

Re: Kandace Harrison
Address: 2893 Hogg Ridge Road
Williamstown, KY 41097

File: 76871

CERTIFICATE OF TITLE EXAMINATION

TO: Doug Garner

This report is rendered with the knowledge that the party to whom the report is addressed has requested an examination.

This is to certify that I have made a careful examination of the public records in the County Courthouse as indicated, as relates to the following described real estate:

PIDN: 013-00-00-010.03

See Attached Exhibit "A" for legal description.

This examination was made through the 19th day of January, 2021 at 8:00 a.m. and in my opinion, fee simple title as of the date of such examination was vested in Kandace N. Harrison, married, as shown in a deed from the Estate of Ruth R. Reilly by Peggy Nelson, Administrator, dated 03-05-2013 and recorded 03-05-2013 in Deed Book 317, page 496 all of the Pendleton County Clerk's records at Falmouth, Kentucky, and subject to the following:

I. TAXES:

(1) AMOUNT OF LAST CITY & COUNTY TAXES

(a) City: N/A

(b) County: Pendleton, 2020, Bill #3120, \$171.98 DUE

(c) Valuation: \$12,000.00

(2) ESTIMATED TAXES FOR 2021:

(a) City: N/A

(b) County: Pendleton, estimated amount due in October, 2021 is \$160.48

(c) Valuation: \$12,000.00

II. MORTGAGES: None

III. RESTRICTIONS & CONDITIONS:

1. Payment of the 2021 and all subsequent years' taxes assessed a lien but not yet due and payable.

IV. EASEMENTS:

1. Subject to the right of way for Hogg Ridge Road.

V. OTHER DEFECTS & REQUIREMENTS:

1. Payment and cancellation of record of the 2019 Pendleton County real estate tax bill in the amount of \$317.70 by January 31st, 2021.
2. Payment and cancellation of record of the 2017 Pendleton County real estate tax bill in the amount of \$369.83 by January 31st, 2021.
3. Payment and cancellation of record of the 2016 Pendleton County real estate tax bill in the amount of \$392.51 by January 31st, 2021.
4. Payment and cancellation of record of the 2015 Pendleton County real estate tax bill in the amount of \$421.98 by January 31st, 2021.
5. Payment and cancellation of record of the 2014 Pendleton County real estate tax bill in the amount of \$432.92 by January 31st, 2021.

VI. ADDITIONAL NOTES:

1. Acreage listed is for identification purposes only, and is not insured.
2. The title deed does not have an order from the court authorizing the sale of the property from the seller.

This title report does not make any representations with regard to (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books of the County Clerk; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse dower interests); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event there is corporation in the chain of title; (q) any facts that would be revealed by examination of the records of the State Courts; (r) any questions of security interest or liens under the Uniform Commercial Code; (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed in the above paragraph are matters which would not be revealed by an examination of the record of the County Clerk, and therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) may be revealed by an inspection of the premises for new improvements. Items (g) through (r) may be insured against by the purchase of title insurance, and should you have any questions concerning these items, we would be pleased to discuss the same with you.

This Certificate of Title Examination covers the time period from 05-30-1995 through 01-19-2021 at 8:00 a.m.

Respectfully Submitted,



Ronald G. Mullen
Attorney at Law
2362 Grandview Drive
Ft. Mitchell, KY 41017
(859) 344-1919

EXHIBIT "A"

PIDN: 013-00-00-010.03

2893 Hogg Ridge Road
Williamstown, KY 41097

Being a tract of land lying on the west side of Hog Ridge Road, 3.0 Miles North of Kentucky Route #22 in Pendleton County, Kentucky and more particularly described as follows:

Beginning at a ½" Bolt in the Center of Hog Ridge Road; thence leaving said road and with three new made line of the Grantors, S 78° 54' W—589.7 feet to an iron pin; (thence S 0° 16' E—348.9 feet to an iron pin; thence N 84° 20' E—592.3 feet to a ½" bolt in the center of Hog Ridge Road; thence with the center of said road, N 1° 00' W—300.4 feet); thence N 3° 57' W—104.0 feet to the place of beginning containing 5.08 acres more or less.

The above description is in accordance with a survey made by Hicks and Mann Inc. on the 7th day of March, 1983.

Exception: There is excepted from and out of the above described boundary and not conveyed hereby the following described property: Beginning at a ½" bolt being the northeast corner of the original 5.08 acre tract and said point being in the center of Hog Ridge Road; thence with the north line of the original 5.08 acre tract, S 78° 54' W—320.0 feet to an iron pin; thence with two new made lines of the 5.08 acre tract, S 1° 12' E—112.8 feet to an iron pin; thence N 89° 02' E—320.00 feet to a P.K. Nail in the center of Hog Ridge Road; thence with the center of said Road, N 1° 00' 65.3 feet to a P.K. Nail; thence N 3° 57' W—104.0 feet to the place of beginning containing 1.03 acres more or less.

The above description is in accordance with a survey made by Hicks and Mann Inc. on the 7th day of March, 1983.

MAR 05 2013

By: Michelle Reilly
Pd 20.00 Tax
Mail to: John Harrison
PO Box 57
Milford, KY

WARRANTY DEED

41061

This deed, made this 5th day of March, 2013, by and between The Estate of Ruth R. Reilly, deceased, with a mailing address for the estate of C/O Pete W. Waley, Attorney for The Estate of Ruth R. Reilly, 1300 N. Main Street, Williamstown, Kentucky 41098, by and through Peggy Niesen, Administrator, pursuant to an Order of the Pendleton District Court in Case No. 12-P-003, GRANTOR and Kandace N. Harrison, married, with a mailing address of C/O John Harrison, Sr., Guardian of Kandace N. Harrison, 6549 Powersville-Harrison Co. Rd., Milford, Kentucky 41061, GRANTEE,

Witnesseth:

That for and in consideration of the settlement of The Estate of Ruth R. Reilly and pursuant to an ORDER of the Pendleton District Court in Case No. 12-P-003, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby conveys to GRANTEE, in fee simple, and unto his or her heirs and assigns forever, the following described real property in Pendleton County, Kentucky:

X Being a tract of land lying on the west side of Hog Ridge Road, 3.0 Miles North of Kentucky Route #22 in Pendleton County, Kentucky and more particularly described as follows:

Beginning at a 1/2" Bolt in the Center of Hog Ridge Road; thence leaving said road and with three new made line of the Grantors, S 78° 54' W — 589.7 feet to an iron pin; (thence S 0° 16' E — 348.9 feet to an iron pin; thence N 84° 20' E — 592.3 feet to a 1/2" bolt in the center of Hog Ridge Road; thence with the center of said road, N 1° 00' W — 300.4 feet); thence N 3° 57' W — 104.0 feet to the place of beginning containing 5.08 acres more or less.

The above description is in accordance with a survey made by Hicks and Mann Inc. on the 7th day of March, 1983.

Exception: There is excepted from and out of the above described boundary and not conveyed hereby the following described property: Beginning at a 1/2" bolt being the northeast corner of the original 5.08 acre tract and said point being in the center of Hog Ridge Road; thence with the north line of the original 5.08 acre tract, S 78° 54' W — 320.0 feet to an iron pin; thence with two new made lines of the 5.08 acre tract, S 1° 12' E — 112.8 feet to an iron pin; thence N 89° 02' E — 320.00 feet to a P.K. Nail in the center of Hog Ridge Road; thence with the center of said Road, N 1° 00' 65.3 feet to a P.K. Nail; thence N 3° 57' W — 104.0 feet to the place of beginning containing 1.03 acres more or less.

The above description is in accordance with a survey made by



Hicks and Mann Inc. on the 7th day of March, 1983. X

Subject to Easements, Conditions, Restrictions, and Covenants of Record and/or in Existence.

Known as: 2917 Hogg Ridge Rd., Williamstown, KY 41097

SOURCE OF TITLE: Being the same real property conveyed to Ruth E. Reilly by deed of Thomas M. Reilly and Chong Fang Reilly, married, dated March 4, 2006 and of record at Deed Book 277, Page 219. The Pendleton District Court Action 12-P-003 for The Estate of Ruth R. Reilly is the estate case name for the same Ruth E. Reilly named as Grantee in the deed of record at Deed Book 277, Page 219. All references are to Pendleton County Records.

Future property taxes shall be paid by Grantee. The property was formerly exempt from property taxes.

This conveyance is made subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereto, unto GRANTEE, as above stated, with covenants of general warranty. IN WITNESS WHEREOF, GRANTOR has hereunto set his hand on the day and year first above written.



The Estate of Ruth R. Reilly

by: Peggy Niesen, Administrator of The Estate of Ruth R. Reilly

GRANTOR

STATE OF KENTUCKY)
COUNTY OF Pendleton)

Before me, a duly authorized Notary Public in the State of Kentucky, personally appeared Peggy Niesen and acknowledged her signature as Grantor herein on this 5th day of ~~January~~ ^{March}, 2013.

My Commission Expires: 11/1/15


Notary Public, State of KY At Large

CONSIDERATION CERTIFICATE

The undersigned do hereby certify pursuant to KRS Chapter 382 that the foregoing transfer of real property is made by inter vivos gift of Ruth R. Reilly as determined and pursuant to the Order of the Pendleton District Court in Case No. 12-P-003, and the consideration stated herein is the true, correct and full consideration paid for the property conveyed herein. The estimated fair cash value for the property hereby transferred is \$20,000.00. We understand that falsification of the stated consideration is a Class D Felony, subject to one to five years imprisonment and fines up to \$10,000.00.



The Estate of Ruth R. Reilly

by: **Peggy Niesen, Administrator of The Estate of Ruth R. Reilly**
GRANTOR



Kandace N. Harrison

by: **John Harrison, Sr., Guardian of Kandace N. Harrison**
GRANTEE

STATE OF KENTUCKY)

COUNTY OF Pendleton)

Before me, a duly authorized Notary Public in the State of Kentucky, appeared Peggy Niesen, being first duly sworn, executed the foregoing certificate on this 5th day of ~~January~~_{March}, 2013.

My Commission Expires: 1/1/15


Notary Public, State of KY at Large

STATE OF KENTUCKY)

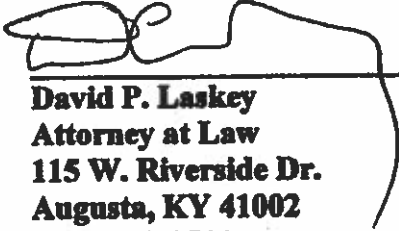
COUNTY OF Pendleton)

Before me, a duly authorized Notary Public in the State of Kentucky, appeared John Harrison, Sr., being first duly sworn, executed the foregoing certificate on this 5th day of ~~January~~_{March}, 2013.

My Commission Expires:

Michelle Brown DC
Notary Public, State of KY at Large

THIS INSTRUMENT PREPARED WITHOUT TITLE EXAMINATION BY:


David P. Laskey
Attorney at Law
115 W. Riverside Dr.
Augusta, KY 41002
(606) 402-0711

John E. Harrison
6549 Lowerville Harrison Rd.
PO Box 51
McClford. Rd. 41061



100900
Recorded on: 03/05/2013 1:17:59 PM
Book: DEED Number: 317
Pages: 496 - 499
Rita M. Spencer, Pendleton County
DC: DARLENEF

[Back To Results](#)

2020-Pendleton Co. Sheriff - Taxbills Property Tax Statement

<p>Pendleton Co. Sheriff - Taxbills 201 Chapel St Falmouth, KY 41040</p>
<p>Bill Number: 3120 District: COUNTY Location: HOGG RIDGE RD 02893 Description: 4.05 ACRES Map Number: 013-00-00-010.03 Farm Acres: 0.00</p>
<p>HARRISON KANDACE N % CHFS GUARDIANSHIP SERVICES 275 EAST MAIN S:3E-F FRANKFORT, KY 40621</p>
<p>Amount Due If: 2% Discount 10/1/20- 11/01/2020 160.48 Face Amount 11/2/20- 12/31/2020 163.76 5% Penalty 1/1/21- 01/31/2021 171.95 21% Penalty 2/1/21- 04/15/2021 198.15</p>
<p>Date Paid Not Available</p>
<p>Amount Paid \$0.00</p>

Under Kentucky State Law, these records are public information. Display of this information on the Internet is specifically authorized according to KRS 171.410.

If you believe any data provided is inaccurate, or if you have any comments about this site, we would like to hear from you.

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Total Selected Bills

250

<input type="checkbox"/>	TaxBillID ^	TaxYear	Billnumber	Owner	Face Value	Map #	Property Address	Date Paid
<input type="checkbox"/>	2014-003039	2014	003039	HARRISON, KANDACE N HARRISON JOHN	\$152.04	013-00-00-010.03	6549 POWERSVILLE HARRISON CO RD	
<input type="checkbox"/>	2015-003054	2015	003054	HARRISON, KANDACE N	\$157.44	013-00-00-010.03	6549 POWERSVILLE HARRISON RD	
<input type="checkbox"/>	2016-003088	2016	003088	HARRISON, KANDACE N	\$157.92	013-00-00-010.03	HOGG RIDGE RD 02893	
<input type="checkbox"/>	2017-003102	2017	003102	HARRISON, KANDACE N	\$161.22	013-00-00-010.03	HOGG RIDGE RD 02893	
<input type="checkbox"/>	2019-003129	2019	003129	HARRISON, KANDACE N	\$165.92	013-00-00-101.03	HOGG RIDGE RD 02893	
<input type="checkbox"/>	2019-003130	2019	003130	HARRISON, PHILLIP	\$483.94	050-00-00-011.00	316 GRIES RD	1/5/2021

« < 1 > »

Showing 1 to 6 of 6 entries

Property Owner Information

Name:
HARRISON, KANDACE N
Address:
6549 POWERSVILLE HARRISON CO RD
City:
MILFORD
State:
KY
Zip:
41061

Purchaser Information

Name:
Address:
City:
State:
Zip:

Tax and Property Information

Address:

HOGG RIDGE RD 02893

City:

State/Zip:

Map ID:

013-00-00-101.03

Description:

4.05 ACRES

BillNumber:

003129

Assessed:

12000.00

Tax Year:

2019

Original Amt:

\$165.92

Interest:

18.61

Today:

1/21/2021

Penalties:

133.17

Date Due:

5/15/2020

Sub Total:

317.70

Date Paid:

Less Partial:

0.00

TOTAL AMOUNT DUE: 317.70

Address:
HOGG RIDGE RD 02893

City:

State/Zip:

Map ID:
013-00-00-010.03

Description:
4.05 ACRES

BillNumber:
003102
Assessed:
12000.00
Tax Year:
2017
Original Amt:
\$161.22
Interest:
68.29
Today:
1/21/2021
Penalties:
140.32
Date Due:
4/17/2018
Sub Total:
369.83
Date Paid:
Less Partial:
0.00

TOTAL AMOUNT DUE: 369.83

Address:
HOGG RIDGE RD 02893

City:

State/Zip:

Map ID:
013-00-00-010.03

Description:
4.05 ACRES

BillNumber:
003088

Assessed:
12000.00

Tax Year:
2016

Original Amt:
\$157.92

Interest:
90.50

Today:
1/21/2021

Penalties:
144.09

Date Due:
4/19/2017

Sub Total:
392.51

Date Paid:
Less Partial:
0.00

TOTAL AMOUNT DUE: 392.51

District #:

0

Type:

REAL ESTATE

Address:

City:

State/Zip:

Map ID:

013-00-00-010.03

Description:

4.05 ACRES HOGG RIDGE 2893

BillNumber:

003054

Assessed:

12000.00

Tax Year:

2015

Original Amt:

\$157.44

Interest:

113.76

Today:

1/21/2021

Penalties:

150.78

Date Due:

4/16/2016

Sub Total:

421.98

Date Paid:

Less Partial:

0.00

TOTAL AMOUNT DUE: 421.98

District #:

0

Type:

REAL ESTATE

Address:

City:

State/Zip:

Map ID:

013-00-00-010.03

Description:

4.05 ACRES HOGG RIDGE RD

BillNumber:

003039

Assessed:

12000.00

Tax Year:

2014

Original Amt:

\$152.04

Interest:

132.58

Today:

1/21/2021

Penalties:

148.30

Date Due:

4/16/2015

Sub Total:

432.92

Date Paid:

Less Partial:

0.00

TOTAL AMOUNT DUE: 432.92