

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 2nd day of October, 2017, by and between **DONNA M. ANNAS (f/k/a DONNA M. PARKS) and VICTOR G. ANNAS, wife and husband**, 2913 Clays Mill Road, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **TWENTY THOUSAND FOUR HUNDRED FIFTY DOLLARS AND 00/100 (\$20,450.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, 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 Right-of-Way
(a portion of 2913 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 7A

Beginning at a point 38.00 feet left of Clays Mill Road at Station 124+83.18; thence South 65 Degrees 52 Minutes 50 Seconds East for a distance of 8.67 feet, to a point 29.33 feet left of Clays Mill Road at Station 124+83.10; thence North 23 Degrees 42 Minutes 10 Seconds East a distance of

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

LTC

77.00 feet, to a point 29.18 feet left of Clays Mill Road at Station 125+60.10; thence North 65 Degrees 52 Minutes 47 Seconds West a distance of 8.82 feet, to a point 38.00 feet left of Clays Mill Road at Station 125+60.18; thence South 23 Degrees 35 Minutes 17 Seconds West a distance of 77.00 feet to a point 38.00 feet left of Clays Mill Road at Station 124+83.18 and the POINT OF BEGINNING;

The above described parcel contains 0.016 acres (673 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Donna M. Parks (n/k/a Donna M. Annas), then single, now married, by deed dated October 21, 1994, of record in Deed Book 1756, Page 528, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the sum hereinbefore mentioned, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, 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 2913 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 7B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 179 feet south of the intersection of Nakomi Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 38.00 feet left of Clays Mill Road at Station 124+83.18; thence North 65 Degrees 52 Minutes 50

Seconds West for a distance of 1.33 feet, to a point 39.33 feet left of Clays Mill Road at Station 124+83.19; thence North 17 Degrees 18 Minutes 08 Seconds East a distance of 53.55 feet, to a point 45.20 feet left of Clays Mill Road at Station 125+36.42; thence North 24 Degrees 15 Minutes 18 Seconds East a distance of 23.83 feet, to a point 44.92 feet left of Clays Mill Road at Station 125+60.25; thence South 65 Degrees 47 Minutes 53 Seconds East a distance of 6.92 feet, to a point 38.00 feet left of Clays Mill Road at Station 125+60.18; thence South 23 Degrees 35 Minutes 17 Seconds West a distance of 77.00 feet, to a point 38.00 feet left of Clays Mill Road at Station 124+83.18 and the POINT OF BEGINNING;

The above described parcel contains 0.009 acres (395 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Donna M. Parks (n/k/a Donna M. Annas), then single, now married, by deed dated October 21, 1994, of record in Deed Book 1756, Page 528, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and temporary 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 Grantors. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby

**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: SHEA BROWN ,dc

201710060297

October 6, 2017 14:15:16 PM

Fees	\$16.00	Tax	\$20.50
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Total Paid	\$36.50
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5 Pages

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