

This DEED OF EASEMENT is made and entered into this 4rd day of 2018, by and between COWDEN PROPERTIES, LLC, a Kentucky limited liability company, 756 Keeneland Green Drive, Union, Kentucky 41091-8014 ("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");

WIINESSETH:

That for and consideration of **ONE THOUSAND FIFTY DOLLARS AND NO CENTS (\$1,050.00)** 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. 8 (a portion of 458 Southland Drive)

A certain tract of land lying in Fayette County, Kentucky, approximately 0.86 miles northwest of the Nicholasville Road/Southland Drive intersection, point of beginning 954.21 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

((C-P)

intersection and being more particularly described as follows:

Beginning at a point 50.03 feet right of the Southland Drive centerline station 108+86.03, said point being on the existing right-of-way; thence South 24 degrees 44 minutes 26 seconds East a distance of 48.07 feet to a point 50.13 feet right of the Southland Drive centerline station 109+33.10; thence South 64 degrees 6 minutes 4 seconds West a distance of 8.54 feet to a point 58.67 feet right of Southland Drive centerline station 109+33.17; thence North 24 degrees 51 minutes 35 seconds West a distance of 48.50 feet to a point 58.67 feet right of Southland Drive centerline station 108+85.85; thence North 66 degrees 59 minutes 52 seconds East a distance of 8.64 feet to the POINT OF BEGINNING, containing 414 square feet or 0.0095 acres; and,

Being a portion of the same property conveyed to Cowden Properties, LLC, a Kentucky limited liability company, by deed, dated February 28, 2014, of record in Deed Book 3221, Page134, 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 \$1,050.00. 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:

COWDEN PROPERTIES, LLC, a Kentucky limited liability company

BRENDA C. LAUFENBURG,

MANAGING MEMBER

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

The foregoing Easement and consideration certificate was subscribed, sworn to and acknowledged before me by Brenda C. Laufenburg, as a Managing Member, on behalf of Cowden Properties, LLC, a Kentucky limited liability company, on this the day of 1914.

My commission expires: $\frac{5}{5}/\frac{2019}{}$

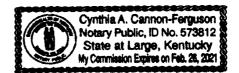
Notary Public, Kentucky, State-at-Lan

COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me by Jim Gray, as Mayor for and on behalf of the Lexington-Fayette Urban County Government, on this the day of _______, 2018.

My commission expires:

Notary Public, Kentucky, State at Large



PREPARED BY:

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

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DEED BOOK 3587 PAGE 618

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

201806080220

June 8, 2018

14:09:38 PM

Fees

\$20.00

Tax

\$.00

Total Paid

\$20.00

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5 Pages

614 - 618