

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 12th day of July, 2018, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT (f/k/a CITY OF LEXINGTON)**, which has its principal office at 200 East Main Street, Lexington, Kentucky 40507, ("Grantor") and **LEXINGTON CENTER CORPORATION**, which has its principal office at 430 West Vine Street, Lexington, Kentucky 40507, which is the in-care-of tax mailing address for the current tax year ("Grantee");

WITNESSETH:

That for and in consideration of the sum of **TEN DOLLARS AND 00/100 CENTS (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its heirs and assigns forever, the following described real property, to-wit:

651 WEST HIGH STREET

Being a triangular parcel of land bounded on the Northeast by High Street, on the Northwest by Merino Street, and on the Southwest by a street branching from High Street and [that] twills with and is in fact a portion of the Lexington-Versailles Turnpike; being known and designated as 651 West High Street, Lexington, Kentucky; and

Being the same property conveyed by James F. Robinson, Jr., as Collector of the City of Lexington, to the City of Lexington, by deed dated August 29, 1884 in Deed Book 70, Page 464, of record in the office of the Fayette County Court Clerk.

TO HAVE AND TO HOLD in fee simple together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee its successors and assigns forever. Grantor does hereby release and relinquish unto the Grantee, its

successors and assigns all of its right, title, and interest in the above-described property including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done; that the title to said property is clear, perfect, and unencumbered, and that it will **WARRANT SPECIALLY** the same.

PROVIDED, HOWEVER, that the real property herein conveyed shall be owned, held, and controlled in perpetuity by Grantee. Upon the happening or suffering of any violation of this restriction, this deed shall become forfeited, and the premises herein described, and all the rights herein conveyed, shall at once revert to and revest in and become the property of Grantor, its heirs, personal representatives, or assigns (with any declaration of forfeiture or act of reentry, and without any other act by said first parties to be performed, and without any right of Grantee to reclamation or compensation for moneys paid or improvements made), as absolutely, fully, and perfectly as if this deed had never been made. This conveyance and warranty is subject to all easements, restrictions, and right of ways of record that pertain to the above described property as found of record in the Fayette County Clerk's Office.

CONSIDERATION CERTIFICATE

The parties do hereby certify, pursuant to KRS 382.135(1)(d), that the transfer is by gift and that the estimated fair cash value of the property conveyed is \$20,000.00. This transfer is exempt from real estate transfer tax pursuant to KRS 142.050(7)(b). Grantee joins in this Deed for the sole purpose of certifying the consideration. Grantor has been authorized to transfer this property by Resolution No. 421-2018 passed by the Lexington-Fayette Urban County Council on July 3, 2018.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto set their hands

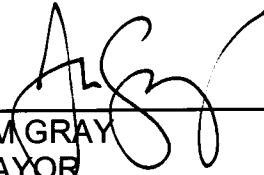
on this the day and year first above written.

GRANTOR:

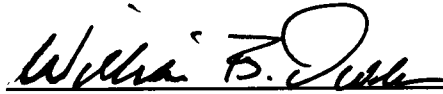
GRANTEE:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT
(f/k/a CITY OF LEXINGTON)

LEXINGTON CENTER CORPORATION

BY: 

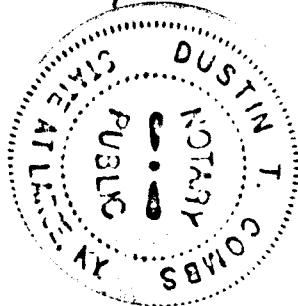
JIM GRAY
MAYOR

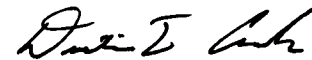
BY: 

WILLIAM B. OWEN
PRESIDENT

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by
Jim Gray in his capacity as Mayor of the **LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT (f/k/a CITY OF LEXINGTON)**, on this the 12th day of
July, 2018.



 #545656

Notary Public, Kentucky, State at Large

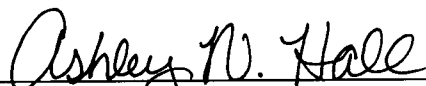
My Commission Expires: 11 / 29 / 2019

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by
William B. Owen in his capacity as President of **LEXINGTON CENTER
CORPORATION**, a Kentucky non-profit corporation, on this the 16th day of
July, 2018.



ASHLEY N. HALL
Notary Public, Kentucky
State At Large
My Commission Expires
March 12, 2022
Notary ID# 597031




Notary Public, Kentucky, State at Large

My Commission Expires: 3 / 12 / 2022

ASHLEY N. HALL
Notary Public, Kentucky
State At Large
My Commission Expires
March 11, 2025
Notary ID# 29X101

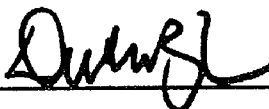


PREPARED BY:



Charles E. Edwards, III
Attorney
Lexington-Fayette Urban County Government
Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507
(859) 258-3500

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

201807160096

July 16, 2018 15:17:38 PM

Fees	\$20.00	Tax	\$0.00
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Total Paid	\$20.00
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