

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) 19246, issued to Nolan Rehtin, 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 May 24, 2023.

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



Code Enforcement Division Manager

Dated: May 24, 2023



City of Newport

Code Enforcement Department

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

CITATION

NAME

Citation# 19246

RECHTIN, NOLAN

ADDRESS

CITY, STATE, ZIP

904 COLUMBIA ST.

NEWPORT, KY 41071

VIOLATION DATE

VIOLATION TIME

LOCATION OF VIOLATION

1/12/2023

1151 AM

904 COLUMBIA ST. NEWPORT, KY 41071

CODE SECTION	CHARGE(S)	MINIMUM FINE	MAXIMUM FINE
<input checked="" type="checkbox"/> 304.2	Protective Treatment	\$100.00	\$500.00
<input checked="" type="checkbox"/> 304.7	Roofs and drainage	\$100.00	\$500.00

COMPLAINT INFORMATION

IPMC 304.2 Protective Treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. **Paint Front of Building. Repair, or Replace, and Paint Trim on Building.**

IPMC 304.7 Roofs and drainage. 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. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. **Repair or Replace Soffit Work on the Building.**

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: Bannister should be able to Withstand 250lbs of Push Pressure, if it Doesn't, Replace.

INSPECTORS PRINTED NAME & SIGNATURE

DATE ISSUED

TIME ISSUED

BARRY A. SHIELDS

1/13/23

0941 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 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 contact 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

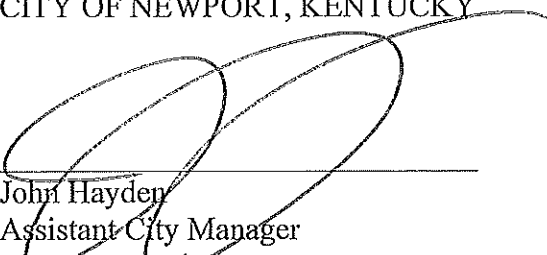
CITATION 19246

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 **Nolan Rechtin** and located at **904 Columbia St., Newport, Kentucky** by a final, non-appealable order of January 13, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 777, Page 491** 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 24th day of May, 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

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, with an address of P.O. Box 650043, Dallas, TX 75265-0043 to it paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey, but without recourse, representation or warranty, except as expressed herein, to Nolan Rechtin, whose mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071, and tax mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071 which is also the "in care of" address for the current year tax bills.

WITNESSETH:

That for and in consideration of the sum of Forty Four Thousand and 00/100 (\$44,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby sell, barter, grant and convey, with Special Warranty covenants, unto the Grantee, Nolan Rechtin, his heirs and assigns forever, the following described real property:

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

Parts of Lots Numbered 537 and 538 in Buena Vista Addition to the City of Newport, Campbell County, Kentucky, as recorded in Plat Book 42, Page 5, and more particularly described as follows:

Beginning at a point in the West line of Columbia Street 20 feet, 2 inches South of the Southwest corner of Ninth and Columbia Streets; thence Southwardly with the West line of Columbia Street 19 11/12 feet; thence from the point last named and the place of beginning extending back Westwardly between parallel lines and at right angles to Columbia Street 91 1/2 feet in depth, excepting and reserving however, 4 feet off of the rear or most Westerly end of the real estate hereinabove described, as a way of ingress and egress, for the benefit of and the use of Pallas Swope, an unmarried woman, her heirs and assigns forever, and the owners of Lots Numbered 535, 536 and 537 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, their heirs and assigns forever.

Also: The right of ingress and egress over a strip of ground 4 feet wide off the rear end of the North 20 feet 2 11/12 inches of Lot Numbered 538 in Buena Vista Addition to the City of Newport, Kentucky.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Being the same property conveyed to Federal National Mortgage Corporation who acquired title by virtue of a deed from George Kolentse, Campbell County Master Commissioner, dated March 29, 2016, recorded April 26, 2016, at Deed Book 775, Page 798, Campbell County, Kentucky records.

Subject to easements, conditions and restrictions of record.

Such real estate is commonly known as 904 Columbia Street, Newport, Kentucky, 41071.

Parcel Number(s): 999-99-00-716.00

Group 30178-A3 and 30178-A4

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said Grantee, as aforementioned, his heirs and assigns forever.

THE PARTIES HERETO STATE THE CONSIDERATION REFLECTED IN THIS DEED IS \$44,000.00 AND IS THE FULL CONSIDERATION PAID FOR THE PROPERTY. THE GRANTEE JOIN IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION PURSUANT TO KRS 382.

THIS DEED IS TO (OR FROM) THE UNITED STATES OF AMERICA, OR AN INSTRUMENTALITY THEREOF, FOR NOMINAL CONSIDERATION ONLY AND IS THEREFORE EXEMPT UNDER KRS 142.050(7)(B)

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

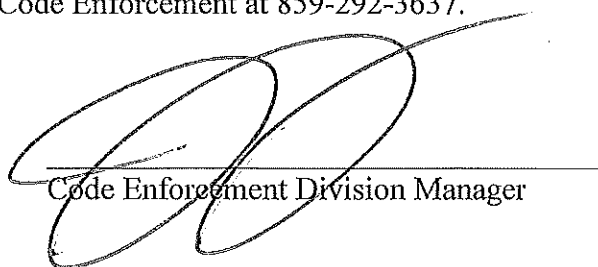
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 75, issued to Kathleen Thomas, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 May 24, 2023.

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



Code Enforcement Division Manager

Dated: May 24, 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 #
THOMAS KATHLEEN		75
309 POPLAR ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/10/2023	10:50 AM	309 POPLAR ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.1 Sanitation	\$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 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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: Remove the tires, wood, and any other junk, trash, and debris in the front, side, and rear areas of the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	03/10/2023	10:50 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

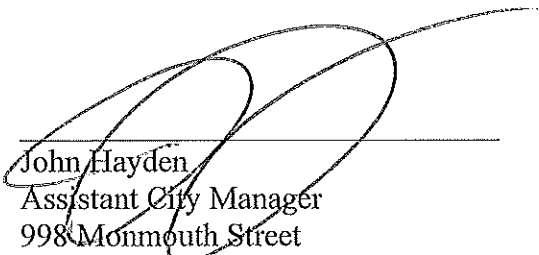
CITATION 75

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 **Kathleen Thomas** and located at **309 Poplar St., Newport, Kentucky** by a final, non-appealable order of March 10, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Kathleen Thomas** and located at **309 Poplar St., Newport Kentucky**, and more particularly described in **Deed Book 476, Page 163** 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 24th day of May, 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# KYNP2897



Deed of Release

CITIMORTGAGE, INC. #:0000586789 "THOMAS" Lender ID:60305/9067372 Campbell, Kentucky
KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, INC. SUCCESSOR IN INTEREST BY MERGER
TO ABN AMRO MORTGAGE GROUP, INC. SUCCESSOR BY MERGER TO ATLANTIC MORTGAGE &
INVESTMENT CORPORATION whose address is 5280 CORPORATE DRIVE, MC 22-528-1020, FREDERICK, MD
21703 holder of a certain Mortgage, whose parties, dates and recording information are below, does hereby
acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does
hereby cancel and discharge said Mortgage

Original Grantor: KATHLEEN THOMAS, AN UNMARRIED WOMAN

Original Grantee: HOME STATE SAVINGS BANK

Dated: 08/18/1983 Recorded: 08/24/1983 in Book/Reel/Liber: 633 Page/Folio: 247 as Instrument No.: N/A, in the
records of the County Clerk of Campbell County, State of Kentucky

Legal: LOT#46, IN BLOCK "C" OF THE SOUTHERN HILLS SUBDIVISION, IN THE CITY OF NEWPORT,
CAMPBELL COUNTY, KENTUCKY, AS THE SAME APPEARS ON PLAT IN BOOK 11 (NEW SERIES), PAGE 36,
SAID LOT FRONTING 50 FT ON POPLAR STREET, AND EXTENDING BACK ALONG FLORENCE CIRCLE, NOW
CALLED MCARTHUR LANE, 120 FT. BEING THE SAME PROPERTY CONVEYED TO DENNIS TURNER AND
KAREN SCHNELLE, WITH THE RIGHT OF SURVIVORSHIP BETWEEN THEM, BY DEED FROM HUGH S.
THOMAS ON AND CONNIE C. THOMSON, HUSBAND AND WIFE, DATED JULY 25, 1977 AND RECORDED IN
DEED BOOK 445, PAGE 289 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK AT NEWPORT,
KENTUCKY.

Assessor's/Tax ID No. 9999-90-51-970.0

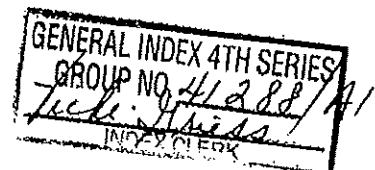
Group Number: 41288/A1

Property Address: 309 POPULAR STREET, NEWPORT, KY 41071

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed as a free act and deed
the foregoing instrument.

CITIMORTGAGE, INC. SUCCESSOR IN INTEREST BY MERGER TO ABN AMRO MORTGAGE GROUP, INC.
SUCCESSOR BY MERGER TO ATLANTIC MORTGAGE & INVESTMENT CORPORATION
On August 11th, 2008

By: 
MARYLYN C BROWN, Vice-President



CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

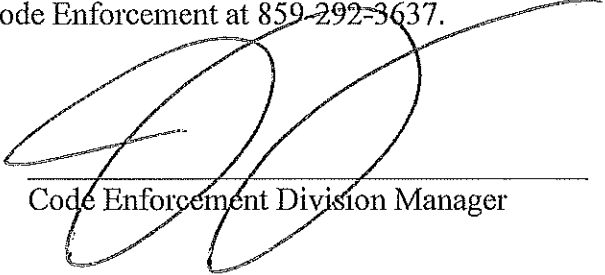
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 38, issued to York 1023 LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 May 24, 2023.

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



Code Enforcement Division Manager

Dated: May 24, 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 #
YORK 1023 LLC		38
561 E 4TH ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/07/2023	1130 AM	1023 YORK ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
IPMC 302.1 JTD	\$100	\$500

COMPLAINT INFORMATION

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

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 Shields	02/08/2023	1319 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

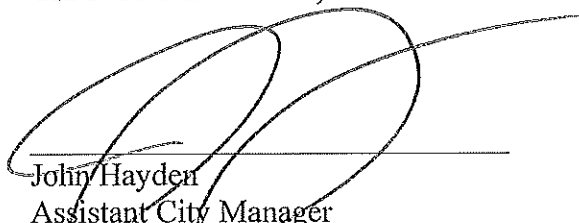
CITATION 38

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 **York 1023 LLC** and located at **1023 York St., Newport, Kentucky** by a final, non-appealable order of February 8, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **York 1023 LLC** and located at **1023 York St., Newport Kentucky**, and more particularly described in **Deed Book 827, Page 131** 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 24th day of May, 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# KYNP8897

EXHIBIT "A"

PIDN: 999-99-32-205.00

Group: 30168-A2

1023 York Street
Newport, KY 41071

Situated in the City of Newport, County of Campbell and Commonwealth of Kentucky and being all of Lot Numbered Two Hundred Seventy-Four (274) in the Buena Vista Addition to the City of Newport; said lot fronting thirty (30) feet on the east side of York Street.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

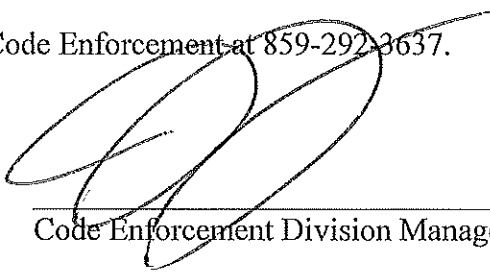
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 54, issued to Wood Newport Shopping Center LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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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Code Enforcement Division Manager

Dated: May 24, 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 #
WOOD NEWPORT SHOPPING CENTER LLC		54
321 HENRY STREET		LEXINGTON, KY 40508
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/13/2023	9:05 AM	1727 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.1 Sanitation	\$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.

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: Properly remove and dispose of all the debris near or around the dumpsters. Including the debris on the hillside below the dumpsters.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	02/13/2023	9:05 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

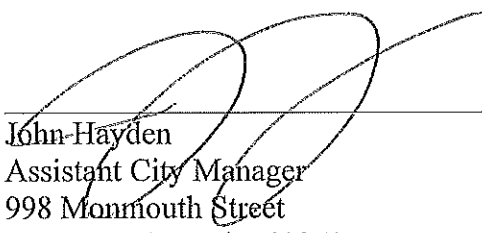
CITATION 54

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 **Wood Newport Shopping Center LLC** and located at **1727 Monmouth St., Newport, Kentucky** by a final, non-appealable order of February 13, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Wood Newport Shopping Center LLC** and located at **1727 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 340** 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 24th day of May, 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-1

LEGAL DESCRIPTION

The land is described as follows:

Tract 1- Parcel 1:

Group Nos.: 41186/A1; 41186/A2; 41186/Z; 41351/C1 and 41351/C3

PIDN: 998-99-03-734.00

Commonly known as 1727 Monmouth Street, Newport, Kentucky 41071

Situated in the City of Newport, Campbell County, Kentucky, being part of Lots 4, 5, 10 and 11 of Plat C of the Estate of Colonel James Taylor and being more particularly described as follows:

Commencing at the intersection of the East right-of-way line of Monmouth Street with the North right-of-way line of New Linden Road;

Thence with the East right-of-way of Monmouth Street, North 33 degrees 11 minutes 00 seconds West, 51.79 feet to a set 5/8" iron pin and the true point of beginning;

Thence continuing with said the east right-of-way of Monmouth Street the following four (4) courses:

North 33 degrees 11 minutes 00 seconds West, 17.29 feet to a set 5/8" iron pin;

Thence North 56 degrees 49 minutes 00 seconds East, 10.00 feet to a set 5/8" iron pin;

North 33 degrees 11 minutes 00 seconds West, 133.20 feet to a point of curve;

Thence along a curve to the right having a radius of 1026.68 feet, a delta of 10 degrees 45 minutes 10 seconds, an arc length of 192.68 feet and a chord which bears North 27 degrees 48 minutes 25 seconds West, having a chord distance of 192.40 feet to a point on a line; Thence leaving said Road, North 62 degrees 21 minutes 00 seconds East, 37.66 feet to a set MAG nail at the point of curve;

Thence along a curve to the left having a radius of 60.00 feet, a delta of 33 degrees 38 minutes 45 seconds, an arc length of 35.23 feet and a chord which bears North 45 degrees 31 minutes 38 seconds East, having chord distance of 34.73 feet to a point on a line.

Thence North 28 degrees 42 minutes 02 seconds East, 55.20 feet to a set MAG, nail;

Thence North 25 degrees 44 minutes 00 seconds East, 61.66 feet to a set MAG nail;

Thence North 18 degrees 59 minutes 00 seconds East, 15.50 feet to a set MAG nail;

Thence North 23 degrees 52 minutes 00 seconds West, 70.63 feet to a set MAG nail;

Thence South 76 degrees 40 minutes 00 seconds West 50.77 feet to a set 5/8" iron pin;

Thence North 16 degrees 56 minutes 54 seconds West 49.99 feet to a set 5/8" iron pin;

Thence North 16 degrees 02 minutes 00 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence North 15 degrees 26 minutes 36 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence North 76 degrees 40 minutes 00 seconds East 5.00 feet to a set 5/8" iron pin;

Thence North 14 degrees 50 minutes 23 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence North 15 degrees 14 minutes 14 seconds West, 50.00 feet to a set 5/8" iron pin;

Thence South 76 degrees 40 minutes 00 seconds West, 110.00 feet to a point on a curve in the north right-of-way of Monmouth Street; Thence with the north right-of-way of Monmouth Street, the following three courses:

Along a curve to the right having a radius of 4,755.85 feet, a delta of 00 degrees 36 minutes 08.5 seconds, an arc length 50.00 feet and a chord which bears North 13 degrees 38 minutes 05 seconds West, having a chord distance of 50.00 feet to a set iron pin;

Thence South 76 degrees 40 minutes 00 seconds West, 15.00 feet to a set 5/8" iron pin;

Thence North 13 degrees 20 minutes 00 seconds West, 114.70 feet to a set 5/8" iron pin;

Thence leaving said Road, North 76 degrees 40 minutes 00 seconds East, 120.00 feet to a set 5/8" iron pin;

Thence North 13 degrees 20 minutes 00 seconds West 100.0 feet to a point, witnessed by a set 5/8" iron pin bearing North 61 degrees 22 minutes 21 seconds East, 7.33 feet;

Thence South 76 degrees 40 minutes 00 seconds West, 120.00 feet to a set MAG nail in the north right-of-way line of Monmouth Street;

Thence with the north right-of-way of Monmouth Street, North 13 degrees 20 minutes 00 seconds West, 130.63 feet to a set 5/8" iron pin;

Thence leaving said Road, North 76 degrees 40 minutes 00 seconds East, 156.10 feet to a set 5/8" iron pin;

Thence North 48 degrees 56 minutes 10 seconds East, 231.44 feet to a set railroad spike with punch;

Thence North 40 degrees 32 minutes 59 seconds West 585.32 feet to a point on a curve;

Thence along a curve to the left having a radius of 243.21 feet, a delta of 39 degrees 32 minutes 11 seconds, an arc length of 167.82 feet and a chord which bears North 68 degrees 55 minutes 06 seconds East, having a chord distance of 164.51 feet to a point on a line;

Thence North 49 degrees 09 minutes 00 seconds East, 245.98 feet to a point on a curve in the south right-of-way line of Carothers Road;

Thence with the south right-of-way of Carothers Road, along a curve to the left having a radius of 1146.00 feet, a delta of 04 degrees 59 minutes 17 seconds, an arc length of 99.77 feet and a chord which bears North 61 degrees 35 minutes 21 seconds East, having a chord distance of 99.74 feet to a set 5/8" iron pin;

Thence leaving said Road South 40 degrees 44 minutes 30 seconds East 199.31 feet to a set railroad spike with punch;

Thence North 48 degrees 54 minutes 29 seconds East, 110.07 feet to a set 5/8" iron pin;

Thence South 40 degrees 44 minutes 31 seconds East, 558.50 feet to a set 5/8" iron pin;

Thence South 14 degrees 13 minutes 51 seconds West, 926.92 feet to a set 5/8" iron pin;

Thence South 33 degrees 33 minutes 50 seconds East, 224.81 feet to a set 5/8" iron pin;

Thence South 11 degrees 56 minutes 07 seconds West, 153.50 feet to a set 5/8" iron pin;

Thence South 49 degrees 03 minutes 48 seconds West 287.08 feet to a set 5/8" iron pin;

Thence 49 degrees 18 minutes 07 seconds West, 61.85 feet to a set 5/8" iron pin;

Thence North 42 degrees 05 minutes 00 seconds West, 66.33 feet to a railroad spike with punch;

South 47 degrees 55 minutes 00 seconds West, 142.92 feet to the true point of beginning, and containing 1,150,965.67 square feet or 26.4225 acres of land, more or less.

Prepared by Buford L. Payne, PLS 1691, from a survey done under his direction on June 23, 2010.

The afore described property being a description of the remainder property of that 26.944 acres, the approved conveyance plat for which is recorded in Mortgage Book 1160 at page 470 of the Campbell County Clerk's records at Newport, Kentucky.

Tract 2:

Group Number: 41351/C1

PIDN: 999-99-03-735.00

Commonly Known As: 30 Carothers Road, Newport, Kentucky 41071

Being that certain .4833 acre parcel identified as PIDN 999-99-03-735.00, the approved conveyance plat being recorded in Mortgage Book 1854 at Page 396 of said records & further described as follows:

Situate in the City of Newport, Campbell County, Kentucky, being part of Lot 4 of Plat C of Colonel James Taylor Estate as recorded in New Plat Book 2 Page 65 of the Campbell County records and being more particularly described as follows:

Beginning at a set 5/8" iron pin at the intersection of the southerly right-of-way line of Carothers Road with the easterly line of aforesaid Lot 4;

Thence with the easterly line of Lot 4, South 40 degrees 44 minutes 31 seconds East, 185.00 feet to a set 5/8" iron pin;

Thence South 48 degrees 54 minutes 29 seconds West 110.07 feet to a set railroad spike with a punch mark;

Thence North 40 degrees 44 minutes 31 seconds West, 199.31 feet to a point on a curve in the southerly right-of-way line of Carothers Road;

Thence with said Road, along a curve to the left having a radius of 1,146.00 feet, a delta of 05 degrees 32 minutes 50 seconds, an arc length of 110.95 feet and a chord which bears North 58 degrees 19 minutes 18 seconds East having a chord distance of 110.91 feet to the point of beginning and containing 21,050.76 square feet or 0.4833 acre(s) of land, more or less.

Subject to all legal highway's and easements of record.

Prepared by Buford L. Payne, RLS 1691, from a survey done under my direction on June 4, 2010.

This 0.4833 acre parcel is identified as PIDN 999-99-03-735.00.

Being the same property conveyed to Newport Company LLC, an Ohio limited liability company, by General Warranty Deed recorded on August 1, 2017 in Deed Book 787, Page 308 and by General Warranty Deed recorded on August 1, 2017 in Deed Book 787, page 367 of the Campbell County Clerk's records at Newport, Kentucky.

Tract 3:

Group Numbers: 41188/A1; 41188/A2; and 41351/C1

PIDN: 999-99-03-734.05

Commonly Known as Monmouth Street, Newport, Kentucky 41071

Situated in the City of Newport, County of Campbell, Commonwealth of Kentucky, lying on the East side of Monmouth Street (U.S. 27), approximately 350 southeast of the intersection of Monmouth Street and Carothers Road (KY Hwy 1892), and being a remaining portion of property conveyed to American

Diversified Developments, Inc. in Deed Book 422, Page 60 and Deed Book 580, Page 646 of the Campbell County Clerk's Records at Newport, Kentucky and being more particularly described as follows:

Begin at the intersection of the existing South right-of-way line of Carothers Road (R/W Varies) with the existing East right-of-way line of Monmouth Street (R/W Varies); thence, with the existing East right-of-way line of Monmouth Street and West line of a 13,676 S.F. tract conveyed to Monmouth Partners, LLC in Deed Book 672, Page 592, South 44 degrees 26 minutes 24 seconds West, 6.15 feet; thence, South 71 degrees 43 minutes 06 seconds East, 47.46 feet; thence, North 18 degrees 16 minutes 54 seconds East, 5.00 feet, thence, South 71 degrees 43 minutes 06 seconds East, 29.00 feet; thence, along a curve to the right having a radius of 388.77 feet, a central angle of 13 degrees 28 minutes 09 seconds, an arc length of 91.39 feet, a chord bearing South 65 degrees 27 minutes 48 degrees East and chord length of 91.18 feet; thence, South 39 degrees 02 minutes 54 seconds West, 5.05 feet; thence along a curve to the right having a radius of 383.77 feet, a central angle of 17 degrees 12 minutes 22 seconds, an arc length of 115.25 feet, a chord bearing South 50 degrees 13 minutes 06 seconds East and chord length of 114.81 feet to a set Mag nail at the Southernmost corner of a 0.9407 acre tract conveyed in the above mentioned Deed Book 672, Page 592 and the True Point of Beginning;

Thence from the True Point of Beginning, departing the existing East right-of-way line of Monmouth Street and with the Southeast line of the 0.9407 acre tract, North 46 degrees 39 minutes 54 seconds East, 202.19 feet to a set Mag nail at the Eastemmost corner of the 0.9407 acre tract;

Thence, departing the 0.9407 acre tract and with the West line of a 26.9444 acre tract (approved plat attached in Mortgage Book 1160, Page 466), being part of the property described in the above mentioned Deed Book 422, Page 60 and Deed Book 580, page 646, South 42 degrees 24 minutes 05 seconds East, 488.29 feet to a set Mag nail;

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

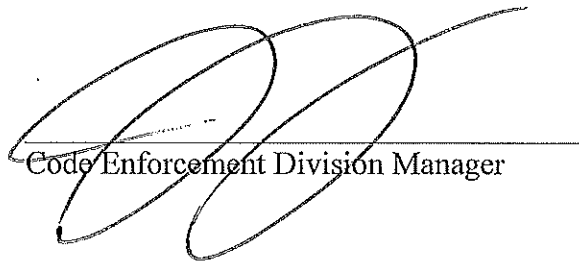
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 68, issued to JSP Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 May 24, 2023.

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



Code Enforcement Division Manager

Dated: May 24, 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 #
JSP PROPERTIES LLC		68
4329 CRESCENT SPRINGS CT		LEXINGTON, KY 40515
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/13/2023	1527 PM	940 CENTRAL AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
SANITATION	\$100	\$500

COMPLAINT INFORMATION

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

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

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 Shields	02/16/2023	1106 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

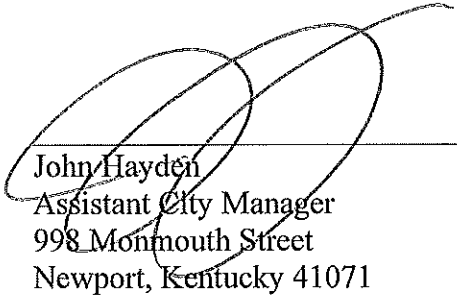
CITATION 68

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 **JSP Properties LLC** and located at **940 Central Ave., Newport, Kentucky** by a final, non-appealable order of February 16, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **JSP Properties LLC** and located at **940 Central Ave., Newport Kentucky**, and more particularly described in **Deed Book 835, Page 310** 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 29th day of May, 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

DEED

THIS DEED, made and entered into on this the 17th day of February 2022, by and between GG RENKY, LLC, a Delaware limited liability company, of PO Box 141, Waunakee, WI 53597-0141, GRANTOR, and JSP Properties LLC, a Kentucky limited liability company, of 4329 Crescent Springs Court, Lexington, KY 40515, GRANTEE. Further, the address to which the property tax bill for the year in which the property is transferred may be sent is 4329 Crescent Springs Court, Lexington, KY 40515.

WITNESSETH:

THAT for and in consideration of the sum of \$510,114.50, the receipt of which is hereby acknowledged, Grantor has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Grantee, in fee simple absolute, its successors and assigns forever, the following described property located Newport, Campbell County, Commonwealth of Kentucky:

TRACT I

Situated in the County of Campbell and Commonwealth of Kentucky, described as follows, to wit:

Lot Numbered 56 in the Trustees Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the South side of Eighth Street, between Patterson and Isabella Streets and extending back Southwardly that width to an alley, as shown by plat thereof in Plat Cabinet B, Slide 262B (formerly Plat Book 5, Page 49) in the Campbell County Clerk's office.

Property Address: 336 W 8TH ST., UNITS 1 - 3, NEWPORT, KY 41071
Parcel Number: 999-99-00-539.00
Group Number: 41415-A3

TRACT II

Situated in the City of Dayton, in Campbell County, Kentucky, beginning at a point on the northerly side of Eighth Avenue One Hundred Thirteen and Four twelfths (113-4/12) feet East of the East line of Lot 240 in Burton Hazen's Town of Brooklyn; running thence East with the North line of Eighth Avenue Twenty Seven (27) feet to a point; thence from these two points Northwardly in a rectangular shape to an alley; and being part of Lots Nos. 241 and 242 of the Burton Hazen's Subdivision of the Town of Brooklyn, as shown by plat thereof in Plat Cabinet A, Slide 198A (formerly Plat Book 4, Page 5) in the Campbell County Clerk's office, now part of said City of Dayton, Campbell County, Kentucky.

Property Address: 617 8TH AVE., DAYTON, KY 41074
Parcel Number: 999-99-08-537.00

Group Number: 30571-A1

TRACT III

Situated in the City of Newport, Campbell County, Kentucky, and being parts of Lots Numbered forty five (45), forty six (46), forty seven (47) and forty eight (48) in the Trustees' Addition to the City of Newport, Campbell County, Kentucky as follows:

Beginning at a point on the West side of Isabella Street, thirty six (36) feet and four (4) inches Northwardly from the Northwest corner of Isabella Street and Hardy Alley; thence along the West side of Isabella Street, Northwardly twenty four (24) feet and two (2) inches; thence from these two points, between parallel lines, in rectangular shape, westwardly one hundred (100) feet, as shown by plat thereof of record in Plat Cabinet B, Slide 262B (formerly Plat Book 5, Page 49), in the Campbell County Clerk's office.

Property Address: 808 ISABELLA ST. Units 1-4, NEWPORT, KY 41071
Parcel Number: 999-99-02-991.00
Group Number: 41415-A1

TRACT IV

And being the Easterly one hundred (100) feet of Lot Number One Hundred Ninety (190) in the Trustees Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the West side of Central Avenue between Ninth and Tenth Streets extending back Westwardly in rectangular shape one hundred (100) feet, Plat Cabinet B, Slide 261B (formerly Plat Book 5, Page 46), in the Campbell County Clerk's office.

Property Address: 940 CENTRAL AVE. Units 1-4, NEWPORT, KY 41071
Parcel Number: 999-99-05-091.00
Group Number: 41427/A2

Being part of the same property conveyed to GG RE NKY, LLC by Deed dated November 11, 2019, of record in Deed Book 807, Page 532, in the Campbell County Clerk's office.

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

GRANTOR does hereby release and relinquish unto Grantee, its successors and assigns forever, all of its right, title and interest in and to the above-described property, including all exemptions allowed by law, and does hereby covenant to and with Grantee, its successors 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.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above-described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382. Further, the address of the GRANTEES as noted above is the address to which the property tax bill for the year in which the property is transferred may be sent. The purchase price should be allocated among the subject properties, as follows: Tract I-\$156,958.31; Tract II-\$90,607.75; Tract III-\$117,718.73; and Tract IV-\$144,829.71.