

GENERAL WARRANTY DEED

This **GENERAL WARRANTY DEED** is made and entered into this 13th day of December, 2016, by and between **RC INVESTMENTS, LLC, a Kentucky limited liability company**, P.O. Box 246, Somerset, Kentucky 42502 ("Grantor") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

WITNESSETH:

That for and in consideration of payment of the sum of **ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND 00/100 CENTS (\$125,000.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, its successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

135 ELAM PARK

All of Lot 4, Block "B" of the South Side Subdivision, same facing 45 feet on Elam Park and line between two parallel lines, and extending in a Westerly direction 223 feet to the City of Lexington, Fayette County, Kentucky, as shown by plat of record in Plat Cabinet E, Slide 402, in the Fayette County, Kentucky, to which reference is made for a more particular description of the property; the improvements thereon being known and designated as 135 Elam Park; and,

Being the same property conveyed to RC Investments, LLC, a Kentucky limited liability company, by deed dated March 8, 2011, and recorded in Deed Book 2997, Page 377, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described property together with all rights,

Mail to LFUCG
Dept. of Law
200 East Main Street
Lexington, Ky. 40507

(cc-f)

appurtenances, and improvements thereunto belonging unto the Grantee, its successors and assigns, forever, in fee simple.

And the 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 above described property, including all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns forever, that he is lawfully seized in fee simple of said property and has a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantor will **WARRANT GENERALLY** the title thereto.

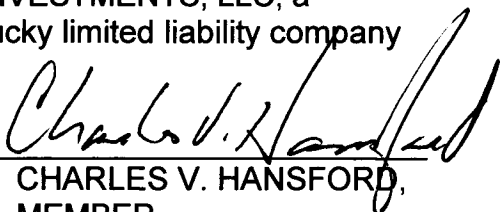
The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$125,000.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 529-2016 passed by the Lexington-Fayette Urban County Council on August 30, 2016.

IN WITNESS WHEREOF, the parties have hereto signed this deed this the day and year first above written.

GRANTOR:


RC INVESTMENTS, LLC, a
Kentucky limited liability company

BY:



CHARLES V. HANSFORD,
MEMBER

BY:



ROBERT D. EDWARDS,
MEMBER

GRANTEE:

LEXINGTON-FAYETTE
COUNTY GOVERNMENT

BY:



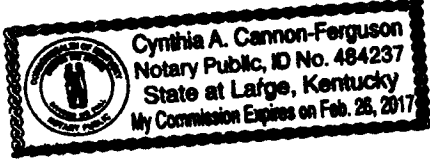
JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Charles V. Hansford, Member and Robert D. Edwards, Member for and on behalf of RC Investments, LLC, a Kentucky limited liability company, on this 13th day of December, 2016.

My commission expires: 2/26/17

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

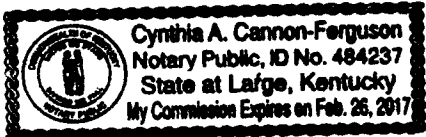


COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, by Jim Gray, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 13th day of December, 2016.

My commission expires: 2/26/17

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
200 East Main Street, 11th Floor
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: PATTY DAVIS ,dc

201612130076

December 13, 2016 10:04:15 AM

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|------|---------|-----|----------|
| Fees | \$17.00 | Tax | \$125.00 |
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|------------|----------|
| Total Paid | \$142.00 |
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