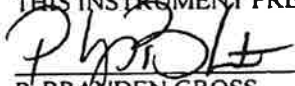


THIS INSTRUMENT PREPARED BY:

  
P. BRANDEN GROSS  
Dentons Bingham Greenebaum LLP  
300 West Vine Street, Ste. 1200  
Lexington, Kentucky 40507  
859-288-4632



202307120220  
FAYETTE CO, KY FEE \$50.00  
PRESENTED / LOOGED: 07-12-2023 03:16:28 PM

RECORDED: 07-12-2023  
SUSAN LAMB  
CLERK  
BY HALLIE WOOSLEY  
DEPUTY CLERK

**BK: DB 4026**  
**PG: 167-170**

Mail tax bill in-care-of:

Lexington Home Ownership  
Commission II, Inc.  
300 West New Circle Road  
Lexington, KY 40505

**DEED OF CONSOLIDATION**

**THIS DEED OF CONSOLIDATION** made and entered effective as of the 12<sup>th</sup> day of July, 2023, by and among: (i) **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A, with a mailing address of 200 East Main Street, Lexington, Kentucky 40507; (ii) **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky statutory corporation created pursuant to KRS Chapter 80, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505; and (iii) **LEXINGTON HOME OWNERSHIP COMMISSION II, INC.**, a Kentucky nonprofit corporation, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505 (collectively, "**Grantors**"); and (iv) **LEXINGTON HOME OWNERSHIP COMMISSION II, INC.**, a Kentucky nonprofit corporation, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505 ("**Grantee**").

**WITNESSETH:**

NOW, THEREFORE, for and in nominal consideration and for the purpose of consolidating certain parcels owned by the Grantors with the parcels owned by Grantee, in accordance with the Consolidation Plat of L.F.U.C.G. & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office, Grantors hereby grant and convey unto Grantee, in fee simple, all of their right, title and interest, with covenants of General Warranty, in and to those certain parcels of real property with improvements thereon located in Lexington, Fayette County, Kentucky, being designated as the "Unconsolidated Descriptions" and more particularly described on Exhibit A attached hereto and incorporated herein by reference, and being consolidated into two parcels, and being designated as the "Consolidated Descriptions" and more particularly described on Exhibit A (collectively, "**Property**").

Provided however, this conveyance is made subject to all covenants, easements, restrictions and zoning ordinances of record affecting the Property and the taxes and assessments for the current year.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

**Please return to**  
**Cheryl Voll**  
**Dentons Bingham Greenebaum**  
**300 West Vine Street, Ste. 1200**  
**Lexington, KY 40507**



LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY, a Kentucky statutory corporation, created pursuant to KRS Chapter 80

By: *Austin Simms*  
Austin Simms, Executive Director  
(a "Grantor")

LEXINGTON HOME OWNERSHIP COMMISSION II, INC., a Kentucky nonprofit corporation

By: *Austin Simms*  
Austin Simms, President  
(a "Grantor" & "Grantee")

COMMONWEALTH OF KENTUCKY )  
COUNTY OF FAYETTE )

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the 11<sup>th</sup> day of July, 2023, by Austin Simms, as Executive Director for and on behalf of LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY, a Kentucky statutory corporation created pursuant to KRS Chapter 80.



[Seal/Stamp]

*Andrea Wilson*  
Notary Public, Kentucky, State at Large  
My Commission Expires: ~~KYNP 20091~~ 1/08/2025  
Notary Id.: KYNP 20091

COMMONWEALTH OF KENTUCKY )  
COUNTY OF FAYETTE )

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the 11<sup>th</sup> day of July, 2023, by Austin Simms, as President for and on behalf of LEXINGTON HOME OWNERSHIP COMMISSION II, INC., a Kentucky nonprofit corporation.



[Seal/Stamp]

*Andrea Wilson*  
Notary Public, Kentucky, State at Large  
My Commission Expires: 1/08/2025  
Notary Id.: KYNP 20091

**EXHIBIT A**

**“Unconsolidated Descriptions”**

**TRACT I:**

Being all of Parcels 1, 2, 3, 11 and 13 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office.

Being a portion of the same property acquired by Lexington-Fayette Urban County Government, by (i) General Warranty Deed dated December 18, 2009, of record in Deed Book 2918, Page 627, in the Fayette County Clerk's Office (“Office”); (ii) General Warranty Deed dated June 22, 2007, of record in Deed Book 2736, Page 481, in the Office; (iii) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 713, in the Office; (iv) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 708, in the Office; and (v) Deed dated October 14, 1998, of record in Deed Book 2012, Page 212, in the Office.

**TRACT II:**

Being all of Parcel 4 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office.

Being a portion of the same property acquired by Lexington-Fayette Urban County Housing Authority by Deed dated May 8, 2003, of record in Deed Book 2360, Page 623, in the Office.

**TRACT III:**

Being all of Parcel 12 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office.

Being a portion of the same property acquired by Lexington Home Ownership Commission II, Inc. by Deed dated January 15, 2010, of record in Deed Book 2923, Page 635, in the Office.

**“Consolidated Descriptions”**

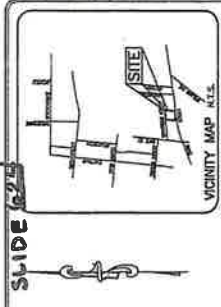
Being all of “Parcel 4 Consolidated” (consisting of Parcels 1, 2, 3 and 4) and “Consolidated Parcel 13” (consisting of Parcels 11, 12 and 13) as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office; being known and designated as 531 and 535 East Third Street, respectively.



L.F.U.C.G. PROPERTIES  
LEWINGTON HOME OWNERSHIP COMMISSION I, INC. PROPERTY  
337 EAST THIRD STREET  
LEWINGTON, N.C. 28540

**CONSOLIDATION PLAN**  
**(SHOPSHERE AVENUE RIGHT-OF-WAY)**  
FEBRUARY 5, 2010

*Shepherd Carter Bamhart*  
ARCHITECTS - LANDSCAPE ARCHITECTS - CIVIL ENGINEERS  
1110 WEST 10TH STREET, SUITE 100  
LEWINGTON, N.C. 28540  
PH: 919.755.2300  
WWW.SCBAMHART.COM



**CABINET N - SLIDE 625**

**SITE STATISTICS**  
ZONES: B-1 AND B-2  
TOTAL AREA: 10.2 ACRES  
CONSIDERED A.L.U.T.S.: J  
AREA OF 1/4" = 2.5 ACRES

**PLANNING COMMISSION'S CERTIFICATION**  
I DO HEREBY CERTIFY THAT THE RECORD PLAN HAS MET THE REQUIREMENTS OF THE PLANNING COMMISSION'S CERTIFICATION FOR A CONSOLIDATION PLAN AND IS ELIGIBLE FOR RECORDATION.

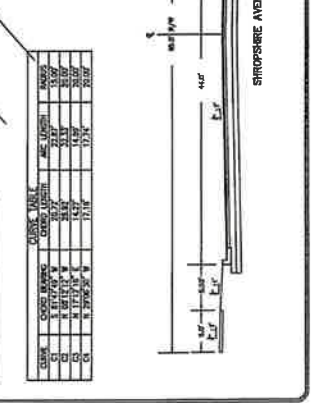
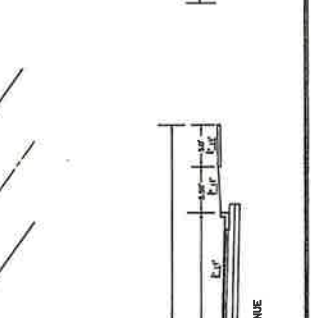
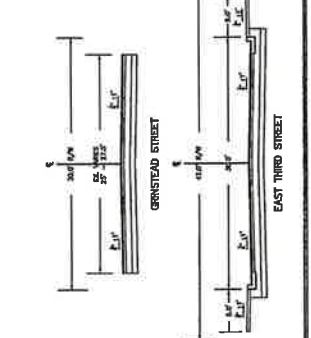
*Christy G. Selby*  
PLANNING COMMISSION CLERK

**OWNER'S CERTIFICATION**  
I AND DO HEREBY CERTIFY THAT I AM (WE AND WE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLANNED HEREON, AND HEREBY CERTIFY THAT THE RECORD PLAN HAS MET THE REQUIREMENTS OF THE PLANNING COMMISSION'S CERTIFICATION FOR A CONSOLIDATION PLAN AND IS ELIGIBLE FOR RECORDATION.

*Wesley B. Witt*  
WESLEY B. WITT, INC.  
2305 EAST 10TH STREET  
LEWINGTON, N.C. 28540  
919.755.2300



**CONSIDERATION NOTE**  
THIS PLAN IS THE RESULT OF TRANSMITTION ONLY TO PARCELS 4 AND 5 FOR CONSOLIDATION PURPOSES. PARCELS 1, 2, 3, 6, 7, 8, 9, 10, 11, AND 12 SHALL BE SOLD OR TRANSFERRED TO PARCELS 4 AND PARCELS 11 AND 12 SHALL BE SOLD OR TRANSFERRED TO PARCELS 13 FOR CONSOLIDATION PURPOSES.



LOT	AREA (SQ. FT.)	PERCENT
1	1,100	10.78
2	1,100	10.78
3	1,100	10.78
4	1,100	10.78
5	1,100	10.78
6	1,100	10.78
7	1,100	10.78
8	1,100	10.78
9	1,100	10.78
10	1,100	10.78
11	1,100	10.78
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98	1,100	10.78
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100	1,100	10.78