

QUITCLAIM DEED

This **QUITCLAIM DEED** made and entered into this the 5th day of January 2017, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky pursuant to Chapter 67A of the Kentucky Revised Statutes, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, (hereinafter "Grantor"), and **HELMSDALE 2, LLC**, a Kentucky limited liability company, 3609 Walden Drive, Lexington, Kentucky 40517, which is the in-care of tax mailing address for the current year (hereinafter "Grantee").

WITNESSETH:

WHEREAS, by Ordinance No. 223-2016 adopted by the Council of the Lexington-Fayette Urban County Government on the 6th day of December, 2016, a portion of a public way, Campbell Lane, was closed pursuant to KRS 82.405; said Ordinance was duly recorded in **Deed Book 3457, Page 313**, in the Fayette County Clerk's Office; and

WHEREAS, Ordinance No. 223-2016 further authorized and directed the Mayor to execute a quitclaim deed for the former right-of-way to the abutting property owner;

NOW, THEREFORE, for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby **REMISE, RELEASE** and forever **QUITCLAIM** unto the Grantee, its successors and assigns

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


forever, all of its right, title and interest in the following described real property situated in the City of Lexington, County of Fayette, Kentucky, to- wit:

COMMENCING AT A POINT in the southwestern most corner of the Odell Vanderpool property (known as 836 Campbell Lane) as recorded on Deed Book 2571, Page 566 of record in the Fayette County Clerk's office; thence with the western line of Vanderpool North 28 degrees 22 minutes 30 seconds West, 131.35 feet to a point in the existing northern right of way of Campbell Lane, said point also being THE TRUE POINT OF BEGINNING; thence with said existing right of way North 62 degrees 39 minutes 31 seconds East, 312.40 feet to a point in the western line of Helmsdale, LLC (known as 3050 Helmsdale Place); thence with said western line South 38 degrees 06 minutes 11 seconds East, 26.16 feet to a point in the existing southern right of way of Campbell Lane; thence with said existing right of way South 61 degrees 38 minutes 13 seconds West, 316.77 feet to a point; thence leaving said right of way North 28 degrees 22 minutes 30 seconds West, 31.35 feet to the POINT OF BEGINNING and containing 8,980 square feet; according to survey performed by EA Partners, PLC in March, 2016.

TO HAVE AND TO HOLD the same unto the Grantee, its successors or assigns, forever, subject to all easements and encumbrances of record and to any and all rights of others recognized and/or permitted by the Grantor for the presence of utilities in or upon the property, and in respect to such utility rights, where no easement exists. There is hereby expressly reserved by the Grantor a utility easement upon the entire property for the purpose of accessing, repairing, expanding, relocating, and removing the sanitary sewer easement line and manhole located on the property as Grantor may deem necessary or expedient. This instrument is exempt from the requirements for a Consideration Certificate by KRS 382.135(2)(c).

IN TESTIMONY WHEREOF, the Grantor has signed this Quitclaim Deed, on this the day and year first above written.

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: EMILY GENTRY ,dc

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January 5, 2017

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Fees	\$17.00	Tax	\$0.00
Total Paid	\$17.00		

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