

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

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

CITY OF WALTON, KENTUCKY NOTICE OF DELINQUENT TAX LIEN

The City of Walton, Kentucky hereby gives notice of its lien, pursuant to KRS §134.420, for delinquent *ad valorem* taxes, interest, penalties, fees, commissions, charges, costs, reasonable attorney fees, and other expenses incurred by reason of delinquency in payment of the tax bill or certificate of delinquency or in the process of collecting it, owed to the City of Walton for taxes assessed on the real property located at 44 High Street, Walton, Kentucky 41094, more specifically identified as PIDN 078.03-11-009.00 and owned by Peter Koching and Carol Jean Koching, whose mailing address is 204 W. Seventh Street, Newport, Kentucky 41071, for the tax years of 2014 to 2019.

Source of Title: Deed Book 523, page 309.

Legal Description: Attached

Subscribed and sworn to this 27th day of December, 2019.

CITY OF WALTON, KENTUCKY

By:

Gabriel D. Brown
MAYOR GABRIEL D. BROWN

COMMONWEALTH OF KENTUCKY)

) ss

COUNTY OF BOONE)

The foregoing instrument was subscribed and sworn to before me, a Notary Public, by GABRIEL D. BROWN, MAYOR, for and on behalf of City of Walton, Kentucky, the Lienholder herein, this 27th day of December, 2019.

Tammy V. Wilhoite
Notary Public

My Commission Expires: March 28, 2020 My Jurisdiction Is: Kept vdy at Large

My Notary ID# Is: 553770



RETURN TO

35

BOONE COUNTY
E166 PG327

BOOK 523 PAGE 309

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

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 GRANTOR'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 Glnsey Steel; 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, HEREBY COVENANTING with the Grantees PETER KOCHING and CAROL JEAN KOCHING, husband and wife, their heirs

BOONE COUNTY
E166 PG328

BOOK 523 PAGE 310

and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

STATEMENT OF COMPLIANCE WITH KRS 382.135

The grantors and the grantees hereby certify that the consideration expressed above, is the full consideration for this transfer of the said property and that the estimated fair cash value of the said property is \$52,000.00.

IN WITNESS WHEREOF, the said WILLIAM P. OTTEN and KATHRYN E. OTTEN, Grantors, and PETER KOCHING and CAROL JEAN KOCHING, Grantees, have hereunto set their hands on this, the 11th day of October, 1993. The signatures of the Grantees below-appearing relate only to the said certification of consideration and estimated fair cash value.

STAMPS

William P. Otten
WILLIAM P. OTTEN

Kathryn E. Otten
KATHRYN E. OTTEN

Peter Koching
PETER KOCHING

Carol Jean Koching
CAROL JEAN KOCHING

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged before me this 11th day of October, 1993, by Peter Koching, Carol Jean Koching, William P. Otten and Kathryn E. Otten.

David C. Hoffmann
NOTARY PUBLIC
My Commission Expires: 3/6/96

COMMONWEALTH OF KENTUCKY
BOONE COUNTY

I, Jerry W. Rouse, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from:

William P. Otten and Kathryn E. Otten, his wife

TO Peter Koching and Carol Jean Koching, husband and wife

was this day presented to me in my office, certified as above, and this day left for record at 9:11 a.m. Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office. Given under my hand this 14 day of Oct. 1993.

JERRY W. ROUSE, CLERK
BY: Jerry Rouse D.C.

This instrument prepared by:
HOFFMAN, HOFFMAN AND GRUBBS, P.S.C.

BY: David C. Hoffmann
ATTORNEY AT LAW
98 Garvey Avenue
Elsmere, Kentucky 41018
(606) 342-9029

DOCUMENT NO: 792020
RECORDED: December 30, 2019 03:21:00 PM
TOTAL FEES: \$13.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: MICHELLE EICKHOFF
COUNTY: BOONE COUNTY
BOOK: E166 PAGES: 326 - 328