

RETURN TO:

This Instrument Prepared by &

**RETURN TO:**  
ZIEGLER & SCHNEIDER, P.S.C.  
Attorneys at Law  
541 Buttermilk Pike, Suite 500  
P.O. Box 175710  
Covington, Kentucky 41017  
859-426-1300

by *Michael A. Duncan*, Attorney  
MICHAEL A. DUNCAN  
mduncan@zslaw.com

PIDN: 078.03-11-009.00  
Group No. 2081B

### CITY OF WALTON, KENTUCKY NOTICE AND AFFIDAVIT OF LIEN

The City of Walton, Kentucky hereby gives notice of its lien, pursuant to KRS §65.8835 and Section 34.75 of the Walton Code of Ordinances; and in accordance with the final, non-appealable Order of the Union/Walton Joint Code Enforcement Board arising from its disposition on June 5, 2019 of Citation No. 2018-07, on real estate owned by Peter Koching and Carol Jean Koching, located at 44 High Street, Walton, Kentucky 41094, and being more specifically identified as Boone County Property Valuation Administrator's Tax Parcel PIDN: 078.03-11-009.00, located in Boone County Clerk Group No. 2081B; and being more particularly described in the deed recorded in Deed Book 523, Page 309, lodged in the office of the Boone County Clerk at Burlington, Kentucky. *Legal Attached as Exhibit A*

This lien is for violations of City of Walton Ordinances, in the amount of Seven Thousand Three Hundred Fifty Dollars (\$7,350.00), the amount of the fines imposed for the violations in Citation No. 2018-13-3, and all charges and fees incurred by the City of Walton in connection with the herein enforcement, plus interest at the legal rate until paid.

Subscribed and sworn to this 2 day of July, 2019.

CITY OF WALTON, KENTUCKY

By: *Brent Caldwell*  
BRENT CALDWELL  
Code Enforcement Officer

COMMONWEALTH OF KENTUCKY )  
COUNTY OF Boone )

The foregoing instrument was subscribed and sworn to before me, a Notary Public, by Brent Caldwell, Code Enforcement Officer, for and on behalf of City of Walton, Kentucky, this 2 day of July, 2019.

*Adam Jensen*  
Notary Public

My Commission Expires: 7/2/2022  
My Jurisdiction Is: KY  
My Notary ID# Is: 004026

**Boone County  
E164 PG 596**

BOOK 523 PAGE 309

PROPERTY TRANSFER TAX PAID \$ 52.00  
JERRY W. ROUSE, CLERK

**DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM P. OTTEN and KATHRYN E. OTTEN, his spouse,  
for and in consideration of

Fifty-Two Thousand (\$52,000.00) Dollars

to him paid under the terms of a Vendor's Lien, hereinafter described, by the grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to:

RETURN TO: PETER KOCHING and CAROL JEAN KOCHING, husband and wife, for and during their joint natural lives, with the remainder in fee simple to the survivor of them, his or her

heirs and assigns forever, the following described real estate, in the City of Walton, County of Boone, Commonwealth of Kentucky, to-wit: PLAT #: GROUP NO.: 2081B

PRESENT STREET ADDRESS: 44 High Street, Walton, Kentucky 41094

RETURN TO: GRANTEE'S MAILING ADDRESS: same

GRANTOR'S MAILING ADDRESS: 625 Western Reserve, Crescent Springs, Kentucky 41017

Lying and being in the Town of Walton, Boone County, Kentucky, and beginning at a stone at the corner of High and Columbia Streets; thence North with Columbia Street three hundred and forty-two (342) feet to a stone, corner to a lot own by the heirs of Gincey Steely; thence East with the line of said lot, sixty-six (66) feet to the corner of a lot formerly owned by Tommie Griffin; thence with said lot, South three hundred and forty-two (342) feet to High Street; thence West with High Street, sixty-six (66) feet to the place of beginning.

Being the same property conveyed to the Grantors herein by deed from Arabella Otten, single, dated November 2, 1979 and recorded in Deed Book 268, page 47 of the Boone County Clerk's records at Burlington, Kentucky.

**VENDOR'S LIEN**

This conveyance is made subject to a Vendor's Lien in favor of the Grantors herein for the unpaid purchase price of Forty-Seven Thousand (\$47,000.00) Dollars, said sum of Forty-Seven Thousand (\$47,000.00) Dollars to be paid together with interest at the rate of eight and one-half (8½) per cent per annum in monthly installments of Five Hundred and Eighty-Two and 74/100 (\$582.74) Dollars for a period of ten (10) years. The date of the first monthly installment shall be the 11th day of November, 1993, and the date of the final payment will be the 11th day of October, 2003. Grantees further agree to provide hazard insurance on the property.

Subject to and together with easements and restrictions of record.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said

PETER KOCHING and CAROL JEAN KOCHING, husband and wife, for and during their joint natural lives, with the remainder in fee simple to the survivor of them, his or her

heirs and assigns, forever, the Grantors, WILLIAM P. OTTEN and KATHRYN E. OTTEN, his spouse, HERESY COVENANTING with the Grantees PETER KOCHING and CAROL JEAN KOCHING, husband and wife, their heirs

Exhibit A

Boone County  
E164 PG 597

DOCUMENT NO: 778132  
RECORDED ON: JULY 09, 2019 02:27:17PM  
TOTAL FEES: \$13.00  
GROUP : 2081B  
COUNTY CLERK: JUSTIN CRIGLER  
COUNTY: BOONE COUNTY CLERK  
DEPUTY CLERK: MICHELLE E  
BOOK E164 PAGES 596 - 597