

**GENERAL WARRANTY DEED**

This **GENERAL WARRANTY DEED** is made and entered into this 10th day of June, 2022, by and between **JOHN E. KELLEY and DEBRA H. KELLEY**, husband and wife, 345 Gadwall Drive, Richmond, Kentucky 40475 ("Grantors") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the mailing and tax in-care-of address for the current tax year.

**WITNESSETH:**

That for and in consideration of payment of the sum of **ONE MILLION ONE HUNDRED SIXTY THOUSAND FIVE HUNDRED DOLLARS AND 00/100 CENTS (\$1,160,500.00)**, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, in fee simple, their successors and assigns forever, all the following described property located in Fayette County, Kentucky, and more fully described as follows, to-wit:

**8949 OLD RICHMOND ROAD**  
**(KELLEY RIVER FARM)**

All that tract or parcel of land situated along the southern side of Old Richmond Road (Old U.S. 25) between Beach Road and along the northerly side of the Kentucky River and under the I-75 (Southbound and Northbound) bridge in Lexington, Fayette County, Kentucky, more fully described and bounded as follows, to-wit:

Being all of Tract #1 (consisting of 29.89 Acres or 1,302,096.57 square feet) and Tract #2 (consisting of 0.24 Acres or 10,615.96 square feet), as shown by the Public Acquisition Minor Subdivision Plat of John Kelley Property of record in Plat Cabinet S, Slide 310, of the Fayette County Clerk's Office; being known and designated as 8949 Old Richmond Road; and,

Being the same property conveyed to James S. Kelley (a/k/a J. S. Kelley) by Deed, dated January 25, 1911, of record in Deed Book 162, Page 314, in the Fayette County Clerk's Office. Said James S. Kelley died testate a resident of Lexington, Fayette County, Kentucky on September 3, 1939, by the terms of his Will, recorded in Will Book 18, Page 396, in the Fayette County Clerk's Office, Item Five, conveys only a life estate (the River Farm) to his son, S.B. Kelley (a/k/a Sidney B. Kelley) with remainder to his heirs. Said S.B. Kelley died testate on December 24, 1991, by the terms of his Will, recorded in Will Book 148, Page 240, in the Fayette County Clerk's Office, devised all real property to his wife, Mary E. Kelley (a/k/a Mary Elizabeth Kelley), in fee simple. Said Mary E. Kelley died testate on December 30, 1997, by the terms of her Will, recorded in Will Book 234, Page 412, in the Fayette County Clerk's Office, she devised all real property to her son, John E. Kelley, absolutely and in fee simple.

**TO HAVE AND TO HOLD** the above-described property together with all rights, appurtenances, and improvements thereunto belonging unto the Grantee, its successors and assigns, forever, in fee simple.

And the Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title and interest in and to the above described property, including all exemptions allowed by law, and does hereby covenant to and with said

Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have a good and perfect right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided herein, and with said exceptions, Grantors will **WARRANT GENERALLY** the title thereto.

**CONSIDERATION CERTIFICATE**

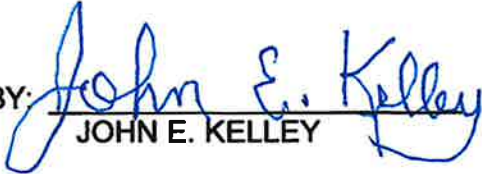
The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$1,160,500.00. Grantee joins in this Deed for the sole purpose of certifying the consideration, as authorized by Resolution No. 266-2022 passed by the Lexington-Fayette Urban County Council on May 26, 2022.

**IN WITNESS WHEREOF**, the parties have hereto signed this deed this the day and year first above written.

**GRANTORS:**

**GRANTEE:**

**LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT**

BY:   
JOHN E. KELLEY

BY:   
LINDA GORTON,  
MAYOR

BY:   
DEBRA H. KELLEY

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF MADISON )

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by John E. Kelley and Debra H. Kelley, husband and wife, on this 16<sup>th</sup> day of JUNE, 2022.

Rosemary L. Olive  
Notary Public, Kentucky, State-at-Large

My Commission Expires: 9/9/2024

Notary ID # KYNP12278

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing consideration certificate was subscribed, sworn to and acknowledged before me, by Linda Gorton, as Mayor of the Lexington-Fayette Urban County Government, for and on behalf of the Government, on this 9<sup>th</sup> day of June, 2022.

Mackenzie Summers  
Notary Public, Kentucky, State-at-Large

My Commission Expires: 11/7/2023

Notary ID # 635048

PREPARED BY:

*Michael Keith Horn*

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M. KEITH HORN,  
Managing Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law  
200 East Main Street, 11<sup>th</sup> 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.



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By: PATTY DAVIS ,dc

202206210201

June 21, 2022

12:18:43 PM

Fees	\$50.00	Tax	\$1,160.50
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Total Paid	\$1,210.50
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**6 Pages**

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