

**QUITCLAIM DEED OF CONVEYANCE**

**THIS DEED** made and entered into this the 17<sup>th</sup> day of August, 2018, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantor"); and **ABD HOLDINGS, LLC**, a Kentucky limited liability company, whose address is 3031 Catnip Hill Road, Nicholasville, Kentucky 40356, which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantee"),

**WITNESSETH:**

**WHEREAS**, by Ordinance No. 46-2018, adopted by the Council of the Lexington-Fayette Urban County Government on the 5<sup>th</sup> day of July, 2018, Cross Street, a public way, was closed. Pursuant to KRS 82.405, said Ordinance was duly recorded in **Deed Book 3600, Page 204**, in the Fayette County Clerk's Office; and

**WHEREAS**, Ordinance No. 46-2018 further authorized and directed the Mayor to execute a quitclaim deed transferring the former right-of-way to the abutting property owner;

**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, its 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:

Beginning at a point, the corner of the right-of-way of West Maxwell Street and Cross Street, said point being the northernmost corner of the Cross Street right-of-way, thence with the right-of-way of West Maxwell Street S 41° 16' 07" E for 34.00 feet to a point; thence along the southern right-of-way of Cross Street S 48° 43' 53" W for 321.51 feet to a point in the northern right-of-way of Pine Street; thence with the Pine Street right-of-way for two calls: N 40° 47' 44" W for 34.00 feet and N 48° 43' 53" E for 9.17 feet to a point; thence with the northern right-of-way of Cross Street N 48° 43' 53" E for 312.06 feet to the point of beginning, and containing 0.251 acres.

**TO HAVE AND TO HOLD** the same unto the Grantee, its successors and assigns, forever, subject to all easements and encumbrances of record and to any and all rights of others recognized 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. 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. 46-2018 of the Lexington-Fayette Urban County Government.

LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT

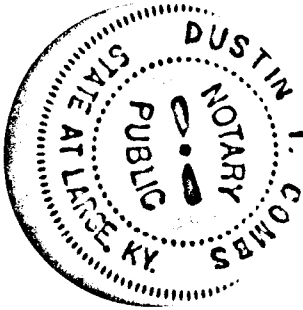
  
\_\_\_\_\_  
JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing deed was subscribed, sworn to, and acknowledged before me by Jim Gray, in his capacity as Mayor of the Lexington-Fayette Urban County Government, an urban county government of the Commonwealth of Kentucky, on this the 17<sup>th</sup> day of August, 2018.

Dustin I. Combs #545656  
Notary Public, Kentucky, State at Large

My Commission Expires: 11 / 29 / 2019



PREPARED BY:

Charles E. Edwards, III

CHARLES E. EDWARDS, III  
Attorney  
Lexington-Fayette Urban County Government  
Department of Law  
200 East Main Street, 11<sup>th</sup> Floor  
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

201808170098

August 17, 2018                      9:32:27      AM

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