

**QUITCLAIM DEED OF CONVEYANCE**

THIS DEED made and entered into this the 3<sup>rd</sup> day of August, 2016, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantor"); and **CANEY CREEK COMMUNITY CENTER, INCORPORATED**, whose address is 100 Purpose Road, Pippa Passes, Kentucky 41844, which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantee"),

**WITNESSETH:**

**WHEREAS**, by Ordinance No. 111-2016 adopted by the Council of the Lexington-Fayette Urban County Government on the 16<sup>th</sup> day of June, 2016, an unnamed alley located between Rose Lane and Columbia Avenue, was closed. Pursuant to KRS 82.405, said Ordinance was duly recorded in **Deed Book 3413, Page 154**, in the Fayette County Clerk's Office; and

**WHEREAS**, Ordinance No. 111-2016 further authorized the Mayor to execute quitclaim deeds transferring the former right-of-way to the abutting property owners;

**NOW, THEREFORE**, for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)**, and for other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, said Grantor does hereby **REMISE, RELEASE** and forever **QUITCLAIM** unto the Grantee, their successors and assigns forever, all of its right, title and interest in the following described real property situated in the City of Lexington, County of Fayette, Kentucky, to- wit:

Being portions of an unused alley situated near the campus of the University of Kentucky, lying between Rose Lane, Woodland Avenue and Columbia Avenue in Lexington, Fayette County, Kentucky and more particularly described and bounded as follows, to-wit:

Beginning at an 18" long, 5/8 inch rebar with plastic identifier cap stamped "PLS 3032" (hereafter IPS) in the westernmost corner of lot 19 as shown on the Aylesford Addition-Third Amended Plat as recorded in plat cabinet "E" slide 141. Said point being 230.0' southwest of the southwest right of way line of Rose Lane, being the Point of Beginning and having Kentucky State Plane Grid North (NAD 83) coordinates: N 194773.59 E 1568552.74; thence leaving the southwest perimeter line of said Aylesford Addition S 48°27'40" W a distance of 3.39' to an IPS in an unused alley as shown on said Aylesford Addition; thence S 40°49'12" E a distance of 100.01' to an IPS in said alley; thence N 48°27'40" E a distance of 4.65' to an IPS in the southernmost corner of lot 20 of said Aylesford Addition; thence with the southwestern perimeter of said Aylesford Addition N 41°32'30" W a distance of 100.00' to an IPS; which is the point of beginning, having an area of 401.9 square feet or 0.01 acres as surveyed by Alan W. Leake, KY PLS #3032 of S&ME Inc. on February 8, 2016.

**TO HAVE AND TO HOLD** the same unto the Grantee, their successors and assigns, forever, subject to all easements and encumbrances of record and to any and all rights of others recognized and/or permitted by the Grantor for the presence of utilities in or upon the property, and in respect to such utility rights, where no easement exists. Grantor retains a 20' sanitary and storm sewer easement, depicted more fully in the attached Exhibit A. This instrument is exempt from the requirements for a Consideration Certificate by KRS 382.135(2)(c). This transaction is exempt from the real estate transfer tax under KRS 142.050.

**IN WITNESS WHEREOF**, Grantor causes this instrument to be executed by its duly authorized officer on this the day and year first above written, pursuant to Ordinance No. 111-2016 of the Lexington-Fayette Urban County Government.



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: EMILY GENTRY ,dc

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August 25, 2016                      14:37:07    PM

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|------|---------|-----|--------|
| Fees | \$17.00 | Tax | \$0.00 |
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| Total Paid | \$17.00 |
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