

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 23rd day of November, 2016, by and between **CHAUNCEY F. FAULCONER and CAROLYN FAULCONER, husband and wife**, 2025 Clays Mill Road, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **SEVENTEEN THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00/100 (\$17,550.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED and SOLD** and does hereby **GIVE, GRANT and CONVEY** unto the Grantee, its successors and assigns, 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:

Fee Simple Right-of-Way
(a portion of 2025 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 108A

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

DTC

Beginning at a point 33.00 feet left of Clays Mill Road at Station 186+03.07 thence North 22 Degrees 59 Minutes 46 Seconds East a distance of 24.51 feet to a point 33.00 feet left of Clays Mill Road at Station 186+27.58 thence North 16 Degrees 07 Minutes 43 Seconds East a distance of 38.63 feet to a point 37.62 feet left of Clays Mill Road at Station 186+65.93 thence South 57 Degrees 49 Minutes 22 Seconds East a distance of 11.62 feet to a point 26.15 feet left of Clays Mill Road at Station 186+64.08 thence South 23 Degrees 51 Minutes 27 Seconds West a distance of 61.94 feet to a point 27.08 feet left of Clays Mill Road at Station 186+02.15 thence North 58 Degrees 08 Minute 36 Seconds West a distance of 5.99 feet to a point 33.00 feet left of Clays Mill Road at Station 186+03.07 and the POINT OF BEGINNING;

The above described parcel contains 0.011 acres (484 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Chauncey F. Faulconer, then single, now married, by deed dated July 17, 2003, of record in Deed Book 2378, Page 688, 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, Grantors have **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 2025 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 108B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 116 feet north of the intersection of Mitchell Avenue and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.00 feet left of Clays Mill Road at Station 186+03.07; thence North 58 Degrees 08 Minutes 36 Seconds West a distance of 15.31 feet to a point 48.13 feet left of Clays Mill Road at Station 186+05.43; thence North 25 Degrees 24 Minutes 41 Seconds East a distance of 61.84 feet to a point 45.52 feet left of Clays Mill Road at Station 186+67.21; thence South 57 Degrees 49 Minutes 22 Seconds East a distance of 8.00 feet to a point 37.62 feet left of Clays Mill Road at Station 186+65.93; thence South 16 Degrees 07 Minutes 43 Seconds West a distance of 38.63 feet to a point 33.00 feet left of Clays Mill Road at Station 186+27.58; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 24.51 feet to a point 33.00 feet left of Clays Mill Road at Station 186+03.07 and the POINT OF BEGINNING.

The above described parcel contains 0.018 acres (772 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Chauncey F. Faulconer, then single, now married, by deed dated July 17, 2003, of record in Deed Book 2378, Page 688, 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.

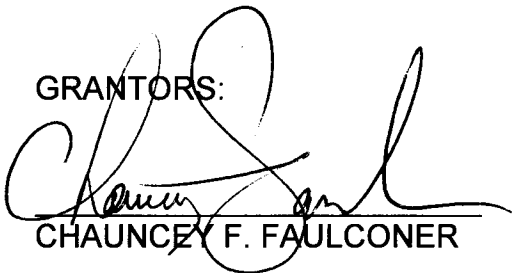
The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantors. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done, and that they 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 Grantors have signed this Deed of Easement, this the day and year first above written.

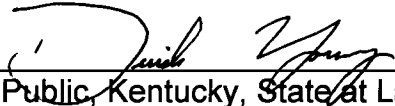
GRANTORS:


CHAUNCEY F. FAULCONER


CAROLYN FAULCONER

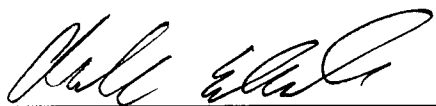
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Chauncey F. Faulconer and Carolyn Faulconer, husband and wife, on this the 23rd day of November, 2016.

 506286

Notary Public, Kentucky, State at Large
My Commission Expires: 2 / 24 / 2018

PREPARED BY:



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

201612160067

December 16, 2016 11:59:23 AM

Fees	\$23.00	Tax	\$18.00
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Total Paid	\$41.00
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6 Pages

306 - 311