

R-352-2015

GENERAL WARRANTY DEED

This **GENERAL WARRANTY DEED** is made and entered into this 9th day of December, 2015, by and between **DONALD BAXTER SOWDERS (a/k/a DONALD B. SOWDERS) AND ANNA G. SOWDERS**, husband and wife, 1812 Cantrill Drive, Lexington, Kentucky 40505 ("Grantors") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

WITNESSETH:

That for and in consideration of payment of the sum of **ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

1514 CLARKSDALE COURT

Being all of Lot No. 1, Block "H", Unit 1-J of the Dixie Plantation Subdivision, a subdivision in the City of Lexington, Fayette County, Kentucky a plat of which appears of record in Plat Cabinet C, Slide 347 (formerly Plat Book 9, Page 54), in the Office of the Fayette County Court Clerk; the improvements thereon being known and designated as 1514 Clarksdale Court, Lexington, Kentucky; and,

Being the same property conveyed to Donald Baxter Sowders and Anna G. Sowders, husband and wife, dated August 20, 1974, of record in Deed Book 1110, Page 764, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described property unto the Grantee, in fee simple, its successors and assigns forever.

And the 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 above described property, including all exemptions allowed by law, and do hereby covenant to and with said Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantors will **WARRANT GENERALLY** the title thereto.

The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$175,000.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 352-2015 passed by the Lexington-Fayette Urban County Council on June 11, 2015.

IN WITNESS WHEREOF, the parties have hereto signed this deed this the day and year first above written.

GRANTORS:




DONALD BAXTER SOWDERS (a/k/a
DONALD B. SOWDERS)



ANNA G. SOWDERS

GRANTEE:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

BY: 

JIM GRAY, MAYOR

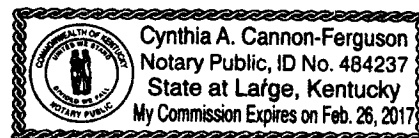
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Donald Baxter Sowders (a/k/a Donald B. Sowders) and Anna G. Sowders, husband and wife, on this 9th day of December, 2015.

My commission expires: 2/26/17

Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State-at-Large

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)



The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, by Jim Gray, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 9th day of December, 2015.

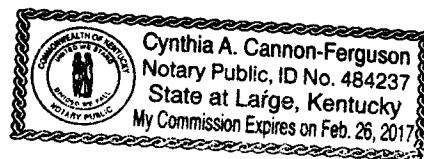
My commission expires: 2/26/17

Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State-at-Large

PREPARED BY:

Charles E. Edwards, III

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



**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

201512090260

December 9, 2015 14:32:15 PM

Fees	\$17.00	Tax	\$175.00
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Total Paid	\$192.00
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