

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 4th day of JUNE, 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");

WITNESSETH:

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

(CC-A)

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, Page 134, 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

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 4th day of June, 2018.

My commission expires: 2/26/21

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, 11th Floor
200 East Main Street
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

201806080220

June 8, 2018

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Fees	\$20.00	Tax	\$0.00
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Total Paid	\$20.00
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