

QUITCLAIM DEED OF CONVEYANCE

This **QUITCLAIM DEED** is made and entered into on this the 2nd day of April, 2019, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky pursuant to Chapter 67A of the Kentucky Revised Statutes, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, ("Grantor"), and **LEXINGTON CENTER CORPORATION**, a Kentucky corporation, with its primary offices at 430 West Vine Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

WITNESSETH:

WHEREAS, the Council of the Lexington-Fayette Urban County Government, by Ordinance No. 13-2019, adopted on the 7th day of March, 2019, authorized the permanent closure and transfer of the unused rights-of-way known as Old Manchester Street, Old Merino Street, and Old Water Street, as well as a portion of Tucker Street; Pursuant to KRS 82.405, said Ordinance was duly recorded in **Deed Book 3657, Page 509**, in the Fayette County Clerk's Office; and

WHEREAS, said Ordinance further authorized and directed the Mayor to execute a quitclaim deed for said unused rights-of-way to the Grantee as owner of the abutting property;

NOW, THEREFORE, for and in consideration of the sum of **ONE DOLLAR AND 00/100 (\$1.00)**, and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor does hereby **REMISE, RELEASE**, and forever **QUITCLAIM** unto the Grantee, all of its right, title, and interest in and to the former rights-

of-way permanently closed by the Ordinance identified above, located in the City of Lexington, Fayette County, Kentucky, and being described as follows:

OLD WATER STREET
(ALSO KNOWN AS 130 TUCKER ST)
PARCEL 7

BEGINNING AT A NAIL WITH WASHER (3963) IN THE MAIN ST. RIGHT OF WAY, NORTHWEST CORNER TO EXISTING LOT 4B AT THE FORMER CORNER TO PATTERSON ST ROW (ABANDONMENT ORD 180-91); THENCE S 48°09'51"W A DISTANCE OF 225.13' ALONG THE FORMER PATTERSON ST. ROW; THENCE N 41°51'07"W A DISTANCE OF 51.63' CROSSING FORMER PATTERSON ST. ROW TO THE TRUE POINT OF BEGINNING; THENCE S 46°53'59" W A DISTANCE OF 58.01' ALONG THE FORMER PATTERSON ST ROW; THENCE N42°12'21"W A DISTANCE OF 337.22' TO A POINT; THENCE N47°45'10"E A DISTANCE OF 48.87' TO A POINT; THENCE N49°05'44"E A DISTANCE OF 9.13' TO A POINT ;THENCE S42°12'21"E A DISTANCE OF 336.14' TO A POINT;BACK TO THE POINT OF BEGINNING, HAVING AN AREA OF 19,532 SQUARE FEET, 0.448 ACRES; AND

OLD MERINO STREET
PARCEL 27

BEGINNING AT A NAIL WITH WASHER SET (3963) IN THE HIGH ST. RIGHT OF WAY, SOUTHWEST CORNER TO EXISTING LOT 4B AT THE FORMER CORNER TO PATTERSON ST ROW (ABANDONMENT ORD 180-91); THENCE N43°04'19"W A DISTANCE OF 41.73' CROSSING THE FORMER PATTERSON ST ROW TO A NAIL WITH WASHER SET (3963); THENCE N 41°58'35" W A DISTANCE OF 340.67' ALONG OLD MANCHESTER ST ROW TO A NAIL WITH WASHER SET (3963) WHICH IS THE TRUE POINT OF BEGINNING; THENCE N 30°52'26" W A DISTANCE OF W 30.59' ALONG OLD MANCHESTER ST TO AN IRON PIN CAP (3963); THENCE N 47°52'55" E A DISTANCE OF 97.82' TURNING NORTH TO A POINT; THENCE S 41°58'35" E A DISTANCE OF 30.00' TURNING EAST TO A POINT; THENCE S 47°52'55" W A DISTANCE OF 103.71' TURNING SOUTH TO POINT; BACK TO THE POINT OF BEGINNING; HAVING AN AREA OF 3023 SQUARE FEET OR 0.069 ACRES; AND

OLD MANCHESTER STREET
PARCEL 28 AND PARCEL 31

BEGINNING AT A NAIL WITH WASHER SET (3963) IN THE HIGH ST. RIGHT OF WAY, SOUTHWEST CORNER TO EXISTING LOT 4B AT THE FORMER CORNER TO PATTERSON ST ROW (ABANDONMENT ORD 180-91); THENCE N43°04'19"W A DISTANCE OF 41.73' CROSSING THE FORMER PATTERSON ST ROW TO A NAIL WITH WASHER (3963) WHICH IS THE TRUE POINT OF BEGINNING; THENCE N 63°32'27" W A DISTANCE OF 108.83' ALONG HIGH ST; THENCE N 42°13'18" W A DISTANCE OF 27.42'; THENCE N 42°00'38" W A DISTANCE OF 197.34'; THENCE N 42°02'20" W A DISTANCE OF 22.72' ALONG FORMER WOODWARD HEIGHTS PARK TO A NAIL WITH WASHER (3963) IN THE CENTER OF OLD MERINO AT A JOG IN THE OLD MANCHESTER ROW; THENCE N 22°34'16" W A DISTANCE OF 21.59' ALONG & CROSSING OLD MERINO ROW TO AN IRON PIN CAP (3963); THENCE N 40°44'48" W A DISTANCE OF 115.19' TO AN IRON PIN FOUND; THENCE N 48°27'08" E A DISTANCE OF 39.06' ALONG REMAINING JEFFERSON ST ROW TO AN IRON PIN CAP (3963); THENCE S 40°41'00" E A DISTANCE OF 113.27' TURNING FROM JEFFERSON ST ROW TO AN IRON PIN CAP (3963) CORNER TO OLD MERINO; THENCE S 30°52'26" E A DISTANCE OF 30.59' TO AN IRON PIN CAP (3963) CORNER TO OLD MERINO ROW; THENCE S 41°58'35" E A DISTANCE OF 340.67' BACK TO THE POINT OF BEGINNING; HAVING AN AREA OF 17,277 SQUARE FEET OR 0.397 ACRES; AND

OLD MERINO STREET
PARCEL 29

THE PRIOR ROW ABANDONMENT ORDINANCE #688 INCLUDED ONLY A PORTION, THE FULL ABANDONMENT INCLUDES: BEGINNING AT A NAIL WITH WASHER SET (3963) WHICH IS THE TRUE POINT OF BEGINNING; IN THE HIGH ST. RIGHT OF WAY, SOUTHWEST CORNER TO EXISTING LOT 4B AT THE FORMER CORNER TO PATTERSON ST ROW (ABANDONMENT ORD 180-91); THENCE N43°04'19"W A DISTANCE OF 41.73' CROSSING THE FORMER PATTERSON ST ROW TO A NAIL WITH WASHER SET (3963); THENCE N 63°32'27" W A DISTANCE OF 108.83' ALONG HIGH ST ROW TO AN IRON PIN WITH CAP (3963); THENCE N 66°16'00" W A DISTANCE OF 162.52' ALONG HIGH ST ROW TO AN IRON PIN WITH CAP (3963) WHICH IS THE CENTER OF THE MERINO ST. ROW WHICH IS THE TRUE POINT OF BEGINNING; THENCE N

66°18'21" W A DISTANCE OF 20.95' ALONG HIGH ST ROW, TURNING NORTH TO A POINT IN OLD MANCHESTER ROW; THENCE N 45°48'16" E A DISTANCE OF 121.58' TO AN IRON PIN CAP (3963) AT CORNER TO OLD MANCHESTER ROW; THENCE S 22°34'16" E A DISTANCE OF 21.59' TO A NAIL WITH WASHER (3963) FOLLOWING OLD MANCHESTER ROW TO THE CENTER OF OLD MERINO; THENCE S 42°02'20" E A DISTANCE OF 22.72' FOLLOWING OLD MANCHESTER ROW TO A POINT; THENCE N 48°01'40" E A DISTANCE OF 97.01' TURNING SOUTH TO A POINT IN THE HIGH ST. ROW; THENCE S 66°16'01" E A DISTANCE OF 21.15' ALONG HIGH ST BACK TO THE CENTER POINT OF THE ROW MARKED BY A NAIL WITH WASHER SET (3963); HAVING AN AREA OF 4379 SQUARE FEET OR 0.101 ACRES; AND

A PORTION OF TUCKER STREET
PARCEL 32

BEGINNING AT A POINT CORNER TO THE NORTHEAST CORNER OF TUCKER ST AND MAIN ST ROW, THENCE SOUTHERLY ALONG TUCKER ST. APPROXIMATELY 226 FT TO A NAIL WITH WASHER (3963) WHICH IS THE TRUE POINT OF BEGINNING; THENCE S 49°05'44" W A DISTANCE OF 9.13' TO A NAIL WITH WASHER (3963); THENCE N 42°13'18" W A DISTANCE OF 27.42' TO A NAIL WITH WASHER (3963); THENCE N 48°22'39" E A DISTANCE OF 19.40' TO A POINT WHICH IS MARKED BY AN OFFSET WITNESS NAIL WITH WASHER (3963); THENCE S 42°20'37" E A DISTANCE OF 27.50' TO A POINT; THENCE S 48°09'40" W A DISTANCE OF 10.33' BACK TO THE POINT OF BEGINNING; HAVING AN AREA OF 534 SQUARE FEET OR 0.012 ACRES.

THE DESCRIPTIONS ABOVE WERE PREPARED
NOVEMBER 6, 2018, BY ABBIE JONES, PLS 3963 OF
ABBIE JONES CONSULTING, SURVEYOR OF RECORD.

TO HAVE AND TO HOLD the same unto the Grantee, its successors or assigns, forever. This instrument is exempt from the requirements for a Consideration Certificate by KRS 382.135(2)(c) and real estate transfer tax pursuant to KRS 142.050(8)(b).

IN WITNESS WHEREOF, Grantor causes this instrument to be executed by its duly authorized officer on this the day and year first above written.

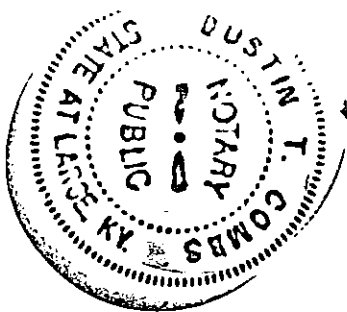
GRANTOR:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

BY: *Linda Gorton*
LINDA GORTON
MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by
Linda Gorton, in her capacity as Mayor of the Lexington-Fayette Urban County
Government, an urban county government of the Commonwealth of Kentucky, on this the
2nd day of April, 2019.



Justin T. Combs #545656
Notary Public, Kentucky, State at Large

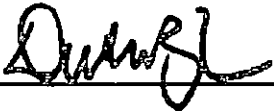
My Commission Expires: 11 / 29 / 2019

PREPARED BY:

Charles E. Edwards, III

CHARLES E. EDWARDS, III
Attorney
Lexington-Fayette Urban County Government
Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507
(859) 258-3500

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

201904030162

April 3, 2019 11:39:46 AM

Fees	\$23.00	Tax	\$0.00
------	---------	-----	--------

Total Paid	\$23.00
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

6 Pages

512 - 517