

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 21st day of November, 2016, by and between **ANITA BECKER, single**, 2045 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 **ONE THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 (\$1,800.00)**, 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 2045 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 104A

Beginning at a point 29.66 feet left of Clays Mill Road at Station 183+01.30; thence North 50 Degrees 58 Minutes 23 Seconds West a distance of 3.47 feet to a point 33.00 feet left of Clays Mill Road at Station 183+02.25; thence along an arc 41.57 feet to the left, having a radius of 11967.00 feet, the chord of which is North 23 Degrees 05 Minutes 44

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

Seconds East a distance of 41.57 feet to a point 33.00 feet left of Clays Mill Road at Station 183+43.93; thence North 22 Degrees 59 Minutes 46 Seconds East a distance of 10.44 feet to a point 33.00 feet left of Clays Mill Road at Station 183+54.37; thence South 50 Degrees 58 Minutes 36 Seconds East a distance of 4.26 feet to a point 28.90 feet left of Clays Mill Road at Station 183+53.20; thence South 23 Degrees 55 Minutes 05 Seconds West a distance of 51.80 feet to a point 29.66 feet left of Clays Mill Road at Station 183+01.30 and the POINT OF BEGINNING.

The above described parcel contains 0.004 acres (192 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Anita Becker, single, by deed dated July 21, 2004, of record in Deed Book 2502, Page 542, in the Fayette County Clerk's Office.

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 Right-of-Way Construction Easement
(a portion of 2045 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 104B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 123 feet south of the intersection of Mitchell Avenue and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.00 feet left of Clays Mill Road at Station 183+02.25; thence North 50 Degrees 58 Minutes 23 Seconds West a distance of 11.52 feet to a point 44.08 feet left of Clays Mill Road at Station 183+05.40; thence North 26 Degrees 48 Minutes 27 Seconds East a distance of 37.99 feet to a point 41.62 feet left of Clays Mill Road at Station 183+43.44; thence North 66 Degrees 55 Minutes 08 Seconds West a distance of 5.33 feet to a point 46.94 feet left of Clays Mill Road at Station 183+43.45; thence North 23 Degrees 32 Minutes 42 Seconds East a distance of 14.89 feet to a point 46.80 feet left of Clays Mill Road at Station 183+58.34; thence South 50 Degrees 58 Minutes 36 Seconds East a distance of 14.36 feet to a point 33.00 feet left of Clays Mill Road at Station 183+54.37; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 10.44 feet to a point 33.00 feet left of Clays Mill Road at Station 183+43.93; thence along an arc 41.57 feet to the right, having a radius of 11967.00 feet, the chord of which is South 23 Degrees 05 Minutes 44 Seconds West for a distance of 41.57 feet and the POINT OF BEGINNING.

The above described parcel contains 0.013 acres (570 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Anita Becker, single, by deed dated July 21, 2004, of record in Deed Book 2502, Page 542, in the Fayette County Clerk's Office.

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 interests 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:


ANITA BECKER

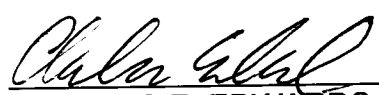
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Anita
Becker, single, on this the 21st day of November, 2016.



Notary Public, Kentucky, State at Large 500286
My Commission Expires: 2 1241 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

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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

201611290257

November 29, 2016 14:43:04 PM

Fees	\$23.00	Tax	\$2.00
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Total Paid	\$25.00
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