

COPY

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 11th day of July, 2020, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, which has its principal office at 200 East Main Street, Lexington, Kentucky 40507, ("Grantor") and **JTA HOLDINGS, LLC**, a Kentucky limited liability company, which has its principal office at 2549 Richmond Road, Suite 100, Lexington, Kentucky 40509, which is the in-care-of tax mailing address for the current tax year ("Grantee");

WITNESSETH:

That for and in consideration of the sum of **TWO HUNDRED SIXTY-FOUR THOUSAND AND 00/100 DOLLARS (\$264,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its heirs and assigns forever, the following described real property, to-wit:

Being all of Lot No. 1A of the Administrative Action Amendment Non-Building Minor Subdivision Plat of Lot 1 of Todd's Trace Unit 1, Lexington, Fayette County, Kentucky as shown by plat of record in Plat Cabinet S, Slide 32, in the Fayette County Clerk's Office, the improvements thereon being known and designated as 101 Quinton Court, Lexington, Kentucky; and

Being a portion the same property conveyed by Pennington Associates, LP, a Kentucky limited partnership, to Lexington-Fayette Urban County Government, by Deed dated February 13, 2017 in Deed Book 3470, Page 351, of record in the office of the Fayette County Court Clerk.

TO HAVE AND TO HOLD in fee simple together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee its successors and assigns forever. Grantor does hereby release and relinquish unto the Grantee, its

successors and assigns all of its right, title, and interest in the above-described property including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done; that the title to said property is clear, perfect, and unencumbered, and that it will **WARRANT GENERALLY** the same.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, covenants and easements of record in the aforesaid Clerk's office affecting the subject property.

CONSIDERATION CERTIFICATE

The undersigned do hereby certify, swear, and affirm that the consideration herein stated is the full and actual consideration paid for the property transferred, with the property having a fair market value of Two Hundred Sixty-Four Thousand and 00/100 Dollars (\$264,000.00). The Grantee signs this deed for the sole purpose of certifying the consideration paid, as authorized by Resolution No. 625-2019, passed by the Lexington-Fayette Urban County Council on the 14th day of November, 2019.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto set their hands on this the day and year first above written.

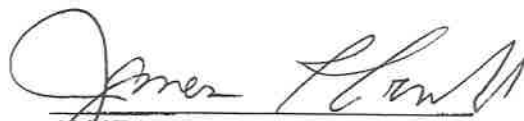
GRANTOR:

GRANTEE:

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

JTA HOLDINGS, LLC


LINDA GORTON
MAYOR


JAMES P. ARNOLD
MEMBER

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 Lexington-Fayette Urban County Government, on this the 11th day of July, 2020.



I.D. No. 615803

[Handwritten Signature]

Notary Public, Kentucky, State at Large

My Commission Expires: 2 / 2 / 2023

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by James P. Arnold, in his capacity as Member of JTA Holdings, LLC, a Kentucky limited liability company, on this the 6th day of July, 2020.

[Handwritten Signature]

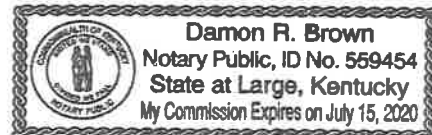
Notary Public, Kentucky, State at Large

My Commission Expires: 7 / 15 / 2020

PREPARED BY:

[Handwritten Signature]

CHARLES E. EDWARDS
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: MELISSA STELTER ,dc

202007270117

July 27, 2020

10:21:46 AM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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4 Pages

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