

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) 475, 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 \$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 January 24, 2024.

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



Code Enforcement Division Manager

Dated: January 24, 2024



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		475
834 LINDEN AVE		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
12/01/2023	9:00 AM	834 LINDEN AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 304.6 Exterior Walls	\$100.00	\$500.00

COMPLAINT INFORMATION

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)

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 repair the garage wall it is failing . The tree is pushing the wall into the the garage wall.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	12/01/2023	10:00 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

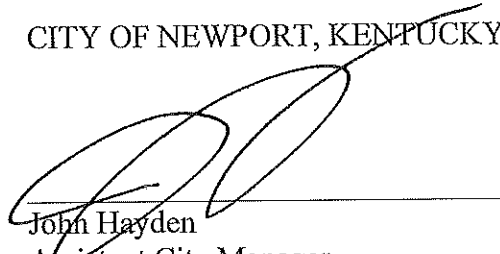
CITATION 475

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 **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable order of December 1, 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 **\$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 January, 2024.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

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

PIDN ~~111~~ 99-04-338.00
Group No: 30896/AD EXHIBIT "A"

Parcel One: Parts of Lots No. Forty-one (41), Forty-two (42) and Forty-three (43), Lindsey Subdivision in the City of Clifton, now part of the City of Newport, Campbell County, Kentucky, bounded thus: Beginning at a point in the westerly line of Lindsey Road, corner to Howard Fitch; thence with Fitch's line S 70 $\frac{1}{4}$ ° W 150 feet to a stake; thence S 12° 40' E 80 feet to a stake; thence N 70 $\frac{1}{4}$ ° E 150 feet to a stake in the westerly line of Lindsey Road; thence with said line to said Road, N 12° 40' W 80 feet to the place of beginning.

Parcel Two: Situated in the City of Clifton, now part of the City of Newport, Campbell County, Kentucky; Beginning at a point in the westerly line of Lindsey Road and corner of a lot sold to A. J. Bowman; thence with his line S 70 $\frac{1}{4}$ ° W 150 feet S 12° 40' E 30 feet; thence N 70 $\frac{3}{4}$ ° E 137 feet to a point in the west line of Lindsey Road; thence with said Lindsey Road N 2° 20' W 39 feet; thence N 12° 40' W 11 feet to the place of beginning.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

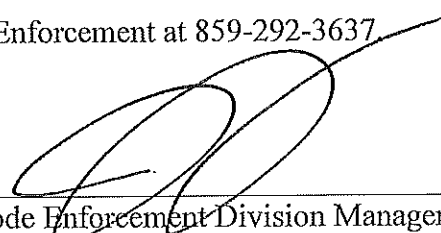
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 486, issued to Riverchase SPE LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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.

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 January 24, 2024.

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



Code Enforcement Division Manager

Dated: January 24, 2024



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	486

1830 EAST BROAD ST	COLUMBUS, OH 43203
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
12/13/2023	1355 PM	200 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
ACCESSORY STRUCTURE	\$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: REPLACE FENCE/GATE.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	12/13/2023	1452 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

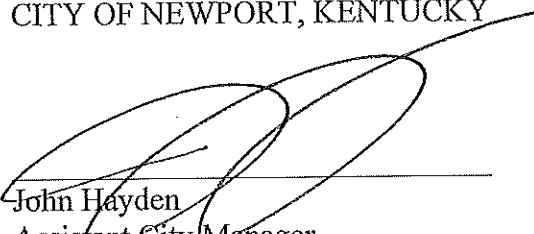
CITATION 486

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 December 13, 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 24th day of January, 2024.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash

Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

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

999-99-05-816.00

Group Nos: 41029/2
41032/A1

41032/A2

41032/2

41035/A1

41035/A2

41035/2

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;

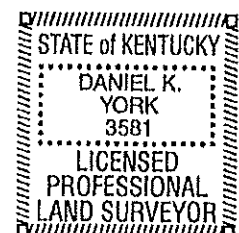
South 09°24'24" West a distance of 9.80 feet to the point of beginning.

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.

Daniel K. York
3/29/22



CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

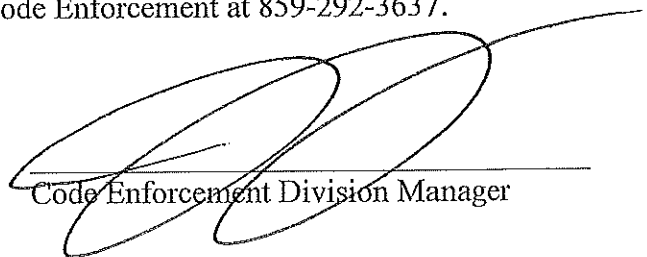
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 483, issued to SFR3-000 LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 January 24, 2024.

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



Code Enforcement Division Manager

Dated: January 24, 2024



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 #
SFR3-000 LLC	483

228 PARK AVE SUITE 73833	NEW YORK, NY 10003
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
12/08/2023	1552 PM	836 LIBERTY ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
DRIVEWAY	\$100	\$500

COMPLAINT INFORMATION

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.

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	12/11/2023	1536 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.

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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

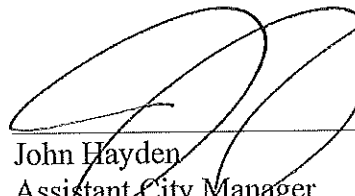
CITATION 483

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 **SFR3-000 LLC** and located at **836 Liberty St., Newport, Kentucky** by a final, non-appealable order of December 11, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **SFR3-000 LLC** and located at **836 Liberty St., Newport Kentucky**, and more particularly described in **Deed Book 828, Page 24** 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 January, 2024.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash

Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

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

EXHIBIT "A" LEGAL DESCRIPTION


Part of Lot Number Thirty-Two (32) in Trustee's Addition to the city of Newport, Campbell County, Kentucky, beginning on the west side of Liberty (formerly German) Street, One Hundred Twenty (120) feet north of Ninth Street, at the corner of a Fifteen (15) foot alley; thence northwardly Twenty-One (21) feet; thence extending Westwardly in rectangular shape Eighty-Nine (89) feet deep.

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

Being the same property conveyed to: 11B REI, LTD, an Ohio limited liability company, by virtue of a Deed recorded 7/6/2021, in Book DB26, Page 685, of the Campbell County, Kentucky Records.

Below is for informational purposes only and the company does not insure:
Property commonly known as: 836 Liberty Street, Newport, Kentucky 41071
Parcel Number: 999-99-04-463.00
Group: 41412/A2

This instrument prepared by:


Michael R. Brinkman, Attorney at Law KBA# 07618
Reisenfeld & Associates, LLC
3962 Red Bank Rd., Cincinnati, OH 45227
(513) 322-7000
File #: RT213648

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

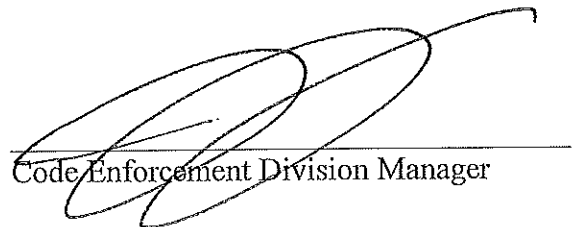
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 481, issued to John P. Roth Jr., has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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: January 24, 2024



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 #	
ROTH JOHN P JR	481	
4566 WINTERS LN	COLD SPRING, KY 41076-0000	
VIOLETION DATE	VIOLETION TIME	LOCATION OF VIOLETION
12/04/2023	1018 AM	63 KENTUCKY DR, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
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 A. SHIELDS	12/07/2023	1504 PM

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

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AFFIDAVIT OF LIEN

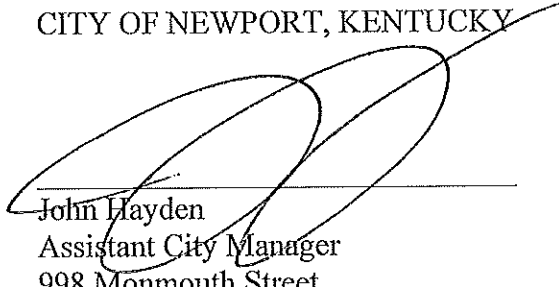
CITATION 481

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 **John P. Roth Jr.** and located at **63 Kentucky Dr., Newport, Kentucky** by a final, non-appealable order of December 7, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **John P. Roth Jr.** and located at **63 Kentucky Dr., Newport Kentucky**, and more particularly described in **Deed Book 546, Page 139** 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 January, 2024.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

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

✓

WARRANTY DEED

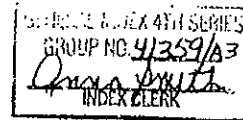
KNOW ALL MEN BY THESE PRESENTS:

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,