



KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
 Mayo-Underwood Building
 500 Mero Street 2NE09
 Frankfort, Kentucky 40601
 (502) 564-7760



The Kentucky Real Estate Commission's A GUIDE TO AGENCY RELATIONSHIPS

THIS IS NOT A CONTRACT. This is The Kentucky Real Estate Commission's A Guide To Agency Relationships ("Guide"). This brokerage company is required by law to ask you to sign this Guide as a way to acknowledge that you have received it. Your signature below will not obligate you to work with this brokerage company.

Whether you are selling, buying, or leasing real estate in the Commonwealth of Kentucky, this Guide will help you understand the various agency relationships available to you. This brokerage company is providing you this Guide as an introduction to their professional real estate agency relationship options. Depending on your specific needs, this brokerage company will offer you valuable assistance to achieve your goals.

This is a brief overview of real estate brokerage in the Commonwealth of Kentucky. To practice real estate brokerage for compensation, a person must be appropriately licensed, which requires extensive education and testing. There are two types of licenses, broker and sales associate. A principal broker is the person responsible for the operation of the real estate brokerage company. Licensed brokers and sales associates affiliate with a principal broker to engage in real estate brokerage.

(INSERT NAME OF PRINCIPAL BROKER) is the principal broker of Douglas Garner
CENTURY 21 Garner Properties
 (INSERT NAME OF BROKERAGE COMPANY), and can be reached at 1 859-363-9900 (INSERT BROKERAGE COMPANY PHONE NUMBER).

To provide real estate brokerage services, a principal broker enters into an agency relationship with a client to act as an agent to represent the client's interests and provide necessary guidance to complete real estate transactions. A licensee affiliated with the principal broker may be your direct contact during a transaction and, depending on the type of agency, may also be your exclusive agent. These agency relationships are explained in more detail below. Each relationship imposes fiduciary duties owed by the agent to a client. A principal broker may also provide services to a party who is not a client and owe limited, or no, fiduciary obligations to that party, or, by written agreement, provide other than the minimum services proscribed by law. To learn more, reference Kentucky Revised Statutes, Chapter 324 and Kentucky Administrative Regulations, Title 201, Chapter 11.

This is not a contract or agreement for services. Your signature on this Guide is simply to acknowledge receipt and by law the real estate licensee presenting you this Guide must ask for your signature. Prior to the exchange of confidential information that could be interpreted as an agency relationship, you will be asked to consent in writing to a specific agency relationship for a contemplated transaction.

Carefully read about the available agency relationships below and ask the licensee providing you this Guide, Douglas Garner (INSERT NAME OF LICENSEE), any questions you may have to better understand agency. The duties and responsibilities of the principal broker, affiliated licensees, and the real estate brokerage company in a real estate transaction do not relieve the seller, buyer, lessor, or lessee from the duty and responsibility to protect their own interests. You are advised to carefully read all agreements to assure that they adequately express your understanding of the transaction. The principal broker and affiliated licensees are qualified to advise on real estate brokerage and transaction matters only. IF YOU NEED LEGAL OR TAX ADVICE, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Single Agency: In a Single Agency relationship, the principal broker of a brokerage company, and all affiliated licensees, act as an agent for a client who is a seller or buyer, or a lessor or lessee, on one side of a transaction. If a party on the other side of the transaction is represented by an agent, that agent will be affiliated with another principal broker at another brokerage.

Dual Agency: In a Dual Agency relationship, the principal broker of a brokerage company, and all affiliated licensees, simultaneously act, in a limited fiduciary capacity, as agents for different clients who are either seller and buyer, or lessor and lessee, in the same transaction. Dual Agency relationships frequently occur when a listing agent simultaneously represents both seller and buyer clients in the same transaction and must take care to adequately represent the interests of both clients.

Designated Agent: In a Designated Agent relationship, one or more affiliated licensees are designated by their principal broker to act as an agent for a client who is a buyer or seller, or a lessor or lessee, to the exclusion of all other licensees affiliated with that principal broker. The principal broker shall not designate himself or herself as a designated agent. None of the other licensees affiliated with the principal broker represent the client in the transaction. Reference KRS 324.121(1).

Designated Agency: In a Designated Agency relationship, two or more Designated Agents within one brokerage act as agents for their respective clients on different sides of a transaction, while their principal broker and any designated manager simultaneously act in a limited fiduciary capacity as a dual agent for all clients on both sides of the transaction. This type of agency relationship allows Designated Agents affiliated with same principal broker to offer each client exclusive representation with full fiduciary obligations, not limited as they would be in a Dual Agency relationship, while still safeguarding clients' confidential information. Reference KRS 324.121(2).

Transactional Brokerage: In a Transactional Brokerage relationship, the principal broker of a brokerage company, and an affiliated licensee(s), if so designated by the principal broker, provide real estate brokerage services to either, or both, party(ies) to a transaction. They owe the party(ies) only the duties of good faith and fair dealing, and do not relay confidential information between the parties, unless so directed by the sending party. A party to Transactional Brokerage is not a client or prospective client.

Unrepresented Party: From time to time in a real estate transaction, a party will not be represented by an agent, but will otherwise interact with a licensee. This party is known as an Unrepresented Party and a licensee owes an Unrepresented Party the duties of good faith and fair dealing. An Unrepresented Party is not a client or prospective client. If you elect to be an Unrepresented Party to a transaction, take the steps necessary to protect your best interests. If the other party is represented by an agent, you may be at a disadvantage in the transaction due to the skill and experience of that agent.

Real Estate Teams: In the course of your real estate transaction, you may engage with a real estate team. Teams are defined as a group of more than one licensee working together who are affiliated with the same principal broker, led by a team leader, and representing themselves to the public utilizing the same authorized alternate or assumed name to brand, advertise, and broker real estate. Teams form for a variety of reasons, including sharing branding and expenses, to broker real estate under the supervision of the principal broker. A team does not operate independently of the principal broker or agency law and must not represent themselves as a separate brokerage company providing real estate brokerage services. Make sure you understand who specifically is representing you as an agent if you choose to work with a team.


Confidential Information: If you are a client or prospective client as defined by law, you are owed the fiduciary obligation of confidentiality, which means that the licensee must protect information provided by you that would materially compromise your negotiating position in a transaction if disclosed to the other party, unless disclosure is required by law. You may also designate in writing other information you wish to maintain confidential. If you have any questions or concerns about confidentiality, seek a satisfactory answer prior to providing the information you wish to maintain confidential. During the course of a transaction, including when sending offers, information delivered to the other party will not be confidential unless a previous agreement is in place to maintain confidentiality.

Cooperation: This brokerage company may, during the course of a transaction, share fees or compensation with another brokerage company. This typically occurs when a listing brokerage company shares compensation with another brokerage company representing a buyer for a specific listed property. The fact that brokerage companies may share compensation during the course of a transaction does not mean that you are in an agency relationship with any brokerage company. If you are concerned about compensation and how it may be shared, seek a satisfactory answer prior engaging in a transaction.

Fair Housing Statement: It is illegal, pursuant to the Kentucky Fair Housing Law and Federal Fair Housing Law, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, or refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status, disability, national origin, sexual orientation (in some counties) or gender identity (in some counties) or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the providing of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information helpful as you begin your real estate transaction. When you are ready to enter into a transaction, you will be asked to sign an Agency Consent Agreement that specifically identifies the agency relationship between you, the principal broker of this brokerage company, and any affiliated licensees. Please ask questions if there is anything you do not understand.

Your signature below will not obligate you to work with this brokerage company if you do not choose to do so. A copy of this signed Guide will be provided to you and a record of it maintained by the brokerage company. Please add this Guide to your records for reference even if you refuse to sign.

<p>Signature</p>  <p>Mary Jane Stickersen by "Summer Haddix" on behalf of the Cabinet for Health and Family Services as Court Appointed Guardian/Conservator for Mary Jane Stickersen</p>	<p>Date/Time</p> <p>08/20/25 9:08 AM</p>
<p>Signature</p>	<p>Date/Time</p>

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AGENCY CONSENT AGREEMENT – BUYER / LESSEE

The real estate agent who is providing you with this form is required to do so by Kentucky law. The purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below.

Buyer(s)/Lessee(s): _____

Property Address: 115 Patricia Ct Verona 41092-8115

PART A

(To be completed prior to entering into a written agreement to provide real estate brokerage services, including, but not limited to, a buyer representation agreement, or completing, or directing the completion of, a contract, offer, or lease for a real estate transaction)

The Principal Broker being retained is _____ (name of Principal Broker)
and Affiliate Agent _____ (name of Affiliate Agent)
of the _____ (name of brokerage firm) brokerage firm.

At this time Licensee is retained as the following type of agent: (check one)

- Buyer's agent
- Dual agent
- Designated agent
- Licensee(s) shall provide transactional brokerage services to buyer(s) / lessee(s). For the purposes of this form, a party to transactional brokerage services is not a client or prospective client.

I (we) consent to the above relationships as we enter into this real estate contract. If there is a dual agency or designated agency in this transaction, I (we) acknowledge reading the information contained in the **Kentucky Real Estate Commission's A Guide to Agency Relationships.**

BUYER/LESSEE Signature Printed Name DATE/TIME

BUYER/LESSEE Signature Printed Name DATE/TIME

PART B

(To be completed at the time the licensee prepares and/or submits an offer, contract, or lease for the clients. If and when PART B is completed, PART B supersedes PART A.)

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The Buyer/Lessee is represented by _____ of
AFFILIATE AGENT

NAME OF BROKERAGE FIRM AND PRINCIPAL BROKER'S NAME

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

(Mark the appropriate box)

If two agents in the same real estate brokerage represent both the Buyer/Lessee and the Seller/Lessor, check the following relationship that will apply:

Designated Agency:

- Affiliate Agent(s) _____ of _____ represents the Buyer/Lessee and another Agent(s) in the same firm represents the Seller/Lessor. The Principal Broker and managers will be “dual agents,” which is explained in the Kentucky Real Estate Commission's A Guide to Agency Relationships. As dual agents, they will remain loyal to both parties in the transaction, and they will protect all parties’ confidential information;

OR

Dual Agency:

- Every agent in the brokerage represents every “client” of the brokerage. Therefore, Agent(s) _____ and _____ will be working for both the Buyer/Lessee and Seller/Lessor as “dual agents”. Dual agency is explained in *the Kentucky Real Estate Commission's A Guide to Agency Relationships*. As a dual agent, they will remain loyal to both parties in the transaction, and they will protect all parties’ confidential information.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

(Mark the appropriate box.)

Affiliate Agent _____ and the brokerage firm _____ will:

- be a “dual agent” representing both parties in this transaction. Dual agency is explained in the **Kentucky Real Estate Commission A Guide to Agency Relationships**. As a dual agent they will remain loyal to both parties, and they will protect all parties’ confidential information

OR

- represent only the (check one) Buyer/Lessee or Seller/Lessor. The other party(ies) is not represented and agrees to represent his/her own best interest. Any information provided to the agent may be disclosed to the agent’s client.

IV. TRANSACTION INVOLVING NON-CLIENT PARTIES

(Mark the appropriate box.)

Transactional Brokerage: The Principal Broker of the Brokerage Firm assigns (Identify all Licensees acting as a Transactional Agent): _____ to provide real estate brokerage services to either, or both, Party(ies) to the transaction, owe the Party(ies) only the duties of good faith and fair dealing, and to not relay confidential information between the Parties, unless so directed by the sending Party. For the purposes of this Agreement, a party to a Transactional Brokerage is not a Client or Prospective Client.

The Buyer; Seller; Lessor; Lessee is an Unrepresented Party. A licensee owes an Unrepresented Party the duties of good faith and fair dealing. For the purposes of this Agreement, an Unrepresented Party is not a Client or Prospective Client.

LICENSEE’S RELATIONSHIP TO OTHER PARTIES IN THE TRANSACTION

To the best of their knowledge, licensee(s) does not have a PERSONAL, FAMILY, or BUSINESS relationship with another party to this transaction. If such a relationship does exist, please explain:

DISCLAIMER

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the Seller/Lessor and Buyer/Lessee from the responsibility to protect their own interests. The Seller/Lessor and Buyer/Lessee are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

PARTY CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency or designated agency in this transaction, I (we) acknowledge reading the information contained in the Commission's Guide to Agency Relationships.

BUYER/LESSEE Signature Printed Name DATE/TIME

BUYER/LESSEE Signature Printed Name DATE/TIME

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AGENCY CONSENT AGREEMENT – SELLER / LESSOR

The real estate agent who is providing you with this Agency Consent Agreement (“Agreement”) is required to do so by Kentucky law. The purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term “seller” includes “lessor”.)

Seller(s)/Lessor(s): Mary Jane Dickerson

Property Address: 115 Patricia Court
Verona Ky 41092

PART A

(To be completed prior to entering into a written agreement to provide real estate brokerage services, including, but not limited to, a listing, advertising, or similar agreement.)

The Principal Broker being retained is Douglas Garner (name of Principal Broker)
and Affiliate Agent Douglas Garner (name of Affiliate Agent)
of the Century 21 Garner (name of Brokerage Company) Brokerage Company.

At this time Licensee is retained as the following type of agent: (check one)

- Seller’s agent
- Dual agent
- Designated agent
- Licensee(s) shall provide transactional brokerage services to seller(s) / lessor(s). For the purposes of this form, a party to transactional brokerage services is not a client or prospective client.

I (we) consent to the above relationships as we enter into this real estate contract. If there is a dual agency or designated agency in this transaction, I (we) acknowledge reading the information contained in the ***Kentucky Real Estate Commission's A Guide to Agency Relationships.***

 **Authentisign**
Mary Jane Dickerson by Sumner Hadden on behalf of the Cabinet for Health and Family Services as Court Appointed Guardian/Conservator for Mary Jane Dickerson

Mary Jane Dickerson
Printed Name

08/20/2025
DATE/TIME

SELLER/LESSOR Signature

Printed Name

DATE/TIME

PART B

(To be completed at the time the licensee presents an offer to purchase, contract, or lease to the client. If and when PART B is completed, PART B supersedes PART A.)

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The Seller/Lessor is represented by _____ of
AFFILIATE AGENT

NAME OF BROKERAGE COMPANY AND PRINCIPAL BROKER'S NAME

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

(Mark the appropriate box)

If two agents in the same real estate brokerage represent both the Buyer/Lessee and the Seller/Lessor, check the following relationship that will apply:

Designated Agency:

- Affiliate Agent(s) _____ of _____ represents the Seller/Lessor and another Affiliate Agent(s) in the same Brokerage Company represents the Buyer/Lessee. The Principal Broker and managers will be “dual agents,” which is explained in **the Kentucky Real Estate Commission's A Guide to Agency Relationships**. As dual agents, they will remain loyal to both parties in the transaction, and they will protect all parties' confidential information;

OR

Dual Agency:

- Every agent in the Brokerage Company represents every “client” of the brokerage Company. Therefore, Affiliate Agent(s) _____ and _____ will be working for both the Buyer/Lessee and Seller/Lessor as “dual agents.” Dual agency is explained in **the Kentucky Real Estate Commission's A Guide to Agency Relationships**.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

(Mark the appropriate box.)

Affiliate Agent _____ and the Brokerage Company _____ will:

- be a “dual agent” representing both parties in this transaction. Dual agency is explained in the **Kentucky Real Estate Commission's A Guide to Agency Relationships**. As a dual agent they will remain loyal to both parties, and they will protect all parties' confidential information.

OR

- represent only the (check one) Seller/Lessor or Buyer/Lessee. The other party(ies) is not represented and agrees to represent his/her own best interest. Any information provided to the agent may be disclosed to the agent's client.

IV. TRANSACTION INVOLVING NON-CLIENT PARTIES

(Mark the appropriate box.)

Transactional Brokerage: The Principal Broker of the Brokerage Company assigns (Identify all Licensees acting as a Transactional Agent): _____ to provide real estate brokerage services to either, or both, Party(ies) to the transaction, owe the Party(ies) only the duties of good faith and fair dealing, and to not relay confidential information between the Parties, unless so directed by the sending Party. For the purposes of this Agreement, a party to a Transactional Brokerage is not a Client or Prospective Client.

Unrepresented Party: The Principal Broker of the Company, and all affiliated licensees, do not act as an agent for a Party.

The Buyer; Seller; Lessor; Lessee is an Unrepresented Party. A licensee owes an Unrepresented Party the duties of good faith and fair dealing. For the purposes of this Agreement, an Unrepresented Party is not a Client or Prospective Client.

LICENSEE’S RELATIONSHIP TO OTHER PARTIES IN THE TRANSACTION

To the best of their knowledge, licensee(s) does not have a PERSONAL, FAMILY, or BUSINESS relationship with another party to this transaction. If such a relationship does exist, please explain:

DISCLAIMER

Responsibilities of the Parties: The duties of the Affiliate Agent and Brokerage Company in a real estate transaction do not relieve the Seller/Lessor and Buyer/Lessee from the responsibility to protect their own interests. The Seller/Lessor and Buyer/Lessee are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The Affiliate Agent and Brokerage Company are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

PARTY CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency or designated agency in this transaction, I (we) acknowledge reading the information contained in the **Kentucky Real Estate Commission’s A Guide to Agency Relationships**.

 Authentisign
Mary Jane Stickerson by Susan Haddix on behalf of the Cabinet for Health and Family Services as Court-Appointed Guardian/Conservator for Mary Jane Stickerson
SELLER/LESSOR Signature

Printed Name

08/20/2025

DATE/TIME

SELLER/LESSOR Signature

Printed Name

DATE/TIME

All Doors Are Open In Kentucky

It is against the law to discriminate against any person who wants to rent or own housing. You have the right to fair housing regardless of your color, disability, familial status (whether you live with children under 18 years of age), national origin, race, religion or sex.



Fair Housing



What Fair Housing Law Means

The US and Kentucky Fair Housing acts are laws that provide equal opportunity to all people when buying, selling, renting, financing or insuring housing. You have the right to buy or rent where you choose a home, condominium, apartment, trailer or lot. Everyone must obey the law including property owners, real estate brokers, sales agents, operators, builders and developers, advertisers and advertising media, mortgage lenders, insurers, and banks or other financial institutions.

Contact Us

Call or contact us if you need help with discrimination or would like more information.

Kentucky Commission on Human Rights
332 W. Broadway, Suite 700
Louisville, Kentucky 40202
502.595.4024 1.800.292.5566
TDD: 502.595.4084
Email: kchr.mail@ky.gov
www.kchr.ky.gov

Face Book/Kentucky Commission on Human Rights
Twitter/KyHumanRights

These Actions are Illegal

Among the practices prohibited by law, it is illegal to: refuse to sell, rent, lease or exchange real estate because of discrimination; deny a reasonable accommodation to a renter with a disability; coerce, intimidate, threaten or interfere with a person's enjoyment of his or her home because of discrimination; communicate that a property is unavailable when it is available; communicate that the racial makeup of a neighborhood may change or cause property values to go down or make other similar false and misleading statements; publish advertising that states a preference of one person over another based on discrimination; discriminate in the grant, rates, terms, conditions or services of financial assistance in real estate transactions; discriminate in the making or purchase of loans; discriminate in terms, conditions or privileges of housing-related insurance; deny access or restrict membership of multiple-listing services or real estate organizations for discriminatory reasons.

thorough investigation to determine if discrimination has occurred. All findings go before the Commission Board, which acts with the authority of a court of law. Save copies of all letters, advertisements or other information relevant to the alleged discrimination. Write down your experiences, including dates, significant conversations and incidents, and the names of the involved individuals.

Exemptions

Exemptions from fair housing law are allowed for the rental of an owner-occupied duplex or rental of one room in a private home. The sale or rental of an owner-occupied home is exempt if the sale or rental takes place without a real estate agent or advertising. A religious organization may exercise a preference to rent to one of its members. It is allowable to refuse to rent on the basis of sex if the property is a single sex dormitory. A landlord may choose not to rent to unmarried couples. A gender-based exclusion from the law is allowed if the landlord can demonstrate that the exclusion is necessary for reasons of personal modesty or privacy. Exemptions are allowed if a landlord rents fewer than 10 units or to fewer than 10 persons in an owner-occupied facility. A landlord may refuse to rent on the basis of familial status if the property is intended for occupants 62 years of age or older or if 80 percent of the units have occupants 55 years of age or older and special services for older persons are provided.

Protect Your Rights

If you believe you may be a victim of discrimination, contact us. We will help you file a discrimination complaint. A housing discrimination complaint must be filed within one year of the alleged discrimination. After your complaint is filed, our officers will conduct a

Kentucky Commission on Human Rights

PROTECTOR OF CIVIL RIGHTS
VOICE FOR EQUALITY
CATALYST FOR POSITIVE CHANGE




08/20/25 9:08 AM



This publication was supported by funding under a grant with the U S Department of Housing and Urban Development. It is dedicated to the public. The author and publisher are solely responsible for the accuracy of the publication, which does not necessarily reflect the views of the federal government.

115 Patricia Ct, Verona, KY 41092-8115, Gallatin County

APN: 36-MP-071 CLIP: 6788924152

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$35,000	11/23/2015
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,216	56,663	1999	SFR	

OWNER INFORMATION			
Owner Name	Dickerson Mary Jane	Tax Billing City & State	Verona, KY
Owner Occupied	Yes	Tax Billing Zip	41092
Tax Billing Address	115 Patricia Ct	Tax Billing Zip+4	8115

COMMUNITY INSIGHTS			
Median Home Value	\$207,974	School District	GALLATIN COUNTY
Median Home Value Rating	3 / 10	Family Friendly Score	52 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	83 / 100	Walkable Score	13 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$212,849
Standardized Test Rank	22 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION			
Subdivision	Mars Place	Carrier Route	R001
Municipality	Verona Fire Dist	Topography	Flat/Level
School District	2102130	School District Name	Gallatin County SD
Census Tract	9601.02	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	36-MP-071	Tax Appraisal Area	04
Alt. Tax ID	823	% Improved	46%
Tax Area	04	Exemption(s)	Homestead
Legal Description	1.3008 ACRE & 1999 FLEETWOOD		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$39,200	\$39,200	\$39,200
Assessed Value - Land	\$21,000	\$21,000	\$21,000
Assessed Value - Improved	\$18,200	\$18,200	\$18,200
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$39,200	\$39,200	\$39,200
Market Value - Land	\$21,000	\$21,000	\$21,000
Market Value - Improved	\$18,200	\$18,200	\$18,200
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$250		
2023	\$250	\$0	0%
2024	\$250	\$0	0%

CHARACTERISTICS			
Land Use - County	Single Fmly	Above Grade Sq Ft	1,216
Land Use - CoreLogic	SFR	Heat Type	Heated
Lot Acres	1.3008	Heat Fuel Type	Gas
Lot Sq Ft	56,663	Cooling Type	Central
# of Buildings	1	Electric Service Type	Type Unknown
Building Type	Residential	Water	Type Unknown
Building Width	16	Construction	Wood Frame/Cb
Building Depth	76	Condition	Good
Year Built	1999	Roof Type	Gable
Stories	1	Roof Material	Composition Shingle
Building Sq Ft	1,216	Roof Shape	Gable
Gross Sq Ft	1,216		

SELL SCORE			
Rating	High	Value As Of	2025-07-13 04:36:56
Sell Score	661		

ESTIMATED VALUE			
RealAVM™	\$148,300	Confidence Score	45
RealAVM™ Range	\$106,500 - \$190,100	Forecast Standard Deviation	28
Value As Of	06/30/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1082	Cap Rate	6.6%
Estimated Value High	1348	Forecast Standard Deviation (FSD)	0.25
Estimated Value Low	816		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Sale Date	11/23/2015	Seller	Dickerson Mary J
Sale Price	\$35,000	Document Number	121-58
Price Per Square Feet	\$28.78	Deed Type	Deed (Reg)
Owner Name	Dickerson Mary Jane		

Sale/Settlement Date	11/23/2015	01/2007	10/2006
Sale Price	\$35,000	\$35,000	\$35,000
Buyer Name	Dickerson Mary J	Dickerson Jane	Huffman Raymond
Seller Name	Dickerson Mary J	Huffman Raymond	Vanderbilt Mortgage
Document Number	121-58	101-341	100-696
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

PROPERTY MAP

*Lot Dimensions are Estimated

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SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to **residential real estate sales and purchases**. This form is **not required** for:

1. Residential purchases of new construction homes if a warranty is provided; or
2. **Sales of real estate at auction; or**
3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. **Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge.** Please take your time to answer these questions accurately and completely.

Property Address

115 Patricia Ct

City

Verona

State

Zip

41092-8115

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES

	N/A	YES	NO	UN-KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain:				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain:

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 115 Patricia Ct

Verona

41092-8115

2. HOUSE SYSTEMS		N/A	YES	NO	UN-KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:					
a.	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Heating system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k.	Cooling/air conditioning system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:					

3. BUILDING STRUCTURE		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1)	The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2)	The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3)	The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4)	The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	1) Has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) If so, when did the basement last leak?				
	3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:					
c.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) If yes, by whom?				
	3) Is there a warranty?				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:					

4. ROOF		N/A	YES	NO	UN-KNOWN
a.	How old is the roof covering? Age of the roof if known:				
b.	Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	When was the last time the roof leaked?				
e.	Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: **115 Patricia Ct** **Verona** 41092-8115

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when?				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
Explain:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				

5. LAND / DRAINAGE	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, what is the flood zone?				
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				

6. BOUNDARIES	N/A	YES	NO	UN-KNOWN
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				

7. WATER	N/A	YES	NO	UN-KNOWN
a. Source of water supply:				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM	N/A	YES	NO	UN-KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):		Date last cleaned (septic):		
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 115 Patricia Ct

Verona

41092-8115

Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN-KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.				
c. Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, is it functioning properly?				
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				
Explain:				
12. MISCELLANEOUS	N/A	YES	NO	UN-KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: **115 Patricia Ct** **Verona** 41092-8115

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are there any transferable warranties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain:

e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Explain:

f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Explain:

h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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13. ADDITIONAL INFORMATION **N/A** **YES** **NO** UN-KNOWN

Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature	Date	Seller Signature	Date
------------------	------	------------------	------

As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature	Date	Seller Signature	Date
------------------	------	------------------	------

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature	Date	Seller Signature	Date
------------------	------	------------------	------

The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Principal Broker / Real Estate Agent Print Name Douglas Garner	Principal Broker / Real Estate Agent Signature	Date
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The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature	Date	Buyer Signature	Date
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Re: Mary Jane Dickerson
Address: 115 Patricia Court
Verona, Kentucky 410092

File: 86288

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: Gallatin
PIDN: 36-MP-071

See Attached Exhibit "A" for legal description.

This examination was made through the 14th day of July, 2025, at 7:00 a.m. and in my opinion, fee simple title as of the date of such examination was vested in Mary Jane Dickerson, as shown in a deed from Raymond V. Huffman, single, dated 11-23-15 and recorded 11-24-15 in Deed Book 121, page 58 of the Gallatin County, Kentucky Clerk's Office, and subject to the following:

I. TAXES:

(1) AMOUNT OF LAST CITY & COUNTY TAXES:

- (a) City: N/A
- (b) County: Gallatin, 2024, Bill #1202, \$302.50, delinquent and due
- (c) Valuation: \$39,200 (less homestead exemption)

(2) ESTIMATED TAXES FOR 2025:

- (a) City: N/A
- (b) County: Gallatin, estimated amount due in October, 2025 is \$250.00
- (c) Valuation: \$39,200.00 (less homestead exemption)

II. MORTGAGES: None

III. RESTRICTIONS & CONDITIONS:

1. Payment of the 2025 and all subsequent years' taxes assessed a lien but not yet due and payable.
2. Restrictive covenants appearing of record in Deed Book 71, page 558 of the Gallatin County, Kentucky, Clerk's records.

IV. EASEMENTS:

1. Easement for utilities as shown on the recorded plat of subdivision.
2. Subject to the right of way for Patricia Court.

V. OTHER DEFECTS & REQUIREMENTS:

1. The 2023 Gallatin County real estate tax bill is delinquent.
2. A Notice of Assessment is recorded in Encumbrance Book 14, page 376. This lien is for the purpose of building/maintaining the roadway within the subdivision.
3. The subject property is a mobile home. The title will need to be transferred to the new purchaser.

VI. ADDITIONAL NOTES:

1. The scope of this title examination includes at least one arms-length transaction.
2. A disability judgment against Mary Dickerson, and recorded in Misc. Book 5, page 331.

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 12-6-02 through 7-14-25 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: Gallatin
PIDN: 36-MP-071

Being all of Lot Number 71 of Mars Place Subdivision, Section 3, as shown on the plat recorded as Plat A-70 of the Gallatin County Court Clerk's records at Warsaw, Kentucky.

And the 1999 Fleetwood Sunpointe Mobile Home Serial No. TNFLW26A52317ST13.

General Warranty Deed

THIS INDENTURE OF CONVEYANCE, made and entered into this 23rd day of November 2015, by and between Raymond V. Huffman, single, 625 Estates Ridge, Warsaw, KY 41095, party of the first part, GRANTOR to Mary Jane Dickerson, Single, 115 Patricia Court, Verona, KY 41092, party of the second part, GRANTEE ;

MAIL DEED TO GRANTEE

The property tax bill for 2016 forward shall be sent in-care-of the Grantor at 115 Patricia Court, Verona, KY 41092.

WITNESSETH, that for the consideration of one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the party of the first part does hereby convey to party of the second part all his interest in the following described property located in Gallatin County, Kentucky and more particularly described as follows:

X Being all of Lot Number 71 of Mars Place Subdivision, Section 3 as on Plat A-70 of the Gallatin County Court Clerk's records at Warsaw, Ky. This property is subject to all covenants and restrictions contained in the Amended Protective Covenants and Restrictions for Mars Place Subdivision which is recorded in Deed Book 71, 558 of the Gallatin County Clerk's records at Warsaw, KY.

Being the same property conveyed to the Seller by deed of record at Deed Book 100 page 696 of the Gallatin County Clerk's Office of Warsaw, KY

And the 1999 Fleetwood Sunpointe Mobile Home Serial No. TNFLW26A52317ST13 (NOT MERGED)

This completes the Land contract between the parties dated January 8, 2007.

TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging unto Mary Jane Dickerson, single, her heirs and assigns forever with covenants of general warranty. The parties certify that pursuant to KRS Chapter 382, the consideration of the property herein conveyed is thirty-five thousand dollars and the addresses listed are correct under penalty of law.

IN TESTIMONY WHEREOF, the parties of the first part and the parties of the second part hereunto set their hands on the day and year first stated above.

Raymond V. Huffman
Raymond V. Huffman, Grantor

Mary Jane Dickerson
Mary Jane Dickerson, Grantee

COMMONWEALTH OF KENTUCKY
COUNTY OF GALLATIN

SUBSCRIBED, AFFIRMED, AND ACKNOWLEDGED by Raymond V. Huffman, single, in my presence on this 23rd day of November, 2015.

MY COMMISSION EXPIRES:
12/10/2019

John G. Wright
NOTARY PUBLIC, STATE AT LARGE

COMMONWEALTH OF KENTUCKY
COUNTY OF GALLATIN

SUBSCRIBED, AFFIRMED, AND ACKNOWLEDGED by Mary Jane Dickerson, single, in my presence on this 23rd day of November, 2015.

MY COMMISSION EXPIRES:
12/10/2019

John G. Wright
NOTARY PUBLIC, STATE AT LARGE

NO TITLE REQUESTED OR PERFORMED

Prepared by:
John G. Wright
John G. Wright
Attorney At Law
P.O. Box 966
Warsaw, Kentucky 41095

DOCUMENT NO: 67857
RECORDED ON: 11/24/2015 9:31:00 AM
COUNTY CLERK: TRACY MILES
COUNTY: GALLATIN
BOOK: D121 PAGE: 58 - 59 DEED

Signed: AJZ

GALLATIN COUNTY
D121 PG59

\$35.00 transfer tax pd

AOC-785 Doc. Code: JDIS
Rev. 7-18
Page 1 of 2
Commonwealth of Kentucky
Court of Justice www.courts.ky.gov
KRS 387.570; 387.580(3); 387.590;
30A.145



DISABILITY JUDGMENT

Case No. 24-H-00002-001
Court CO
County Gallatin
Division

CHFS/DAIL- GUARDIANSHIP SERVICES)
PETITIONER)
VS.)
DICKERSON, MARY)
RESPONDENT)
12/17/1948 304506137)
Date of Birth/Social Security Number (not required)

ENTERED
MAR 20 2024
TAMMY TRIMBLE, CLERK
GALLATIN CIRCUIT/DISTRICT COURT

The Respondent having been duly examined, represented by counsel, and (check one):

- present at the hearing,
- not present at the hearing because (check one):
 - he or she failed to appear, OR the Court determined that the Respondent's appearance would subject him or her to serious risk of harm as follows:

Pursuant to the opinion of the Interdisciplinary Team to require Respondent's appearance at trial would raise a risk of harm to Respondent

and a (check one): bench trial having been conducted in this matter, the Court finds as follows: OR jury trial having been held in this matter, the jury returned a verdict as follows:

- that the Respondent is not disabled in managing his/her personal affairs or financial resources.
- that the Respondent is partially disabled in managing his/her personal affairs financial resources both personal affairs and financial resources.
- that the Respondent is wholly disabled in managing his/her personal affairs financial resources both personal affairs and financial resources.

IT IS HEREBY ORDERED that the Respondent:

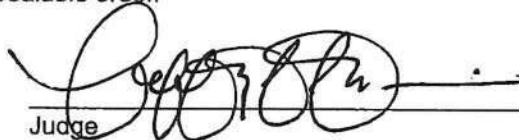
- Is not disabled as defined in KRS Chapter 387.
- Is partially disabled in managing his/her (check one):
 - personal affairs as defined in KRS Chapter 387 and a limited guardian shall be appointed.
 - financial resources as defined in KRS Chapter 387 and a limited conservator shall be appointed.
 - both personal affairs and financial resources as defined in KRS Chapter 387 and a limited guardian and a limited conservator shall be appointed.
- Is wholly disabled in managing his/her
 - personal affairs as defined in KRS Chapter 387 and a guardian shall be appointed.
 - financial resources as defined in KRS Chapter 387 and a conservator shall be appointed.
 - both personal affairs and financial resources as defined in KRS Chapter 387 and a guardian and a conservator shall be appointed.

THE COURT FURTHER ORDERS, pursuant to KRS 387.580(3)(c) and 387.590(7), regarding the right to vote (check one):

- The right to vote SHALL be retained.
- The right to vote SHALL NOT be retained. Finding(s): Respondent is not able to independently participate in the electoral process. (Clerk: If this box is checked, mail certified copy to State Board of Elections, 140 Walnut Street, Frankfort, Kentucky 40601).

There being no just cause for delay, this is a final and appealable order.

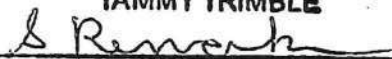
Date MARCH 20, 2024


Judge

Please print or type the Judge's name in the space provided below:

JEFFREY SMITH

STATE OF KENTUCKY
COUNTY OF GALLATIN
I, TAMMY TRIMBLE, CLERK OF THE
CIRCUIT/DISTRICT COURTS, DO HEREBY
CERTIFY THAT THE FOREGOING IS A TRUE
AND ACCURATE COPY OF THE ORIGINAL
AS RECORDED IN MY OFFICE.
THIS 21 DAY OF March, 2024

BY: TAMMY TRIMBLE
 D.C.

Copy Distribution:

Original- Court File

Certified Copies- Guardian/Conservator, County Clerk, State Board of Elections (only if Respondent shall not retain the right to vote.)

Copies- Petitioner/Attorney, Respondent/Attorney, All persons/entities named on Petition,
Facility where or person with whom Respondent resides

AOC-775 Doc. Code: OAG
Rev. 7-18
Page 1 of 2

Commonwealth of Kentucky
Court of Justice www.courts.ky.gov

KRS 210.290; 387.590; 387.650;
387.670; 30A.145



**ORDER OF APPOINTMENT
OF GUARDIAN**

Case No. 24-H-00002-001

Court CO

County Gallatin

Division _____

COMMONWEALTH OF KENTUCKY ex rel
CHFS/DAIL- GUARDIANSHIP SERVICES

PETITIONER

VS.

DICKERSON, MARY

RESPONDENT

TO: CHFS DAIL - GUARDIANSHIP SERVICES

Name	8311 US HIGHWAY 42
Address	FLORENCE, KY 41042

ENTERED
MAR 20 2024
TAMMY TRIMBLE, CLERK
GALLATIN CIRCUIT/DISTRICT COURT

1. Complete **paragraph A** if an individual, agency, or corporation other than the Cabinet for Health and Family Services is to be appointed as Guardian or Limited Guardian **OR** complete **paragraph B** if the Cabinet for Health and Family Services is to be appointed.

A. YOU ARE HEREBY APPOINTED Guardian Limited Guardian of the Respondent and your bond is fixed at the sum of \$ _____

OR

B. The Court being sufficiently advised finds as follows (each of the findings below, (1)-(5), must be checked):

(1) Respondent has had a permanent, full-time residence in Kentucky prior to the filing of the petition in the above-styled case for at least the previous six (6) months that is not a hospital, treatment facility, correctional facility, or long-term care facility;

(2) Respondent is a citizen or a permanent resident of the United States;

(3) Respondent (check one): **has not** been convicted of, pled guilty to, or entered an Alford plea for a felony sex crime as defined in KRS 17.500 or an offense that would classify the person as a felony violent offender under KRS 439.3401; OR

has been convicted of, pled guilty to, or entered an Alford plea for a felony sex crime as defined in KRS 17.500 or an offense that would classify the person as a felony violent offender under KRS 439.3401 but the following exceptional circumstances exist: _____;

(4) Respondent (check one): **is** alive and **has** been physically located; OR

is not alive or **cannot** be physically located but the following exceptional circumstances exist: _____;

(5) The Court has been provided the average caseload of each field social worker and has given due consideration to same.

Based upon the above findings IT IS HEREBY ORDERED THAT THE CABINET FOR HEALTH AND FAMILY SERVICES IS APPOINTED Guardian Limited Guardian of the Respondent and shall procure resources and services for which the person is eligible when necessary and available.


AOC-775
Rev. 7-18
Page 2 of 2

- 2. YOU SHALL perform all orders and decrees of this Court required of you; and further, you shall file with this Court an annual report of the personal status and condition of your ward. KRS 387.670.
- 3. RIGHT TO VOTE (check one): Pursuant to the Disability Judgment entered of record in this action, the Respondent:
 - SHALL SHALL NOT retain the right to vote.
- 4. If this order is for LIMITED GUARDIANSHIP, the specific legal rights to which the ward is legally deprived are the rights to:
 - dispose of property, execute instruments, enter into contractual relationship, determine living arrangements, consent to medical procedures, obtain a motor vehicle operator's license, and other _____
- 5. Your powers and duties, for the purpose of managing Respondent's personal affairs, are LIMITED to:
 - disposing of property, executing instruments, entering into contractual relationships, determining living arrangements, consenting to medical procedures, and other _____
- 6. If one is designated, the standby guardian is:
 - Name: _____
 - Address: _____

THIS ORDER EXPIRES ON: Full & INDEFINITE

There being no just cause for delay, this is a final and appealable order.

MARCH 20, 2024
Date


Judge

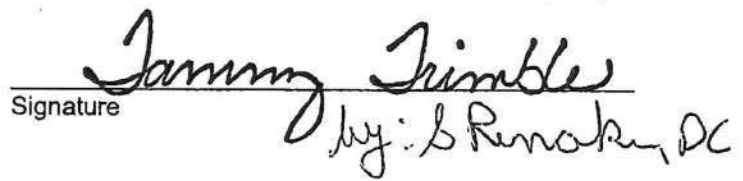
Please print or type the Judge's name in the space provided below:
JEFFREY SMITH

To Be Completed on Copies Only:

I, Tammy Trimble, Clerk of the Gallatin District Court, do hereby CERTIFY that this is a true and correct copy of the Order of Appointment of Guardian as recorded in my office.

This Order and Qualification is in full force and effect.

March 21, 2024
Date


Signature
by: S Renaker, DC

Copy Distribution: Petitioner/Attorney/County Attorney, Respondent/Attorney, All persons named in Petition, Facility where or person with whom respondent resides

Certified Copies: Guardian/Conservator
County Clerk. Petitioner is responsible for recording fee.

AOC-770 Doc. Code: OCON
Rev. 7-18
Page 1 of 2
Commonwealth of Kentucky
Court of Justice www.courts.ky.gov
KRS 210.290; 387.590; 387.710;
30A.145



**ORDER OF APPOINTMENT
OF CONSERVATOR**

Case No. 24-H-00002-001
Court District
County Gallatin
Division _____

COMMONWEALTH OF KENTUCKY)
PETITIONER)
VS.)
DICKERSON, MARY)
RESPONDENT)

* * * * *

ENTERED
MAR 20 2024
TAMMY TRIMBLE, CLERK
GALLATIN CIRCUIT/DISTRICT COURT

TO: CHFS - DAIL
Name
275 E MAIN ST. 3E-F
Address
FRANKFORT, KY 40621

1. Complete **paragraph A** if an individual, agency, or corporation other than the Cabinet for Health and Family Services is to be appointed as Conservator or Limited Conservator **OR** complete **paragraph B** if the Cabinet for Health and Family Services is to be appointed.

A. YOU ARE HEREBY APPOINTED Conservator Limited Conservator of the Respondent and your bond is fixed at the sum of \$ _____

OR

B. The Court being sufficiently advised finds as follows (*each of the findings below, (1)-(5), must be checked*):

(1) Respondent has had a permanent, full-time residence in Kentucky prior to the filing of the petition in the above-styled case for at least the previous six (6) months that is not a hospital, treatment facility, correctional facility, or long-term care facility;

(2) Respondent is a citizen or a permanent resident of the United States;

(3) Respondent (*check one*): **has not** been convicted of, pled guilty to, or entered an Alford plea for a felony sex crime as defined in KRS 17.500 or an offense that would classify the person as a felony violent offender under KRS 439.3401; OR

has been convicted of, pled guilty to, or entered an Alford plea for a felony sex crime as defined in KRS 17.500 or an offense that would classify the person as a felony violent offender under KRS 439.3401 but the following exceptional circumstances exist: _____

(4) Respondent (*check one*): **is** alive and **has** been physically located; OR

is not alive or **cannot** be physically located but the following exceptional circumstances exist: _____

(5) The Court has been provided the average caseload of each field social worker and has given due consideration to same.

Based upon the above findings IT IS HEREBY ORDERED THAT THE CABINET FOR HEALTH AND FAMILY SERVICES IS APPOINTED Conservator Limited Conservator of the Respondent and shall procure resources and services for which the person is eligible when necessary and available.

GALLATIN COUNTY
MCE DC335

- 2. YOU SHALL perform all orders and decrees of this Court required of you; and further, you shall file with this Court:
 - A. An inventory of your ward's property within 60 days of this appointment; and
 - B. A biennial report of the personal status and financial condition of your ward.

3. If this order is for LIMITED CONSERVATORSHIP the specific legal rights to which the ward is legally deprived are the rights to: dispose of property, execute instruments, enter into contractual relationship, other

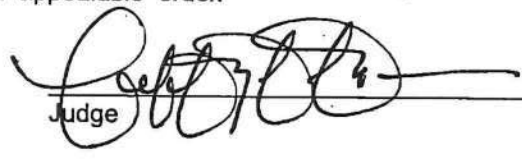
4. Your powers and duties, for the purpose of managing Respondent's financial resources, are LIMITED to: disposing of property, executing instruments, entering into contractual relationships, other

5. If one is designated, the standby conservator is:
 Name: _____
 Address: _____

THIS ORDER EXPIRES ON: FULL & INDEFINITE

There being no just cause for delay, this is a final and appealable order.

Date MARCH 20, 2024


 Judge

Please print or type the Judge's name in the space provided below:
JEFFREY SMITH

* * * * *

To Be Completed on Copies Only:

I, Tammy Trimble, Clerk of the Gallatin

District Court, do hereby CERTIFY that this is a true and correct copy of the Order of Appointment of Conservator as recorded in my office.

This Order and qualification is in full force and effect.

Date March 21, 2024

Tammy Trimble
 Signature by: S. Renahan, DC

Copy Distribution: Petitioner/Attorney/County Attorney, Respondent/Attorney, All persons named in Petition, Facility where or person with whom respondent resides

Certified Copies: Guardian/Conservator
 County Clerk. Petitioner is responsible for recording f

DOCUMENT NO: 92650
 RECORDED: April 03, 2024 02:56:00 PM
 TOTAL FEES: \$0.00
 COUNTY CLERK: CHRISTINA MCENTIRE
 DEPUTY CLERK: ANDREA
 COUNTY: GALLATIN COUNTY

NOTICE OF ASSESSMENT

Robert Morgan

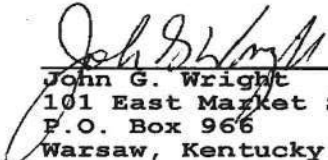
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37

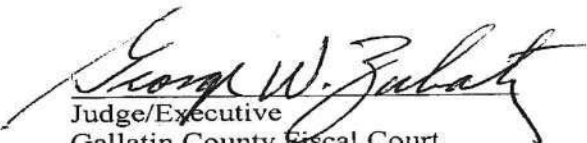
The following property within MARS PLACE SUBDIVISION is subject to an annual assessment of \$250.00 for the purpose of building/maintaining the roadway within said subdivision. The total amount of the subdivision's assessment is \$370,000.00 plus interest and fees, payable over twenty-five (25) years, commencing with tax year 2004. The assessment shall be mailed by the Gallatin County Executive's Office OR Gallatin County Sheriff's Office in October of each year for payment by December 1st of that year. The principal of the assessment coincides with a loan/lease entered into with Kentucky Association of Counties pursuant to the resolutions authorized November 13, 2003 and at the May 13, 2004 meeting of the Gallatin County Fiscal Court as well as bid specifications and contracts entered into with Michael's Paving on April 8, 2004.

This assessment lien shall be in place effective May 3, 2004 and shall remain in effect until released. Your payment represents your part of the assessment and is based on your ownership of the property listed in Deed Book 77, Page 109. You may obtain a lien release at any time by paying your portion of the total assessment in its entirety. Otherwise, the lien will not be released until the entire assessment of \$160,000.00 plus interest and fees is paid in full. In addition, each lien is subject to a \$9.00 lien charge. All inquiries should be directed to the Gallatin County Judge Executive's Office.

Please see attached Exhibit "A"

PREPARED BY:


John G. Wright
101 East Market Street
P.O. Box 966
Warsaw, Kentucky 41095


George W. Zubaty
Judge/Executive
Gallatin County Fiscal Court

B9/B mailed to T
5/27/05


377

EXHIBIT "A"

Being all of Lot No. 71 Mars Place Subdivision, Section 3, Plat A-70 of the records of the Gallatin County Clerk's Office in Warsaw, Kentucky.

I, JOSEPH M. TRANSFER, County of Gallatin
 Clerk of Gallatin County hereby certify
 that the foregoing Deed was this
 day recorded in my office for record, and is with this and
 foregoing certificate, duly recorded in my said office.
 Witness my hand this 26 day of May 2005.
Joseph M. Transfer Gallatin County Clerk
 D.C.
 Book 814 Page 376

Tax Statement

 2024 Tax Bill

[Back To Results](#)

2024 - Gallatin County Sheriff - Taxbills Property Tax Statement

<p>Gallatin County Sheriff - Taxbills PO Box1025 Warsaw, KY 41095</p>	<p>Bill Number: 1202 District: 04 - Verona Location: PATRICIA COURT 115 Description: 1.3008 ACRE & 1999 FLEETWOOD Map Number: 36-MP-071 Farm Acres: 0.000000</p>
<p>DICKERSON MARY JANE 115 PATRICIA COURT VERONA, KY 41092</p>	<p>Amount Due If:</p> <p>2% Discount 10/1/24- 11/01/2024 \$245.00 Face Amount 11/2/24- 12/31/2024 \$250.00 5% Penalty 1/1/25- 01/31/2025 \$262.50 21% Penalty 2/1/25- 04/15/2025 \$302.50</p> <p>*Additional fees may be applied after April 15, 2025</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.

While the city /county has attempted to ensure that the data contained in this file is accurate and reflects the current, the city / county makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The county does not assume any liability associated with the use or misuse of this data.



2024 Gallatin County Property Tax Statement

Robert Webster

Gallatin County Sheriff
 PO BOX 1025
 WARSAW KY 41095

Bill Number: 1202
 District: 04 - Verona Location: PATRICIA COURT 115
 Map Number: 36-MP-071 Deed: 121-058
 Farm Acres: 0.00 Exemption: \$39,200.00
 Description: 1.3008 ACRE & 1999 FLEETWOOD



DICKERSON MARY JANE
 115 PATRICIA COURT
 VERONA KY 41092

Amount due if :	
2% Discount: Oct 1, 2024 - Nov 1, 2024	\$245.00
Face Amount: Nov 2, 2024 - Dec 31, 2024	\$250.00
5% Penalty: Jan 1, 2025 - Jan 31, 2025	\$262.50
21% Penalty: Feb 1, 2025 - Apr 15, 2025	\$302.50

Amount Enclosed: _____

Check Or Money Order number: _____

Detach and return with check payable to Sheriff Robert Webster: When paying by mail, include a self-addressed stamped envelope for receipt.

2024 Gallatin County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Robert Webster

Gallatin County Sheriff
 PO BOX 1025
 WARSAW KY 41095

Bill Number: 1202
 District: 04 - Verona Location: PATRICIA COURT 115
 Map Number: 36-MP-071 Deed: 121-058
 Farm Acres: 0.00 Exemption: \$39,200.00
 Description: 1.3008 ACRE & 1999 FLEETWOOD

Description	Rate Per \$100	Taxable Value	Tax
Ag Extension Real Estate	0.051000	0	\$0.00
County Real Estate	0.089000	0	\$0.00
Gallatin Co School Real Estate	0.649000	0	\$0.00
Health Real Estate	0.055000	0	\$0.00
Library Real Estate	0.102000	0	\$0.00
Mars Road Dist Mars	100.000000	250	\$250.00
Soil Conservation Real Estate	0.009000	0	\$0.00
State Real Estate	0.109000	0	\$0.00
Verona Fire District Real Estate	0.200000	0	\$0.00
Total Tax			\$250.00

DICKERSON MARY JANE
 115 PATRICIA COURT
 VERONA KY 41092

Amount due if :	
2% Discount: Oct 1, 2024 - Nov 1, 2024	\$245.00
Face Amount: Nov 2, 2024 - Dec 31, 2024	\$250.00
5% Penalty: Jan 1, 2025 - Jan 31, 2025	\$262.50
21% Penalty: Feb 1, 2025 - Apr 15, 2025	\$302.50

Tax Bill Result

Search



Click on row to view tax information for that record.

Account	Parcel Number	Owner Name	Mailing Address	Face Value	Tax	Status Date
1202	36-MP-071	DICKERSON MARY JANE	115 PATRICIA COURT	\$250.00	\$245.00	By- 11/01/20
			PATRICIA COURT 115		\$250.00	By- 12/31/20
			VERONA, KY		\$262.50	By- 01/31/20
			41092		\$302.50	By- 04/15/20


Items per page: 25

1 - 1 of 1



[New Search](#) [Refine Search](#)

Tax Statement

 2023 Tax Bill

[Back To Result](#)

2023 - Gallatin County Sheriff - Taxbills Property Tax Statement

<p>Gallatin County Sheriff - Taxbills PO Box1025 Warsaw, KY 41095</p>	<p>Bill Number: 1230 District: 04 - Verona Location: PATRICIA COURT 115 Description: 1.3008 ACRE & 1999 FLEETWOOD Map Number: 36-MP-071 Farm Acres: 0.000000</p>
<p>DICKERSON MARY JANE 115 PATRICIA COURT VERONA, KY 41092</p>	<p>Amount Due If:</p> <p>2% Discount 10/1/23- 11/01/2023 \$245.00 Face Amount 11/2/23- 12/31/2023 \$250.00 5% Penalty 1/1/24- 01/31/2024 \$262.50 21% Penalty 2/1/24- 04/15/2024 \$302.50</p> <p>*Additional fees may be applied after April 15, 2024</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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2023 Gallatin County Property Tax Statement

Robert Webster

Gallatin County Sheriff
 PO BOX 1025
 WARSAW KY 41095



Bill Number: 1230
 District: 04 - Verona Location: PATRICIA COURT 115
 Map Number: 36-MP-071 Deed: 121-058
 Farm Acres: 0.00 Exemption: \$39,200.00
 Description: 1.3008 ACRE & 1999 FLEETWOOD

DICKERSON MARY JANE

115 PATRICIA COURT
 VERONA KY 41092

Amount due if :	
2% Discount: Oct 1, 2023 - Nov 1, 2023	\$245.00
Face Amount: Nov 2, 2023 - Dec 31, 2023	\$250.00
5% Penalty: Jan 1, 2024 - Jan 31, 2024	\$262.50
21% Penalty: Feb 1, 2024 - Apr 15, 2024	\$302.50

Amount Enclosed: _____

Check Or Money Order number: _____

Detach and return with check payable to Sheriff Robert Webster: When paying by mail, include a self-addressed stamped envelope for receipt.

2023 Gallatin County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Robert Webster

Gallatin County Sheriff
 PO BOX 1025
 WARSAW KY 41095

Bill Number: 1230
 District: 04 - Verona Location: PATRICIA COURT 115
 Map Number: 36-MP-071 Deed: 121-058
 Farm Acres: 0.00 Exemption: \$39,200.00
 Description: 1.3008 ACRE & 1999 FLEETWOOD

Description	Rate Per \$100	Taxable Value	Tax
Ag Extension Real Estate	0.052000	0	\$0.00
County Real Estate	0.089000	0	\$0.00
Gallatin Co School Real Estate	0.649000	0	\$0.00
Health Real Estate	0.055000	0	\$0.00
Library Real Estate	0.104000	0	\$0.00
Mars Road Dist Mars	100.000000	250	\$250.00
Soil Conservation Real Estate	0.009000	0	\$0.00
State Real Estate	0.114000	0	\$0.00
Verona Fire District Real Estate	0.200000	0	\$0.00

DICKERSON MARY JANE Total Tax \$250.00

115 PATRICIA COURT
 VERONA KY 41092

Amount due if :	
2% Discount: Oct 1, 2023 - Nov 1, 2023	\$245.00
Face Amount: Nov 2, 2023 - Dec 31, 2023	\$250.00
5% Penalty: Jan 1, 2024 - Jan 31, 2024	\$262.50
21% Penalty: Feb 1, 2024 - Apr 15, 2024	\$302.50

Tax Bill Result

Search



Click on row to view tax information for that record.

Account	Parcel Number	Owner Name	Mailing Address	Face Value	Tax	Status Date
1230	36-MP-071	DICKERSON MARY JANE	115 PATRICIA COURT	\$250.00	\$245.00	By- 11/01/20
			PATRICIA COURT 115		\$250.00	By- 12/31/20
			VERONA, KY		\$262.50	By- 01/31/20
			41092		\$302.50	By- 04/15/20

Items per page: 25

1 - 1 of 1



[New Search](#) [Refine Search](#)

**COMMONWEALTH OF KENTUCKY
CERTIFICATE OF TITLE**

TITLE NO. 252460060009 YEAR 1999 MAKE FLEE MODEL NAME SUNPOIN VIN/HIN TNFLW26A52317ST13 TITLE TYPE DUPLICATE MODEL NO.
 BODY TYPE COLOR WHI NO. CYL ODOMETER 0 MOTOR NO. WEIGHT PREV. TITLE NO/STATE
 BRAND(S) DESIGNATIONS. DATE OF ISSUE 09/03/25 FUEL USAGE TAX PAID \$0.00
 OWNER(S) NAME



112
 DICKERSON, MARY JANE
 PO Box 1036
 Morehead KY 40351-5036



Additional Owner(s):

REMARKS:

FIRST LIENHOLDER	<table border="1"> <tr> <td>Notation No</td> <td>FIRST LIEN</td> <td>County</td> <td>Notation No</td> <td>SECOND LIEN</td> <td>County</td> </tr> <tr> <td>Filing Date</td> <td></td> <td></td> <td>Filing Date</td> <td></td> <td></td> </tr> <tr> <td>Released By</td> <td></td> <td></td> <td>Released By</td> <td></td> <td></td> </tr> <tr> <td>County Clerk's use Only</td> <td></td> <td>Date</td> <td>County Clerk's use Only</td> <td></td> <td>Date</td> </tr> </table>	Notation No	FIRST LIEN	County	Notation No	SECOND LIEN	County	Filing Date			Filing Date			Released By			Released By			County Clerk's use Only		Date	County Clerk's use Only		Date	SECOND LIENHOLDER
Notation No	FIRST LIEN	County	Notation No	SECOND LIEN	County																					
Filing Date			Filing Date																							
Released By			Released By																							
County Clerk's use Only		Date	County Clerk's use Only		Date																					

I certify that the Department of Vehicle Regulation has exercised due diligence in examining an application for a certificate of title for the above described vehicle and to the best of our knowledge and belief the applicant whose name appears above is the lawful owner of the apparently legitimate vehicle described herein.



Commissioner, Department of Vehicle Regulation, Kentucky Transportation Cabinet

CONTROL NO. C37008945

*** TRANSFER OF TITLE BY OWNER: 49 USC SEC. 32705 AND KRS 190.300 REQUIRE THAT YOU STATE THE VEHICLE MILEAGE IN CONNECTION WITH THE TRANSFER OF OWNERSHIP. FAILURE TO COMPLETE, OR PROVIDING A FALSE STATEMENT, MAY RESULT IN PENALTIES. ***

FIRST DEALER ASSIGNMENT

The undersigned owner hereby certifies that the vehicle described in this title has been transferred to the following (print name and address of transferee/buyer):

 I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.
******CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK******
 1. The mileage stated is in excess of its mechanical limits.
 2. The odometer reading is not the actual mileage. **WARNING — ODOMETER DISCREPANCY**
 Odometer Reading (no tenths) _____
 Transferor/Seller Signature _____ Transferee/Buyer Signature _____
 Transferor/Seller Printed Name _____ Transferee/Buyer Printed Name _____
 Date of Transfer _____ Seller/Dealer No. _____ Buyer/Dealer No. _____
 Sworn or affirmed before me this _____ day of _____ 20____ My Commission expires _____ MM DD YY _____ Signature/Title _____
 Commission No. _____

SECOND DEALER ASSIGNMENT

The undersigned owner hereby certifies that the vehicle described in this title has been transferred to the following (print name and address of transferee/buyer):

 I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.
******CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK******
 1. The mileage stated is in excess of its mechanical limits.
 2. The odometer reading is not the actual mileage. **WARNING — ODOMETER DISCREPANCY**
 Odometer Reading (no tenths) _____
 Transferor/Seller Signature _____ Transferee/Buyer Signature _____
 Transferor/Seller Printed Name _____ Transferee/Buyer Printed Name _____
 Date of Transfer _____ Seller/Dealer No. _____ Buyer/Dealer No. _____
 Sworn or affirmed before me this _____ day of _____ 20____ My Commission expires _____ MM DD YY _____ Signature/Title _____
 Commission No. _____

DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR MUTILATIONS

DEALER ONLY

IRREVOCABLE OFFER TO PURCHASE FOR REAL ESTATE ASSETS - (the "Contract")

Agent of the Seller:

Northern Kentucky Auction LLC, Auctioneer / CENTURY 21 Garner Properties, Broker
All notices to be sent to: 5285 Madison Pike Independence, Kentucky 41051 859-363-9900

This is a legally binding Contract to purchase real estate, if any party does not understand any portion of this Contract, please contact competent legal counsel

1. The undersigned Buyer, through the Agent, hereby offers to purchase from the Seller, Mary Jane Dickerson (the "Seller"), the following described real property along with all improvements, attachments, and appurtenances; subject to normal and standard title exceptions such that any nationally recognized title company would insure and of record in Gallatin County, Kentucky.

SAMPLE SAMPLE SAMPLE (the "Buyer"), offers for the Property the following amount in United States funds

High Bid Price: \$ _____
+ 10% Buyer's Premium: \$ _____ (the "Premium")
=Total Sale Price: \$ _____ (the "Total Sale Price")
Total Deposit (20% of Total Sale Price): \$ _____ (the "Deposit")

The Total Sale Price less credit for non-refundable deposits shall be paid in full with cash (certified funds or wire transfer) at or prior to settlement/closing date referenced in Section 6 of this Contract. The Buyer hereinafter tenders to Northern Kentucky Title the ("Designated Escrow Agent") the sum of \$ _____ with this Contract for a total of twenty percent (20%) of the Total Sale Price, which in its entirety will be the good faith escrow deposit. The disposition of the Deposit is referenced in Section 8 of this Contract.

Property Address: 115 Patricia Court Verona (Gallatin County) Kentucky 41092
Gallatin County PVA Parcel ID: 36-MP-071
Legal Description: See attached "Exhibit A"
Collectively, (the "Property")

The balance of the Total Sale Price shall be paid by the Buyer in the following manner: Buyer shall tender to Kentucky Land Title, (the "Designated Closing Agent") the balance of the Total Sale Price in cash, or equivalent, at or prior to closing. Seller will tender to Buyer a deed granting to the Buyer an unencumbered marketable title to the Property to be conveyed by Special Warranty Deed, free and clear of all liens and encumbrances, with the usual covenants such as any title company will insure, subject to easements of record, current or prior homeowner or condominium association covenants, conditions and/or restrictions, future assessments, taxes, and restrictive covenants of record as to the use and improvement of the Property. If Seller is unable to furnish marketable title, as described herein, on the date set for closing, the Buyer agrees that the Seller shall be granted a period of ninety (90) additional days from the contractual closing deadline listed in Section 6 of this Contract to cure any defects. If Seller fails to deliver unencumbered marketable title, as provided herein within the ninety (90) day timeframe outlined above, Buyer, as its sole remedy, may terminate this Contract and the Deposit shall be returned to Buyer. The sale is subject to applicable zoning or use regulations imposed by any local or state authority, but approval for use, development or subdivision is not a condition or contingency of closing.

2. Title Insurance: At close of escrow or contract settlement the Buyer may elect to purchase, at its expense, title insurance covering the title and transfer of the Property.

3. Inspection by Buyer, Condition of Property and Release of Liability: The Buyer acknowledges and agrees that the Property is being conveyed by Seller in "AS IS and WHERE IS" condition, that Buyer is fully familiar with the condition of the Property, and the Buyer is buying the Property based solely on Buyer's knowledge and research of the Property and not in reliance on any representation made by Seller, Agent, or employee of the Seller. The Seller will not be providing any Property disclosures to the Buyer. Seller expressly disclaims any representations or warranties of any kind regarding the Property except as expressly set forth herein, including, without limitation, any representations or warranties regarding the physical condition, conformity of zoning or uses and/or any environmental compliance of the Property. Buyer releases, fully and unconditionally, the Seller and Agent from any and all liability relating to any defect or deficiency affecting said real estate; this and all other releases in this Contract shall survive the closing of this transaction, indefinitely.

Initials:  _____; _____; _____

The Buyer has made all inspections of the Property and agrees to purchase the Property "AS IS and WHERE IS", without reservation or further condition upon the Seller. The Seller and Agent grant no warranties of any kind, either expressed or implied with respect to the condition, merchantability, standards, or suitability of the Property for the Buyer. Further defined for the benefit of the Buyer; the Seller and Agent make no warranty to the environmental condition of said Property, and by signing this Contract, the Buyer fully and unconditionally releases the Seller, Agent, their employees, associates, and internal independent contractors from any and all liability regarding environmental condition.

The Property is being sold to Buyer subject to the current recorded legal description. Should the Buyer elect to have a survey conducted prior to or after close of escrow which reveals a discrepancy between the information provided by the Seller or its Agent, there will be no price or terms adjustments by the Seller. The Buyer is accepting the Property in its "AS IS and "WHERE IS" condition, which is directly applicable to a survey, subdivision of the whole Property or boundary measurement of the Property including any improvements thereon.

The materials, data or other information provided to Buyer with respect to the Property, including, without limitation, any information supplied by the Agent is provided only for Buyer's convenience in making its own examination and determination with respect to the Property and, in so doing, the Buyer has relied exclusively on its own independent investigation and evaluation of every aspect of the Property prior to making an offer or bid, and not on any material or information supplied by Seller or its Agent. Buyer expressly disclaims any intent to rely on any such materials or information provided to it by Seller or Agent in connection with its inspection and review of the Property and agrees that it shall rely solely on its own independently developed or verified information.

Buyer hereby acknowledges that the Property X is vacant is occupied by an individual or individuals without authorization of the Seller. If said occupant(s) will not willingly vacate the Property upon closing and transfer of title and possession, the Buyer shall be responsible for filing eviction proceedings in accordance with the law in the Commonwealth of Kentucky. Buyer hereby fully and unconditionally releases the Seller and Agent from any and all responsibility related to eviction of the occupant(s), nor shall Seller or Agent be responsible for any costs incurred by the Buyer in the process of eviction. This clause shall survive closing indefinitely.


 Buyer's Initials

4. Agency Representation: All parties acknowledge that Northern Kentucky Auction LLC and CENTURY 21 Garner Properties solely represent the interests of the Seller in this transaction as Agent of the Seller. Nothing contained within this Contract, oral statements, sale memoranda, advertising, or information packages will be construed to interpret the status of the Agent as any type of agency other than Agent of the Seller. Any other licensee that may represent the winning bidder(s), as acknowledged by the Agent through an Auction Broker Registration Agreement, and as such is participating in the transaction, shall solely be responsible for providing all legally necessary agency disclosures along with all auction and Property information to their client(s) with exact copy to Northern KentuckyAuction LLC.

5. Time is of the Essence in this Contract. Notice is hereby granted that the timelines noted in this Contract must be strictly adhered to in order to avoid a default. In the event the Buyer fails to perform according to the terms of this Contract, the Deposit will be considered forfeited as liquidated damages, not as a penalty, without delay or need for further agreement or release and applied against Seller's damages without affecting any of the Seller's further remedies it may have at law or in equity. The Designated Escrow Agent enters this Contract for the sole purpose of acknowledging its obligation of collecting and holding the Deposit and will abide by the terms and conditions of this Contract should a default or dispute arise in regard to this Contract.

BUYER ACKNOWLEDGES THAT THIS CONTRACT IS FOR A CASH PURCHASE AND IS NOT CONTINGENT UPON FINANCING, CONDITION OR OTHER APPROVALS; THE BUYER WILL FORFEIT ITS DEPOSIT UPON DEFAULT OF THIS CONTRACT, AND MAY INCUR OTHER SANCTIONS ALLOWED BY LAW OR IN EQUITY.

6. Closing and Possession: Closing shall occur on or before 30 Days After Auction . The Seller will pay for deed preparation, pre-auction title search, their share of prorated taxes, and their own attorney fees, if any. The Buyer shall pay all other costs of closing and transfer. If a land survey has been undertaken for the auction event or private sale the Buyer and Seller agree to equally divide the costs related to the survey completion, approvals by governmental agencies for the survey, and/or recording of the survey/plat with the county's recorder's office. If an event constituting "Force Majeure" causes services essential for closing to be unavailable, closing date shall be extended as provided below:

Initials;  ; _____ ; _____ ; _____

FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation is disrupted, delayed, caused, or prevented by Force Majeure. "Force Majeure" means hurricanes, epidemic and/or pandemics, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods will be extended a reasonable time (to be interpreted as fifteen (15) calendar days) after the Force Majeure no longer prevents performance under this Contract.

Buyer hereby acknowledges and agrees that in the event the Buyer chooses to utilize the services of a title agency or attorney other than the Designated Closing Agent for the purpose of conducting the closing and providing title insurance, the Buyer is fully responsible for all costs incurred by the Designated Closing Agent that are not listed as a cost to the Seller, as outlined in Section 6. These expenses and fees shall be listed as a Buyer responsibility on the closing settlement statement, and all costs incurred by the Designated Closing Agent shall be paid by Buyer, at closing.

7. Payment of Real Estate Taxes, Leases, Owner Association Fees or Dues: All real estate taxes for the year in which the Property is sold shall be prorated to the date of closing, as is standard and common practice to the area in which the Property is located. All delinquent taxes, if any, shall be paid by the Seller from the first proceeds of closing.

8. Non-Refundable Deposit: Buyer has tendered to the Designated Escrow Agent certified funds or cash in the amount of \$_____ as evidence of earnest money binding this Contract. The Deposit must be equal to twenty percent (20%) of the Total Sale Price. The Deposit will be held in the client trust account of the Designated Escrow Agent.

9. Seller Default: In the event that the Seller defaults hereunder, Buyer shall solely be entitled to a return of the Deposit. The Buyer shall not be entitled to seek damages, penalty, or specific performance from the Seller.

10. Effective Date: The effective date of this Contract is agreed to be the date on which the last of the parties accepts and enters into this Contract.

11. Electronic Transmission: Any copy of this Contract, either by facsimile or duplicated via electronic means and delivered to either party, shall have the same force and effect of the original document.


12. Counterparts: This Contract may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute the same instrument.

13. Assignment of Contract: This Contract is assignable by the Buyer with written notice to the Seller, its counsel, and Agent. The assignee and assignor shall be fully bound to the terms contained herein until escrow is closed.

14. Irrevocable Offer: This offer will remain valid, irrevocable, and available for the Seller acceptance for five (5) business days after delivery of the offer to the Seller, its counsel, or Agent. If this offer is submitted in a sale subject to a state or federal court action, including U.S. Bankruptcy Court, wherein court approval is required for final disposition then Seller's acceptance is fully contingent and conditioned upon the court's approval and final order, the Buyer unconditionally agrees to not withdraw, alter, or remand this Contract during the period of court approval.

15. Risk of Loss: All risk of loss to the Property, including physical damage or destruction to the Property or its improvements due to any cause except ordinary wear and tear and loss caused by a taking in eminent domain, shall be borne by Seller until the transaction is closed. Buyer is cautioned and requested to obtain hazard insurance to protect its equitable interest in the improvements on the Property by placing a binder of insurance on the Property upon the acknowledgment of this Contract. Should Buyer undertake to bind this Property a copy of the certificate of insurance (or similar instrument) shall be provided to the Agent without undue delay.

16. Fair Housing and Non-Discrimination: All parties acknowledge that this sale and transaction has been conducted without regard to race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, military status, disability, or ancestry.

Initials;  _____; _____; _____

17. Venue and Procedure for Dispute Settlement: The sole venue and exclusive jurisdiction for settlement of any and all disputes shall be the courts in Kenton County, Kentucky. This Agreement will be interpreted by the laws of the Commonwealth of Kentucky. The Buyer and Seller further agree that the prevailing party in any legal action shall have the right to be reimbursed for all costs, fees, and expenses, including, but not limited to, reasonable legal fees for enforcement or defense of its rights under this Contract. The Buyer and Seller further indemnify and release the Agent from any and all liability related to this transaction that is the subject of this Contract.

18. Prohibition to Recordation of Contract: The parties agree they will not present for filing to any recorder or county clerk's office this Contract, and further, all parties are prohibited and disabled from any recordation.

19. Auction Signage Removal: Upon closing and transfer of title to Buyer, the Buyer hereby accepts responsibility for the removal of all signage placed on the Property for the purpose of promoting the auction sale.

20. Survivorship of Contract: This Contract, amendments, attachments, and codicils shall be binding on all parties, their heirs, administrators, assigns and trustees that may be assigned by previous agreement, corporate resolution and/or the binding will or estate instructions as applicable.

The undersigned Buyer and Seller agree they have read the entire contents of this Contract, they agree that all terms of this transaction are contained in this Contract and acknowledge receipt of a copy of it. This offer will remain valid, irrevocable, and available for the Seller' acceptance. This is a legally binding Contract; if you do not understand this Contract, consult qualified legal counsel.

Receipt for Deposit, Acceptance and Acknowledgement of the forgoing Contract by the Buyer

Buyer's Signature: X _____ Date: _____ Time: _____

Buyer's Printed Name: _____ Title: _____

Buyer's Signature: X _____ Date: _____ Time: _____

Buyer's Printed Name: _____ Title: _____


Company Name: _____

Type of Ownership: (please check only one)
____ CORPORA**TION** organized under the laws of the State of _____
____ GENERAL PARTNERSHIP organized under the laws of the State of _____
____ LIMITED PARTNERSHIP organized under the laws of the State of _____
____ LIMITED LIABILITY COMPANY organized under the laws of the State of _____
____ INDIVIDUAL(s) resident of the State(s) of _____
____ OTHER (indicate type of entity and state of organization: _____)

Buyer's Address: _____

Telephone: _____, Fax: _____, Mobile: _____

Email Address: _____

Initials;  _____; _____; _____; _____

Acceptance of the Contract by the Seller

The undersigned Seller agrees to accept the Buyer's offer for the Property, if this sale is conditioned upon final approval of a court of adequate jurisdiction, then the Seller's acceptance is not final until an order of the court approves the sale.

SELLER: Authentisign **Mary Jane Dickerson**

BY: **SAMPLE SAMPLE SAMPLE** Date: 08/20/25 Time: 9:08 AM

Name: Summer Haddix
Kentucky Cabinet For Health And Family Services
PROPERTY AND ASSET MANAGEMENT SPECIALIST
Division of Guardianship – Eastern Branch
Department for Community Based Services (DCBS)
Kentucky Cabinet for Health and Family Services

Acceptance of Good Faith Deposit by Escrow Agent

The Designated Escrow Agent agrees that by accepting the Buyer's non-refundable Deposit per the terms of this Contract that it agrees it will abide by all the terms and conditions affecting the Deposit and disposition of same including default by either Buyer or Seller.

BY: _____ Date: _____ Time: _____

Name: _____ Title: _____
DESIGNATED ESCROW/CLOSING AGENT

Contact: _____
Phone: _____
E-mail: _____


Initials;  ; _____ ; _____ ; _____

EXHIBIT A
(LEGAL DESCRIPTION)



Initials; _____; _____; _____; _____