

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is made and entered into this the 10th day of January, ^{2018 WXS} ~~2017~~, by and between **SISU, LLC**, a Kentucky limited liability company, 206 Morgan Court, Nicholasville, Kentucky 40356, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **ONE THOUSAND THREE HUNDRED EIGHTY-FIVE DOLLARS AND 00/100 (\$1,385.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, 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
(a portion of 461 Whispering Hills Drive)

**Wilson Downing Road Flood Mitigation
(Culvert Replacement) Project**

All that tract or parcel of land situated on the south side of Wilson-Downing Road, approximately 1,300 feet southeast of the intersection of Wilson-Downing Road and Camelot Drive in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING at a set #4 rebar with cap (PLS 3185 Chambliss) at the northeast corner of SISU, LLC (DB 2949,

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507
(CC-F)

PG 669), said point being in the Wilson-Downing Road South right-of-way; thence South 23° 24'38" West, passing a set #4 rebar with cap (PLS 3185 Chambliss) at the northwest corner of Sayre Christian Village Apartments II, Inc. (DB 2802, PG 76) at 11.60 feet and continuing for a total of 37.89 feet to a set #4 rebar with cap (3185 Chambliss) in the common line with said Sayre Christian Village Apartments II, Inc.; thence leaving said Sayre Christian Village Apartments II, Inc., for two (2) new lines through the lands of said SISU, LLC:

1. North 57°59'35" West, 53.36 feet to a set #4 rebar with cap (PLS 3185 Chambliss),
2. North 32°04'46" East, 1.30 feet to a set #4 rebar with cap (PLS 3185 Chambliss) in the common line with G.T. and Louise T. Slaughter (DB 1280, PG 60):

Thence with the line of said Slaughter, North 69°47'20" East, 45.52 feet to a set #4 rebar with cap (PLS 3185 Chambliss) in the Wilson-Downing Road south right-of-way; thence leaving said Slaughter and with said Wilson-Downing south right-of-way, South 58°31'54" East, 19.81 feet to the **POINT OF BEGINNING**, containing 1,385 square feet or 0.03 acre more or less; and shown as Parcel "A" on Exhibit "A", attached hereto; and,

Being a portion of the property conveyed to SISU, LLC, a Kentucky limited liability company, by deed dated May 27, 2010, of record in Deed Book 2949, Page 669, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that it is


lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done, and that it will **WARRANT GENERALLY** said title.

The parties hereto hereby certify, pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein, and the estimated fair cash value of the property conveyed is \$1,385.00. The Grantee joins this Deed of Conveyance for the sole purpose of certifying the consideration, as authorized by Resolution No. 694-2017 passed by the Lexington-Fayette Urban County Government on November 16, 2017.

IN WITNESS WHEREOF, the parties have signed this Deed of Conveyance, this the day and year first above written.

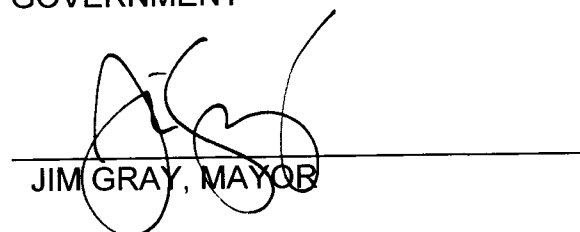
GRANTOR:

SISU, LLC, a Kentucky limited liability company


MIRIAM KAY SUTTON,
MANAGER

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT


JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Deed of Conveyance and Certificate of Consideration was acknowledged, subscribed and sworn to before me by Miriam Kay Sutton, as Manager, on behalf of SISU, LLC, a Kentucky limited liability company, on this the 10th day of

January, ~~2017~~, ²⁰¹⁷
2018 MKS

[Signature] 502 558447
Notary Public, Kentucky, State at Large

My Commission Expires: 6 / 15 / 2020

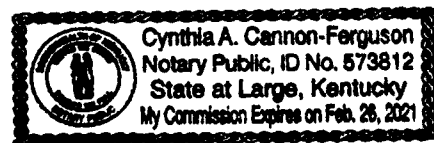
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Certificate of Consideration was subscribed and sworn to before me by Jim Gray, as Mayor, on behalf of Lexington-Fayette Urban County Government, on

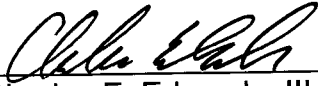
this the 10th day of January, ~~2017~~, ²⁰¹⁷
2018 MKS
CCF

[Signature]
Notary Public, Kentucky, State at Large

My Commission Expires: 2 / 20 / 2021



PREPARED BY:



Charles E. Edwards, III,
Attorney

Lexington-Fayette Urban
County Government

Department of Law, 11th Floor

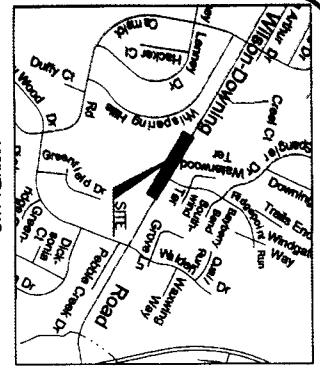
200 East Main Street

Lexington, Kentucky 40507

(859) 258-3500

X:\Cases\WATER-AIR\17-RE1008\RE\00593949.DOC

EXHIBIT "A"



SITE STATISTICS:
 PARCEL # 11
 ZONED R-11
 0.03 ACRE
 STREET FRONTAGE ON WILSON DOWNING-19.81'

SITE STATISTICS:
 PARCEL # (REMANUER)
 ZONED R-11
 0.74 ACRE
 STREET FRONTAGE ON WILSON DOWNING-610'

LFJUG
 3640 ALLAMITE BROOK CT.
 DB 1592, PG. 86

LFJUG
 3640 ALLAMITE BROOK CT.
 CAB F. SL. 80

DRAWER'S CERTIFICATION:
 I, (NAME) DO HEREBY CERTIFY THAT I AM (THE, ANS) THE ONLY (NAME) (ADDRESS) OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK (PLAT NUMBER), SAID PAGE (PAGE) IN THE FAYETTE COUNTY CLERK'S OFFICE AND DO HEREBY ADAPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

DEED, LIT.: _____ DATE _____
461 WHISPERING HILLS DRIVE, LEXINGTON, KY 40512
ADDRESS: _____ DATE _____

WITNESS: _____ DATE _____
DB 2949, PG. 689, CAB B, SL. 291

PLANNING COMMISSION PLANS CERTIFICATION:
 I DO HEREBY CERTIFY THAT ACQUISITION OF THE PROPERTY SHOWN HEREON WAS APPROVED BY THE URBAN COUNTY COUNCIL ON _____ DATE _____

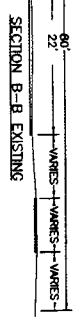
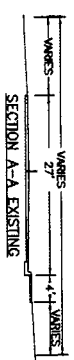
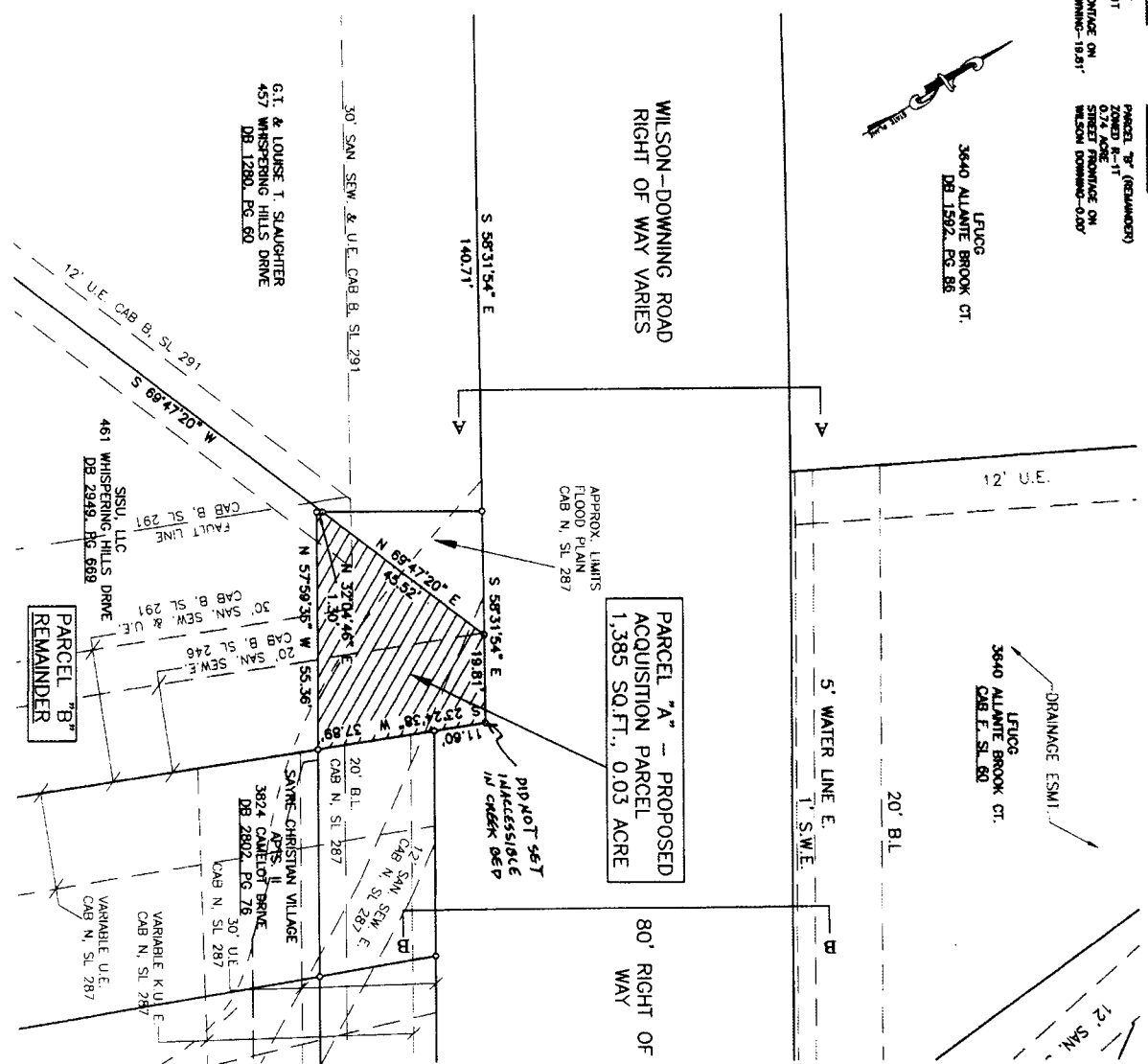
PLANNING COMMISSION SECRETARY: _____ DATE _____

PLANNING COMMISSION SECRETARY: _____ DATE _____

STANDARDER'S NOTES:
 THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THE G.S.U. L.L.C. PROPERTY PERFORMED BY _____ IN _____ THE SURVEY WAS PERFORMED APRIL 18, 2017 BY METHOD OF RANDOM TRAVELER WITH AN UNADJUSTED ERROR OF CLOSURE OF 1:73,370. THE TRAVELER WAS NOT ADJUSTED. THE ORIGIN OF BEARINGS IS BASED ON THE NAD 83 KENTUCKY STATE PLANE. NORTH COORDINATES ON THE NAD 83 KENTUCKY STATE PLANE. PLAT NUMBER 745 3185 CHANGELINE UNLESS OTHERWISE NOTED HEREON. THIS IS AN URBAN PROPERTY AS DENIED BY 201 KAR-18.150. THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS. THIS SURVEY COMPLIES WITH SAID STANDARDS.

LAND SURVEYOR'S CERTIFICATION:
 I, DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MY KNOWLEDGE AND BELIEF THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

Jamie M. O'Connell, PLS 5/11/17
 JAMES M. O'CONNELL, PLS 3185
 166 PROSPEROUS PLACE, LEXINGTON, KY 40502
 ADDRESS



PURPOSE OF PLAT
 TO ACQUIRE PARCEL "A"
 AS ADDITIONAL RIGHT OF
 WAY



**PUBLIC ACQUISITION
 MINOR SUBDIVISION PLAT**

SISU, LLC
 206 MORGAN COURT, NICHOLASVILLE
 JESSAMINE COUNTY, KY 40356
 OWNER

PROJECT No.: 150013
 DATE: MAY 2017
 DRAWN BY: JMC
 CHECKED BY: JMC

PROJECT
 WILSON-DOWNING ROAD
 DRAINAGE IMPROVEMENTS
 461 WHISPERING HILLS DRIVE
 LEXINGTON, KY

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
 200 EAST MAIN ST., LEXINGTON, KY 40507
 P (859) 258-3100 - F (859) 258-3194
 CLIENT

INTEGRATED SURVEY SERVICES

166 PROSPEROUS PLACE
 SUITE 202
 LEXINGTON, KENTUCKY 40506
 PHONE: (859) 368-0145

STATE OF KENTUCKY
 JAMES M. O'CONNELL
 3185
 LICENSED PROFESSIONAL LAND SURVEYOR
 EXPIRES 12/31/2018

SEAL

CABINET
 SLIDE

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: EMILY GENTRY ,dc

201801170202

January 17, 2018 14:45:17 PM

Fees	\$26.00	Tax	\$1.50
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Total Paid	\$27.50
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7 Pages

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