

DEED OF CONVEYANCE

THIS DEED made and entered into this the 10th day of February, 2016, by and between **MASTERSON PROPERTIES, LLC**, a Kentucky limited liability company, whose mailing address is 1421 Lakewood Drive, Lexington, Kentucky 40502 (hereinafter Grantor) and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky pursuant to Chapter 67A of the Kentucky Revised Statutes, whose mailing 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); and,

WITNESSETH:

That for and in consideration of the sum of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$280,0000.00)**, cash in hand, 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:

BEING all of Lot No. 74, Unit 2-B, of the Greendale Hills Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by that Final Record Plat thereof of record in Plat Cabinet R, Slide 356, in the Fayette County Clerk's Office; said property being known and designated as 2754 MAGNOLIA SPRINGS DRIVE, a/k/a 570 ESTRELLA DRIVE, a/k/a 2451 MABLE LANE; and

Being a portion of the same property conveyed to Masterson Properties (n/k/a Masterson Properties, LLC) by deed dated October 29, 1993, from James D. Baker and Darlene Baker, husband and wife, and Steve Haydon and Carol Hayden, husband and wife, of record in Deed Book 1700, Page 1, in the Office of the Fayette County Court Clerk.

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 GENERALLY** 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 Eighty Thousand and 00/100 Dollars (\$280,000.00). The Grantee signs this deed for the sole purpose of certifying the consideration paid, as authorized by Resolution No. 161-2015, passed by the Lexington-Fayette Urban County Council on the 19th day of March, 2015.

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

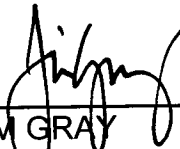
GRANTOR:

GRANTEE:

MASTERSON PROPERTIES, LLC

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

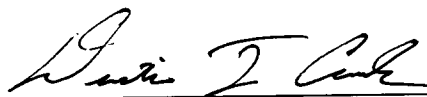
BY: 
THOMAS S. HAYDON
MANAGING MEMBER

BY: 
JIM GRAY
MAYOR

COMMONWEALTH OF KENTUCKY)

COUNTY OF FAYETTE)

The foregoing deed was subscribed, sworn to, and acknowledged before me by Thomas S. Haydon, in his capacity as Managing Member of Masterson Properties, LLC, a Kentucky limited liability company, on this the 10th day of February, 2016.

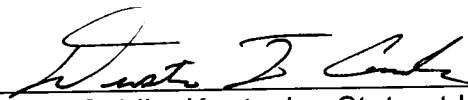

Notary Public, Kentucky, State at Large

My Commission Expires: 11 / 29 / 2019

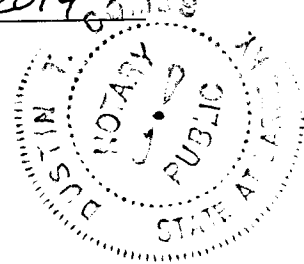
COMMONWEALTH OF KENTUCKY)

COUNTY OF FAYETTE)

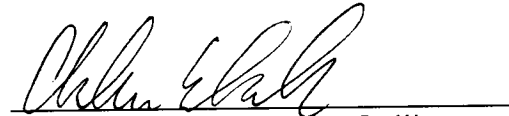
The foregoing deed was subscribed, sworn to, and acknowledged before me by Jim Gray, in his capacity as Mayor of the Lexington-Fayette Urban County Government, an urban county government of the Commonwealth of Kentucky, on this the 10th day of February, 2016.


Notary Public, Kentucky, State at Large

My Commission Expires: 11 / 29 / 2019



PREPARED BY:



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

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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

201602100159

February 10, 2016 14:19:47 PM

Fees	\$20.00	Tax	\$280.00
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Total Paid	\$300.00
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