



February 17, 2020
Brent Semple
Brent.semple65@gmail.com

TTA Number: 2020-M-2964

7114 Manderlay Drive, Florence, KY 41042

Property Valuation Administrator Parcel Identification Number: 073.00-02-024.00

Dear Mr. Semple,

Item 1. LEGAL DESCRIPTION OF PREMISES EXAMINED.

See ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This certificate does not purport to cover (a) matters not of record in said county, including rights of persons in possession, questions which an inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, (b) liens asserted by the United States and Commonwealth of Kentucky, their agencies and officers under the Kentucky Division of Waste Management and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located. **Liability for this report shall not exceed the amount paid for this report.**

Item 2.

Fee simple title to said premises is vested in the name of Gary Love and Denise Willman by virtue of a Warranty Deed dated March 7, 2018, recorded March 26, 2018 at Book D1105, Page 96; and Deed dated May 13, 2009, recorded May 14, 2009 at Book D965, Page 756, of the Boone County, Kentucky records.

Item 3. REAL ESTATE TAXES

The premises herein described appear in the Boone County Property Valuation Administrator under **Parcel Identification Number 073.00-02-024.00** in the name Gary Love, and is valued for taxes purposes as follows:

TOTAL VALUE:

\$89,800.00

Annual County Taxes in the amount of \$953.52* are paid.

The premises herein described appear in the City of Florence under **Parcel Identification Number 073.00-02-024.00** in the name of **Gary Love**, and is valued for taxes purposes as follows:

TOTAL VALUE:

\$89,800.00

Annual City Taxes in the amount of \$220.90 are paid.

ITEM 4. SPECIAL ASSESSMENTS.

*911 fee in the amount of \$75.00 paid with the County real estate taxes.

ITEM 5. MORTGAGES.

No Open Mortgages of record.

ITEM 6. EASEMENTS.

Restrictions as shown in MC 38, Page 426, in the Boone County, Kentucky records.

Fifty (50) foot building setback line as shown in Plat Book 8, Page 4, in the Boone County, Kentucky records.

Ten (10) foot drainage easement as shown in Plat Book 8, Page 4, in the Boone County, Kentucky records.

ITEM 7. OTHER MATTERS OF RECORD.

Estate of Gary Love filed as Case Number 19-P-543, in the Boone County, Kentucky records. Denise Willman appointed Executrix. Last Will and Testament of Gary Love filed of record at W83, Page 920, Boone County, Kentucky Clerk's office. Denise Willman appointed Executrix.

Effective February 4, 2020 at 7:59 A.M.

Respectfully submitted,

By */s/Charles Barrowman III*
Charles R. Barrowman III
Attorney at Law

2020-M-2964

Parcel Number: 073.00-02-024.00

Exhibit 'A'

Group Number: 932

Being all of Lot Number Twenty Four (24), Spring Meadows Subdivision, Section (2), as shown on plat recorded in Plat Book 8, Page 4 of the Boone County Clerk's records, at Burlington, Kentucky.

Subject, however to all easements, covenants and restrictions of record.