

SPECIAL WARRANTY DEED

THIS DEED made and entered into this the 24th day of October, 2016, by and between **DIVINE PROVIDENCE, INC.**, a Kentucky nonprofit corporation, whose mailing address is P.O. Box 324, Lexington, Kentucky 40588 (hereinafter "Grantor"); and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky local government established in accordance with Chapter 67A of the Kentucky Revised Statutes, whose address is 200 East Main Street, Lexington, Kentucky 40507 which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantee");

WITNESSETH:

That for and in consideration of a credit in the amount of **TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00)** in the purchase of certain other real property, the receipt of which is hereby acknowledged, the Grantor has **BARGAINED** and **SOLD** and does hereby **GRANT** and **CONVEY** unto the Grantee, its heirs and assigns forever, the following described real property, to-wit:

Beginning at a point on the southeast corner of the intersection of Fifth and Chestnut Streets; thence along said Fifth Street in an easterly direction 35 feet; thence at right angles in a southerly direction 113.5 feet; thence at right angles to the last named line 35 feet to Chestnut Street; thence with Chestnut Street in a northerly direction 113.5 feet to the beginning; said property being known as 400-402 East Fifth Street.

Being the same property conveyed to Divine Providence, Inc., by Deed dated October 24 2016, and of record in Deed Book 3440, Page 538, Fayette County Clerk's Office.

Fayette County Clerk Recording
Related Documents

From 106
To 107

TO HAVE AND TO HOLD the property together with all rights, privileges, appurtenances and improvements thereunto belonging unto the Grantee, in fee simple, its successors and assigns forever.

AND the Grantor does hereby release and relinquish unto the Grantee, its successors and assigns all of the right, title and interest in the above-described property including all exemptions allowed by law, and does hereby covenant to and with said Grantee, their successors and assigns, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done; that the title to said property is clear, perfect, and unencumbered, and that they will **WARRANT SPECIALLY** the same.

PROVIDED, HOWEVER, that the above conveyance and warranty is subject to all easements, restrictions and right of ways that pertain to the above described property as found of record in the Fayette County Clerk's Office.

CONSIDERATION CERTIFICATE

The undersigned Grantor and Grantee hereby certify, swear, and affirm that the consideration herein is the full and actual consideration paid for the property transferred herein, with the property having a fair market value of Two Hundred Thousand and 00/100 Dollars (\$200,000.00). This transaction is exempt from real estate transfer tax pursuant to KRS 142.050.

IN TESTIMONY WHEREOF, Grantor and Grantee have hereunto set their hands on this the day and year first above written.

GRANTOR:

GRANTEE:

DIVINE PROVIDENCE, INC.

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

BY: *Ginny Ramsey*
GINNY RAMSEY
VICE-PRESIDENT

BY: *[Signature]*
JIM GRAY
MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by *Ginny Ramsey* in his/her capacity as *Vice - President* of Divine Providence, Inc., a Kentucky nonprofit corporation, on this the *24th* day of *October*, 2016.

[Signature]
Notary Public, Kentucky, State at Large
My Commission Expires: *11/10/2018*

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by Jim Gray, in his capacity as Mayor of Lexington-Fayette Urban County Government, on this the 18 day of October, 2016.

James J. Holden # 555712
Notary Public, Kentucky, State at Large

My Commission Expires: 04/30/2020

PREPARED BY:

W. Logan Wilson
W. LOGAN WILSON
BINGHAM GREENEBAUM DOLL LLP
300 W. VINE STREET, SUITE 1200
LEXINGTON, KY 40507
(859) 231 - 8500

17819211_1.doc

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

201610240107

October 24, 2016 11:26:56 AM

Fees	\$20.00	Tax	\$200.00
------	---------	-----	----------

Total Paid	\$220.00
------------	----------

THIS IS THE LAST PAGE OF THE DOCUMENT

5 Pages

543 - 547