

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

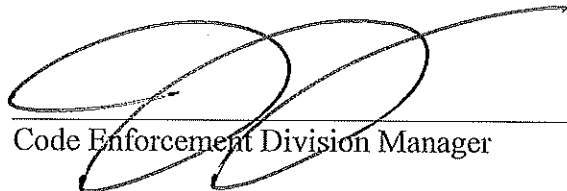
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 336, issued to Appelman Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
APPELMAN PROPERTIES LLC	336

1368 COX AVENUE	ERLANGER, KY 41018
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/01/2023	1154 AM	801 CENTRAL AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/01/2023	1537 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

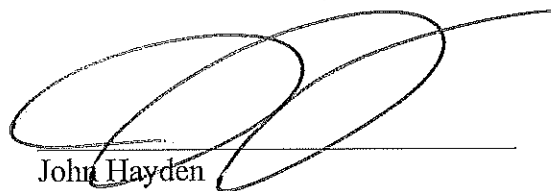
CITATION 336

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **Appelman Properties LLC** and located at **801 Central Ave., Newport, Kentucky** by a final, non-appealable order of August 1, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Appelman Properties LLC** and located at **801 Central Ave., Newport Kentucky**, and more particularly described in **Deed Book 842, Page 826** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY

A handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

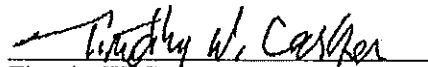
This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

I hereby certify the foregoing instrument was prepared by me or under my direction:



Timothy W. Carlson, Attorney at Law

The Carlson Building, 120 S. Verity Parkway, Middletown, Ohio 45044

When Recorded Return To:

Absolute Title Agency, LLC

2768 Mack Road Fairfield, OH 45014

Order Number: 2022-4413

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, made and entered into this 28 day of June, 2022, by and between **Big Moment Capital LLC, a California Limited Liability Company, First Party, with a mailing address of 5627 Kanan Road #460 Agoura Hills, CA 91301; AND Appelman Properties LLC, a Kentucky Limited Liability Company, Second Party, with a mailing address of 1368 Cox Avenue Erlanger, KY 41018.**

The current year's tax bill to be sent in c/o Appelman Properties LLC at: 1368 Cox Avenue Erlanger, KY 41018
WITNESSETH:

THAT, for a valuable consideration of \$105,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, their heirs and assigns forever, the following described property located in Campbell County, Commonwealth of Kentucky:

SITUATED IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY AND BEING PART OF LOTS NUMBERED 687 AND 688 IN THE BUENA VISTA ADDITION TO SAID CITY, SITUATED AT THE SOUTHEAST CORNER OF EIGHTH AND CENTRAL AVENUES AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF EIGHTH AND CENTRAL AVENUES AND EXTENDING SOUTHWARDLY ON CENTRAL AVENUE 35 FEET; THENCE AT RIGHT ANGLES EASTWARDLY 59 FEET AND 6 INCHES; THENCE AT RIGHT ANGLES NORTHWARDLY 35 FEET TO EIGHTH STREET; THENCE WITH THE SOUTH LINE OF EIGHTH STREET 59 FEET 6 INCHES TO THE PLACE OF BEGINNING.

SUBJECT TO ALL CONDITIONS, EASEMENTS AND RESTRICTIONS OF RECORD.

Prior Deed Reference: Book 828, Page 658

Parcel Number: 999-99-04-003.00, Group: 30184/A5 (NPT)

Property Address: 801 Central Avenue, Newport, KY 41071

FIRST PARTY does hereby release and relinquish unto the Second Party, his or her heirs and assigns forever, all of its right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, his or her heirs and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

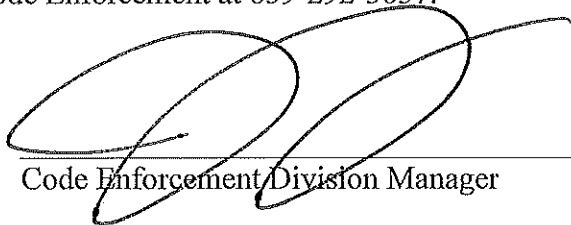
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 338, issued to David Hosea, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

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If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
HOSEA DAVID	338

P O BOX 398	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/02/2023	1242 PM	830 YORK ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500

COMPLAINT INFORMATION

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NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/03/2023	1234 PM

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AFFIDAVIT OF LIEN

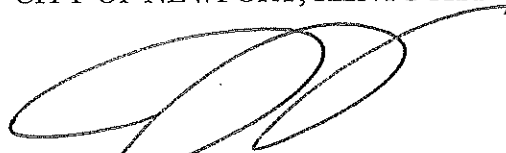
CITATION 338

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **David Hosea** and located at **830 York St., Newport, Kentucky** by a final, non-appealable order of August 3, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **David Hosea** and located at **830 York St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 181** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd
2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantor, **THE DISTRICT ADVISORY BOARD, EASTERN KENTUCKY DISTRICT, CHURCH OF THE NAZARENE, INCORPORATED**, a Kentucky non-profit corporation, for and in consideration of \$700,000.00, to the Grantor paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby **BARGAIN, SELL AND CONVEY** to the Grantee, **DAVID S. HOSEA**, his heirs and assigns forever, the following described real estate, to wit:

Being in the City of Newport, County of Campbell, Commonwealth of Kentucky and more commonly known as 830 York St., Newport, KY 41071.

Group Number: 30156-A1 and 30156-A2

PIDN: 999-99-32-573.00

Parcel One:

Part of Lot Number Thirty Five (35) of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows:

Beginning in the westerly line of York Street at a point 80 feet northwardly from the northwesterly corner of Ninth and York Streets; thence westwardly parallel with Ninth Street 95 feet; thence northwardly parallel with York Street, 25 feet; thence eastwardly parallel with Ninth Street, 95 feet to the westerly line of York Street; thence southwardly with said westerly line of York Street, 25 feet to the place of beginning.

Parcel Two:

Part of Lot Number Thirty-Five (35) of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows:

Beginning at a point in the east line of Putnam Street, 80 feet northwardly from the northeast corner of Ninth and Putnam Streets; thence northwardly with Putnam Street 25 feet to a point;

thence eastwardly at right angles 95 feet to a point; thence at right angles southwardly and parallel with Putnam Street 25 feet to a point; thence westwardly at right angles 95 feet to the place of beginning.

Parcel Three:

Part of Lots Numbers Thirty-Five (35) and Thirty-Six (36) in James Taylor's of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a stake on the west side of York Street, 55 feet from the west intersection of York and Ninth Streets; thence with York Street, northwesterly 25 feet; thence off at right angles and parallel to Ninth Street, 110 feet in depth; thence at right angles southeastwardly and parallel to York Street, 25 feet to a stake; thence northeastwardly and parallel to Ninth Street, 110 feet to the place of beginning.

This conveyance is made subject to an easement for the maintenance of and repairs to the sewer line over the rear of said lots, heretofore granted to the owner of the property adjacent on the south side of the property herein conveyed.

Parcel Four:

Tract One:

Part of Lots Numbers Thirty-Two (32) and Thirty-Three (33) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of Lots No. 32 and 33 constitutes one parcel of land which fronts 60 feet on the westerly line of York Street, between Eighth and Ninth Streets, and extends back westwardly between parallel lines, 190 feet to the easterly line of Putnam Street. Such parcel of land is bounded as follows, to wit:

Beginning at the point in the westerly line of York Street which is 170 feet northwardly from the northerly line of Ninth Street at the point where such westerly line intersects such northerly line, thence it runs northwardly, in said westerly line, 60 feet; thence it runs westwardly, in a line that runs parallel with the northerly line of Ninth Street, 190 feet to the easterly line of Putnam Street; thence southwardly, in said easterly line, 60 feet; thence eastwardly, in a direct line, 190 feet to the place of beginning.

Tract Two:

Part of Lots Numbers Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of said Lots No. 33 and 34 constitute one parcel of land which fronts 40 feet on the westerly line of York Street between Eighth and Ninth Streets, and extends back westwardly between parallel lines, 100 feet. Such parcel of land is particularly described as follows, to-wit: Beginning at the point in the westerly line of York Street which is 130 feet northwardly from the northerly line of Ninth Street at the point where such westerly line intersects such northerly line, thence it runs northwardly, in said westerly line 40 feet; thence westwardly in a line that runs parallel with the northerly line of

Ninth Street, 100 feet; thence southwardly in a line that runs parallel with the westerly line of York Street, 40 feet; thence eastwardly, in a direct line, 100 feet to the place of beginning.

Tract Three:

Part of Lots Numbers Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of said Lots No. 33 and 34 constitutes one parcel of land which fronts 19 feet and 9 inches on the easterly line of Putnam between Eighth and Ninth Streets, and extends back eastwardly, between parallel lines, 90 feet to the present property line of said grantee. Such parcel of land is particularly described as follows, to-wit: Beginning at a point in the easterly line of Putnam Street, 150 feet and 3 inches northwardly from the northerly line of Ninth Street; thence it runs northwardly, in said easterly line, 19 feet and 9 inches; thence eastwardly in a line that runs parallel with the northerly line of Ninth Street, 90 feet; thence southwardly, in a line that runs parallel with said easterly line of Putnam Street, 19 feet and 9 inches; thence westwardly, in a direct line, and in the middle line of the partition wall of the double frame residence now situate on the parcel of land hereby conveyed and the parcel of land immediately to the south, 90 feet to the place of beginning.

Parcel Four which consists of three different tracts as listed above has also been described as follows: Part of Lots Numbers Thirty-Three (32), Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of said Lots No. 32, 33 and 34 constitutes one parcel of land fronting 100 feet on the westerly line of York Street, between Eighth and Ninth Streets, and is bounded as follows to wit: Beginning at a point in the westerly line of York Street, which point is 130 feet northwardly from the northwesterly corner of Ninth and York Street; thence it runs northwardly, in said westerly line of York Street, 100 feet; thence westwardly in a line that runs parallel with Ninth Street aforesaid, 190 feet to the easterly line of Putnam Street; thence southwardly in said easterly line of Putnam Street, 79 feet and 9 inches; thence eastwardly in a line that runs parallel with Ninth Street, 90 feet; thence southwardly in a line that runs parallel with Putnam Street, 20 feet and 3 inches; thence eastwardly, in a line that runs parallel with Ninth Street, 100 feet to the place of beginning.

Parcel Five:

Part of Lots Numbers Thirty-Four (34) and Thirty-Five (35) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point in the west line of York Street 105 feet north of the northwest corner of Ninth and York Streets, fronting thence 25 feet on York Street and extending back between parallel line 125 feet in depth.

Parcel Six:

Part of Lots Numbers Thirty-Four (34) and Thirty-Five (35) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point in the easterly line of Putnam Street 105 feet northwardly from the northeast corner of Putnam and

Ninth Streets; thence eastwardly and parallel with Ninth Street 65 feet; thence northwardly and parallel with Putnam Street 25 feet; thence westwardly 65 feet to Putnam Street; thence southwardly on Putnam Street 25 feet to the place of beginning.

Parcel Seven:

Part of Lot Number Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point on the east side of Putnam Street 130 feet north of Ninth Street running thence with the east line of Putnam Street north 20-3/12 feet; thence eastwardly at right angles to Putnam Street and parallel with Ninth Street 90 feet, said line extending through the middle line of a partition wall; thence at right angles southwardly and parallel with Putnam Street 20-3/12 feet; thence westwardly at right angles and parallel with Ninth Street 90 feet to the place of beginning.

Subject to easements, conditions, covenants, and restrictions recorded and/or in existence.

Being the same property conveyed to The District Advisory Board, Eastern Kentucky District, Church Of The Nazarene, Incorporated, a Kentucky non-profit corporation by deed recorded July 30, 2022 in Deed Book 840 Page 171 Campbell County Clerk's records at Newport, Kentucky.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said Grantee, **DAVID S. HOSEA**, his heirs and assigns forever, **WITH COVENANTS OF GENERAL WARRANTY**, with the exception that the Grantee shall assume all ad valorem real estate taxes and assessments on the subject property for the year 2022 and thereafter which have been prorated as of date of closing and except easements, conditions and restrictions of record.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration passing and/or value reflected in this Deed **\$700,000.00** is the full consideration passing and/or value of the property. Grantee joins herein for the sole purpose of attesting to the value.

The mailing address of the Grantor is: PO Box 999, Richmond, KY 40476.

The mailing address of the Grantee and the Transfer Year tax bill "In Care of Address" is David S. Hosea: PO Box 398, Newport, KY 41072.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

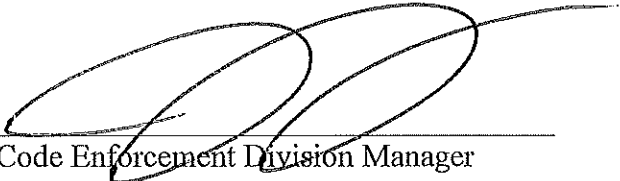
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 340, issued to Riverchase SPE LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
RIVERCHASE SPE LLC		340
523 S 4TH STREET		COLUMBUS, OH 43206
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/03/2023	1255 PM	200 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
FENCE	\$100	\$500

COMPLAINT INFORMATION

PM 302.7 Accessory Structures: : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: REPAIR POT HOLE IN PARKING LOT

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/04/2023	1431 PM

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AFFIDAVIT OF LIEN

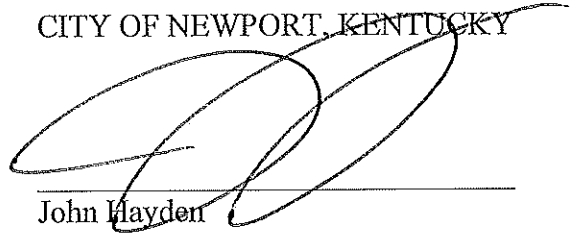
CITATION 340

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Riverchase SPE LLC** and located at **200 Columbia St., Newport, Kentucky** by a final, non-appealable order of August 4, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Riverchase SPE LLC** and located at **200 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 838, Page 887** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

LEGAL DESCRIPTION
4.534 ACRES

Lying along the north right of way of 3rd Street between Columbia Street and Central Avenue, City of Newport, Campbell County, State of Kentucky, being part of the tract of land conveyed to Riverchase Apartments, LLC in Deed Book 660, Page 10, the boundary of which is more particularly described as follows:

Beginning at a recovered cross notch the intersection of the north right of way of 3rd Street and the west right of way of Columbia Street;

Thence along the north right of way South 55°00'16" West a distance of 393.77 feet to a recovered iron pin with brass disk stamped KYTC in the east right of way line of Central Avenue;

Thence along said east right of way line, the following three (3) courses:

North 68°30'49" West a distance of 11.55 feet to a set 1/2" steel rebar with plastic identification cap stamped "DKY LS 3581"

North 35°06'21" West a distance of 110.61 feet to a recovered iron pin (P.L.S. #2567);

North 34°56'19" West a distance of 368.37 feet to a recovered iron pin at the northerly terminus of Central Avenue;

Thence along the Grantor's north line, North 55°49'39" East a distance of 406.05 feet to a recovered iron pin (P.L.S. #2567) in the west right of way of Columbia Avenue;

Thence along said right of way the following four (4) courses:

South 35°10'00" East a distance of 163.91 feet to a recovered iron pin (P.L.S. #2567);

South 35°03'28" East a distance of 198.60 feet to a recovered iron pin (P.L.S. #2567);

South 35°04'00" East a distance of 113.27 feet to recovered iron pin with brass disk stamped KYTC;

South 09°24'24" West a distance of 9.80 feet to the point of beginning.

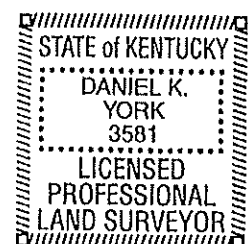
Said parcel contains 4.534 acres and is subject to easements and restrictions of record.

Bearings are based on Deed Book 660, Page 10.

The above description is based on a field survey performed by Cardinal Engineering in March of 2022 under the direct supervision of Daniel K. York, P.L.S. 3581.

Plat Attached. GRH

Daniel K. York
3/29/22



CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

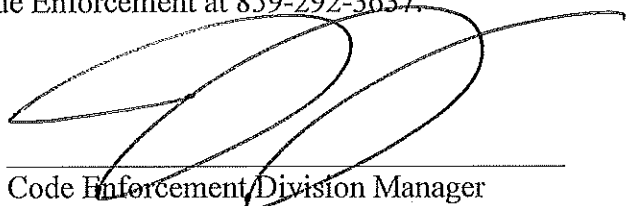
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 341 and 342, issued to Lucky Shoe Property Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$5,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
LUCKY SHOE PROPERTY HOLDINGS LLC	341

PO BOX 72612	NEWPORT, KY 41072
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/03/2023	1301 PM	708 ANN ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
DRIVEWAYS	\$100	\$500
HGW	\$100	\$500
WINDOWS	\$100	\$500
INSECT SCREENS	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

PM 302.3 Sidewalks and Driveways: : All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.10 Stairways, decks, porches and balconies:: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

PM 304.13 Windows and door frames:: Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.14 Insect screens:: Properly install insect screens on every openable window or door used for ventilation purposes serving any habitable room. Insect screens shall be provided during the period from April 1st to November 1st. Screens shall not be less than 16 mesh per inch.

PM 304.5 Foundation Walls:: Properly repair all foundation walls to be free from holes, breaks, loose or rotting materials; and maintained waterproof and properly surface coated where required to prevent deterioration. Foundation walls must be capable of supporting imposed loads.

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/04/2023	1453 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
LUCKY SHOE PROPERTY HOLDINGS LLC	342

PO BOX 72612	NEWPORT, KY 41072
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/03/2023	1301 PM	708 ANN ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
FENCES	\$100	\$500
PORCHES	\$100	\$500
CHIMNEY	\$100	\$500
FOUNDATION WALLS	\$100	\$500
ROOFS	\$100	\$500

COMPLAINT INFORMATION

PM 302.7 Accessory Structures: : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

PM 304.10 Stairways, decks, porches and balconies: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

PM 304.11 Chimneys and towers: : All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM 304.5 Foundation Walls: Properly repair all foundation walls to be free from holes, breaks, loose or rotting materials; and maintained waterproof and properly surface coated where required to prevent deterioration. Foundation walls must be capable of supporting imposed loads.

PM 304.7 Roofs and drainage: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/04/2023	1505 PM

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FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

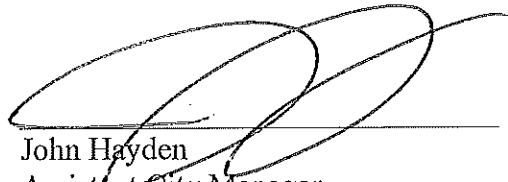
CITATIONS 341 342

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$5,000** on the real property owned by **Lucky Shoe Property Holdings LLC** and located at **708 Ann St., Newport, Kentucky** by a final, non-appealable orders of August 4, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Lucky Shoe Property Holdings LLC** and located at **708 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 826, Page 833** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$5,000**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, consisting of several overlapping loops, is written over a horizontal line.

John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd
2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT "A"

Office File No.: 21-1526

Property Address: 708 Ann Street, Newport, KY 41071

Tax ID No.: 999-99-02-834.00

Group: 41021 / A1

Prior Instrument: Deed Book 825, Page 388

708 Ann Street

Being part of Out-Lot Number Nine (9) of the Original Plan of City of Newport, Campbell County, Kentucky. Beginning at a point on the Westside of Ann Street, 10 feet South of the Southerly line of McArthur's Addition to said City of Newport; running thence South, with Ann Street, 28 feet, and extending back between parallel lines 28 feet apart, said lines being parallel with the Southerly line of said McArthur's Addition 60 feet to Kershaw's (formerly Wishmeyer's) line, making a lot 28 front feet on Ann Street by 60 feet deep.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Master Commissioner of The Campbell Circuit Court to CL45 MW REO 1, LLC c/o Midwest Servicing 4, LLC by virtue of a deed dated May 12, 2021 and recorded May 28, 2021 at Deed Book 825, Page 388 of the Campbell County, Kentucky real estate records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

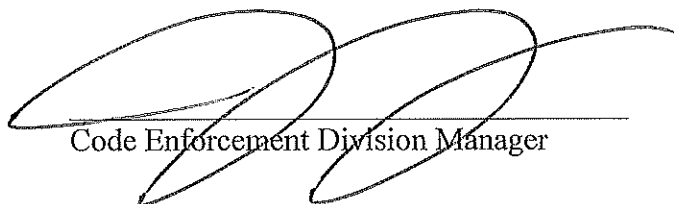
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 343, issued to Rizpah Rooms LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
RIZPAH ROOMS LLC	343

15102 GOSHORN RD	DEMOSVILLE, KY 41033
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/04/2023	0937 AM	921 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/04/2023	1527 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

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FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN


CITATION 343

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Rizpah Rooms LLC** and located at **921 Columbia St., Newport, Kentucky** by a final, non-appealable order of August 4, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Rizpah Rooms LLC** and located at **921 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 813, Page 404** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

D E E D

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL TOLLE and CAROL TOLLE, husband and wife,

for and in consideration of ----\$40,000.00----

to them paid by the grantee herein, the receipt of which is acknowledged, do bargain, sell and convey to:

RizPah Rooms LLC, a Kentucky limited liability company, its

successors and assigns forever, the following described real estate, in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

PRESENT STREET ADDRESS: 921 Columbia Street, Newport, KY 41071

**GRANTEE IN/CARE OF TAX MAILING ADDRESS: 15102 Goshorn Road
Demossville, KY 41033-9638**

PIDN: 999-99-01-285.00

Group No. 30175/A5

Property Address: 921 Columbia Street, Newport, KY 41071

Parts of Lots Numbered Four Hundred Forty-Nine (449) and Four Hundred Fifty (450) in the Buena Vista Addition to the City of Newport, Campbell County, State of Kentucky, as follows:

Beginning at a point on the east side of Columbia Street, Fifteen (15) feet south of the northwest corner of said lot numbered 449; thence running southwardly with the east line of Columbia Street, Twenty-two and one-half (22 1/2) feet to a point in Lot 450; thence from these two points eastwardly at right angles with and to Columbia Street, Ninety-three and one-half (93 1/2) feet, rectangular in shape, being the south Fifteen (15) feet off of lot numbered 449, and the north Seven and one-half (7 1/2) feet off of Lot Numbered 450, and being part of said lot 450 and part of said lot 449.

OFFICIAL SEAL
PATRICK R. HUGHES
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE ID#595256
My Commission Expires February 15, 2022

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

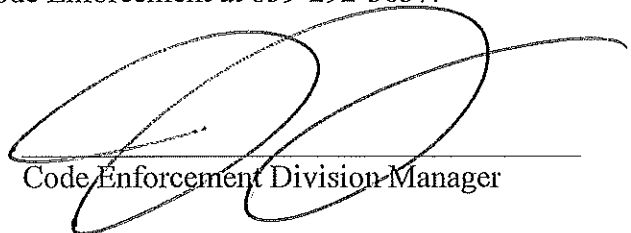
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 345, issued to Wow Property Management LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
WOW PROPERTY MANAGEMENT LLC		345
905 WASHINGTON AVE		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/08/2023	1201 PM	905 WASHINGTON AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: INSTALL ADDRESS IDENTIFIER ON THE BUILDING.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/10/2023	1531 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN


CITATION 345

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Wow Property Management LLC** and located at **905 Washington Ave., Newport, Kentucky** by a final, non-appealable order of August 10, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Wow Property Management LLC** and located at **905 Washington Ave., Newport Kentucky**, and more particularly described in **Deed Book 834, Page 793** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Terry L. Bond, Jr., unmarried, whose mailing address is, 2224 Wideview Drive, Covington, Ky 41011 for and in consideration of **One Hundred Thirty Thousand and 00/100 (\$130,000.00) DOLLARS**, paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to **WOW Property Management LLC, an Ohio limited liability company**, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS: 905 Washington Avenue
Newport, KY 41071

GRANTEE MAILING ADDRESS: 905 Washington Avenue
& TAX MAILING ADDRESS: Newport, KY 41071

PIDN: 999-99-01-504.00
Group: 30339/A1

Located in the City of Newport, County of Campbell, and Commonwealth of Kentucky, to-wit:

Being Lot No. Twenty-Seven (27) in James Taylor's East Row Addition to the City of Newport, Campbell County, Kentucky, fronting twenty-five (25) feet on the east side of Washington Avenue, between Ninth and Tenth Streets, and extending back that width eastwardly one hundred (100) feet in depth to an alley.

Subject to conditions, covenants, restrictions, right of ways and easements, of record and/or in existence, including but not limited to those in prior instruments of record; legal highways and zoning ordinances.

Being the same property conveyed to Terry L. Bond, Jr., unmarried, by deed dated February 22, 2006 and recorded at Deed Book 694, page 338 of the Campbell County Clerk's records at Newport, Kentucky.

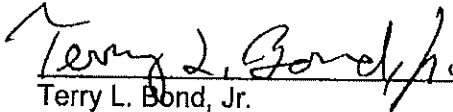
Subject to easements, conditions and restrictions of record and/or in existence.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the Grantee in the manner set forth above, the Grantor, his heirs and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

Grantor and Grantee certify, under oath, that the consideration reflected in this deed is the full consideration paid for the property and Grantee executes this deed for the sole purpose of making this certificate about the consideration.

IN WITNESS WHEREOF, this General Warranty Deed has been executed by the above named Grantors and Grantee this the 4th day of February, 2022.

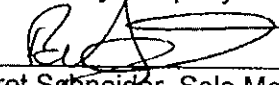
GRANTOR:


Terry L. Bond, Jr.

GRANTEE:

WOW Property Management LLC, an Ohio limited liability company

BY:


Bret Schneider, Sole Member

State of Kentucky, County of Kenton: SS

The foregoing was subscribed, sworn to and acknowledged before me this 4th day of February, 2022 by Terry L. Bond, Jr., unmarried.

My Commission Expires:


Notary Public



DOUGLAS S. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
June 6, 2023
Notary ID# 621057

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

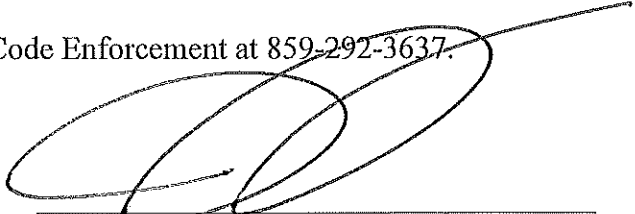
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 348, issued to Chalk Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME		Citation #
CHALK HOLDINGS LLC		348
1421 AMSTERDAM RD		PARK HILLS, KY 41011-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/14/2023	7:41 AM	510 LEXINGTON AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Cut high grass and weeds and overgrown bushes around your property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/14/2023	8:59 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

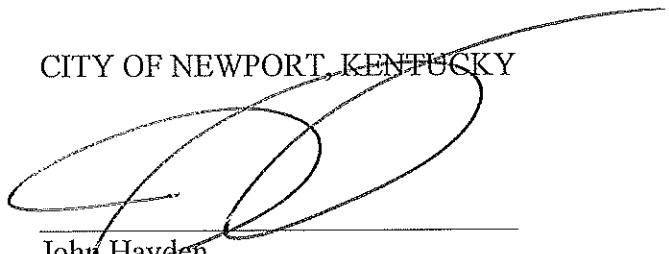
CITATION 348

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport, Kentucky** by a final, non-appealable order of August 14, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport Kentucky**, and more particularly described in **Deed Book 758, Page 803** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

Group No.: 30921/A1
PIDN: 999-99-04-321.00
Plat No.: _____

LOT NUMBERED TWENTY-SIX (26) IN THE MANSION HILL ADDITION TO THE CITY OF NEWPORT IN CAMPBELL COUNTY, KENTUCKY, FRONTING THIRTY FEET ON THE SOUTH SIDE OF LEXINGTON AVENUE BETWEEN PARK AND LEXINGTON AVENUE AND EXTENDING BACK SOUTHWARDLY THAT WIDTH 108 FEE TO AN ALLEY.

Being the same property conveyed to Zachary Dietrich by deed from Kevin W. Spaulding and Karla A. Spaulding, husband and wife, dated May 12, 2010, and recorded in Deed Book 729, page 591, of the Campbell County Clerk's records at Newport, Kentucky.

Zachary Dietrich, also known as Zachary John Dietrich changed his name to Zachary John Chalk by Name Change Order, Case No. 11-P-183 filed in Campbell District Court, Division I, on April 8, 2011. Zachary Dietrich, the Grantee in Deed Book 729, page 591, and Zachary John Chalk are one and the same person.

Tiffany M. Chalk, the wife of Zachary John Chalk, has joined in this deed to convey any interest she may have by virtue of her marriage to Zachary John Chalk.

SUBJECT to conditions, restrictions and easements contained in deeds and instruments of record.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

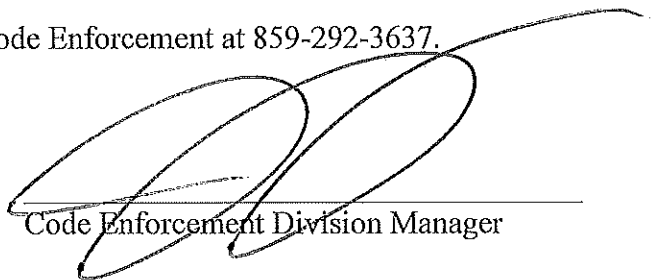
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 351, issued to Jason Alghussein, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
ALGUHUSSEIN JASON	351

72 E CLIFTON #13	CINCINNATI, OH 45202
------------------	----------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/14/2023	10:35 AM	808 SARATOGA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: CUT HIGH GRASS AND WEEDS AROUND PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/15/2023	11:20 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

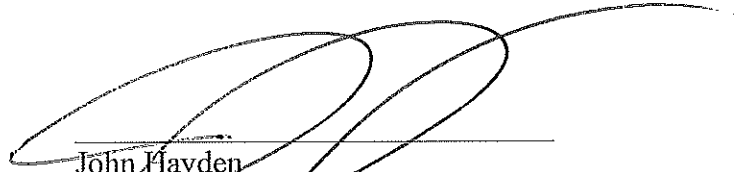
CITATION 351

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Jason Alghussein** and located at **808 Saratoga St., Newport, Kentucky** by a final, non-appealable order of August 15, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Jason Alghussein** and located at **808 Saratoga St., Newport Kentucky**, and more particularly described in **Deed Book 822, Page 877** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

Return To:
360 AMERICAN TITLE SERVICES, LLC
2400 CHAMBER CENTER DRIVE SUITE 102
FT MITCHELL, KY 41017
(859)344-0200
(859)292-5639
ATS21-42736

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor(s), **William Burch, Widowed and Unremarried,**
whose mailing address is:

2827 Devon Dr. Hebron Ky 41048

For and in consideration of **One Hundred Twenty Five Thousand Dollars and No Cents- - - - - (\$125,000.00)** to him paid by the Grantee(s) herein, the receipt of which is acknowledged, does bargain, sell and convey to the Grantee(s), **Jason Alguhussein, Unmarried,** Grantee(s)'s successors, heirs, administrators and/or assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Present Street Address: **808 Saratoga Street, Newport, KY 41071**

Grantee Mailing Address: 72 E. Clifton #B Cincinnati, OH 45202

Address for Taxes: 72 E. Clifton #B Cincinnati, OH 45202

Lot 36 in James Taylor's New Bellevue addition to the City of Newport, Campbell County, Kentucky, fronting 30 feet on the westerly side of Saratoga Street, between 8th and 9th Streets, and extending back Westwardly in rectangular shape 90 feet in depth.

Most commonly known as: **808 Saratoga Street, Newport, KY 41071**

PIDN: 999-99-04-283.00

Group No.: 30984-A4

CAMPBELL COUNTY
D822 PG878


Subject to Easements, Restrictions and Conditions of record.

Being the same property conveyed to William Burch and Carrie Burch by Deed from Melissa Sand, who was unmarried at the time of said conveyance, dated September 16, 2014 and recorded in Book D762, Page 841 of the Campbell County, Kentucky Clerk's records. Carrie Burch AKA Carrie Lynn Burch died a resident of Kenton County, Kentucky on November 13, 2016. Her interest in the above-described premises passed to William Burch by virtue of the survivorship tenancy created in Book D762, Page 841 of the Campbell County, Kentucky Clerk's records.

TOGETHER WITH ALL THE privileges and appurtenances to the same belonging.

TO HAVE AND TO HOLD the same to the aforementioned Grantee(s) in the manner set forth above, with covenants of General Warranty.


IN WITNESS WHEREOF, The said Grantor(s), **William Burch, Widowed and Unmarried**, hereunto set his hand(s) this 18th day of March, 2021.



William Burch

State of Kentucky
County of Kenton

The foregoing instrument was acknowledged before me, a Notary Public, this 18th day of March, 2021 by the Grantor(s), **William Burch, Widowed and Unremarried**.



Notary Public

My Commission Expires: *6-15-21*



CHRISTINA J. VANSANT
Notary Public, Kentucky
State At Large
My Commission Expires
June 15, 2021
Notary ID# 579245

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

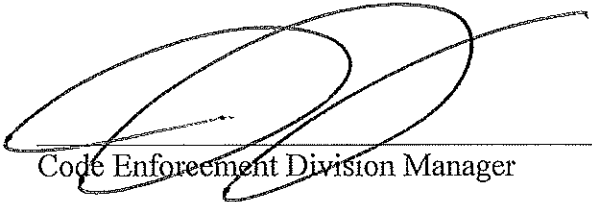
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 357, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

If you have any questions please contact Code Enforcement at 859-292-3637.



Code Enforcement Division Manager

Dated: December 7, 2023



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	357

834 LINDEN AVE	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/16/2023	2:17 PM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation	\$100.00	\$500.00
PM 304.15 Doors:	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$100.00	\$500.00
PM 304.9 Overhang extensions	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.
PM 304.15 Doors: : Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and posses all necessary hardware. All entry doors shall be capable of being tightly secure.
PM 304.2 Exterior Painting:: Properly scrape, patch and paint all exterior surfaces with chipping, peeling, flaking, or missing paint. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches, wall surfaces and trim shall be maintained in good condition.
PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)
PM 304.9 Overhang extensions:: All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.
If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.
NOTES: PM 302.1 Sanitation failure to clean front porch and clean debris on public sidewalk PM 304.15 Doors failure to properly replace the entry door to the garage PM 304.6 Exterior Walls failure to properly repair garage walls PM 304.9 Overhang extensions failure to properly repair soffits on the garage. PM 304.2 Exterior Painting failure to repaint the trim gutters around the windows

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/17/2023	11:06 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

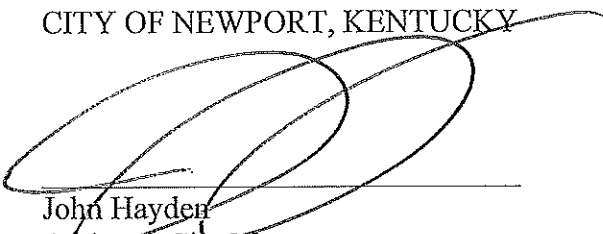
CITATION 357

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable order of August 17, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd
2024

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

✓

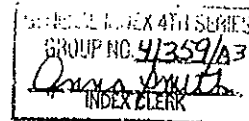
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the Grantors, KENNETH D. LAWSON AND DONNA S. LAWSON, BOTH SINGLE, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration to them paid by STEVEN M. SHARLEIN AND LINDA M. COMISAR, the receipt whereof is hereby acknowledged, does hereby BARGAIN, SELL and CONVEY to the said STEVEN M. SHARLEIN AND LINDA M. COMISAR, as tenants in common during their natural lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, to-wit:

GROUP NO. 41359/A3

PID #999-99-00-958.00



Property Address: 834 Linden Avenue, Newport, Kentucky 41071

Situated in the City of Newport, Campbell County, Kentucky, to-wit:

Lot Number Twelve (12) in Block "F" of the Taylor Heirs Addition to said City. Said lot fronts thirty (30) feet on the west side of Linden Avenue, and extends back between parallel lines one hundred and fifteen (115) feet in depth to an alley.

SUBJECT to conditions, restrictions and easements of record and/or in existence.

Being the same property conveyed to the grantors herein by deed from Brenda S. Melahn, formerly known as Brenda S. Cole, and Karl Eric Melahn, her husband, dated the 10th day of November, 1994 and recorded in Deed Book No. 573 at Page 115 of the Campbell County Clerk's records at Newport, Kentucky.

The said Kenneth D. Lawson and Donna S. Lawson were divorced by Decree of Dissolution, entered in Campbell Circuit Court, Case No. 96-CI-00934, on October 15th, 1997, and are both currently single and unremarried.

ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF IS A STATEMENT IN CONFORMITY WITH K.R.S. CHAPTER 382.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said , the receipt whereof is hereby acknowledged, does hereby BARGAIN,