

Leah Taylor

Property Owner
3209 Keithshire Way
Lexington, Kentucky
Phone: (859) 749-2197

► **Chester Hicks, Administrative Officer**

Lexington Fayette Urban County Government
200 East Main Street
Lexington, Kentucky 40507
Phone: (859) 258-3407

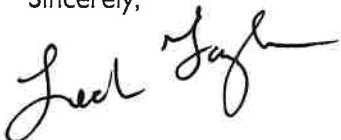
Dear Mr. Hicks:

As per your request, I am providing this letter to formally request a Permanent Access Easement over and across the public Right-of-Way adjoining 916 Bravington Way. I am the legal owner of record of this property and am including a copy of the recorded deed for your records.

I am also attaching the proposed Final Plat as completed by Jason Banks, PLS of Banks Engineering. The proposed plat has been through a detailed review process by various departments within the Lexington Fayette Urban County Government, including the city's Legal Department. Mr. Edwards at the Department of Law has been involved and very helpful.

Thank you very much for your help and if you should have any questions, please feel free to contact me at any time.

Sincerely,



Property Owner
7/28/2015

91278

DEED AND CONSIDERATION CERTIFICATE

THIS DEED, dated May 1, 2015 between **Alliance Banking Company, a Kentucky corporation**, hereinafter referred to as GRANTOR, of 695 Bullion Blvd., Winchester, Kentucky 40391 and **Leah Taylor, a single person**, hereinafter referred to as GRANTEE, of 4153 John Alden Lane, Lexington, Kentucky 40504. The in-care tax bill mailing address for the current tax year is Leah Taylor, 4153 John Alden Lane, Lexington, Kentucky 40504.

WITNESSETH:

That for and in consideration of the total purchase price of Sixty Thousand And 00/100 Dollars (\$60,000.00), the receipt of which is hereby acknowledged, GRANTOR has Bargained and Sold and does hereby Grant and Convey unto GRANTEE, her heirs and assigns forever, the following described real estate situated in Fayette County, Kentucky, and more particularly described as follows:

All that tract or parcel of land located at the termination of Longwood Road, Unit 1-A, Grasmere Subdivision, Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to wit:

Beginning at a point in the west right-of-way of Longwood Road, a corner to Lot No. 6, Block "D", Unit 1-A, Grasmere Subdivision; thence with the right-of-way of Longwood Road for two (2) calls, S 77 deg 20 min E 60 feet and N 06 deg 16 min E 77.91 feet to a corner to Lot No. 7, Block "E", Unit 1-A, Grasmere Subdivision; thence with the boundary of Unit 1-A Grasmere Subdivision for three (3) calls, S 83 deg 40 min E 121.70 feet, S 44 deg 45 min 30 sec E 67.19 feet, and N 39 deg 08 min 30 sec E 15.29 feet to a corner to Lot No. 33, Block "D", Unit 1-D, Grasmere Subdivision; thence with the boundary of Unit 1-D, Grasmere Subdivision for three (3) calls, S 19 deg 53 min W 212.98 feet, N 73 deg W 135 feet, and N 72 deg 27 min W 262.84 feet to a corner to Lot No. 26, Block "D", Unit 1-D, Grasmere Subdivision; thence N 05 deg 07 min 02 sec E 5.49 feet to a corner to Lot No. 5, Block "D", Unit 1-A, Grasmere Subdivision; thence with the boundary of Unit 1-A, Grasmere Subdivision for two (2) calls N 49 deg 47 min 30 sec E 136.77 feet and S 75 deg 05 min 30 sec E 105.80 feet to the point of beginning and containing 1.42 acres, being known as 916 Bravington Way.

There is excepted, however, from the above description and not conveyed hereby the following:

Being all of parcel 10 as shown on the Consolidation Minor Subdivision and Amended Final Record Plat of Unit 1-D and 1-E, of the Grasmere Subdivision to the City of Lexington, Fayette County, Kentucky, and containing 0.146 acres, said plat being of record in Plat Cabinet C, Slide 11, Fayette County Clerk's Office, and to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Alliance Banking Company, by deed dated March 14, 2014 of record in Deed Book 3225, Page 373, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto GRANTEE, her heirs and assigns, forever.

GRANTOR hereby releases and relinquishes unto GRANTEE, her heirs and assigns forever, all of GRANTOR'S right, title and interest in and to said property, and covenants with GRANTEE, her heirs and assigns forever, that GRANTOR is lawfully seized in fee simple title to said property, and has good and lawful right to sell and convey same as is herein done, that the title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, WARRANTS GENERALLY the title to said property.

PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property.

IN TESTIMONY WHEREOF, GRANTOR, by and through its authorized representative, has hereunto affixed its signature, this the day and year first above written.

Alliance Banking Company

BY: *Donald M Eads*
ITS: LOAN Mgr

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property.

Alliance Banking Company

BY: *Donald M Eads*
ITS: LOAN Mgr

Leah Taylor
Leah Taylor

STATE OF KENTUCKY)
)SS
COUNTY OF FAYETTE)

The foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 1st day of May, 2015, by Don Eads, as LOAN mgr of Alliance Banking Company, a Kentucky corporation, on behalf of said Corporation, GRANTOR.

Joseph E. Mainwaring Jr
NOTARY PUBLIC,
KENTUCKY, STATE AT LARGE

MY COM. EXP. 10-9-15
451620

STATE OF KENTUCKY)
)SS
COUNTY OF FAYETTE)


The foregoing CONSIDERATION CERTIFICATE was acknowledged, subscribed and sworn to before me on this 1st day of May, 2015, by Leah Taylor, a single person, GRANTEE.

Joe (Joseph E. Mainous, Jr.)

NOTARY PUBLIC,
KENTUCKY, STATE AT LARGE

MY COM. EXP. 10-6-15
451620

PREPARED BY:



Joseph E. Mainous, Jr.
Mainous & Grant, PLLC
201 West Vine Street
Lexington, KY 40507
(859) 231-8004

JEM/CDH

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: EMILY GENTRY ,dc

201505180201

May 18, 2015 10:55:27 AM

Fees	\$17.00	Tax	\$60.00
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Total Paid	\$77.00
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4 Pages

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