

FOR SALE



Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER

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EXPERIENCE COUNTS! CALL CRAIG TO PUT HIS SIGN ON YOUR PROPERTY TODAY!

GIVE CRAIG THE CALL! WE SELL IT ALL! ANY TYPE OF PROPERTY, CONVENTIONAL OR AT AUCTION!

7012 BRIDGEPORT ROAD (KY 1237)
MAYSVILLE (RECTORVILLE),
MASON COUNTY, KENTUCKY 41056



THIS TWO BEDROOM ONE BATH ONE STORY FRAME HOME OFFERS CENTRAL HEAT, AND IS SITUATED ON A LARGE LOT (APPROXIMATELY ONE ACRE IN SIZE, CONVENIENTLY LOCATED LESS THAN A QUARTER MILE OFF THE "AA" HWY. (KY 9) ON THE EAST SIDE OF KY 1237 (BRIDGEPORT ROAD) NEAR THE COMMUNITY OF RECTORVILLE, APPROXIMATELY 6 MILES EQUIDISTANT FROM THE CITY OF MAYSVILLE AND THE COMMUNITY OF TOLLESBORO!!! BEING SOLD TO SETTLE AN ESTATE, THIS HOME IS PRICED RIGHT TO SELL QUICK, JUST \$33,900!!!





FOR SALE

Craig A. STANFIELD
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AUCTIONEER

Equal Housing (606) 798-2009
Opportunity (606) 301-3350

www.stanfieldproperty.com

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PLAT OF DEED CALLS, 7012 BRIDGEPORT ROAD,
MAYSVILLE, MASON CO., KY 41056 DEED BOOK 310 PG 685
MASON CO. COURT CLERK RECORDS

Deed describes original lot as consisting of 1.7 acres, more or less; plat indicates lot size of 1.685 acres but indicates closure error of 9.4 linear feet.

Area of lot remaining of subject --- by deed --- is 1.7 acres less .6259 acres, or 1.0741 acres, more or less, or 1 acre+/-.

This is the best estimate that the agent can make relative to shape, area, etc. relative to the subject. A new survey (the areas of each tract were surveyed) of the property would provide definitive size/boundaries.

Plat of Deed Calls for Raymond Nugen Estate Property 7012 Bridgeport Road (KY 1237), Maysville, Mason Co., Kentucky 41056 DB 310 page 685 Mason County Court Clerk Records. Assumptions made for platting the exception as there was a call omitted (call "manufactured" by deed plotter computer program to close the boundary, and assuming distance from R/W to Centerline of KY 1237 was 25'. This has resulted in a plat for the exception with closure error, however lot size-- which includes right of way --- of the exception is marginally larger, .672 acres rather than .6259 acres.

PLAT OF EXCEPTION
(formed with Assumptions;
see Notes above).

NOT TO SCALE

Original tract description includes right of way. The difference in area of the exception using "manufactured" call for closure likely due to right of way being included in boundary as was excluded in actual survey.

<u>Title: Lot - Exception 7012 Bridgeport Rd Maysville KY DB 310-685</u>		<u>Date: 08-12-2008</u>
<u>Scale: 1 inch = 66 feet</u>	<u>File:</u>	
<u>Tract 1: 1.685 Acres: 73388 Sq Feet: 6818.0 Sq Meters: Closure = n15.3824w 9.40 feet: Precision =1/117: Perimeter = 1098 feet</u>		
<u>Tract 2: 0.672 Acres: 29270 Sq Feet: 2719.3 Sq Meters: No significant closure error. : Perimeter = 730 feet</u>		
<u>001=n80e 16p2l</u>	<u>005=@4</u>	<u>009=S69.1416W 222.53</u>
<u>002=s9e 19p22l</u>	<u>006=S88E 25</u>	<u>010=S69.1416W 25</u>
<u>003=n88w 14p3l</u>	<u>007=S88E 207.93</u>	<u>011=S17.5112E 77.7</u>
<u>004=n16.3w 16p12l</u>	<u>008=N8.253W 171.69</u>	

Prepared by Craig A. Stanfield of Craig A. Stanfield Real Estate and Auction Services, Craig A. Stanfield Real Estate Broker & Auctioneer, for marketing and informational purposes only, Aug., 2008, by information obtained from deed and the deed plotter computer program only, without aid of surveyor, transit, or "on-site" measuring device. A survey by licensed professional would be more accurate. ALL RIGHTS RESERVED!

LEGAL DESCRIPTION
7012 BRIDGEPORT ROAD (KY 1237)
MAYSVILLE (RECTORVILLE), MASON CO., KENTUCKY 41056

Laying in Mason County, Kentucky on the waters of North Fork of Licking River. Beginning at a stake in the center of KY. 1237 N 80 deg. E 16 poles, 2 links to a set stake; thence S 9 deg. E 19 poles 22 links to a stake in Frank Boggs' line; thence with Boggs' line N 88 deg. W 14 poles 3 links to a stake in center of KY. No. 1237; thence with center of KY. 1237 N 16 ½ W 16 poles 12 links to place of beginning, containing 1.7 acres, more or less.

THERE IS EXCEPTED AND NOT CONVEYED a parcel of land conveyed to Darrin K. Blythe, single, from Charles E. Wallingford and Betty T. Wallingford, husband and wife, by deed dated the 19th day of June, 1998 and of record in Deed Book 275 Page 278 Mason County Clerks's Office and more particularly described as follows:

***NOTE:** Due to some discrepancies and missing calls in the deed, the agent contacted the survey directly for a copy of the survey of the exception and of the legal description of the exception. Following is the description provided by the surveyor of the exception (a copy of the actual paper provided by the surveyor is attached hereto for reference/proof), which will differ slightly from that in the deed of conveyance:*

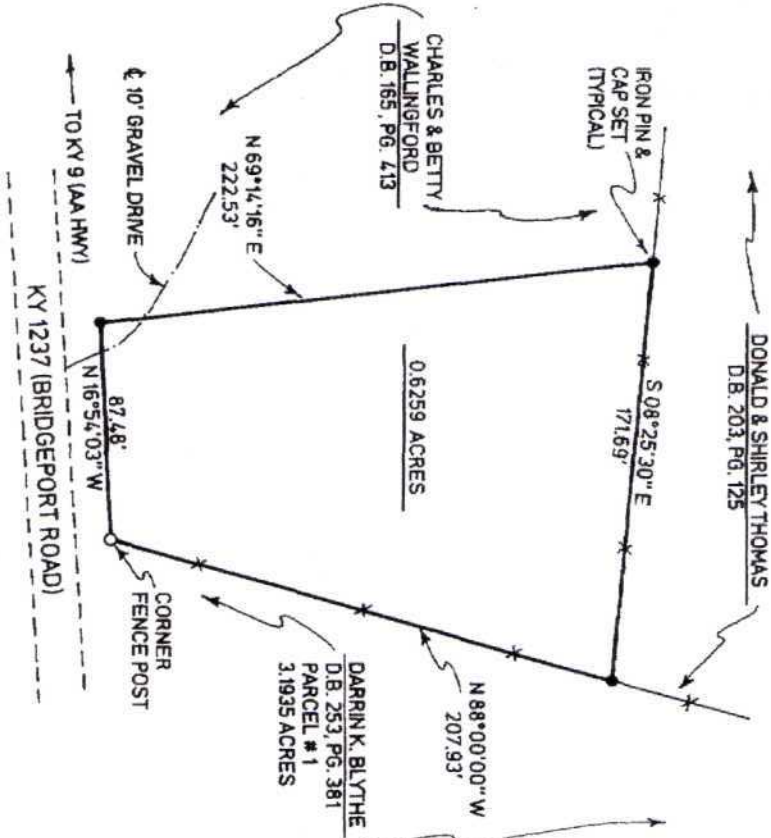
Being a 0.6259 acre parcel of that larger tract of land conveyed to Charles and Betty Wallingford DB 165 Pg. 413 said property located on the east side of KY 1237, Bridgeport Road, near Rectorville, south of KY Route 9, AA Hwy., in Mason County, Ky., and being more particularly described as follows:

Beginning at a corner post found at approximate east right of way of KY 1237 said point being 25.0' +/- east of centerline of road corner to Darrin K. Blythe (DB 253 Pg 381, Parcel 1, 3.1935 acre parcel; thence with the approximate east right of way of road N 16-54-03 W 87.48' crossing a gravel drive to an iron pin and cap set new corner to Wallingford said point being 25.00' +/- from centerline of KY 1237; thence leaving the right of way of KY 1237 with new division line of Wallingford N 69-14-16 E 222.53' to an iron pin and cap set new corner to Wallingford and being in the west claimed fence line of Donald & Shirley Thomas DB 203 Pg 125; thence with the claimed fence line of Thomas S 08-25-3 E 171.69' to an iron pin and cap set in claimed fence line of Blythe and claimed corner of Thomas; thence with the claimed fence line of Blythe N 88-00-00 W 207.93' to the point of beginning containing 0.6259 acres according to the survey of R. David Hord PLS 3264, 6/98. Property subject to all legal right of ways, easements and unrecorded conveyances.

MINOR SUBDIVISION PLAT

CHARLES & BETTY WALLINGFORD

KY 1237 (BRIDGEPORT ROAD), MASON COUNTY, KENTUCKY
DATE: 6/18/1998 SCALE: 1" = 60'

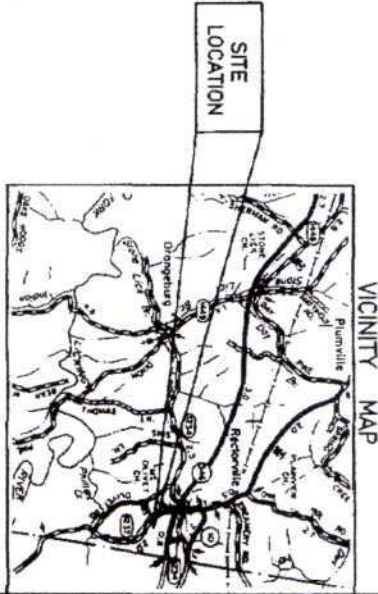


SURVEYOR'S CERTIFICATION

I certify that this plat depicts a survey made by me or under my supervision, that all monuments indicated exist and their locations, size and material are correct; and that this plat meets the Kentucky Minimum Surveying Standards and complies with the surveying requirements of the Maysville - Mason County Subdivision Regulations; and that dedicated areas including any public ways or streets are currently owned by the property owner(s).

I certify that I have examined the deed records of the Mason County Court Clerk's office and find that this is the FIRST conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

R. David Hord RLS. NO. 3264 DATE 6/18/98



SHEET 1 OF 2

R D H SURVEYS
R. DAVID HORD
4012 SLACK PIKE
MAYSVILLE, KY 41056

SURVEY DRAWING OF THE EXCEPTION, THAT OF THE .6259 ACRES TO BLYTHE REFERENCED IN DEED. NOTE THAT THE CALLS OF THE FRONTAGE DIFFER FROM THAT ON THE PLAT OF DEED CALLS EXTENDS THE SIDE LOT LINES TO INCLUDE THE ROAD FRONTAGE. ASSUMED TO BE 25 FEET FROM THE REFERENCED CORNER POST ON THE SOUTH SIDE AND RIGHT OF WAY BOUNDARY MARKER ON THE NORTH SIDE (THE 25' DISTANCE IS REFERENCE ON THE NORTH SIDE).

Surveyors Description of

**CHARLES & BETTY WALLINGFORD
DB 165 PG 413**

Exception!

Being a 0.6259 acre parcel of that larger tract of land conveyed to Charles and Betty Wallingford DB 165 Pg 413 said property located on the east side of KY 1237, Bridgeport Road, near Rectorville, south of KY Route 9, AA Hwy., in Mason County, Ky., and being more particularly described as follows:

Beginning at a corner post found at approximate east right of way of KY 1237 said point being 25.00' +/- east of centerline of road corner to Darrin K. Blythe DB 253 Pg 381, Parcel 1, 3.1935 acre parcel; Thence with the approximate east right of way of road N 16-54-03 W 87.48' crossing a gravel drive to an iron pin and cap set new corner to Wallingford said point being 25.00' +/- from centerline of KY 1237; Thence leaving the right of way of KY 1237 with new division line of Wallingford N 69-14-16 E 222.53' to an iron pin and cap set new corner to Wallingford and being in the west claimed fence line of Donald & Shirley Thomas DB 203 Pg 125; Thence with the claimed fence line of Thomas S 08-25-30 E 171.69' to an iron pin and cap set in claimed fence line of Blythe and claimed corner of Thomas; Thence with the claimed fence line of Blythe N 88-00-00 W 207.93' to the point of beginning containing 0.6259 acres according to the survey of R. David Hord PLS 32646/98. Property subject to all legal right of ways, easements and unrecorded conveyances.

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

1-1-05 and ending on 8-12-08
(date of purchase) (date of this form)

PROPERTY ADDRESS: 7012 Bridgeport Rd.

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

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

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (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 licensee to complete this form on your behalf in accordance with KRS 324.360(9).

(5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, 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 authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS		YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing				✓
(b) Electrical system				✓
(c) Appliances		✓		
(d) Floors and walls			✓	✓
(e) Doors and windows			✓	
(f) Ceiling and attic fans			✓	
(g) Security system	N/A			
(h) Sump pump	N/A			
(i) Chimneys, fireplaces, inserts	N/A			
(j) Pool, hot tubs, sauna	N/A			
(k) Sprinkler system	N/A			
(l) Heating	age 3 years old			
(m) Cooling/air conditioning	age			
Explain: _____				
2. FOUNDATION/STRUCTURE/BASEMENT				
(a) Any defects or problems, current or past, to the foundation or slab?		✓		
(b) Any defects or problems, current or past, to the structure or exterior veneer?				✓
Explain: _____				
(c) Has the basement leaked at anytime since you have owned or lived in the property?		NA		
(d) When was the last time the basement leaked?		NA		
(e) Have you ever had any repairs done to the basement?		NA		
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?		NA		
Explain: _____				
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)		NA		

Initials (Buyer) _____ Date/Time _____

Initials (Seller) [Signature] Date/Time _____

7012 Bridgeport Rd.

YES NO UNKNOWN

- (h) Have you experienced, or are you aware of, any water or drainage problems with
 Regard to the crawl space?..... ☐ ☐ ☒
3. **ROOF**
- (a) Age of the roof?..... ☐ ☐ ☐
- (b) 1. Has the roof leaked at any time since you have owned or lived in the property?..... ☐ ☐ ☒
 2. When was the last time the roof leaked?..... ☐ ☒ ☒
- (c) 1. Have you ever had any repairs done to the roof?..... ☐ ☒ ☒
 2. If you have ever had the roof repaired, when was the repair performed?..... ☐ ☒ ☐
- (d) 1. Have you ever had the roof replaced?..... ☐ ☒ ☐
 2. If you have had the roof replaced, when was the replacement performed?..... ☐ ☒ ☐
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)..... ☐ ☐ ☒
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?..... ☐ ☐ ☒ *Tin Roof*
 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?..... ☐ ☐ ☐
4. **LAND/DRAINAGE**
- (a) Any soil stability problems?..... ☐ ☒ ☐
- (b) Has the property ever had a drainage, flooding, or grading problem?..... ☐ ☒ ☐
- (c) Is the property in a flood plain zone?..... ☐ ☒ ☐
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?..... ☐ ☒ ☐
 Explain:.....
5. **BOUNDARIES**
- (a) Have you ever had a staked or pinned survey of the property?..... ☐ ☒ ☐
- (b) Do you know the boundaries?..... ☒ ☐ ☐ *Approx.*
- (c) Are the boundaries marked in any way?..... ☒ ☐ ☐
- (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?..... ☐ ☐ ☐
 Explain: *Driveway is on neighbors property & connects with his driveway*
6. **WATER**
- (a) 1. Source of water supply *Western Lewis Water Co.*..... ☐ ☒ ☐
 2. Are you aware of below normal water supply or water pressure?..... ☐ ☒ ☐
- (b) Is there a water purification system or softener remaining with the house?..... ☐ ☒ ☐
- (c) Has your water ever been tested? If yes, give results..... ☐ ☒ ☐
 Explain:.....
7. **SEWER SYSTEM**
- (a) Property is serviced by:
1. Category I. Public Municipal Treatment Facility;..... ☐ ☒ ☐
2. Category II. Private Treatment Facility;..... ☐ ☒ ☐
3. Category III. Subdivision Package Plant;..... ☐ ☒ ☐
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")..... ☒ ☐ ☐
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;..... ☐ ☒ ☐
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;..... ☐ ☒ ☐
7. Category VII. No Treatment/Unknown..... ☐ ☐ ☒
- (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?..... ☐ ☐ ☒
 Explain:.....
8. **CONSTRUCTION/REMODELING**
- (a) Have there been any additions, structural modifications, or other alterations made?..... ☒ ☐ ☐
- (b) Were all necessary permits and government approvals obtained?..... ☐ ☐ ☒
 Explain:.....
9. **HOMEOWNER'S ASSOCIATION**
- (a) 1. Is the property subject to rules or regulations of a homeowner's association?..... ☐ ☐ ☒
 2. If yes, what is the yearly assessment? \$.....

Initials (Buyer) _____ Date/Time _____

Initials (Seller) *[Signature]* Date/Time _____

12 Via Bridgeport Rd.

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?.....
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?.....
- Explain: Driveway

✓	✓	✓
---	---	---

10. MISCELLANEOUS

- (a) Was this house built before 1978?
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?
- (c) 1. Are you aware of any testing for radon gas?.....
2. Results, if tested
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....
- (f) Are you aware of any damage due to wood infestation?.....
- (g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties?
- (h) Are you aware of any existing or threatened legal action affecting this property?.....
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....
- (k) Are you aware of any other conditions which are defective with regard to this property?.....
- (l) Are there any environmental hazards known to seller?.....
- (m) Are there any warranties to be passed on?.....
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?
If yes, please explain:
- (o) Are you aware of the existence of mold or other fungi in the property?.....
- (p) Has this house ever had pets living in it?
If yes, Explain
- (q) Is the property in a historic district?.....

[illegible]

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since _____ (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller Donita L. Nuges Date 11/1/2011

Date _____

8-12-08

Seller

Date _____

THE LICENSEE NAMED HERE () HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Seller: _____

Date: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer	Date	Buyer	Date
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THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) _____ Date/Time _____

Initials (Seller) Date/Time

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) LN Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) LN Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<u>Linda Nuge</u>	Date	_____	Seller	Date	_____
Purchaser	_____	Date	_____	Purchaser	Date	_____
Agent	_____	Date	_____	Agent	Date	_____