

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 March, 2017, by and between **JEREMY REED and ANDREA REED, husband and wife**, 2934 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 **ONE THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$1,775.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do 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 2934 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 4A

Beginning at a point 63.19 feet right of Clays Mill Road at Station 118+54.06; thence North 66 Degrees 34 Minutes 11 Seconds West for a distance of 21.31 feet, to a point 41.88

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

DTC

feet right of Clays Mill Road at Station 118+54.00; thence North 23 Degrees 36 Minutes 36 Seconds East a distance of 5.98 feet, to a point 41.88 feet right of Clays Mill Road at Station 118+59.98; thence South 50 Degrees 52 Minutes 19 Seconds East a distance of 22.12 feet, to a point 63.19 feet right of Clays Mill Road at Station 118+54.06 and the POINT OF BEGINNING;

The above described parcel contains 0.001 acres (64 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Jeremy Reed, by deed dated August 10, 2004, of record in Deed Book 2483, Page 515, 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 do 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 2934 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 4B

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 31 feet north of the intersection of Neal Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 41.88 feet right of Clays Mill Road at Station 118+59.98; thence North 23 Degrees 36 Minutes 36 Seconds East a distance of 126.55 feet to a point 41.93 feet

right of Clays Mill Road at Station 119+86.54; thence South 66 Degrees 23 Minutes 24 Seconds East a distance of 9.10 feet to a point 51.03 feet right of Clays Mill Road at Station 119+86.53; thence South 23 Degrees 36 Minutes 36 Seconds West a distance of 124.54 feet to a point 50.98 feet right of Clays Mill Road at Station 118+61.99; thence South 33 Degrees 23 Minutes 19 Seconds East a distance of 14.56 feet to a point 63.19 feet right of Clays Mill Road at Station 118+54.06; thence North 50 Degrees 52 Minutes 19 Seconds West a distance of 22.12 feet to a point 41.88 feet right of Clays Mill Road at Station 118+59.98 and the POINT OF BEGINNING;

The above described parcel contains 0.027 acres (1,191 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Jeremy Reed, by deed dated August 10, 2004, of record in Deed Book 2483, Page 515, 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.

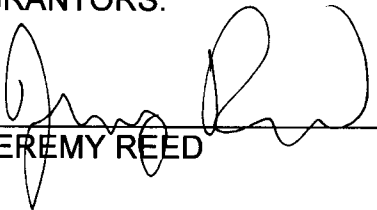
Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors 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 Conveyance and Temporary Easement, this the day and year first above written.

GRANTORS:



JEREMY REED




ANDREA REED

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Jeremy Reed and Andrea Reed, husband and wife, on this the 23rd day of March, 2017.

PREPARED BY:

 ID# 506286

Notary Public, Kentucky, State at Large

My Commission Expires: 2 | 24 | 2018



CHARLES E. EDWARDS III

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