

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 10<sup>th</sup> day of November, 2016, by and between **TITO SANDOVAL and ROSA SANDOVAL, husband and wife**, 600 Galata Drive, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 (\$3,250.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns forever, the following tract of land located in Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Fee Simple Right-of-Way**  
**(a portion of 600 Galata Drive)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 1A**

Beginning at a point 39.82 feet left of Clays Mill Road at Station 120+67.44 thence North 15 Degrees 06 Minutes 56 Seconds West a distance of 20.30 feet to a point 52.52 feet left of Clays Mill Road at Station 120+83.29 thence South 65

Return to:  
Charles E. Edwards III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

*DTC*

Degrees 52 Minutes 50 Seconds East a distance of 12.67 feet to a point 39.85 feet left of Clays Mill Road at Station 120+83.17 thence South 23 Degrees 30 Minutes 30 Seconds West a distance of 15.73 feet to a point 39.82 feet left of Clays Mill Road at Station 120+67.44 and the POINT OF BEGINNING;

The above described parcel contains 0.002 acres (100 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Tito Sandoval and Rosa Sandoval, husband and wife, by deed dated October 21, 2014, of record in Deed Book 3274, Page 266, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the aforementioned sum, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Temporary Right-of-Way Construction Easement**  
**(a portion of 600 Galata Drive)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 1B**

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 125 feet south of the intersection of Galata Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 39.71 feet left of Clays Mill Road at Station 119+83.17; thence North 14 Degrees 14 Minutes 40 Seconds East a distance of 101.50 feet to a point 56.19 feet left of Clays Mill Road at Station 120+83.32; thence South

65 Degrees 52 Minutes 50 Seconds East a distance of 3.67 feet to a point 52.52 feet left of Clays Mill Road at Station 120+83.29; thence South 15 Degrees 06 Minutes 56 Seconds East a distance of 20.30 feet to a point 39.82 feet left of Clays Mill Road at Station 120+67.44; thence South 23 Degrees 30 Minutes 30 Seconds West a distance of 84.28 feet to a point 39.71 feet left of Clays Mill Road at Station 119+83.17 and the POINT OF BEGINNING.

The above described parcel contains 0.016 acres (717 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Tito Sandoval and Rosa Sandoval, husband and wife, by deed dated October 21, 2014, of record in Deed Book 3274, Page 266, in the Fayette County Clerk's Office.

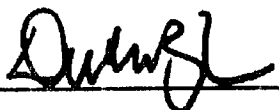
**TO HAVE AND TO HOLD** the above-described fee simple right-of-way and easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantors. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done, and that they will **WARRANT GENERALLY** said title.



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: MELISSA STELTER ,dc

201611160022

November 16, 2016                      8:49:19      AM

Fees	\$20.00	Tax	\$3.50
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Total Paid	\$23.50
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5 Pages

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