

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 7 day of DECEMBER, 2018, by and between **SEEDLEAF, INC.**, a **Kentucky non-profit corporation**, 521 W. Sixth Street, Suite 250, Lexington, Kentucky 40508 ("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 **THREE THOUSAND SIX HUNDRED FIFTY DOLLARS AND NO CENTS (\$3,650.00)** 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 excavate, grade, install, construct, alter, inspect, maintain, re-grade and perform related work for the purpose of right-of-way construction, improvement, and relocation of a shared-use-path known as Legacy Trail through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows:

Permanent Easement
(a portion of 311 Nelson Avenue)
Legacy Trail, Phase III and Fourth Street
Corridor Enhancements
Parcel No. 35A

Beginning at a point in the northwesterly right-of-way of Nelson Avenue, being the common corner of Lot 4 and Lot 5 of the Netherlands Subdivision recorded in Plat Cabinet E, Slides 96 and 97; thence along the said northwesterly right-of-way of Nelson Avenue, N 47°57'00" E a distance of 16.00

Charles E. Edwards, III
 LFUCG Department of Law
 200 East Main Street, 11th Floor
 Lexington, Kentucky 40507

(CF)

feet; thence leaving said right-of-way and with a line through said Lot 5, N 42°03'00" W a distance of 114.00 feet, to a point in the southeasterly right-of-way of Messick Street; thence with the southeasterly right-of-way of Messick Street, S 47°57'00" W a distance of 16.00 feet to a point being a common corner to said Lot 4 and Lot 5; thence leaving said right-of-way and with the line common to said Lot 4 and Lot 5, S 42°03'00" E a distance of 114.00 feet to the POINT OF BEGINNING;

The above described parcel contains 1,824.00 sq. ft. of permanent easement;

Being a portion of the same property conveyed to Seedleaf, Inc., a Kentucky non-profit corporation, by deed, dated December 28, 2012, of record in Deed Book 3125, Page 32, 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 \$3,650.00. Grantee joins this Deed of Easement for the sole purpose of certifying the consideration, as authorized by Resolution No. 366-2018 passed by the Lexington-Fayette Urban County Council on June 21, 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:

SEEDLEAF, INC., a
Kentucky non-profit corporation

BY: RKoch

ITS: Executive Director

GRANTEE:

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: [Signature]
JIM GRAY, MAYOR

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Easement and consideration certificate was subscribed, sworn to and acknowledged before me by RYAN KOCH , as EXECUTIVE DIRECTOR , on behalf of Seedleaf, Inc., a Kentucky non-profit corporation, on this the 7 day of DECEMBER , 2018.

My commission expires: 7-29-2021

 [Signature]
Notary Public, Kentucky, State-at-Large
Notary ID # 583153

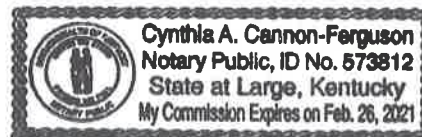
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

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 17th day of December, 2018.

My commission expires: 2/26/21

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

Notary ID # 573812



PREPARED BY:

Charles E. Edwards, III
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Attorney
Lexington-Fayette Urban
County Government
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200 East Main Street
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: PATTY DAVIS ,dc

201812120003

December 12, 2018 8:56:45 AM

Fees	\$20.00	Tax	\$.00
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Total Paid	\$20.00
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