

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 21 day of MARCH, ²⁰¹⁹~~2018~~, by and between **BLUEGRASS FINE ART GALLERY INC.**, a Kentucky corporation, 2956 Four Pines Drive, Unit No. 4, Lexington, Kentucky 40502 ("Grantor"), which is also the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and consideration of **THREE HUNDRED SEVENTY-FIVE DOLLARS AND NO CENTS (\$375.00)** 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, install, construct, maintain, repair, reconstruct, and remove sidewalks and other related improvements and appurtenances thereto, which said sidewalk and appurtenances shall be of such dimension, character, construction and use as 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 Sidewalk Easement
Southland Drive Sidewalk Improvement Project
Parcel No. 5
(a portion of 472 Southland Drive)

A certain tract of land lying in Fayette County, Kentucky, approximately 0.88 miles northwest of the Nicholasville Road/Southland Drive intersection, point of beginning 856.17 feet south of the Rosemont Garden/Southland Drive

Charles E. Edwards, III
LFUCG Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507

intersection and being more particularly described as follows:

Beginning at a point 49.23 feet right of the Southland Drive centerline station 108+37.03 said point being on the existing right-of-way; thence South 22 degrees 23 minutes 7 seconds East a distance of 15.90 feet to a point 49.48 feet right of the Southland Drive centerline station 108+52.60; thence South 67 degrees 16 minutes 52 seconds West a distance of 9.19 feet to a point 58.67 feet right of the Southland Drive centerline station 108+52.48; thence North 23 degrees 16 minutes 44 seconds West a distance of 16.01 feet to a point 58.67 feet right of Southland Drive centerline station 108+36.86; thence North 67 degrees 56 minutes 25 seconds East a distance of 9.44 feet to the POINT OF BEGINNING, containing 148 square feet or 0.0033 acres; and,

Being a portion of the same property conveyed to Bluegrass Fine Art Gallery, Inc., a Kentucky corporation, by deed, dated October 12, 1988, of record in Deed Book 1493, Page 15, in the Fayette County Clerk's Office.

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

Grantor 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 right to sell and convey the interest herein conveyed, and that it will **WARRANT GENERALLY** said title.

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 \$375.00. Grantee joins this Deed of Easement for the sole purpose of certifying the consideration, as authorized by Resolution No. 263-2018 passed by the Lexington-Fayette Urban County Council on May 3, 2018. This conveyance is exempt from real estate transfer tax

pursuant to KRS 142.050.

IN TESTIMONY WHEREOF, the parties have signed this Easement, the day and year first above written.

GRANTOR:

BLUEGRASS FINE ART
GALLERY, INC., a Kentucky corporation

BY: Kathryn H. Hopkins
KATHRYN H. HOPKINS,
PRESIDENT

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: Linda Gorton
LINDA GORTON,
MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Easement and consideration certificate was subscribed, sworn to and acknowledged before me by Kathryn H. Hopkins, as a President, on behalf of Bluegrass Fine Art Gallery, Inc., a Kentucky corporation, on this the 21 day of January, ~~2018~~ 2019

My commission expires: 7-29-2021

Paul White 583153
Notary Public, Kentucky, State-at-Large

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

Linda Gorton

The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me by Linda Gorton, as Mayor for and on behalf of the Lexington-Fayette Urban County Government, on this the 21st day of March, 2018. 9

My commission expires: 2/26/21

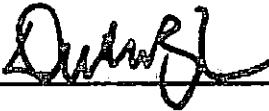
Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State-at-Large



PREPARED BY:

Charles E. Edwards, III
Charles E. Edwards, III,
Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

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

201903280043

March 28, 2019 10:26:04 AM

Fees	\$20.00	Tax	\$.00
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Total Paid	\$20.00
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5 Pages

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