202303270020 FAYETTE CO, KY FEE \$50.00 STATE OF KY DEED TAX

\$1155.00 PRESENTED / LODGED: 03-27-2023 08:51:21 AM RECORDED: 03-27-2023

SUSAN LAMB CLERK BY: HALLIE WOOSLEY

BK: DB 4007 PG: 700-703

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into this the Attal day of March, 2023, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, a Kentucky local government established in accordance with Chapter 67A of the Kentucky Revised Statutes, whose address is 200 East Main Street, Lexington, Kentucky 40507 which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantor") and ETJ HOLDINGS INCORPORATED, a Kentucky corporation, whose mailing address is 75 East Mountain Parkway, P.O. Box 474, Salyersville, Kentucky 41465 (hereinafter "Grantee"), which is also 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 MILLION ONE HUNDRED FIFTY-FIVE THOUSAND DOLLARS AND 00/100 CENTS (\$1,155,000.00), the receipt and sufficiency of which is hereby acknowledged, Grantor has BARGAINED and SOLD and does hereby GIVE, GRANT and CONVEY unto the Grantee, in fee simple,

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MAIL TO GRANTEE

its successors and assigns forever, all the following described real property, located in Lexington, Fayette County, Kentucky, and more fully described as follows, to-wit:

1526 McGrathiana Parkway

Being all of Lot 21, of the Coldstream Research Campus, Unit 4, to the City of Lexington, Fayette County, Kentucky, as shown by the Final Record Plat of the Coldstream Research Campus, Unit 4, of record in Plat Cabinet L, Slide 794, in the Fayette County Clerk's Office; said property being known and designated as 1526 McGrathiana Parkway; and,

Being a portion of the same property conveyed to the Lexington-Fayette Urban County Government, an urban county government of the Commonwealth of Kentucky, by Special Warranty Deed dated January 3, 2019, of record in Deed Book 3639, Page 293, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the property together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever. The Grantor does hereby release and relinquish unto the Grantee, its successors and assigns all of the right, title and interest in the above-described property including all exemptions allowed by law, but reserving any interest set forth in this deed, and does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done; that the title to said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will WARRANT SPECIALLY the title thereto.

PROVIDED, **HOWEVER**, that this conveyance is made subject to any and all easements, restrictions, conditions, and/or right of ways that pertain to the above described property that may appear of record affecting such property.

CONSIDERATION CERTIFICATE

The parties hereto hereby certify, swear, and affirm 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 (\$1,155,000.00). Grantor joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 666-2022 passed by the Lexington-Fayette Urban County Council on December 6, 2022.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto signed this deed on this the day and year first above written.

GRANTOR:	GRANTEE:
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT	ETJ HOLDINGS INCORPORATED, A Kentucky corporation
BY: <u>Ainds Horton</u> LINDA GORTON, MAYOR	BY: Johns Jayre TOMMY JAYNE, PRESIDENT
COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

The foregoing Special Warranty deed and Consideration Certificate was subscribed, sworn to, and acknowledged before me by Linda Gorton, in her capacity as Mayor of Lexington-Fayette Urban County Government, a Kentucky local government established in accordance with Chapter 67A of the Kentucky Revised Statutes, on this the day of _______, 2023.

Notary Public, Kentucky, State-at-Large

My Commission Expires: 2 120 1 3020

Notary ID Number: KYNP 21860

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE



Cynthia A Cannon-Ferguson Notary Public, ID KYNP21866 State at Large, Kentucky My Commission Expires on Feb. 26, 2025

The foregoing Special Warranty Deed and Consideration Certificate was subscribed, sworn to, and acknowledged before me by Tommy Jayne, in his capacity as President, for and behalf of the ETJ Holdings Incorporated, a Kentucky corporation, on this the May of May 1, 2023.

Notary Public, Kentucky, State-at-Large

My Commission Expires: 2 136 1 2025

Notary ID Number: <u>VYNP 21800</u>

PREPARED BY:

Emilee Buttrum,

Attorney

Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507

(859) 258-3500

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