

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 10<sup>th</sup> day of November, 2016, by and between **HARRY C. BROWN and JANET W. BROWN, husband and wife**, 601 Galata Drive, 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 ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$1,175.00)**, 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 Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Fee Simple Right-of-Way**  
**(a portion of 601 Galata Drive)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 2A**

Beginning at a point 56.00 feet left of Clays Mill Road at Station 121+33.32 thence North 80 Degrees 58 Minutes 35 Seconds East a distance of 19.71 feet to a point 39.40 feet left of Clays Mill Road at Station 121+43.95 thence South 23

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

*ETC*

Degrees 30 Minutes 30 Seconds West a distance of 10.78 feet to a point 39.38 feet left of Clays Mill Road at Station 121+33.17 thence North 65 Degrees 52 Minutes 50 Seconds West a distance of 16.62 feet to a point 56.00 feet left of Clays Mill Road at Station 121+33.32 and the POINT OF BEGINNING;

The above described parcel contains 0.002 acres (90 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Harry C. Brown and Janet W. Brown, husband and wife, by deed dated November 8, 1991, of record in Deed Book 1606, Page 582, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the aforementioned sum, 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, the 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 601 Galata Drive)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 2B**

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 36 feet north of the intersection of Galata Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 39.40 feet left of Clays Mill Road at Station 121+43.95; thence South 80 Degrees 58 Minutes 35 Seconds West a distance of 7.12 feet to a point 45.39 feet left of Clays Mill Road at Station 121+40.11; thence North 23

Degrees 30 Minutes 30 Seconds East a distance of 93.05 feet to a point 45.52 feet left of Clays Mill Road at Station 122+33.16; thence South 66 Degrees 29 Minutes 30 Seconds East a distance of 6.00 feet to a point 39.52 feet left of Clays Mill Road at Station 122+33.17; thence South 23 Degrees 30 Minutes 30 Seconds West a distance of 89.22 feet to a point 39.40 feet left of Clays Mill Road at Station 121+43.95 and the POINT OF BEGINNING.

The above described parcel contains 0.013 acres (547 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Harry C. Brown and Janet W. Brown, husband and wife, by deed dated November 8, 1991, of record in Deed Book 1606, Page 582, 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.



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.

  
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By: MELISSA STELTER ,dc

201611230176

November 23, 2016                      11:34:51    AM

Fees	\$20.00	Tax	\$1.50
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Total Paid	\$21.50
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5 Pages

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