at Station 141+68.39; thence South 25 Degrees 09 Minutes 37 Seconds West a distance of 284.94 feet to a point 53.44 feet right of Clays Mill Road at Station 138+83.45; thence North 63 Degrees 18 Minutes 53 Seconds West a distance of 9.76 feet to a point 43.69 feet right of Clays Mill Road at Station 138+83.70 and the POINT OF BEGINNING; and,

The above described parcel contains 0.111 acres (4,826 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to The First Assembly of God Church of Lexington, Kentucky, Inc., a non-profit Kentucky corporation (formerly known as The First Assembly of God Church), by deed dated September 22, 1986, of record in Deed Book 1419, Page 112; by Deed dated January 13, 1982, of record in Deed Book 1287, Page 168; by Deed dated May 13, 1975, of record in Deed Book 1123, Page 431; by Deed dated March 25, 1975, of record in Deed Book 1120, Page 475; and by Deed dated July 31, 1959, of record in Deed Book 674, Page 86, all referenced in the Fayette County Clerk's Office.

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.

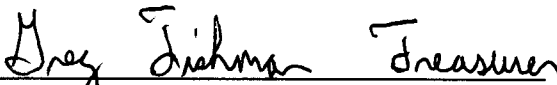
Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that it will **WARRANT GENERALLY** said title.

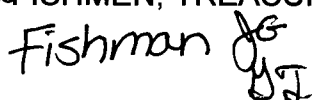
The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

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

GRANTOR:

THE FIRST ASSEMBLY OF GOD CHURCH
OF LEXINGTON, KENTUCKY, INC., a non-profit
Kentucky corporation



GREG FISHMAN, TREASURER


Parcel No. 39

RESOLUTION

WHEREAS, the Lexington-Fayette Urban County Government, desires to obtain land belonging to **First Assembly of God Church of Lexington, Kentucky, Inc., a Kentucky Corporation** and

WHEREAS, a majority of the Organization having voted to accept \$ 4775.00 as consideration thereof,

BE IT THEREFORE resolved that the above named organization accepts said consideration and hereby authorizes and directs Grey Fishman, Treasurer, to execute a deed
name title

for the use and benefit of the Lexington-Fayette Urban County Government, for the consideration above stated.

BE IT THEREFORE also resolved that the above named officer shall act as its agent to certify that the consideration reflected in the deed is the full consideration paid.

Approved at a meeting of the majority of members of **First Assembly of God Church of Lexington, Kentucky, Inc., a Kentucky Corporation.** This 28th day of April, 2017.

<u>ELFUS PUCKETT</u> Printed Name	<u>Elfus Puckett</u> Signature	<u>Deacon</u> Title
<u>Tim White</u> Printed Name	<u>[Signature]</u> Signature	<u>Chair of Board</u> Title
<u>Bill Clark</u> Printed Name	<u>Billy Clark</u> Signature	<u>Deacon</u> Title
<u>Steven Johnson</u> Printed Name	<u>[Signature]</u> Signature	<u>Deacon</u> Title
<u>David Venable</u> Printed Name	<u>David Venable</u> Signature	<u>Board Secretary</u> Title

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

201705250131

May 25, 2017

13:01:45 PM

Fees	\$26.00	Tax	\$5.00
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Total Paid	\$31.00
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7 Pages

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