

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 November 2017, by and between **LAFAYETTE CHRISTIAN CHURCH OF LEXINGTON, KENTUCKY**, by and through its trustees, 1836 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 TWO HUNDRED FIFTY DOLLARS AND 00/100 (\$1,250.00)**, 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 the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Fee Simple Right-of-Way
(a portion of 1836 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 141A

Beginning at a point 38.46 feet right of Clays Mill Road at Station 200+06.51; thence North 23 Degrees 17 Minutes 38 Seconds East for a distance of 62.44 feet, to a point 38.78 feet right of Clays Mill Road at Station 200+68.94; thence South 58 Degrees 03 Minutes 22 Second East a distance of

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

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4.27 feet, to a point 43.00 feet right of Clays Mill Road at Station 200+68.28; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 25.41 feet, to a point 43.00 feet right of Clays Mill Road at Station 200+42.87; thence South 30 Degrees 07 Minutes 16 Seconds West a distance of 36.64 feet to a point 38.46 feet right of Clays Mill Road at Station 200+06.51 and the POINT OF BEGINNING;

The above described parcel contains 0.004 acres (190 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Lafayette Christian Church of Lexington, Kentucky, by deed dated March 22, 1956, of record in Deed Book 597, Page 143, 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, Grantor has **BARGAINED** and **SOLD** and does 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 1836 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 141B

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 162 feet south of the intersection of Blue Ash Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 37.77 feet right of Clays Mill Road at Station 198+73.94; thence North 23 Degrees 17 Minutes 38 Seconds East for a distance of 132.56 feet, to a point 38.46 feet right of Clays Mill Road at Station 200+06.51; thence

North 30 Degrees 07 Minutes 16 Seconds East a distance of 36.64 feet, to a point 43.00 feet right of Clays Mill Road at Station 200+42.87; thence North 22 Degrees 59 Minutes 46 Seconds East a distance of 25.41 feet, to a point 43.00 feet right of Clays Mill Road at Station 200+68.28; thence South 58 Degrees 03 Minutes 22 Seconds East a distance of 8.33 feet, to a point 51.23 feet right of Clays Mill Road at Station 200+66.98; thence South 26 Degrees 02 Minutes 18 Seconds West a distance of 136.75 feet, to a point 43.97 feet right of Clays Mill Road at Station 199+30.42; thence South 44 Degrees 56 Minutes 31 Seconds East a distance of 2.69 feet, to a point 46.47 feet right of Clays Mill Road at Station 199+29.41; thence South 23 Degrees 17 Minutes 38 Seconds West a distance of 16.04 feet, to a point 46.38 feet right of Clays Mill Road at Station 199+13.37; thence South 77 Degrees 20 Minutes 14 Seconds West a distance of 3.09 feet, to a point 43.87 feet right of Clays Mill Road at Station 199+11.57; thence South 23 Degrees 17 Minutes 38 Seconds West a distance of 38.55 feet, to a point 43.67 feet right of Clays Mill Road at Station 198+73.01; thence North 58 Degrees 03 Minutes 22 Seconds West a distance of 5.98 feet, to a point 37.77 feet right of Clays Mill Road at Station 198+73.94 and the POINT OF BEGINNING;

The above described parcel contains 0.033 acres (1,457 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Lafayette Christian Church of Lexington, Kentucky, by deed dated March 22, 1956, of record in Deed Book 597, Page 143, 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 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 its 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 it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that it 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 of Conveyance and Grant of Easement, this the day and year first above written.

GRANTOR:

LAFAYETTE CHRISTIAN CHURCH
OF LEXINGTON, KENTUCKY


JEFF ALBRECHT, TRUSTEE


JUDY HALL, TRUSTEE


MATT WATKINS, TRUSTEE

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Jeff Albrecht, in his capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2nd day of November, 2017.

Jennifer Holson #548505
Notary Public, Kentucky, State at Large

My Commission Expires: 1/11/20

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Judy Hall, in her capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2nd day of November, 2017.

Jennifer Holson #548505
Notary Public, Kentucky, State at Large

My Commission Expires: 1/11/20

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Matt Watkins, in his capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2nd day of November 2017.

Jennifer Holson # 548505
Notary Public, Kentucky, State at Large

My Commission Expires: 1/11/20

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

201711090142

November 9, 2017 11:59:33 AM

Fees	\$26.00	Tax	\$1.50
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Total Paid	\$27.50
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