

200 E. Main St.
Lex, Ky 40507

DEED AND CONSIDERATION CERTIFICATE

THIS DEED, made and entered into on this the 23rd day of December, 2005, by and between **WOODALL/MCMAKIN JOINT VENTURES, LLC**, a Kentucky limited liability company, whose address is 201 East Main Street, Suite 1000, Lexington, Kentucky 40507, hereinafter referred to as "the party of the first part", and **LEXINGTON-FRANKFORT SCENIC CORRIDOR, INC.**, a Kentucky corporation, whose address is P.O. Box 12950, Lexington, Kentucky 40583, hereinafter referred to as "the party of the second part".

WITNESSETH:

THAT for and in consideration of the sum of **ONE DOLLAR AND 00/100 (\$1.00)** cash in hand paid by the party of the second part, the receipt of all of which is hereby acknowledged, the party of the first part has this date bargained and sold and does hereby grant and convey unto the party of the second part, in fee simple, its successors and assigns, forever, the following described property, together with all improvements thereon and appurtenances thereunto belonging, located in the County of Fayette, Commonwealth of Kentucky, and more fully described as follows, to-wit:

Being all of Lot 3b (Parcel 4, containing 3.0 acres), as shown on the Consolidation Minor Subdivision Plat, of the Little Property, Unit 1-B, Lots 3 & 4, Lexington, Fayette County, Kentucky, of record in Plat Cabinet L, Slide 956, in the Fayette County Clerk's Office; the improvements thereon being known and designated as 2450 Old Frankfort Pike, Lexington, Kentucky; and

Being part of the same property conveyed to Woodall/McMakin Joint Ventures, LLC, a Kentucky limited liability company, by deed dated the 9th day of June, 2000, and recorded in Deed Book 2135, Page 169, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all rights, privileges, appurtenances, and improvements thereunto belonging unto the party of the second part, in fee simple, its successors and assigns, forever, with covenant of **SPECIAL WARRANTY**.

The said party of the first part does hereby release and relinquish unto the said party of the

property is free, clear and unencumbered and that it (first party) will WARRANT SPECIALLY the said title.

PROVIDED, HOWEVER, this conveyance is subject to all restrictions and easements which may appear of record pertaining to the property herein conveyed.

That the parties hereto state the consideration reflected in this Deed is the full consideration paid for the property. The party of the second part joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382, et seq. The parties hereto state that the fair market value of the subject property is \$150,000.00.


IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

THE PARTY OF THE FIRST PART:

WOODALL/MCMAKIN JOINT VENTURES, LLC,
a Kentucky limited liability company

By: Woodall & Sons Development, LLC, a Kentucky limited liability company, as Member of Woodall/McMakin Joint Ventures, LLC

By:



JERRY WOODALL, MANAGER

THE PARTY OF THE SECOND PART:

LEXINGTON-FRANKFORT SCENIC CORRIDOR,
a Kentucky corporation,

By:



TRACY FARMER, PRESIDENT

COMMONWEALTH OF KENTUCKY)

COUNTY OF FAYETTE)

The foregoing Deed and Consideration Certificate was subscribed, sworn to and acknowledged before me on this the 2nd day of December, 2005, by Jerry Woodall as Manager of Woodall and Sons Development, LLC, a Kentucky limited liability company, as Member of WOODALL/MCMAKIN JOINT VENTURES, LLC, a Kentucky limited liability company, for and on behalf of said company.

My Commission Expires: 3/1/06
(Delores Sparks)

Notary Public, State At Large, Kentucky

COMMONWEALTH OF KENTUCKY)

COUNTY OF FAYETTE)

The foregoing Consideration Certificate was subscribed, sworn to and acknowledged before me on this the 22nd day of December, 2005, by Tracy Farmer as President of LEXINGTON-FRANKFORT SCENIC CORRIDOR, INC., a Kentucky corporation, for and on behalf of said corporation.

My Commission Expires: 12-12-07

Lois Marie Neely
Notary Public, State At Large, Kentucky



THIS INSTRUMENT PREPARED BY:

McBRAYER, MCGINNIS, LESLIE & KIRKLAND PLLC

BY:

[Signature]
JON A. WOODALL, ESQ.
201 East Main Street, Suite 1000
Lexington, Kentucky 40507
(859) 231-8780

I, Donald W Blevins, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: Doug BRADLEY, dc

200512270315

December 27, 2005

14:30:19 PM

Fees \$14.00

Tax \$150.00

Total Paid \$164.00

THIS IS THE LAST PAGE OF THE DOCUMENT

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