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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
DEPUTY CLERK
BK: DB 4007
PG: 700-703

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into this the ~~24th~~ 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,

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.

