

EXEMPT PER KRS 382.135(2)(c)

Fayette County
KY 1927 (Liberty Road)
Item Number 7-8902.00
Parcel Number 2

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is entered into on this 11th day of September, 2025, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantor"), *who is exempt from paying tax pursuant to KRS 382.135(2)(c)*; and the **COMMONWEALTH OF KENTUCKY** for the use and benefit of the **TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS**, whose address is 200 Mero Street, Frankfort, Kentucky 40601 (hereinafter "Grantee").

WITNESSETH: That the Grantor, in consideration of NINE THOUSAND, THREE HUNDRED DOLLARS AND ZERO CENTS (\$9,300.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described property and property interests, viz:

Parcel Number 2
Tract A

All that tract or parcel of land situated approximately 1,200 feet northwest of the intersection of Kentucky Highway 1927 (Liberty Road) and Star Shoot Parkway in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at a point in the easterly right-of-way line of Liberty Road, said point being 42.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 104+50.10, said point also being a common corner with Fayette County School District Finance Corporation; Thence with the easterly right-of-way line of Liberty Road for two (2) calls: North 54°23'02" West, 215.15 feet to a point 45.47 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 106+69.54; and, North 42°48'49" West, 38.86 feet to a point 50.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 107+10.41; Thence leaving the easterly right-of-way line of Liberty Road, with a new right-of-way line through the lands of Lexington-Fayette Urban County Government for two (2) calls: 115.00 feet along an arc to the left, having a radius of 810.00 feet, the chord of which is South 52°12'32" East, 114.91 feet to a point 50.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 105+88.31; and, South 56°16'34" East, 143.39 feet to a point 50.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 104+44.92, said point being in the northerly property line of the aforesaid Fayette County School District Finance Corporation;

Thence with the northerly property line of Fayette County School District Finance Corporation, South 66°37'58" West, 9.53 feet to the POINT OF BEGINNING.

The above-described tract contains 0.026 acres (1,151 square feet). It is understood between the parties hereto that the above-described tract is conveyed in fee simple.

Parcel Number 2
Tract B

All that tract or parcel of land situated approximately 1,200 feet northwest of the intersection of Kentucky Highway 1927 (Liberty Road) and Star Shoot Parkway in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

BEGINNING at a point in the northerly property line of Fayette County School District Finance Corporation, said point being 50.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 104+44.92; Thence leaving the northerly property line of Fayette County School District Finance Corporation, with a new right-of-way line through the lands of Lexington-Fayette Urban County Government (LFUCG) for two (2) calls: North 56°16'34" West, 143.39 feet to a point 50.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 105+88.31; and, 115.00 feet along an arc to the right, having a radius of 810.00 feet, the chord of which is North 52°12'32" West, 114.91 feet to a point 50.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 107+10.41, said point being in the existing easterly right-of-way line of Liberty Road; Thence with the easterly right-of-way line of Liberty Road, North 42°48'49" West, 151.08 feet to a point 49.94 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 108+71.04, said point being a common corner with Jeffrey L. Hallos and Margaret M. Graves; Thence leaving the easterly right-of-way line of Liberty Road, with the southerly property line of Jeffrey L. Hallos and Margaret M. Graves North 81°59'47" East, 23.13 feet to a point 70.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 108+58.67; Thence leaving the southerly property line of Jeffrey L. Hallos and Margaret M. Graves, with a new temporary construction easement line through the lands of LFUCG for three (3) calls: South 45°32'09" East, 53.91 feet to a point 75.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 108+00.00; 193.26 feet along an arc to the left, having a radius of 785.00 feet, the chord of which is South 49°13'24" East, 192.77 feet, to a point 75.00 feet right of the proposed KY 1927 (Liberty Road) centerline at Station 105+88.31; and, South 56°16'34" East, 159.57 feet to a point 75.00 feet right of KY 1927 (Liberty Road) centerline at Station 104+28.74, said point being in the northerly property line of the aforesaid Fayette County School District Finance Corporation; Thence with the northerly property line of Fayette County School District Finance Corporation, South 66°37'58" West, 29.78 feet to the POINT OF BEGINNING.

The above-described tract contains 0.223 acres (9,703 square feet). It is understood between the parties hereto that the above-described tract is conveyed as a temporary easement for the purpose of slope and drainage construction; where said temporary easement terminates and reverts upon completion of the project.

Being a portion of the same property conveyed to Lexington-Fayette Urban County Government, an urban county government pursuant to Kentucky Revised Statutes Chapter 67A, from Jeffrey L. Hallos and Margaret M. Graves, husband and wife, by Deed dated May 30, 2001, and recorded in Deed Book 2203 Page 718 in the office of the Fayette County Clerk.

The proposed public project for which the above-described property is being acquired is identified as Improve KY 1927 (Liberty Road) in Fayette County, Kentucky, Project Number 12F0 FD52 034 9338401R; STP 3003 (337), Item Number 07-8902.00, the plans for which are on file in the office of the Kentucky Transportation Cabinet in Frankfort, Kentucky.

The acquisition of the right of way for this project was authorized by the Kentucky Department of Highways Official Order Number 112763.

As required to be set forth in 603 KAR 5:120(6), the control of access on this project as well as the remaining property of Grantor is by permit. Access, if any, on this project as well as the remaining property of the Grantor shall

be allowed where specifically shown on the project plans or as otherwise permitted by law and Kentucky Transportation Cabinet policy.

This conveyance is made free and clear of any liens, taxes and/or encumbrances.

This conveyance was authorized by Resolution 232 -2025, passed by the Lexington-Fayette Urban County Council on May 29, 2025.

TO HAVE AND TO HOLD said property unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the Grantor, by and through Linda Gorton, Mayor and Duly Authorized Representative thereof, has executed this Deed of Conveyance on this 16 day of September, 2025.
GRANTOR:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

BY:

Linda Gorton
Linda Gorton, Mayor and Duly Authorized Representative
of the Lexington-Fayette Urban County Government

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY

COUNTY OF FAYETTE

I, the undersigned, certify that the foregoing Deed of Conveyance was produced before me in my said County and State and duly acknowledged and sworn to by Linda Gorton, Mayor and Duly Authorized Representative of Lexington-Fayette Urban County Government, the Grantor therein to be its act and deed.

Witness my hand this the 16th day of September, 2025.

Mackenzie Stock
NOTARY PUBLIC, STATE AT LARGE

My Commission expires: 11/20/2027

Notary ID Number: KYNP82853

This Instrument Prepared By:

Hon. Kyle W. Ray (KBA # 91959)
Commonwealth of Kentucky
Kentucky Transportation Cabinet
Department of Highways
800 Newtown Court
Lexington, KY 40511
Telephone (859) 246-2355

Please Return Recorded Instrument To:

Diane Forrester
Kentucky Transportation Cabinet
District 7 Right-of-Way
800 Newtown Court
Lexington, KY 40511