

Fayette County Clerk Recording
Related Documents

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SPECIAL WARRANTY DEED

THIS DEED made and entered into this the 15th day of August, 2017,

by and between **KENTUCKY UTILITIES COMPANY**, a Kentucky corporation, whose address is One Quality Street, Lexington, Kentucky 40507 ("Grantor") and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose address is 200 East Main Street, Lexington, Kentucky 40507, which is the in-care-of tax mailing address for the current tax year ("Grantee"); and,

WITNESSETH:

That for and in consideration of the sum of **TEN DOLLARS AND 00/100 CENTS (\$10.00)**, 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:

A PORTION OF
3097 HELMSDALE PLACE
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY

A parcel of land in Fayette County, Kentucky, along the previous alignment of the Chesapeake and Ohio Railroad (CSX Corporation), extending from the East right of way of Liberty Road to the West right of way of Man O' War Boulevard, on a dividing ridge between the headwaters of North Elkhorn Creek and the headwaters of East Hickman Creek, and more particularly described as follows:

A tract or parcel of land known as Parcel "B" (consisting of 194,937.07 square feet or 4.48 Acres) as shown on Minor Subdivision-Public Acquisition Plan, Brighton East Rail Trail, Phase 4, Parcels "A" & "B" (3097 Helmsdale Place, Lexington, KY 40509), of record in Plat Cabinet R, Slide 651, in the Fayette County Clerk's Office.

Being the same property conveyed to Kentucky Utilities Company, a Kentucky corporation, a by Deed dated December 28, 1994, and of record in Deed Book 1767, Page 188, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the property together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple, 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 SPECIALLY** the same.

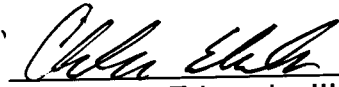
PROVIDED, HOWEVER, that the above conveyance and warranty is subject to all easements, restrictions, and right of ways of record that pertain to the above described property as found of record in the Fayette County Clerk's Office.

CONSIDERATION CERTIFICATE

The undersigned Grantor and Grantee hereby certify, swear, and affirm that the consideration herein is the full and actual consideration paid for the property transferred herein. This transaction is exempt from real estate transfer tax pursuant to KRS 142.050. This transaction on behalf of Grantor was authorized by Resolution No. 190-2017, passed by the Lexington-Fayette Urban County Council on April 13, 2017.

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

PREPARED BY:



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

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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: EMILY GENTRY ,dc

201708300047

August 30, 2017 10:15:22 AM

Fees	\$20.00	Tax	\$.00
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Total Paid	\$20.00
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