

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 10th day of July, 2018, by and between **KCM HOLDINGS, LLC**, a Kentucky limited liability company, 1800 Cantrill Drive, Lexington, Kentucky 40505 ("Grantor"), which is also the in-care of tax mailing address for the current tax year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and in consideration of the sum of **EIGHT HUNDRED SEVENTY-SEVEN DOLLARS AND 00/100 CENTS (\$877.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, construct, operate, repair, reconstruct and remove sanitary sewer improvements and appurtenances thereto, which sanitary sewer improvements and appurtenances shall be of such dimension, character, construction and use as reasonably determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

Permanent Sanitary Sewer Easement
(a Portion of 1281 E. New Circle Road)
Liberty Road Pump
Station Replacement Project

A tract or parcel of land being in Fayette County, Lexington, Kentucky and situated on the northeast corner of New Circle Rd and Liberty Rd, and being known as 1281 E. New Circle Road, Lexington, Kentucky and being a parcel of land described as follows:

Return to:
Charles E. Edwards, III

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

Beginning at the point where the Southernmost property line meets the Western boundary of the adjacent 75' Utility Easement; thence leaving said point, N 10°14'00" E, 10.92-ft along the property line to the true point of beginning. From the true point of beginning, N 10°14'00" E, 25-ft along the property line to a point; thence leaving the property line at a bearing of N 79°46'00" W for a distance of 20-ft, then proceeding at a bearing of S 10°14'00" W for a distance of 25-ft, then proceeding at a bearing of S 79°46'00" E for a distance of 20-ft to the true point of beginning, containing 500 sq. ft. or approximately 0.01 acre; and,

Being a portion of the property conveyed to KCM Holdings, LLC, a Kentucky limited liability company, by deed dated September 6, 2006, of record in Deed Book 2672, Page 436, in the Fayette County Clerk's Office.

Described on Exhibit "A" attached hereto and incorporated herein by reference.

FURTHER, for and in consideration of the foregoing sum, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the temporary right, expiring June 30, 2019, to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer construction, repair, installation and relocation through and across the following tract of land located within the confines of Lexington-Fayette County, Kentucky, to-wit:

Temporary Construction Easement
(a Portion of 1281 E. New Circle Road) Liberty
Road Pump
Station Replacement Project

A tract or parcel of land being in Fayette County, Lexington, Kentucky and situated on the northeast corner of New Circle Rd and Liberty Rd, and being known as 1281 E. New Circle Road, Lexington, Kentucky and being a parcel of land described as follows:

Beginning at the most Southeast corner of the property, said point being shared with the boundary of the 75' Utility Easement; thence having said point, N 10°14'00" E, 60-ft along the property line; thence leaving the property line at a bearing of N 75°45'00" W for a distance of 113.45-ft, then proceeding at a bearing of S 01°40'08" W for a distance of 61.33-ft, then proceeding along the southern property line at a bearing of S 75°45'00" E for a distance of 104.29-ft to the point of beginning, to contain an area of 6,016 sq. ft. or approximately 0.12 acre, not to include the 20' permanent easement described above; and,

Being a portion of the property conveyed to KCM Holdings, LLC, a Kentucky limited liability company, by deed dated September 6, 2006, of record in Deed Book 2672, Page 436, in the Fayette County Clerk's Office.

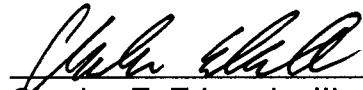
Described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above-described easements together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land until June 30, 2019, and is binding upon the heirs and assigns of the Grantor during such time. Grantor does hereby covenant to and with Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the easements conveyed herein, and that it will **WARRANT SPECIALLY** said title. Grantor shall have the full right to use the surface of the land lying over said permanent easement for any purpose desired, provided such use will not interfere with the Grantee's free use of the easement herein granted and provided further that no building or structure shall be erected upon, across, over or through said permanent easement without the prior written consent of the Grantee, which consent shall not be unreasonably withheld.

My Commission Expires Sep 8, 2018
JENNIFER J. SCHARR
Notary Public
State of Idaho
Kentucky

PREPARED BY:



Charles E. Edwards, III
Attorney

Lexington-Fayette Urban County
Government

200 West Main Street, 11th 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: MELISSA STELTER ,dc

201807310182

July 31, 2018 14:39:50 PM

Fees	\$26.00	Tax	\$.00
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Total Paid	\$26.00
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7 Pages

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