

GENERAL WARRANTY DEED

This **GENERAL WARRANTY DEED** is made and entered into this 13~~th~~ day of February, 2017, by and between **PENNINGTON ASSOCIATES LP, a Kentucky limited partnership**, 727 South Orange Avenue, Sarasota, Florida 34236 ("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 **ONE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 CENTS (\$1,750,000.00)**, 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:

WEST HICKMAN 7 WET WEATHER STORAGE TANK PROJECT
300 QUINTON COURT
(FORMERLY 109 QUINTON COURT)

All that tract or parcel of land situated along the southwesterly side of Codell Drive between New Circle Road (Ramp) and Quinton Court in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Being all of Lot 1 (consisting of Parcel A and Parcel B) of the Minor Consolidation Record Plat of Todd's Place Trace, Unit 1, of record in Plat Cabinet R, Slide 23, of the Fayette County Clerk's Office; and,

Being a portion of the same property conveyed to Pennington Associates LP, a Kentucky limited partnership, by deed dated

Mail to LFUCG
Dept. of Law
200 East Main Street
Lexington, Ky. 40507

(CF)

December 12, 2011, and of record in Deed Book 3046, Page 580, 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 \$1,750,000.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 736-2016 passed by the Lexington-Fayette Urban County Council on December 6, 2016.

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

GRANTOR:

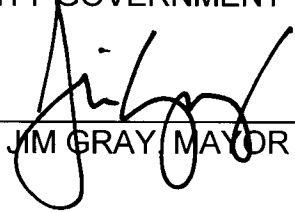
PENNINGTON ASSOCIATES LP, a
Kentucky limited partnership

BY: Pennington Associates GP LLC, a
Kentucky limited liability company, as
General Partner

BY: 
NATHAN METZGER,
MANAGER

GRANTEE:

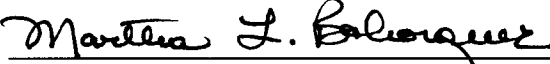
LEXINGTON-FAYETTE
COUNTY GOVERNMENT

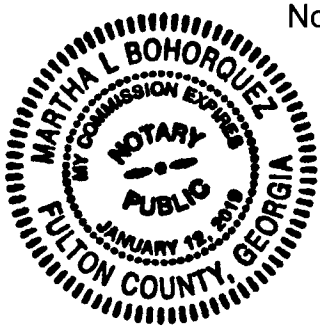
BY: 
JIM GRAY, MAYOR

STATE OF ~~FLORIDA~~ GEORGIA)
COUNTY OF ~~SARASOTA~~ DEKALB)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Nathan Metzger, as Manager of Pennington Associates GP LLC, a Kentucky limited liability company, which is the general partner of Pennington Associates LP, a Kentucky limited partnership, for and on behalf of the limited partnership, on this 13~~th~~ day of February, 2017.

My commission expires: JANUARY 12, 2019


Notary Public, ~~Florida~~, ~~State of Large~~



COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing consideration certificate was 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 16 day of February, 2017.

My commission expires: April 30, 2020

Jennifer J. Hillen # 555712
Notary Public, Kentucky, State-at-Large

PREPARED BY:

Michael Keith Horn
Michael Keith Horn,
Managing 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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DEED BOOK 3470 PAGE 355

**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

201702240173

February 24, 2017 13:49:53 PM

Fees	\$20.00	Tax	\$1,750.00
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Total Paid	\$1,770.00
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5 Pages

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