

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 3 day of April, 2017, by and between **MELINDA STANFIELD and DANIEL E. STANFIELD, wife and husband**, 601 Lane Allen 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 **TWO THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (\$2,400.00)**, 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 601 Lane Allen Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 115A**

Beginning at a point 49.32 feet left of Clays Mill Road at Station 188+97.88; thence North 69 Degrees 58 Minutes 49 Seconds East a distance of 21.02 feet to a point 33.95 feet

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

(C-E)

left of Clays Mill Road at Station 189+12.22; thence South 22 Degrees 09 Minutes 41 Seconds West a distance of 16.31 feet to a point 33.71 feet left of Clays Mill Road at Station 188+95.91; thence North 59 Degrees 48 Minutes 24 Seconds West a distance of 15.73 feet to a point 49.32 feet left of Clays Mill Road at Station 188+97.88 and the POINT OF BEGINNING; and,

The above described parcel contains 0.003 acres (127 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Melinda Stanfield, a married person, by Quitclaim deed dated March 2, 2005, of record in Deed Book 2532, Page 300, 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, construction, installation, relocation and removal 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 Lane Allen Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 115B**

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 43 feet north of the intersection of Lane Allen Road and Clays Mill Road, and more particularly described as follows:

Beginning at a point 49.32 feet left of Clays Mill Road at Station 188+97.88; thence North 59 Degrees 48 Minutes 24

Seconds West a distance of 7.78 feet to a point 57.12 feet left of Clays Mill Road at Station 188+98.87; thence North 80 Degrees 53 Minutes 23 Seconds East a distance of 19.54 feet to a point 40.57 feet left of Clays Mill Road at Station 189+09.25; thence North 21 Degrees 18 Minutes 46 Seconds East a distance of 55.80 feet to a point 42.21 feet left of Clays Mill Road at Station 189+65.03; thence South 59 Degrees 23 Minutes 19 Seconds East a distance of 7.58 feet to a point 34.70 feet left of Clays Mill Road at Station 189+64.03; thence South 22 Degrees 09 Minutes 41 Seconds West a distance of 51.81 feet to a point 33.95 feet left of Clays Mill Road at Station 189+12.22; thence South 69 Degrees 58 Minutes 49 Seconds West a distance of 21.02 feet to a point 49.32 feet left of Clays Mill Road at Station 188+97.88 and the POINT OF BEGINNING; and,

The above described parcel contains 0.010 acres (455 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Melinda Stanfield, a married person, by Quitclaim deed dated March 2, 2005, of record in Deed Book 2532, Page 300, in the Fayette County Clerk's Office.

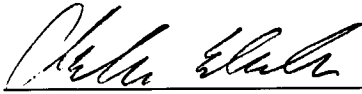
**TO HAVE AND TO HOLD** the above-described fee simple right-of-way and easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

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



PREPARED BY:



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

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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: PATTY DAVIS ,dc

201704170025

April 17, 2017                      8:48:05      AM

Fees	\$23.00	Tax	\$2.50
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Total Paid	\$25.50
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**6    Pages**

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