

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 30th day of June, 2017, by and between **ANDERSON-RAMSEY, LLC, a Kentucky limited liability company**, 1720 Sharkey Way, Suite 100, Lexington, Kentucky 40511 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

**WITNESSETH:**

That for and in consideration of payment of the sum of **FOUR HUNDRED FORTY THOUSAND DOLLARS AND 00/100 CENTS (\$440,000.00)**, 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:

**1181 PROVIDENCE PLACE PARKWAY**

All that tract or parcel of land situated on the northeasterly side of Newtown Pike and being north of Stanton Way in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Being all of Lot 2 (consisting of 2.0 Acres) of the Final Record Plat of Kingston Hall, Unit 2, (East Bridgeford Land Development Co.) of record in Plat Cabinet R, Slide 361, of the Fayette County Clerk's Office; and,

Being a portion of the same property conveyed to Anderson-Ramsey, LLC, a Kentucky limited liability company, by deed

Mail to LFUCG  
Dept. of Law  
200 East Main Street  
Lexington, Ky. 40507  
(CC-F)

dated November 15, 2006, and of record in Deed Book 2687,  
Page 602, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described property together with all rights, appurtenances, and improvements thereunto belonging unto the Grantee, its successors and assigns, forever, in fee simple.

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.

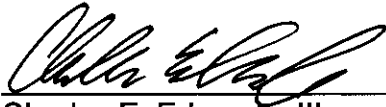
**CONSIDERATION CERTIFICATE**

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 conveyed is \$440,000.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 263-2017 passed by the Lexington-Fayette Urban County Council on May 11, 2017.

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



PREPARED BY:



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Charles E. Edwards, III,  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law  
200 East Main Street, 11<sup>th</sup> 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: SHEA BROWN ,dc

201706300007

June 30, 2017                      8:07:09      AM

Fees	\$20.00	Tax	\$440.00
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Total Paid	\$460.00
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5 Pages

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