

KENTUCKY LAND TITLE AGENCY, INC.
2362 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY 41017
PHONE (859) 344-1919
FAX (859) 344-1355

TO: Doug Garner

FROM: Amy J. Arnsperger

DATE: September 11, 2024

RE: Patricia Smith/Erin Wells
919 Holman Avenue
Covington, Kentucky 41011
KLT File #84589

I N V O I C E

Title Examination	\$300.00
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Total:	\$300.00
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Payment due upon receipt. Thank you.

File: 84589

Address: 919 Holman Avenue
Covington, Kentucky 41011

CERTIFICATE OF TITLE EXAMINATION

TO: Doug Garner

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:

Group: 2558
PIDN: 054-22-13-013.00

See Attached Exhibit "A" for legal description.

This examination was made through the 6th day of September, 2024 at 7:00 a.m. and in my opinion, fee simple title as of the date of such examination was vested in the Estate of Patricia Ann Smith, as shown in a deed from Flora Emery, unmarried, dated 8-9-94 and 8-11-94 and recorded 8-12-94 in Deed Book 1138, page 51 of the Kenton County, Kentucky, Clerk's records, and subject to the following:

I. TAXES: TAXES:

(1) AMOUNT OF LAST CITY & COUNTY TAXES

- (a) City:** Covington, 2023, Bill #PIDN, \$249.30 paid
- (b) County:** Kenton, 2023, Bill #21073, \$1,520.55 paid
- (c) Tax Assessed Valuation:** \$90,000.00

(2) ESTIMATED TAXES FOR 2024

- (a) City:** Covington, estimated amount due in October, 2024 is \$249.30
- (b) County:** Kenton, estimated amount due in October, 2024 is \$1,268.80
- (c) Tax Assessed Valuation:** \$90,000.00

II. MORTGAGES:

Mortgagor: Patricia Ann Smith
Mortgagee: City of Covington
Dated: 10-9-02 Recorded: 2-14-03
OR Book: C-1437 Page: 136
Amount: \$8,000.00

Mortgagor: Patricia Ann Smith
Mortgagee: City of Covington
Dated: 1-9-02 Recorded: 1-17-02
OR Book: C-908 Page: 46
Amount: \$27,000.00

III. RESTRICTIONS & CONDITIONS:

1. Payment of the 2024 and all subsequent years' taxes assessed a lien but not yet due and payable.

IV. EASEMENTS: None

V. OTHER DEFECTS & REQUIREMENTS:

1. The 2024 City of Covington waste fee and storm water fee is due in the amount of \$444.71.
2. There is a Notice of Judgment Lien on Real Estate filed by LVNV Funding LLC against Patricia Smith, in the original amount of \$975.74, recorded in OR Book C-6298, page 343. The undersigned does not know if it is against the owner of this real estate.
3. There is a Notice of Judgment Lien on Real Estate filed by General Electric Credit Union against Patricia Smith, in the original amount of \$3,259.44, recorded in OR Book C-5594, page 73.

4. There is a Notice of Judgment Lien filed by Cadlerock Joint Venture L.P. against Patricia A. Smith, in the original amount of \$2,559.15, recorded in OR Book C-6395, page 283. The undersigned does not know if it is against the owner of this real estate.

VI. ADDITIONAL NOTES:

1. The scope of this title examination includes at least one arms-length transaction.
2. Patricia Ann Smith died on February 4, 2017. Erin R. Wells is the administrator of her estate, and she has court-ordered authority to sell the subject real estate.
3. An Affidavit of Descent is recorded in KC Book 288, page 484 listing all the known heirs of Patricia Ann Smith.

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 6-23-1984 through 9-6-2024 at 7:00 a.m.

Respectfully Submitted,


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

EXHIBIT "A"

Group: 2558

PIDN: 054-22-13-013.00

Being part of Lots No. 267 and 268 of the Western Baptist Theological Institute First Subdivision and more particularly described as follows:

Beginning at a point in the west line of Holman Street 113.37 feet north of the north line of Robbins Street, measured along the west line of Holman Street; thence northwardly with the west line of Holman Street, 48 feet to a point in the north line of Lot 268 in the W.B.T.I. First Subdivision; thence with said north line of Lot 268 westwardly 42.74 feet to the northwest corner of Lot 268; thence southwardly with the west line of said Lot 268, 50 feet to a point; thence eastwardly and parallel to the north line of Robbins Street 46.75 feet to the point of beginning in the west line of Holman Street.

27000

1994094081259223 DEED

1138/ 51



BOOK 1138 PAGE 051

D E E D

PIDN 054-22-13-013.00

KNOW ALL MEN BY THESE PRESENTS:

That Flora Emery, a single person,

whose mailing address is: 811 Walton Avenue, Apt. 28, Bronx, NY 10451

for and in consideration of Twenty-Seven Thousand Dollars (\$27,000.00) to her paid by the grantees herein, the receipt of which is acknowledged, does bargain, sell, and convey to:

Patricia Ann Smith, her

heirs and assigns forever, the following described Real Estate, in the City of Covington; County of Kenton and Commonwealth of Kentucky, to-wit:

Present Street Address: 919 Holman Street, Covington, KY

Grantee Mailing Address: 919 Holman Street, Covington, KY

Group No. 2558
Plat No. 350

Being part of Lots No. 267 and 268 of the Western Baptist Theological Institute First Subdivision and more particularly described as follows:

Beginning at a point in the west line of Holman Street 113.37 feet north of the north line of Robbins Street, measured along the west line of Holman Street; thence northwardly with the west line of Holman Street, 48 foot to a point in the north line of Lot 268 in the W.B.T.I. First Subdivision; thence with said north line of Lot 268 westwardly 42.74 feet to the northwest corner of Lot 268; thence southwardly with the west line of said Lot 268, 50 feet to a point; thence eastwardly and parallel to the north line of Robbins Street 46.75 feet to the point of beginning in the west line of Holman Street.

Subject to easements of record, including, but not limited to an easement granted over the remainder of Grantor's property for sewer and gas lines to Robbins Street.

Being the same property conveyed to Flora Emery by Deed from Nancy D. Taylor Tibbitt and Glyn Tibbitt, her husband, dated October 3, 1991 and recorded in Deed Book 1057, page 03 of the Kenton County Clerk's records at Covington, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

DATE MAILED 9-94
TO _____

37000
0001
2002

Recorded Bill J Aron
KENTON COUNTY CLERK - COV
Book/Page: 1138/ 51
Dt/Tm Recorded: 08/12/1994 14:45:46:71
Inst #: 94 08 12 59223
TYPE: DEED
TOTA. FEE/Tax: 39.00
CLERK ID: D J WOOD
8/27.00

BOOK 1138 PAGE 052

TO HAVE AND TO HOLD the same to the said

Patricia Ann Smith, her

heirs and assigns, forever, the Grantor's heirs, executors and administrators, HEREBY COVENANTING with the grantee's heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that she will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the Grantor, Flora Emery, a single person, hereunto set her hand, this 9th day of August in the year 1994.

Flora Emery
Flora Emery

State of New York:
County of Kings:

The foregoing instrument was acknowledged before me this 9th day of August, 1994 by the Grantor, Flora Emery.

Rosa E. Ross
Notary Public, State at Large

My Commission Expires: June 22, 1996

ROSA E. ROSS
Notary Public, State of New York
No. 24-4998120
Qualified in Kings County
Commission Expires June 22, 1996

CERTIFICATE OF CONSIDERATION

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

Sworn to this 9th day of August in the year 1994.

GRANTOR

x Flora Emery
Flora Emery

GRANTEE

Patricia Ann Smith
Patricia Ann Smith

x State of New York:
County of Kings:

The foregoing certification was acknowledged before me this 9th day of August, 1994 by Flora Emery, Grantor.

Rosa E. Ross
Notary Public, State at Large

My Commission expires: June 22, 1996

ROSA E. ROSS
Notary Public, State of New York
No. 24-4998120
Qualified in Kings County
Commission Expires June 22, 1996

BOOK 1138 PAGE 053

Commonwealth of Kentucky:
County of CAMPBELL:

The foregoing certification was acknowledged before me this 11TH day of AUGUST, 1994 by Patricia Ann Smith, Grantee.

My Commission expires: 7/19/96

Donald E. John
Notary Public, State at Large

STATE OF KENTUCKY,
KENTON COUNTY

SCT.

I, BILL AYLOR, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from

Flora Emery, a single person,

to Patricia Ann Smith

was this day presented to me in my office,

certified as above, and this day left for the record at M. Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office. Given under my hand this day of in the year 1994.

BILL AYLOR, Clerk

By _____, D.C.

This Deed Prepared By:

RETURN TO:

Philip E. Combs
PHILIP E. COMBS
Attorney at Law
6601 Dixie Highway
Florence, KY 41042
(606) 825-1441

Recorded in Deed Book No. _____ Page _____

GENERAL INDEX

GROUP 2558

Index Clerk

dehts.deeds

2/C

COMMONWEALTH OF KENTUCKY
KENTON DISTRICT COURT
1 DIVISION
CIVIL CASE NO. 17-C-1401

NOTICE OF JUDGMENT LIEN ON REAL ESTATE

JUDGMENT DEBTOR:
PATRICIA SMITH

JUDGMENT CREDITOR:
LVNV FUNDING LLC
55 BEATTIE PL #110 MS#252
GREENVILLE, SC 29601

Total judgment amount as of October 12, 2017	:	\$975.74
Principal amount:		\$858.12
Accrued interest:		\$2.12
Interest rate:		6.000%
Costs:		\$115.50
Attorney fees:		\$0.00

The filing of this Notice in the County clerk's office below acts as a lien upon all real estate in that County, in which the Judgment Debtor has any ownership interest.

TO THE CLERK OF THE COUNTY STATED BELOW:

Pursuant to KRS 426.720, you shall immediately enter this Notice of Judgment Lien in the lis pendens records of your office, to act as a lien upon all real estate in your County in which the above JUDGMENT DEBTOR has any ownership interest. You shall note your entry upon the original of this Notice, and return a copy thereof to the attorney for Judgment Creditor whose name and address are below.

TO: KENTON County Clerk

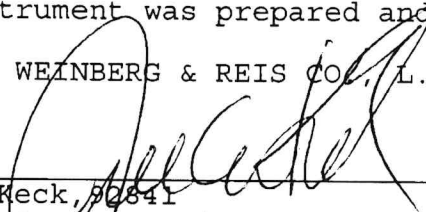
NOTICE TO JUDGMENT DEBTOR, YOU MAY
BE ENTITLED TO AN EXEMPTION UNDER
KRS 427.060 REPRINTED BELOW. IF YOU
BELIEVE YOU ARE ENTITLED TO ASSERT
AN EXEMPTION, SEEK LEGAL ADVICE.

Recorded KENTON COUNTY CLERK
Doc Type JUDGEMENT LIEN
Book / Page OR C 6298 / 343 - 344 (2pgs)
Document# 17 11 20 059 00349
Recorded on 11/20/17 02:25:16pm
Total Fees 13.00
Clerk Name SAMANTHA N JOHNSON

KRS 427.060: "In addition to any exemption of personal property, an individual debtor's aggregate interest, not to exceed five thousand (\$5,000.00) Dollars in value, in real or personal property that such debtor or a dependant of such debtor uses as a permanent residence in this State, or in a burial plot for such debtor or a dependant at such debtor is exempt from sale under execution, attachment or judgment, except to foreclose a mortgage given by the owner of a homestead or for purchase money due thereon. This exemption shall not apply if the debt or liability existed prior to the purchase of the property or the erection of the improvements thereon."

This Instrument was prepared and submitted by:

WELTMAN, WEINBERG & REIS CO., L.P.A.



Jill A. Keck, 30841
525 Vine Street, Suite 800
Cincinnati, Ohio 45202
(513) 723-2200

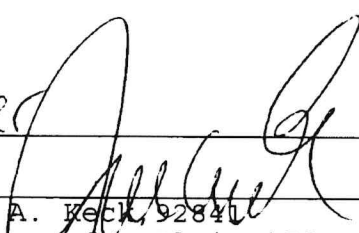
30841138 C/A Cin B3S

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing Notice of Judgment Lien has been mailed by regular U. S. Mail, postage pre-paid to:

PATRICIA SMITH
496 TIMBERIDGE DR
EDGEWOOD, KY 41017

on this 17th day of November, 2017.



Jill A. Keck, 30841
Attorney for Plaintiff
525 Vine Street, Suite 800
Cincinnati, OH 45202
(513)-723-2200
FAX: 513-723-2239
CINATTY@WELTMAN.COM

This law firm is a debt collector attempting to collect this debt for our client and any information obtained will be used for that purpose.

No. 14-C-3785

Kenton County District Court

**NOTICE OF
JUDGMENT LIEN
ON REAL ESTATE****JUDGMENT DEBTOR:****PATRICIA SMITH**
919 Holman Avenue
Covington, KY 41011**JUDGMENT CREDITOR:****GENERAL ELECTRIC CREDIT UNION**
10485 Reading Road
Cincinnati, OH 45241**Judgment Date: 1/26/15****Judgment Amount: \$3,259.44 plus interest
at the rate of 6.95% per annum from
9/4/14 and statutory interest until paid**

THE FILING OF THIS NOTICE IN THE COUNTY CLERK'S OFFICE BELOW ACTS AS A LIEN UPON ALL REAL ESTATE IN THAT COUNTY, IN WHICH THE JUDGMENT DEBTOR HAS ANY OWNERSHIP INTEREST.

TO THE CLERK OF THE COUNTY STATED BELOW:

Pursuant to KRS 426.720, you shall immediately enter this Notice of Judgment Lien in the lispended records of your office, to act as a lien upon all real estate in your County in which the above JUDGMENT DEBTOR has any ownership interest. You shall note your entry upon the original of this Notice, and return a copy thereof to the attorney for Judgment Creditor whose name and address are below.

TO: Kenton County Clerk

NOTICE TO JUDGMENT DEBTOR:
**YOU MAY BE ENTITLED TO AN EXEMPTION
UNDER KRS 427.060, REPRINTED BELOW.**
**IF YOU BELIEVE YOU ARE ENTITLED TO
ASSERT AN EXEMPTION, SEEK LEGAL
ADVICE.**

KRS 427.060: "In addition to any exemption of personal property, an individual debtor's aggregate interest, not to exceed five thousand dollars (\$5,000.00) in value, in real or personal property that such debtor or a dependent of such debtor uses as a permanent residence in this state, or in a burial plot for such debtor or a dependent of such debtor is exempt from sale under execution, attachment or judgment, except to foreclose a mortgage given by the owner of a homestead or for purchase money due thereon. This exemption shall not apply if the debt or liability existed prior to the purchase of the property or the erection of the improvements thereon."

Recorded
COVINGTON
Doc type: GABRIELLE SUMME
KENTON COUNTY CLERK
Book / Page : JUDGEMENT LIEN
C - 5594 / 73 2pgs
Doc#: 15 02 26 059 00167
Dt/tm Recorded: 02/26/2015 12:09:43pm
Total fees: 13.00 Tax: 0.00
Clerk name: TARA K BLESSING

I certify that a copy of this Notice of Judgment Lien on Real Estate has been hand-delivered or mailed to the last known address of the above judgment debtor and to the Circuit Clerk below, by regular first-class mail, postage pre-paid, on the following date: February 26, 2015.

TO: Kenton County District Clerk

PREPARED BY:

STATMAN, HARRIS & EYRICH, LLC

BY: 

Thomas A. Wietholter #81831

441 Vine Street, #3700

Cincinnati, OH 45202

(513) 621-2666 Fax (513) 345-1756

Email: tawietholter@statmanharris.com

COMMONWEALTH OF KENTUCKY
KENTON DISTRICT COURT
DIVISION 1
CASE NO. 03-C-01880

CADLEROCK JOINT VENTURE L.P.

PLAINTIFF

vs.

PATRICIA A. SMITH

DEFENDANT(S)

NOTICE OF JUDGMENT LIEN

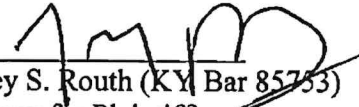
To the County Clerk:

This filing shall serve as general notice that on June 30, 2003, plaintiff, CadleRock Joint Venture L.P. was granted a judgment against PATRICIA A. SMITH in the principal amount of \$2,559.15, plus prejudgment interest of \$233.41 plus post judgment interest at the rate of 26.000% per annum from the date of judgment plus Plaintiff's costs herein.

Notice To Judgment Debtor:

You may be entitled to an exemption under KRS 427.060 reprinted below. If you believe you are entitled to assert an exemption, seek legal advise.

In addition to any exemption of personal property, an individual debtor's aggregate interest, not to exceed \$5,000.00 in value, in real or personal property that such debtor or a dependant of such debtor uses as a permanent residence in this state, or in a burial plot for such debtor or a dependant of such debtor is exempt from sale under execution, attachment or judgment, except to foreclose a mortgage given by the owner of a homestead or for purchase money due thereon. This exemption shall not apply if the debt or liability existed prior to the purchase of the property or the erection of the improvements thereon.

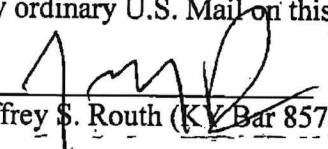
By: 
Jeffrey S. Routh (KY Bar 85753)
Attorney for Plaintiff
407 Vine Street, suite 184
Cincinnati, Ohio 45202
Phone No.: 513-579-1800
Fax No.: 513-672-9044
jeffrouth@fuse.net

Recorded	KENTON COUNTY CLERK
Doc Type	JUDGEMENT LIEN
Book / Page	OR C 6395 / 283 - 284 (2pgs)
Document#	18 04 24 059 00034
Recorded on	04/24/18 08:32:09am
Total Fees	13.00
Clerk Name	C RUST

Creditor's address: Cadlerock Joint Venture LP
100 North Center St
Newton Falls, OH 44444

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing instrument has been served upon Patricia A. Smith, 919 Holman St, Covington, KY 41011 by ordinary U.S. Mail on this 4th day of April 2018


Jeffrey S. Routh (KY Bar 85753)

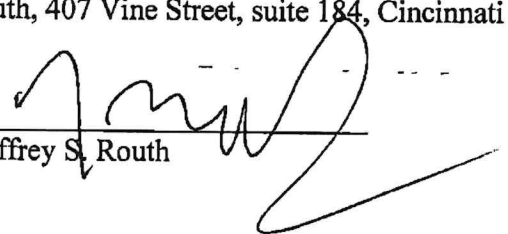
STATE OF KENTUCKY :
:SCT.
COUNTY OF _____ :

I, _____ CLERK OF THE COUNTY COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS, ON THE _____ DAY OF _____, 20____, AT _____ M. LODGED IN MY OFFICE FOR RECORD, WHEREUPON THE SAME, THE FOREGOING, AND THIS CERTIFICATE HAVE BEEN DULY RECORDED IN MY OFFICE.

GIVEN UNDER MY HAND, THIS THE _____ DAY OF _____, 20____.

CLERK

This instrument was prepared by Jeffrey S. Routh, 407 Vine Street, suite 184, Cincinnati OH 45202.


Jeffrey S. Routh

Entered
Tendered

24-P-00076 06/14/2024
24-P-00076 06/06/2024

John C. Middleton, Kenton Circuit Clerk
John C. Middleton, Kenton Circuit Clerk

NOT ORIGINAL

DOCUMENT

09/10/2024 03:47:39

PM

COMMONWEALTH OF KENTUCKY
KENTON DISTRICT COURT
DIVISION II
24-P-00076

86062

IN RE: THE ESTATE OF
PATRICIA ANN SMITH, DECEASED

ORDER AUTHORIZING ADMISTRATOR TO CONVEY
DECEDENT'S HEIRS' INTERESTS IN REAL ESTATE

.....

Upon Motion of the Administrator, Erin R. Wells, pursuant to KRS 389A.010, moving the Court to enter an Order authorizing him to convey the interests of the heirs at law of the deceased in the real estate described in the deeds to Patricia Ann Smith dated the 9th day of August, 1994 and recorded in Deed Book 1138, Page 51 of the Kenton County Clerk's records at Covington, Kentucky, and all persons having a vested or contingent remainder therein being properly served or having waived notice in writing, the Court having concluded that entry of an Order of Authorization as moved for is in the best interests of the beneficiaries of the estate:

IT IS THEREFORE ORDERED AND ADJUDGED, that the Administrator's Motion is Sustained, and that the Administrator, Erin R. Wells, should be, and hereby is, AUTHORIZED, to sell the below described real estate for sale by owner and/or at listing for a period of up to three months subsequent to the date of entry hereof, and failing a contract and closing resulting therefrom, then forthwith at absolute public auction.

The real estate is described as follows:

Being a part of Lot Numbers 267 and 268 of the Western Baptist Theological Institute First Subdivision and more particularly described as follows:

Tendered
Entered

24-P-00076 06/06/2024
24-P-00076 06/14/2024

John C. Middleton, Kenton Circuit Clerk
John C. Middleton, Kenton Circuit Clerk

TD : 000001 of 000003
OO : 000003 of 000003

Entered
Tendered

24-P-00076 06/14/2024
24-P-00076 06/06/2024

John C. Middleton, Kenton Circuit Clerk
John C. Middleton, Kenton Circuit Clerk

NOT ORIGINAL

DOCUMENT

09/10/2024 03:47:39

PM

Beginning at a point in the west line of Holman Street 113.37 feet north of the north line of Robbins Street, measured along the west line of Holman Street; thence northwardly, with the west line of Holman Street, 48 feet to a point in the north line of Lot 268 in the WBTIFS; thence, with said north line of Lot 268 westwardly 42.74 feet to the northwest corner of Lot 268; thence southwardly, with the west line of said Lot 268, 50 feet to a point; thence eastwardly and parallel to the north line of Robbins Street, 46.75 feet to the point of beginning in the west line of Holman.

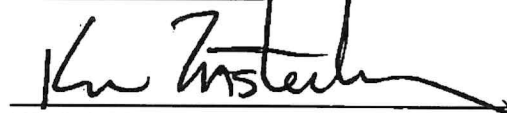
Subject to easements of record, including, but not limited to an easement granted over the remainder of grantor's property for sewer and gas lines to Robbins Street.

Being the same property conveyed to Patricia Ann Smith by deed from Flora Emery dated the 9th day of August, 1994 and recorded in Deed Book 1138, Page 51 of the Kenton County Clerk's records at Covington, Kentucky.

Together with all privileges and appurtenances thereunto appertaining, and subject to all easements, restrictions, or other encumbrances of record or apparent.

There being no just cause for delay, this is a final and appealable order and the Clerk shall serve notice of entry hereof pursuant to CR 77.04.

Given under my hand this 14 day of June, 2024.


HON. KENNETH L. EASTERLING, JUDGE
KENTON DISTRICT COURT, DIV II

CLERK'S CERTIFICATE OF NOTICE OF ENTRY

I, John C. Middleton, Clerk of the Kenton Circuit Court, do hereby certify that I have served notice of entry of the foregoing Final Order by regular mail, postage prepaid, and otherwise in accordance with CR 5 and CR 77.04 upon Movant's counsel and upon all persons named as the decedent's heirs at law on the Administrator's Motion, and have noted the date of such service in the case docket.

Given under my hand this _____ day of _____, 2024.

JOHN C. MIDDLETON, KENTON CIRCUIT CLERK

Clerk or Deputy Clerk

Persons served:

Tendered 24-P-00076 06/06/2024
Entered 24-P-00076 06/14/2024

John C. Middleton, Kenton Circuit Clerk
John C. Middleton, Kenton Circuit Clerk

TD : 000002 of 000003
OO : 000002 of 000003

Entered 24-P-00076 06/14/2024
Tendered 24-P-00076 06/06/2024

John C. Middleton, Kenton Circuit Clerk
John C. Middleton, Kenton Circuit Clerk

NOT ORIGINAL

DOCUMENT

09/10/2024 03:47:39

PM

86062

Frederick V. Short, Esq.
P.O. Box 220
Hustonville, KY 40437-0220

Loxie H. Sweet
254 Lakeview Drive
Nancy, KY 42544-7727

Tony M. Wells
420 W MLK, Jr. Blvd., Apt. 2
Covington, KY 41011-2279

Ian R. Wells
401 Kingree Road
Shelbyville, TN 37160-4626

Joseph M. Wells
111 Aarons Way
Dry Ridge, KY 41035-6933

Sabrina M. Hogue
150 Woodgate Road
Frankfort, KY 40601-4158

Alex W. Cornett
149 Tyler Avenue, Apt. 2
Harrodsburg, KY 40330-8401

Tendered 24-P-00076 06/06/2024
Entered 24-P-00076 06/14/2024

John C. Middleton, Kenton Circuit Clerk
John C. Middleton, Kenton Circuit Clerk

TD : 000003 of 000003
OO : 000001 of 000003

3 pg
60.00

KENTON COUNTY CLERK
06/11/2024 12:23:55 PM
AFFIDAVIT OF DESCENT
CHERYL RUST
KC 288 482-484 3

\$50.00
200750

24061105900209



COMMONWEALTH OF KENTUCKY
KENTON DISTRICT COURT
DIVISION II
24-P-00076

IN RE: THE ESTATE OF:
PATRICIA ANN SMITH, DECEASED

)
)

AFFIDAVIT OF DESCENT

.....

Comes the Affiant, Erin R. Wells, Administrator, pursuant to KRS 382.120 and KRS 382.135(4), and states that his current full legal name is Erin Ray Wells that he is the decedent's grandson, one of seven of her current heirs at law, and as follows:

1. The name of the ancestor is Patricia Ann Smith.
2. The date of the ancestor's death was February 4, 2017.
3. The said ancestor was not married at the time of her death.
4. The said ancestor resided at 919 Holman Avenue, Covington, KY 41011-3012 at the time of her death.
5. The said ancestor died intestate, or without a will.
6. The said ancestor's five children, and their surviving descendants, her heirs at law as best and last known to affiant, are as follows:
 - a. Scott R. Wells, deceased with no issue.
 - b. Kimberly W. Henson, deceased with two living children.

- I. Erin R. Wells, an adult, age 44, born 2/22/1980, 2340 Bowen Road, Stanford, KY 40484-8722.
 - II. Loxie D. Henson, now Loxie H. Sweet, an adult, age 42, born 5/25/1982, 254 Lakeview Drive, Nancy, KY 42544.
 - c. Tony M. Wells, an adult, age 60, born 04/05/1964, 420 West Martin Luther King, Jr. Boulevard, Apartment 2, Covington, KY 41011-2279.
 - d. Steve Wells, deceased with two children.
 - I. Ian R. Wells, an adult, age 30, born 4/23/1994, 401 Kingree Road, Shelbyville, TN 37160-4626.
 - II. Joseph M. Wells, an adult, age 28, born 5/8/1996, 111 Aarons Way, Dry Ridge, KY 41035-6933.
 - e. Tonya W. Cornett, deceased with two children.
 - I. Sabrina M. Hogue, an adult, age 34, born 4/13/1990, 150 Woodgate Road, Frankfort, KY 40601-4158.
 - II. Alex W. Cornett, an adult, age 30, born June 3, 1994, 149 Tyler Avenue, Apartment 2, Harrodsburg, KY 40330-8401.
- 7. The general description and location of the property in which they acquired an interest are one tract located at 919 Holman Avenue, Covington, KY 41011-3012.
- 8. The interest acquired by the said surviving child is one fourth, and by the six surviving grandchildren is one eighth, all to each as tenants in common by the authority of KRS 391.010(1).

9. The decedent's estate is being administered in the Kenton District Court, Division II, under file number 24-P-00076.
10. The decedent acquired her interest in the property by deed from Flora Emery dated the 9th day of August, 1994 and recorded in Deed Book 1138, Page 51 of the Kenton County Clerk's records at Covington, Kentucky.
11. The fair market value of the property was estimated during the administration of the estate at \$150,000.00 and the assessed value is \$90,000.00.

IN WITNESS WHEREOF, the Affiant does hereunto set his hand.

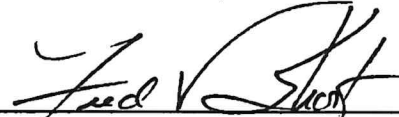


Erin R. Wells

COMMONWEALTH OF KENTUCKY
COUNTY OF LINCOLN

Subscribed and acknowledged and sworn to before me by Erin R. Wells on this the 5th day of June, 2024.

My commission expires:
02/20/2028
KYNP # 2054



Frederick V. Short
Notary Public, Commonwealth at Large

This instrument prepared by:
Return Original To:



Frederick V. Short, Esq.
P.O. Box 220
Hustonville, KY 40437-0220