

DEED OF PERMANENT EASEMENT

This **DEED OF PERMANENT EASEMENT** is made and entered into this 16 day of July, 2019, by and between the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantor"), which is also the in-care of tax mailing address for the current year, and **KENTUCKY UTILITIES COMPANY**, a **Kentucky corporation**, 1 Quality Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and consideration of **SEVENTEEN THOUSAND SEVEN HUNDRED EIGHTY-FOUR DOLLARS AND 00/100 (\$17,784.00)** 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 use the following described real property for space on which to park vehicles. The tract of land on which the easement will be located is within the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows:

Permanent Easement

**Town Branch Commons Project
Parcel No. 10A, Zone 2
(a portion of 201 E. Vine Street)**

Being a tract of land located in Fayette County, Kentucky, along Water Street, at the intersection of Water Street and Quality Street and more particularly described as follows:

Beginning at a point, being the point of intersection of the North right-of-way of Quality Street and the West right-of-way of Water Street; thence with the said West right-of-way of Water Street, also being a line common to the Kentucky

Fayette County Clerk Recording
Related Documents

From 192
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Charles E. Edwards, III
LFUCG Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507

(CC-F)

Utilities Company, Tract 2, as recorded in Deed Book 1510, Page 465, North 42 Degrees 10 Minutes 52 Seconds West, a distance of 146.27 feet to a point; thence leaving the West right-of-way of Water Street and with the following lines through said Water Street, North 47 Degrees 35 Minutes 07 Seconds East, for a distance of 4.52 feet to a point; thence South 41 Degrees 58 Minutes 56 Seconds East, for a distance of 146.26 feet to a point; thence South 47 Degrees 35 Minutes 07 Seconds West, for a distance of 4.01 feet to the POINT OF BEGINNING; and,

The above described parcel contains 0.0143 Acres (624 square feet) of permanent easement; and,

Being a portion of the same property conveyed to the Lexington-Fayette Urban County Government, in fee simple, by deed, dated _____, of record in Deed Book 3687, Page 449, in the Fayette County Clerk's Office.

And as such tract is shown on Exhibit "A" attached hereto and incorporated herein.

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 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 \$17,784.00. Grantee joins this Deed of Easement for the sole purpose of certifying the consideration, as authorized by Resolution No. 391-2018 passed by the Lexington-Fayette Urban County Council on June 21, 2018. This conveyance is exempt from real estate transfer tax

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: PATTY DAVIS ,dc

201908010193

August 1, 2019 12:35:56 PM

Fees	\$23.00	Tax	\$.00
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Total Paid	\$23.00
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