

**DEED OF CONVEYANCE AND TEMPORARY CONSTRUCTION EASEMENT**

This **DEED OF CONVEYANCE AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 12<sup>th</sup> day of June, 2019, by and between **SPEEDWAY, LLC (formerly known as SPEEDWAY SUPERAMERICA, LLC)**, a Delaware limited liability company ("Grantor"), with an address at 539 S. Main Street, Findley, Ohio 45840, which is also the in-care of tax mailing address for the current tax year, and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, with an address at 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

**W I T N E S S E T H:**

That for and in consideration of the sum of **TWO THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00/100 (\$2,550.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns forever, in fee simple, a certain tract of land located in the confines of Lexington, Fayette County, Kentucky, described as follows, to wit (the "Property"):

**FEE SIMPLE**  
**(a Portion of 2301 Versailles Road)**  
**Parcel No. 3**  
**VERSAILLES ROAD CORRIDOR**  
**IMPROVEMENT PROJECT, SECTIONS 1 & 2**

All that tract or parcel of land situated at the northwest corner of the intersection of Versailles Road (U.S. 60) and Alexandria Drive in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

Return to:  
Charles E. Edwards III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

(CC-F)

**BEGINNING**, at the intersection of the Versailles Road north right of way with the Alexandria Drive west right of way, being the southeast corner of Speedway SuperAmerica LLC (Deed Book 1962, Page 98), said point being South 22°14'22" West, 0.21 feet from a found rebar with survey cap (PLS 3681); thence with said Versailles Road north right of way, South 83°29'18" West, 19.78 feet to a set ½ inch diameter rebar 18 inches long with a red survey cap (PLS 3185 Chambliss); thence leaving said Versailles Road north right of way for a new line through the lands of said Speedway SuperAmerica LLC, North 45°37'06" East, 25.06 feet to a set ½ inch diameter rebar 18 inches long with a red survey cap (PLS 3185 Chambliss) at a point in said Alexandria Drive west right of way; thence with said Alexandria Drive west right of way South 06°30'42" East, 15.38 feet to the **POINT OF BEGINNING**, containing 152 square feet or 0.003 acre; and,

Being a portion of the same property conveyed to Speedway, LLC (formerly known as Speedway SuperAmerica, LLC), a Delaware limited liability company, by deed dated December 9, 1997, of record in Deed Book 1962, Page 98, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the sum hereinbefore mentioned, 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, a temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of right of way improvements through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**TEMPORARY CONSTRUCTION EASEMENT**  
**(a Portion of 2301 Versailles Road)**  
**Parcel No. 3**  
**VERSAILLES ROAD CORRIDOR**  
**IMPROVEMENT PROJECT, SECTIONS 1 & 2**

**BEGINNING** at the intersection of the Versailles Road north right of way with the Alexandria Drive west right of way, being the southeast corner of Speedway SuperAmerica LLC (Deed 1962, Page 98), said point being South 22°14'22" West, 0.21 feet from a found rebar with survey cap (PLS 3681); thence with said Versailles Road north right of way South 83°29'18"

West, 19.78 feet to the TRUE POINT OF BEGINNING; thence continuing with said Versailles Road north right of way, South 83°29'18" West, 12.20 feet to a point; thence leaving said Versailles Road north right of way for a new line through the lands of said Speedway SuperAmerica, North 38°21'23" East, 45.33 feet to a point in said Alexandria Drive west right of way; thence with said Alexandria Drive west right of way, South 06°30'42" East, 16.74 feet to a point; thence leaving said Alexandria Drive west right of way for a new line through the lands of said Speedway SuperAmerica, South 45°37'06" West, 25.06 feet to the TRUE POINT OF BEGINNING, containing 362 square feet or 0.008 acre; and,

Being a portion of the same property conveyed to Speedway, LLC (formerly known as Speedway SuperAmerica, LLC), a Delaware limited liability company, by deed dated December 9, 1997, of record in Deed Book 1962, Page 98, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the fee simple interest and temporary easement, together with all rights, appurtenances, and improvements thereunto belonging, unto said Grantee, its successors and assigns forever, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of the construction of the project and will expire upon completion of the project.

Grantor does hereby covenant to and with the Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that it will **WARRANT GENERALLY** said title.

The obtaining of this fee simple interest and temporary easement was authorized by Resolution 698-2017, passed by the Lexington-Fayette Urban County Council on





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.



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By: MELISSA STELTER ,dc

201907240126

July 24, 2019                      9:44:36      AM

Fees	\$23.00	Tax	\$3.00
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Total Paid	\$26.00
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