

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) 24059, issued to Ashford Homes, 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 April 22, 2024.

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



Code Enforcement Division Manager

Dated: April 22, 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 #
Ashford Homes		24059
6355 E KEMPER RD		CINCINNATI, OH 45241
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/26/2024	10:00AM	765 E 11TH ST, NEWPORT, KY 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 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 clean up the street around the dumpster and hillside

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	02/26/2024	2:51 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

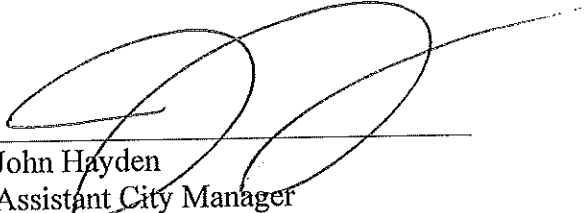
CITATION 24059

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 **Ashford Homes** and located at **765 E. 11th St., Newport, Kentucky** by a final, non-appealable order of February 26, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Ashford Homes** and located at **765 E. 11th St., Newport Kentucky**, and more particularly described in **Deed Book 848, Page 130** 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 22 day of April, 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"

PIDN 999-99-00-493.12

GROUP NO. 30300/B3

Situated in the City of Newport, Campbell County, State of Kentucky lying on the north side of 11th Street and being all of Lot 12 of the Northern Lights Subdivision as recorded in Plat Slide E-683B.

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) 24058, 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 \$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 April 22, 2024.

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



Code Enforcement Division Manager

Dated: April 22, 2024

9171 9690 0935 0278 7769 01



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	24058

P O BOX 398	NEWPORT, KY 41071
-------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/23/2024	1007 AM	830 YORK ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
VACANT STRUCTURE	\$100	\$500
JTD	\$100	\$500
HGW	\$100	\$500
GRAFFITI	\$100	\$500
WINDOWS	\$100	\$500

COMPLAINT INFORMATION

PM 301.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

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.

PM 302.9 Defacement of property. : No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

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.

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	02/26/2024	1436 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

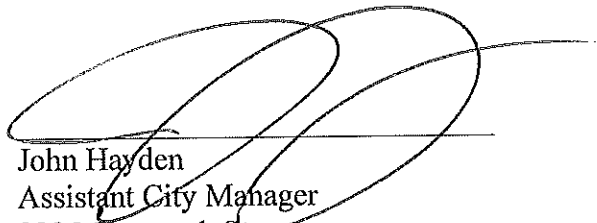
CITATION 24058

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 **David Hosea** and located at **830 York St., Newport, Kentucky** by a final, non-appealable order of February 26, 2024.

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 **\$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 22 day of April, 2024.



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

Natalie Fornash

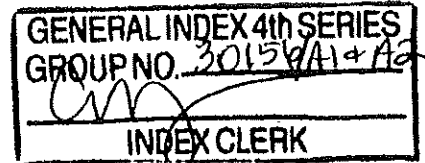
Notary Public

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



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) 24031, issued to Newport Residential 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 April 22, 2024.

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



Code Enforcement Division Manager

Dated: April 22, 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 #
NEWPORT RESIDENTIAL LLC		24031
1220 E BROADWAY		LOUISVILLE, KY 40204-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/02/2024	10:00 AM	624 NELSON PL, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 304.15 Doors: : Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and possess all necessary hardware. All entry doors shall be capable of being tightly secure.

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: Failure to repair the garage doors and repaint same.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	02/02/2024	1:13 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

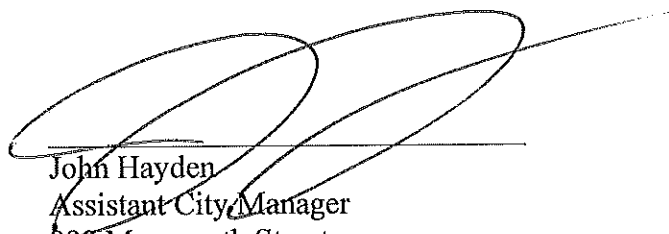
CITATION 24031

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 **Newport Residential LLC** and located at **624 Nelson Pl., Newport, Kentucky** by a final, non-appealable order of February 2, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Newport Residential LLC** and located at **624 Nelson Pl., Newport Kentucky**, and more particularly described in **Deed Book 711, Page 507** 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 22 day of April, 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

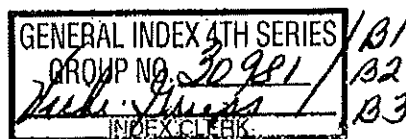
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **FIRST SECURITY TRUST BANK, INC.**, a Kentucky corporation, by and through **PERRY C. DAY**, its CEO, whose mailing address is 7135 Houston Road, Florence, Kentucky 41042, for and in consideration of **SEVEN HUNDRED THIRTEEN THOUSAND AND 00/100 (\$713,000.00) DOLLARS**, paid by the Grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to: **NEWPORT RESIDENTIAL, LLC**, a Kentucky limited liability company, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS : 624 Nelson Place
Newport, Kentucky 41071
GRANTEE'S MAILING ADDRESS: 1220 East Broadway
Louisville, Kentucky 40204

GROUP NOS.: 30981-B1, 30981-B2 & 30981-B3
PIDN: 999-99-04-547.00 999-99-04-547.05 999-99-04-547.11
999-99-04-547.01 999-99-04-547.06 999-99-04-547.12
999-99-04-547.02 999-99-04-547.07 999-99-04-547.13
999-99-04-547.03 999-99-04-547.08 999-99-04-547.14
999-99-04-574.04 999-99-04-547.09 999-99-04-547.15

Being all of Units 1, 2, 3, 4, 5, 6, 7, 8, 9 and 11 along with four (4) garages and all common areas of the Nelson Place Condominiums as established by the Declaration of Master Deed of Nelson Place Condominiums of record in Misc. Book 463, Page 515 and as platted of record in Plat Cabinet E 372.



Being the same property conveyed to Grantor by deed dated April 27, 2007 and recorded in Deed/Official Record Book 707, Page 470 of the Campbell County Clerk's records at Newport, Kentucky.

The Property known as Nelson Place Condominiums which is subject to the Declaration of Master Deed of record in Miscellaneous Book 463, Page 515 and as depicted in Plat Cabinet E 372 Slides A & B is the same property previously described as follows:

Situated in Nelson Place Subdivision in Newport, Campbell County, Kentucky commencing at a point on the south side of the 50-foot street running through said subdivision one hundred fifty (150) feet east of Park Avenue, thence eastwardly ninety (90) feet thence southwardly from said two points between parallel lines one hundred forty (140) feet to an alley.

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, its successors and assigns.

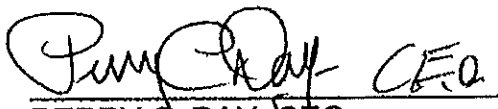
Grantor and Grantee certify, under oath, that the consideration reflected in this deed is the full consideration paid for the property and Grantee executes this deed for the sole purpose of making this certificate about the consideration.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the above named Grantor and Grantee this, the 30th day of November, 2007.

GRANTOR:

FIRST SECURITY TRUST BANK, INC.

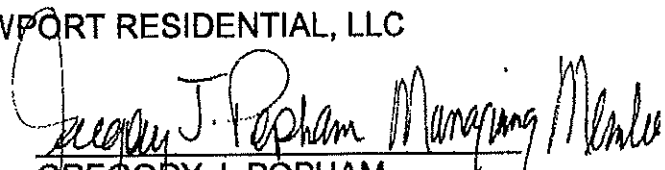
By:


PERRY C. DAY, CEO

GRANTEE:

NEWPORT RESIDENTIAL, LLC

By:


GREGORY J. POPHAM,
Managing Member