

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 19<sup>th</sup> day of April, 2017, by and between **RICHARD K. MARSHALL and JOANN P. MARSHALL, husband and wife**, 2905 Jason Court, 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 **FOUR THOUSAND ONE HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$4,125.00)**, 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 2905 Jason Court)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 23A**

Beginning at a point 31.21 feet right of Clays Mill Road at Station 128+71.49; thence North 31 Degrees 58 Minutes 00 Seconds East for a distance of 70.59 feet, to a point 31.46 feet right of Clays Mill Road at Station 129+43.59; thence South 65 Degrees 25 Minutes 24 Seconds East a distance

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

DTC

of 2.54 feet, to a point 33.96 feet right of Clays Mill Road at Station 129+43.98; thence South 32 Degrees 06 Minutes 11 Seconds West a distance of 70.61 feet, to a point 33.56 feet right of Clays Mill Road at Station 128+71.73; thence North 65 Degrees 25 Minutes 32 Seconds West a distance of 2.37 feet, to a point 31.21 feet right of Clays Mill Road at Station 128+71.49 and the POINT OF BEGINNING;

The above described parcel contains 0.004 acres (172 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Richard K. Marshall and JoAnn P. Marshall, husband and wife, by deed dated January 7, 1997, of record in Deed Book 1891, Page 148, 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 Right-of-Way Construction Easement**  
**(a portion of 2905 Jason Court)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 23B**

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 196 feet south of the intersection of Cecil Way and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.56 feet right of Clays Mill Road at Station 128+71.73; thence North 32 Degrees 06 Minutes 11

Seconds East a distance of 70.61 feet to a point 33.96 feet right of Clays Mill Road at Station 129+43.98; thence South 65 Degrees 25 Minutes 24 Seconds East a distance of 6.03 feet to a point 39.93 feet right of Clays Mill Road at Station 129+44.90; thence South 29 Degrees 11 Minutes 14 Seconds West a distance of 70.23 feet to a point 43.15 feet right of Clays Mill Road at Station 128+72.74; thence North 65 Degrees 25 Minutes 32 Seconds West a distance of 9.64 feet to a point 33.56 feet right of Clays Mill Road at Station 128+71.73 and the POINT OF BEGINNING;

The above described parcel contains 0.013 acres (549 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Richard K. Marshall and JoAnn P. Marshall, husband and wife, by deed dated January 7, 1997, of record in Deed Book 1891, Page 148, 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 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 covenant to and with the Grantee, its successors and assigns forever, that they are



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.

  
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By: PATTY DAVIS ,dc

201704250053

April 25, 2017                      8:50:31      AM

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|------|---------|-----|--------|
| Fees | \$20.00 | Tax | \$4.50 |
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| Total Paid | \$24.50 |
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