

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 14th day of November, 2016, by and between **CORA R. MUDD**, single, 2799 Clays Mill Road, Lexington, Kentucky 40503, 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 **SIX THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$6,175.00)**, 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, its successors and assigns forever, the following tract of land located in Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Fee Simple Right-of-Way
(a portion of 2799 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 42A

Beginning at a point 44.00 feet left of Clays Mill Road at Station 142+74.47; thence North 25 Degrees 11 Minutes 52 Seconds East a distance of 90.00 feet to a point 44.00 feet left of Clays Mill Road at Station 143+64.47; thence South

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

(CF)

65 Degrees 53 Minutes 16 Seconds East a distance of 3.70 feet to a point 40.30 feet left of Clays Mill Road at Station 143+64.54; thence along an arc 13.30 feet to the left, having a radius of 2,291.83 feet the chord of which is South 25 Degrees 24 Minutes 24 Seconds West for a distance of 13.30 feet, to a point 40.35 feet left of Clays Mill Road at Station 143+51.24; thence South 25 Degrees 11 Minutes 16 Seconds West a distance of 76.70 feet to a point 40.34 feet left of Clays Mill Road at Station 142+74.54; thence North 65 Degrees 53 Minutes 16 Seconds West a distance of 3.66 feet to a point 44.00 feet left of Clays Mill Road at Station 142+74.47 and the POINT OF BEGINNING; and,

The above described parcel contains 0.008 acres (329 sq. ft.) in fee simple; and

Being a portion of the property conveyed to David M. Mudd and Cora R. Mudd, husband and wife, by deed dated March 10, 1980, of record in Deed Book 1248, Page 15, in the Fayette County Clerk's Office. Said David M. Mudd died intestate a resident of Lexington, Fayette County, Kentucky on July 10, 2007. Property vests to his wife, Cora R. Mudd, by the survivorship clause in the aforementioned deed.

FURTHER, for and in consideration of the aforementioned sum, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE**, **GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Temporary Construction Easement
(a portion of 2799 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 42B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 45 feet north of the intersection of Pasadena Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 44.00 feet left of Clays Mill Road at Station 142+74.47; thence North 65 Degrees 53 Minutes 16 Seconds West a distance of 8.15 feet to a point 52.15 feet left of Clays Mill Road at Station 142+74.31; thence North 25 Degrees 11 Minutes 52 Seconds East a distance of 90.00 feet to a point 52.15 feet left of Clays Mill Road at Station 143+64.31; thence South 65 Degrees 53 Minutes 16 Seconds East a distance of 8.15 feet to a point 44.00 feet left of Clays Mill Road at Station 143+64.47; thence South 25 Degrees 11 Minutes 52 Seconds West a distance of 90.00 feet to a point 44.00 feet left of Clays Mill Road at Station 142+74.47 and the POINT OF BEGINNING; and,

The above described parcel contains 0.017 acres (733 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to David M. Mudd and Cora R. Mudd, husband and wife, by deed dated March 10, 1980, of record in Deed Book 1248, Page 15, in the Fayette County Clerk's Office. Said David M. Mudd died intestate a resident of Lexington, Fayette County, Kentucky on July 10, 2007. Property vests to his wife, Cora R. Mudd, by the survivorship clause in the aforementioned deed.

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

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the

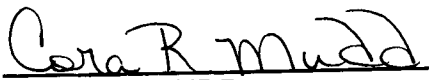
commencement of construction of the project and will expire upon completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.


IN TESTIMONY WHEREOF, the Grantor has signed this Deed and Easement, this the day and year first above written.

GRANTOR:


CORA R. MUDD

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Cora
R. Mudd, single, on this the 14th day of November, 2016.


Notary Public, Kentucky, State at Large 506286

My Commission Expires: 2 / 24 / 2018

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\ENGINEER\16-RE0059\RE\00552166.DOC

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: MELISSA STELTER ,dc

201611230159

November 23, 2016 10:58:25 AM

Fees	\$23.00	Tax	\$6.50
------	---------	-----	--------

Total Paid	\$28.50
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

6 Pages

243 - 248