

DEED

This deed made and entered into this 9th day of September, 2016, by and between **ANDERSON-RAMSEY, LLC**, a Kentucky limited liability company having a business address of **1720 Sharkey Way, Suite 100, Lexington, Kentucky 40511**, Party of the First Part; and **KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY**, a non-profit, independent, self-supporting de jure municipal corporation created pursuant to KRS Chapter 342, having a business address of **250 W. Main Street, Suite 900, Lexington, Kentucky 40507**, Party of the Second Part. The in-care of tax mailing address for the current tax year is c/o **KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY**, 250 W. Main Street, Suite 900, Lexington, Kentucky 40507.

WITNESSETH

That for and in consideration of the sum of **FOUR MILLION EIGHT HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$4,882,500.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part has **BARGAINED AND SOLD** and does hereby **GRANT AND CONVEY** unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the following described property, to wit:

Being all of Lot 22 of Kingston Hall, Unit 2 (a portion of) & Kingston Hall, Unit 1, as shown by Final Record Plat of Kingston Hall, Unit 2 (a portion of) & Kingston Hall, Unit 1, Lot 22 of record in Plat Cabinet R, Slide 470 in the Fayette County Clerk's Office; said Lot and any improvements thereon being known and designated as 1068 Aspiration Drive; and

A portion of said property being part of the same property conveyed to Anderson-Ramsey, LLC from Anderson RCHN 2301, LLC by deed dated July 24, 2006 and being of record in Deed Book 2668, Page 712 in the Fayette County Clerk's Office. LEES2826, LLC, a Kentucky limited liability company quitclaimed its

RETURN TO
DAN ROSE
326 S. BROADWAY
LEXING 40508

interest in the subject property to Anderson-Ramsey, LLC by Quitclaim Deed dated September 8, 2016, and being of record in Deed Book 3429, Page 214 ~~new~~ in the aforesaid County Clerk's Office. Ramsey I-75, LLC, a Kentucky limited liability company, quitclaimed its interest in the subject property to Anderson-Ramsey, LLC by Quitclaim Deed dated September 8, 2016, and being of record in Deed Book 3429, Page 221 ~~in~~ in the aforesaid County Clerk's Office. The remaining portion of the property was a part of the same property conveyed to Anderson-Ramsey, LLC by deed dated April 26, 2007, and being of record in Deed Book 2721, Page 453 in the aforesaid County Clerk's Office.,

TO HAVE AND TO HOLD the above described property unto the Party of the Second Part, its successors and assigns forever.

And the Party of the First Part does hereby release and relinquish unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the above described property, including dower, curtesy, homestead exemption and all other exemptions allowed by law, and does hereby covenant to and with said second party, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good and perfect right to sell and convey the same as herein done, that the title to said property is clear, perfect and unencumbered, and that it will WARRANT GENERALLY the title thereto.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants, all zoning and building restrictions, all restrictive covenants or conditions of record in the office of the Fayette County Clerk, all notes, conditions and restrictions affecting the property herein conveyed and contained on any plat of record in the aforesaid clerk's office and all easements and rights-of-way of whatever nature and kind reserved and recorded in the aforesaid clerk's office.


The parties hereto state that the consideration reflected in this deed is the full cash consideration paid for the property. The Party of the Second Part joins this deed solely for the purpose of certifying the consideration pursuant to KRS Chapter 382.

IN WITNESS WHEREOF, the parties to this instrument have hereunto set their hands this the day and year first above written.

*****SIGNATURE PAGES TO FOLLOW*****

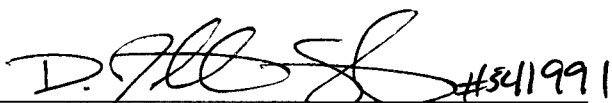
Party of the First Part:

ANDERSON-RAMSEY, LLC, a Kentucky limited liability company.

By: 
Dennis R. Anderson, Member

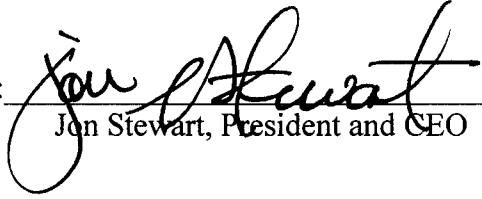
STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Dennis R. Anderson, Member of Anderson-Ramsey, LLC, a Kentucky limited liability company, on this 3rd day of September, 2016.


NOTARY PUBLIC, KY STATE AT LARGE
My Commission Expires: 7/23/17


Party of the Second Part:

KENTUCKY EMPLOYERS' MUTUAL
INSURANCE AUTHORITY, a non-profit,
independent, self-supporting de jure municipal
corporation created pursuant to KRS 342.

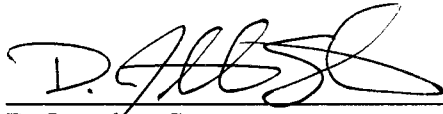
By: 
Jon Stewart, President and CEO

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and acknowledged before me by Jon Stewart, President and CEO of Kentucky Employers' Mutual Insurance Authority, a non-profit, independent, self-supporting de jure municipal corporation created pursuant to KRS 342, on this 9th day of September, 2016.


NOTARY PUBLIC, KY STATE AT LARGE
My Commission Expires: 4/2/2019
ID No. 531309

PREPARED BY:


D. Jonathan Strom
Attorney
1720 Sharkey Drive, Suite 100
Lexington, Kentucky 40511
(859) 231-0099

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

201609090407

September 9, 2016 14:06:10 PM

Fees	\$23.00	Tax	\$4,882.50
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Total Paid	\$4,905.50
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6 Pages

260 - 265