

DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** is made and entered into this the 9 day of JUNE, 2021, by and between **RONNIE GRAVITT, a single person**, 301 Blue Grass Avenue, Lexington, Kentucky 40505, 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 **THREE HUNDRED FIFTY DOLLARS AND 00 CENTS (\$350.00)**, 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, in fee simple, 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
(301 Blue Grass Avenue)
Parcel 301, Tract A
Meadows/Northland/Arlington (MNA)
6A1 and 6A2 Improvement Project

All that tract or parcel of land situated in the southeasterly quadrant of the intersection of Blue Grass Avenue and Highlawn Avenue in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

Beginning at the intersection of the easterly right-of-way of Blue Grass Avenue and the southerly right-of-way of Highlawn Avenue, thence with the southerly right-of-way of Highlawn Avenue, N 52° 28' 30" E -14.77 feet to a point, thence leaving the southerly right-of-way of Highlawn Avenue, along a curve to the left having a radius of 15.00 feet for an arc distance of 23.33 feet and having a chord

Return to:
Cynthia Cannon-Ferguson
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

bearing S 07° 55' 27" W -21.05 feet to a point on the easterly right-of-way of Blue Grass Avenue, thence with the easterly right-of-way of Blue Grass Avenue, N 36° 37' 36" W -14.77 feet to the **POINT OF BEGINNING**, containing 0.001 acres (46.5 sq. ft.); and,

As shown on the Public Acquisition Plat of HIGHLAWN SUBDIVISION, Block D, Lot 27, Plat Cabinet E, Slide 157, 301 Blue Grass Avenue, Lexington, Kentucky for the Lexington-Fayette Urban County Government, known as Parcel A (0.001 Acres) of record in Plat Cabinet S, Slide 198, in the Fayette County Clerk's Office; and,

The above described parcel being part of the same property conveyed to Ronnie Gravitt, a single person, by deed dated August 7, 2013, of record in Deed Book 3175, at Page 70, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described property in fee simple together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of his 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 he is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that he will **WARRANT GENERALLY** said title.

The obtaining of this fee simple interest was authorized by Resolution 203-2021, passed by the Lexington-Fayette Urban County Council on April 22, 2021. Pursuant to KRS 382.135(2)(c), this Deed of Conveyance, which conveys public right-of-way, need not contain a statement of consideration.

GRANTOR:

BY: *Ronnie Gravitt*
RONNIE GRAVITT

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: *Linda Gorton*
LINDA GORTON, MAYOR

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Deed of Conveyance was acknowledged, subscribed and sworn to before me by Ronnie Gravitt, a single person, on this the 9 day of JUNE, 2021.

Paul Weller
Notary Public, Kentucky, State-at-Large
My Commission Expires: 7 / 29 / 2021
Notary ID # 583153

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Deed of Conveyance was acknowledged, subscribed and sworn to before me by Linda Gorton, as Mayor, for and on behalf of Lexington-Fayette Urban County Government, on this the 20th day of July, 2021.

Cynthia A. Cannon-Joyson
Notary Public, Kentucky, State-at-Large

My Commission Expires: 8/26/2025

Notary ID # KYNP21804

PREPARED BY:



Evan P. Thompson,
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: PATTY DAVIS ,dc

202108030230

August 3, 2021 9:50:45 AM

Fees	\$50.00	Tax	\$.50
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Total Paid	\$50.50
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