

FAYETTE CO, KY FEE \$187.00
STATE OF KY DEED TAX - AMOUNT \$137.00
PRESENTED/LODGED: 03/07/2025 11:16:50 AM
HALLIE WOOSLEY, DEPUTY CLERK 202503070316
BK: DB 4119
PG: 699-703

SUSAN LAMB
COUNTY CLERK



Exempt: KRS 382.135(2)(c)

DEED OF CONVEYANCE

THIS DEED, by and between **TAMMY HODGE, EXECUTRIX OF THE ESTATE OF ROBERTA L. HODGE**, of 201 Price Road, Apt. 226, Lexington, Kentucky 40511, party of the first part (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street Lexington, Kentucky 40507, Party of the Second Part;

WITNESSETH: That the said party of the first part, in consideration of One Hundred Thirty-Seven Thousand Dollars (\$137,000.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby sell, grant and convey to ~~the party of the second part, its successors and assigns forever, the following described~~ property as more particularly set forth below:

**Parcel 2
Tract A**

All that tract or parcel of land situated at the northeast corner of Mason Headley Road and Duntreath Drive in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at the intersection of the easterly right-of-way line of Mason Headley Road and the northerly right-of-way line of Duntreath Drive, said point being 20.50 feet right of the Mason Headley Road centerline at Station 117+33.69; thence with the easterly right-

of-way line of Mason Headley Road for four (4) calls: North 29°25'02" West, a distance of 285.85 feet to a point 19.46 feet right of the Mason Headley Road centerline at Station 120+21.12, 77.75 feet along an arc to the right, having a radius of 260.00 feet, the chord of which is North 20°51'00" West, a distance of 77.46 feet to a point 21.49 feet right of the Mason Headley Road centerline at Station 121+00.63, North 12°16'59" West, a distance of 315.86 feet to a point 24.74 feet right of the Mason Headley Road centerline at Station 124+19.81, and North 80°23'44" East, a distance of 3.76 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 124+19.69; thence leaving the easterly right-of-way line of Mason Headley Road, with a new right-of-way line through the lands of Howard E. and Roberta L. Hodge for eight (8) calls: South 11°29'47" East, a distance of 134.69 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 122+85.00, North 78°30'13" East, a distance of 16.50 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 122+85.00, South 11°29'47" East, a distance of 15.00 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 122+70.00, South 78°30'13" West, a distance of 16.50 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 122+70.00, South 11°29'47" East, a distance of 57.57 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 122+12.43, 244.97 feet along an arc to the left, having a radius of 771.50 feet, the chord of which is South 20°35'34" East, a distance of 243.94 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 119+58.41, South 29°41'22" East, a distance of 193.41 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 117+65.00, and South 65°52'54" East, a distance of 36.41 feet to a point in the northerly right-of-way line of Duntreath Drive, said point being 50.00 feet right of the Mason Headley Road centerline at Station 117+35.62; thence with the northerly right-of-way line of Duntreath Drive, South 56°34'49" West, a distance of 29.56 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 4,209 square feet (0.097 acres).

It is understood between the parties hereto and made a covenant herein that Parcel No. 2 Tract - A described above is hereby conveyed in fee simple.

Parcel 2 Tract B

All that tract or parcel of land situated at the northeast corner of Mason Headley Road and Duntreath Drive in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at the intersection of the easterly right-of-way line of Mason Headley Road and the northerly right-of-way line of Duntreath Drive, said point being 20.50 feet right of the Mason Headley Road centerline at Station 117+33.69; thence with the northerly right-of-way line of Duntreath Drive, North 56°34'49" East, a distance of 29.56 feet to a point 50.00 feet right of Mason Headley Road centerline at Station 117+35.62, said point being the **TRUE POINT OF BEGINNING**; thence leaving the northerly right-of-way line of Duntreath Drive, with a new right-of-way line through the lands of Howard E. and Roberta

L. Hodge for eight (8) calls: North 65°52'54" West, a distance of 36.41 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 117+65.00; North 29°41'22" West, a distance of 193.41 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 119+58.41, 244.97 feet along an arc to the right, having a radius of 771.50 feet, the chord of which is North 20°35'34" West, a distance of 243.94 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 122+12.43, North 11°29'47" West, a distance of 57.57 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 122+70.00, North 78°30'13" East, a distance of 16.50 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 122+70.00, North 11°29'47" West, a distance of 15.00 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 122+85.00, South 78°30'13" West, a distance of 16.50 feet to a point 28.50 feet right of the Mason Headley Road centerline at Station 122+85.00, and North 11°29'47" West, a distance of 134.69 feet to a point in the easterly right-of-way line of Mason Headley Road, said point being 28.50 feet right of the Mason Headley Road centerline at Station 124+19.69; thence with the easterly right-of-way line of Mason Headley Road, North 80°23'44" East, a distance of 10.15 feet to a common corner with Encompass Health Kentucky Real Estate, LLC (DB 4017, PG 697), said point being 38.64 feet right of the Mason Headley Road centerline at Station 124+19.35; thence leaving the easterly right-of-way line of Mason Headley Road, with the southerly property line of Encompass Health Kentucky Real Estate, LLC, North 80°23'44" East, a distance of 21.37 feet to a point 60.00 feet right of Mason Headley Road centerline at Station 124+18.65; thence leaving the southerly property line of Encompass Health Kentucky Real Estate, LLC for five (5) calls: South 11°29'47" East, a distance of 168.65 feet to a point 60.00 feet right of the Mason Headley Road centerline at Station 122+50.00, South 09°11'17" East, a distance of 124.13 feet to a point 50.00 feet right of the Mason Headley Road centerline at Station 121+20.00, South 22°25'34" East, a distance of 160.16 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 119+50.00, South 29°41'22" East, a distance of 185.00 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 117+65.00, and South 64°49'21" East, a distance of 34.74 feet to a point in the northerly right-of-way line of Duntreath Drive, said point being 64.99 feet right of the Mason Headley Road centerline at Station 117+36.59; thence with the northerly right-of-way line of Duntreath Drive, South 56°34'49" West, a distance of 15.02 feet to the **TRUE POINT OF BEGINNING**.

The above-described parcel contains 15,620 square feet (0.359 acres).

It is the specific intention of the parties of the first part to hereby convey a temporary easement in and to the property described above and designated as Parcel No. 2 - Tract B for the purpose of entrance construction, and roadway slopes. Said easement terminates and reverts upon completion of same.

Being a part of the same property conveyed to Howard E. Hodge and Roberta L. Hodge, husband and wife, by deed dated September 15, 1969, of record in Deed Book 972, Page 488 in the Fayette County Clerk's Office. Howard E. Hodge died on June 8, 2011, and pursuant to the survivorship clause in the aforementioned deed, title became vested in Roberta L. Hodge. Roberta L. Hodge died testate on June 4, 2022, and pursuant to her last


will and testament of record in Will Book 422, Page 455 in the Fayette County Clerk's Office, Tammy Hodge was appointed Executrix of her Estate with full power of sale on April 11, 2024, by Order of the Fayette District Court, Probate Division, Case# 24-P-00422.

The obtaining of this right-of-way and easement was authorized by Resolution 312-2024, passed by the Lexington Fayette Urban County Government Council on June 27, 2024. This proposed road project is to reconstruct Mason Headley Road from southeast of Duntreath Drive to Versailles Road.

TO HAVE AND TO HOLD said property unto the party of the second part, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the party of the first part has executed this Deed of Conveyance on this 5 day of November 2024.

PARTY OF THE FIRST PART:

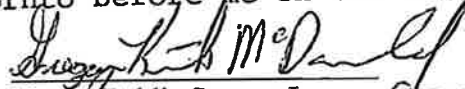


Tammy Hodge, Executrix of the Estate
of Roberta L. Hodge, deceased

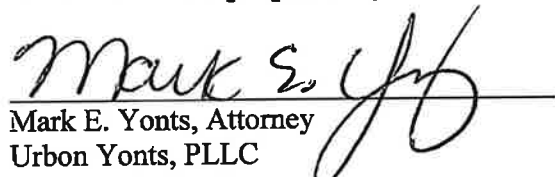
CERTIFICATE OF ACKNOWLEDGEMENT

COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE

I, the undersigned, certify that the foregoing Deed of Conveyance was produced before me in my said County and State and duly acknowledged by Tammy Hodge, Executrix of the Estate of Roberta L. Hodge, deceased, on this 5 day of November 2024. ^{Subscribed} § Subscribed and sworn to before me on the aforesaid date.


Notary Public State at Large Gregory Keith
My Notary Commission ~~McDowell~~
Expires: April 26, 2028
Commission Number - KYNP88126

This instrument prepared by:


Mark E. Yonts, Attorney
Urban Yonts, PLLC
Crown Title, LLC
713 Millpond Road, Suite 4
Lexington, Kentucky 40514
859-621-3910 - Phone
859-251-5460 - Facsimile