

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 25 day of July, 2016, by and between **LEXINGTON HABITAT FOR HUMANITY**, a Kentucky non-profit corporation, 700 East Loudon Avenue, Lexington, Kentucky 40505 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, Kentucky 40505 ("Grantee"); the Grantee's address is the in-care of tax mailing address for the current year.

**WITNESSETH:**

That for and in consideration of payment of the sum of **TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$12,500.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

**969 Valley Avenue**

Description for a certain tract or parcel of land lying and being in Fayette County, in the City of Lexington, Kentucky, situated on the north side of Valley Avenue at the intersection of Valley Avenue and Willard Street, and depicted on Exhibit "A", attached hereto and more particularly described as follows:

Unless otherwise stated, any monument referred to as a capped pin set is an 18" inch rebar 5/8" inch in diameter with a plastic cap inscribed RMJE, PLS 3521 or Roy D. Patrick, PLS 3521.

BEGINNING at an iron cap with cap found at the base of a wooden fence. Said Point having an approximate Kentucky State Plane NAD 83 Single Zone coordinate value of N: 3,908,735.01 and E: 5,277,785.42, and being a common point with the Eunice Shearer property as recorded in Deed Book 1882, Page 304;

Mail to: L.F.U.C.G.  
Dept. of Law  
200 E. Main St.  
Lex., KY 40507

(C-F)

Thence following the fence line of Eunice Shearer for one (1) call: N 86°15'19" W a distance of 39.82' to a point within the city sidewalk; said point being within the Willard Street right-of-way boundary;

Thence following the Willard Street right-of-way boundary for one (1) call, as follows:

S 03°44'28" E a distance of 90.00' to a PK Nail with cap set at the intersection of Willard Street and Valley Avenue;

Thence following the Valley Avenue right-of-way for one (1) call: S 86°14'42" E a distance of 39.83' to a PK Nail with cap set at the Valley Avenue right-of-way boundary. Said point being a common corner with the Ntahobari Alexis property as recorded in the Fayette County Clerk's Office in Deed Book 3152, Page 156;

Thence following said property for one (1) call: N 03°44'23" E a distance of 90.02' to the point of beginning, containing 0.82 acres more or less as per survey by R.M. Johnson Engineering, Inc., completed on January 14, 2016 and being known and designated as 969 Valley Avenue; and,

Being the same property conveyed to the Lexington Habitat for Humanity, Inc., a Kentucky non-profit corporation, by deed dated May 23, 2013, of record in Deed Book 3154, Page 357, in the Fayette County Clerk's Office.

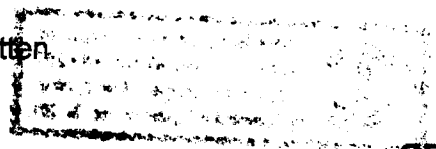
**TO HAVE AND TO HOLD** the above-described property unto the Grantee, in fee simple, its successors and assigns forever.

And the 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 above-described property, including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will **WARRANT GENERALLY** the title thereto.

PROVIDED, HOWEVER, this conveyance is made subject to any and all easements, restrictions or conditions that may appear of record affecting said property.

The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property is \$12,500.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 265-2016, passed by the Lexington-Fayette Urban County Council on May 12, 2016. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050(7)(b).

IN WITNESS WHEREOF, the parties have hereto signed this deed this the day and year first above written.



GRANTOR:

LEXINGTON HABITAT FOR HUMANITY

BY: *Rachel Smith Childress*  
RACHEL SMITH CHILDRESS,  
CHIEF EXECUTIVE OFFICER

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

BY: *Jim Gray*  
JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY )  
  )  
COUNTY OF FAYETTE            )

The foregoing deed and consideration certificate were subscribed, sworn to and acknowledged before me by Rachel Smith Childress, Chief Executive Officer, for and on behalf of Lexington Habitat for Humanity, Inc., a Kentucky non-profit corporation, on this 25 day of July, 2016.

My commission expires: 11/20/2019

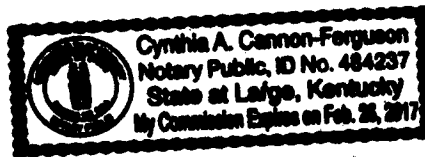
*Sarah D Hendricks* #544719  
Notary Public, Kentucky, State-at-Larg

COMMONWEALTH OF KENTUCKY    )  
  )  
COUNTY OF FAYETTE            )

The foregoing deed and consideration certificate were subscribed, sworn to and acknowledged before me by Jim Gray, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 25th day of July, 2016.

My commission expires: 2/20/17

Cynthia A. Cannon-Ferguson  
Notary Public, Kentucky, State-at-Large



PREPARED BY:

Charles E. Edwards, III

Charles E. Edwards, III,  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

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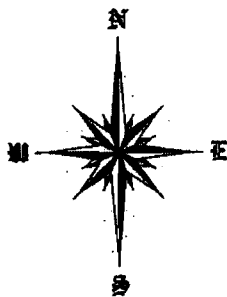
EXHIBIT "A"

DRAWN BY: JBS CHECKED BY: RDP

SURVEYOR'S REPORT



VICINITY MAP  
NOT TO SCALE



LEGEND

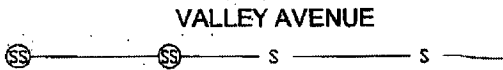
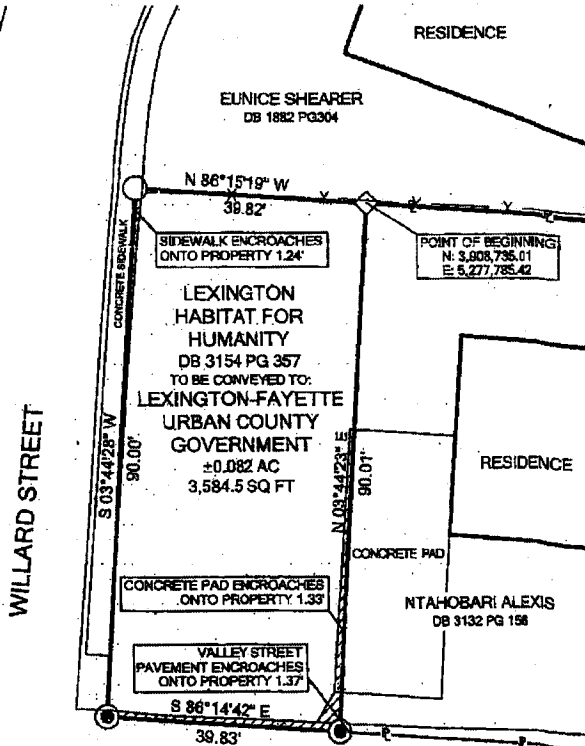
- PROPERTY LINE MONUMENT AS NOTED FOUND DURING THIS SURVEY
- PK NAIL WITH SURVEYOR'S CAP (BET. RMJE PLS 3521)
- PROPERTY LINE POINT NOT SET THIS SURVEY
- SANITARY SEWER MANHOLE
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- WOODEN FENCE
- SANITARY SEWER EASEMENT AREA
- ENCROACHMENT AREA

ORIGIN OF BEARINGS, COORDINATES, & ELEVATIONS

THE STATE PLANE COORDINATES WERE DERIVED FROM A KENTUCKY CORS STATION KY76 MONUMENT LOCATED IN LEXINGTON, KENTUCKY WITH A NAD 83 KENTUCKY SINGLE ZONE STATE PLANE COORDINATE OF NORTH=3,917,640.42 FT AND EAST=5,283,287.66 FT, AND AN NAD83 VERTICAL DATUM ELEVATION OF 979.00. THE COORDINATES SHOWN HEREON ARE IN US SURVEY FEET.



- (1) THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAY AND EASEMENTS OF RECORD OR OTHERWISE.
- (2) THIS SURVEY WAS MADE BY THE METHOD OF GPS REALTIME KINEMATIC SURVEY WITH A PRECISION OF ±0.04 PPM. THIS IS AN URBAN SURVEY AND THE PRECISION AND ACCURACY MEET ALL THE SPECIFICATIONS OF THIS CLASS.
- (3) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY.
- (4) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON.
- (5) NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- (6) THE SUBJECT PROPERTY SHOWN HEREON IS A PORTION OF THE HABITAT FOR HUMANITY PROPERTY AS RECORDED IN THE FAYETTE COUNTY CLERK'S OFFICE IN DEED BOOK 3154 PAGE 357.
- (7) THE ACCEPTANCE OF THE PLAT HEREON AND THE MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT LIABILITY ARISING FROM ANY CAUSE OF ACTION HERETO TO AN AMOUNT NOT TO EXCEED THE FEES CHARGED.
- (8) NO BUILDING STRUCTURES EXIST ON THE PROPERTY AT TIME OF SURVEY.
- (9) THE SURVEYOR DID NOT OBSERVE ANY CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- (10) THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- (11) THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP, BUMP, OR SANITARY LANDFILL.
- (12) THIS PLAT OF SURVEY DEPICTS A PORTION OF PROPERTIES TO BE ACQUIRED BY LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT THEREFORE THE CUMULATIVE ACREAGE IS EQUIVALENT TO THE SUM OF THE MULTIPLE PARCELS; PARCELS ARE CONTIGUOUS WITH NO HIATUSES OR OVERLAPS.
- (13) THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD BOUNDARY.
- (14) THERE ARE NO EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME OR REFLECTED ON THE TITLE COMMITMENT OTHER THAN THOSE SHOWN AND DEPICTED ON THE PLAT OF SURVEY.
- (15) THERE ARE NO BUILDING RESTRICTIONS OR SET BACK LINES, PARTY WALLS, ENCROACHMENTS, OVERHANGS OR ANY IMPROVEMENTS UPON ANY EASEMENTS, RIGHTS OF WAY OR ADJACENT LAND EXCEPT AS SHOWN AND DEPICTED ON THE PLAT OF SURVEY.



SURVEYOR'S CERTIFICATION

I HEREBY STATE, SUBJECT TO THE NOTES SHOWN HEREON, THAT THE FIELD SURVEY AND MAP PREPARED BY MYSELF OR UNDER MY SUPERVISION SUBSTANTIALLY MEETS THE STANDARDS OR PRACTICE FOR LAND SURVEYING IN THE COMMONWEALTH OF KENTUCKY.  
FIELD WORK COMPLETED: 1/14/2016  
DATE OF PLAT: 2/2/2016

*Roy Patrick*  
SIGNATURE

3521  
L.S. No.

2/2/2016  
DATE

**RMJE**  
R.M. JOHNSON ENGINEERING, INC.  
2013 Research Square Place  
Suite 200  
Lexington, KY 40503  
(606) 251-1299

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
200 E MAIN STREET, LEXINGTON, KENTUCKY 40507

PLAT OF SURVEY

SHEET: 1  
DATE: 2/2/2016

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.



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By: EMILY GENTRY ,dc

201608160202

August 16, 2016                      15:46:54    PM

Fees	\$23.00	Tax	\$12.50
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Total Paid	\$35.50
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