



CINCINNATI, OHIO OFFICE
600 VINE STREET, SUITE 2500
CINCINNATI, OHIO 45202
(513) 852-6000

NORTHERN KENTUCKY OFFICE
1522 DIXIE HIGHWAY, SUITE 200
PARK HILLS, KENTUCKY 41011
(859) 757-2707

January 17, 2024

ATTORNEY'S OPINION OF TITLE

Board of Education of the Ludlow
Independent School District
525 Elm Street
Ludlow, Kentucky 41016
Attn: Mike Borchers, Superintendent

Re: Purchase of 479 Victoria Street, Ludlow, Kentucky 41016

Dear Mr. Borchers,

This Opinion is rendered with knowledge that the Board of Education of the Ludlow Independent School District (the "Board"), to whom the report is addressed, intends to purchase the subject property from Sean P. Gaiser.

Subject to the encumbrances, limitations, and other matters detailed below, it is possible for the Board to acquire fee simple title to the subject property from Sean P. Gaiser and no evidence of the severance of any mineral or subsurface rights appears to have occurred during the scope of our examination.

THIS IS TO CERTIFY that I have made a careful sixty (60) year examination of the public records in the Kenton County, Kentucky records as indexed, as the same relates to the following described real estate:

Group: 2430
PIDN: 026-32-14-002.00
Commonly known as 479 Victoria Street, Covington, KY 41016

See Exhibit "A" attached hereto and incorporated herein for the full legal description of the subject property

This examination was made up to December 21, 2023 @ 7:29 a.m., and in my opinion fee simple marketable title as of the date of such examination, was vested in:

Sean P. Gaiser

Based upon the public records in Kenton County, Kentucky, we consider marketable title good in the name of Sean P. Gaiser. The present owner acquired title by Deed dated July 31, 2002 and recorded August 6, 2002 in Book C-1147, Page 120 and by General Warranty Deed dated August 4, 1999 and recorded August 10, 1999 in Book C-88, Page 63, Kenton County, Kentucky records, and it is free, clear and unencumbered, except as to the following:

I AD VALOREM TAXES:

PIDN Number 026-32-14-002.00 - Kenton County Real Estate Taxes in the original amount of \$579.15 net per calendar year are paid current through 2023. Kenton County Real Estate Taxes for the calendar year 2024 and thereafter are a lien on the property, but are not yet due and payable.

PIDN Number 026-32-14-002.00 - City of Ludlow Real Estate Taxes in the original amount of \$303.30 net per calendar year are paid current through 2023. City of Ludlow Real Estate Taxes for the calendar year 2024 and thereafter are a lien on the property, but are not yet due and payable.

II. MORTGAGES:

NONE

III. RESTRICTIONS AND CONDITIONS:

NONE

IV. EASEMENTS:

NONE

V. OTHER DEFECTS AND REQUIREMENTS:

NONE

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



reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or governmental regulation.

Respectfully submitted,

By: 

Tyler C. Arnzen, Esq.
Wood & Lamping, LLP
1522 Dixie Highway, Suite 200
Park Hills, Kentucky 41011
(859) 757-2707 Ext. 109
tcarnzen@woodlamping.com



EXHIBIT "A"
(Legal Description)

Group: 2430

PIDN: 026-32-14-002.00

Commonly known as 479 Victoria Street, Covington, KY 41016

Lots 28, 29, 30, 31, 32 and the west eighteen (18) feet of Lot 33, Victoria Addition Subdivision of part of Ludlow Estate as same is shown on original plat 428 of the Kenton County Clerk's Records at Covington, Kentucky.