

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 23<sup>rd</sup> day of March, 2017, by and between **DELLA W. OSBORN, single**, 600 Mitchell Avenue, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **THREE THOUSAND SEVEN HUNDRED DOLLARS AND 00/100 (\$3,700.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns forever the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Fee Simple Right-of-Way**  
(a portion of 600 Mitchell Avenue)

**Clays Mill Road Improvement Project, Section 1**  
(Harrodsburg Road to New Circle Road)  
Parcel No. 105A

Beginning at a point 33.00 feet left of Clays Mill Road at Station 183+54.37; thence North 22 Degrees 59 Minutes 46 Seconds East for a distance of 53.94 feet, to a point 33.00 feet left of Clays Mill Road at Station 184+08.31; thence South 51 Degrees 02 Minutes 17 Seconds East a distance

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

DTC

of 5.16 feet, to a point 28.04 feet left of Clays Mill Road at Station 184+06.89; thence South 23 Degrees 55 Minutes 05 Seconds West a distance of 53.70 feet, to a point 28.90 feet left of Clays Mill Road at Station 183+53.20; thence North 50 Degrees 58 Minutes 36 Seconds West a distance of 4.26 feet to a point 33.00 feet left of Clays Mill Road at Station 183+54.37 and the POINT OF BEGINNING;

The above described parcel contains 0.006 acres (244 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Della W. Osborn, by deed dated June 25, 2015, of record in Deed Book 3323, Page 85, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the sum hereinbefore mentioned, 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, temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Temporary Right-of-Way Construction Easement**  
**(a portion of 600 Mitchell Avenue)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 105B**

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 71 feet south of the intersection of Mitchell Avenue and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.00 feet left of Clays Mill Road at Station 183+54.37; thence North 50 Degrees 58 Minutes 36 Seconds West a distance of 14.36 feet to a point 46.80 feet left of Clays Mill Road at Station 183+58.34; thence North 65 Degrees 06 Minutes 57 Seconds East a distance of 8.67 feet

to a point 40.98 feet left of Clays Mill Road at Station 183+64.77; thence North 22 Degrees 58 Minutes 24 Seconds East a distance of 39.69 feet to a point 41.00 feet left of Clays Mill Road at Station 184+04.46; thence North 34 Degrees 11 Minutes 10 Seconds West a distance of 20.36 feet to a point 58.11 feet left of Clays Mill Road at Station 184+15.49; thence South 51 Degrees 02 Minutes 17 Seconds East a distance of 26.12 feet to a point 33.00 feet left of Clays Mill Road at Station 184+08.31; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 53.94 feet to a point 33.00 feet left of Clays Mill Road at Station 183+54.37 and the POINT OF BEGINNING;

The above described parcel contains 0.012 acres (507 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Della W. Osborn, by deed dated June 25, 2015, of record in Deed Book 3323, Page 85, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described fee simple right-of-way and easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that she



