

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 15th day of August, 2017, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantor"), which is also the in-care of tax mailing address for the current tax year, and the **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, One Quality Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and in nominal consideration of the sum of **Ten Dollars and 00/100 Cents (\$10.00)**, and other good and valuable consideration, 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 right of ingress and egress through and over the following tract of land for the purpose of accessing Grantee's utility substation, identified as Parcel "A" (consisting of 59,314.35 square feet or 1.36 Acres) , as shown as Exhibit A, Minor Subdivision-Public Acquisition Plan, Brighton East Rail Trail, Phase 4, Parcels "A" & "B" (3097 Helmsdale Place, Lexington, KY 40509), of record in Plat Cabinet R, Slide 651, in the Fayette County Clerk's Office, to wit:

Permanent Utility Access Easement

A PORTION OF
3097 HELMSDALE PLACE
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY

A parcel of land in Fayette County, Kentucky, along the previous alignment of the Chesapeake and Ohio Railroad (CSX Corporation), extending from the East right of way of Liberty Road to the West right of

Return to:
Charles E. Edwards, III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(CC-F)

Fayette County Clerk Recording
Related Documents
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way of Man O' War Boulevard, on a dividing ridge between the headwaters of North Elkhorn Creek and the headwaters of East Hickman Creek, and more particularly described as follows:

A tract or parcel of land known as Parcel "B" (consisting of 194,937.07 square feet or 4.48 Acres) as shown on Minor Subdivision-Public Acquisition Plan, Brighton East Rail Trail, Phase 4, Parcels "A" & "B" (3097 Helmsdale Place, Lexington, KY 40509), of record in Plat Cabinet R, Slide 651, in the Fayette County Clerk's Office.

Being the same property conveyed to the Lexington-Fayette Urban County Government, a by Deed dated _____, 2017, and of record in Deed Book 3521, Page 112 in the Fayette County Clerk's Office.
el

TO HAVE AND TO HOLD the above-described easement together with all rights described herein belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated. Grantee shall have a permanent access easement on the land of the Grantor only for the use and purpose herein identified. Grantor 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 interests herein conveyed, and that it will **WARRANT SPECIALLY** said title.

The obtaining this easement was authorized by Resolution No. 190-2017 passed by the Lexington-Fayette Urban County Council on April 13, 2017. Pursuant to KRS 382.135(2)(a), this deed, which conveys a utility easement, need not contain a certificate of consideration. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

IN TESTIMONY WHEREOF, the parties have signed this Deed of Easement, the day and year first above written.

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: EMILY GENTRY ,dc

201708300048

August 30, 2017 10:15:31 AM

Fees	\$17.00	Tax	\$0.00
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Total Paid	\$17.00
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