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 4,2,1, 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

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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

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.

The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantors have signed this Deed of Conveyance and Temporary Easement, this the day and year first above written.

Melinda Stanfield MELINDA STANFIELD	Daniel E. STANFIELD
COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

GRANTORS:

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Melinda Stanfield and Daniel E. Stanfield, wife and husband, on this the 3 day of 4c, 2017.

Notary Public, Kentucky, State at Large

My Commission Expires: 3 1/3 / 2021

PREPARED BY:

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.

By: PATTY DAVIS, dc

201704170025

April 17, 2017

8:48:05 AM

Fees

\$23.00

Tax

\$2.50

Total Paid

\$25.50

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