Book: 134
Name: ENCUMBRANCE
Darrell Pugh
Pike COUNTY
8/6/2026, 9:45:04 AM
DC: Loretta Stratton

Pages: 150-154 (5)

1037283525

NOTICE OF LIEN

LIEN NO. 26-02

Notice is hereby given that the **City of Pikeville**, 243 Main Street, Pikeville, KY 41501, pursuant to the City of Pikeville's Code of Ordinances Section 92.21 Dilapidated Housing and Nuisances and KRS 65.8840(8) does claim a lien on the property owned by MICHAEL & ANGELA RAGUE (Property Owner), at 111 E KEYSER HEIGHTS described in Deed Book 1053 Page 222 and depicted on PVA Map Number 101-00-06-044.00. Refer to the attached description.

I, Ryan McCoy after being first duly sworn states that I am the Codes Enforcement Officer for the City of Pikeville and pursuant to KRS 65.8840(8) the Property Owner set forth above has committed violations of the City of Pikeville's environmental nuisance ordinance by nonappealable final order(s) or final judgment of the Court and the Property Owner's unpaid civil fines total $ and the $3,225.00 unpaid reasonable and necessary cost to abate the violation(s) is $ 46.00. The total lien in the sum of $ 3,271.00 asserted herein accrues interest at the rate of 8% per annum from the date hereof and attorney fees until paid.

Ryan McCoy
Code Enforcement Officer

STATE OF KENTUCKY
COUNTY OF PIKE

Subscribed, sworn to and acknowledged before me by: Ryan McCoy
this 21st day of July, 2018. 26.

My commission expires: 12/11/27
Robbi Bentley KYNP 81767
Notary Public

Prepared by:
Russell H. Davis, City Attorney
P O Box 351
Pikeville, KY 41501
606 437-6276

THIS DEED OF CONVEYANCE, made and entered into this the 10th day of July, 2017, by and between **BRUCE LESLIE HATCHER,** single, of 3269 Creek Path Lane, Lexington KY 40511 and **JAN MARLOWE HATCHER and IRA WOHL,** her husband, of 10311 Tennessee Ave, Los Angeles, CA 90064, Parties of the First Part, and

MICHAEL RAGLE and ANGELA D. RAGLE, his wife, of 597 Lily Creek Resort Rd Jamestown Ky 42629, Parties of the Second Part, WITH RIGHTS OF SURVIVORSHIP.

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the sum of One Hundred Forty One Thousand Five Hundred ($141,500.00) Dollars, the receipt of which is hereby acknowledged, the Parties of the First Part do hereby sell, grant and convey unto the said Parties of the Second Part, for and during their joint lives and upon the death of either of them, then the remainder to the survivor in fee simple, that certain tract or parcel of land located in Pike County, Kentucky, more particularly bounded and described as follows:

Lot No. 44 in the Keyser Heights Subdivision, Pikeville, Kentucky, a plat of which is of record in Map File 305-A, in the Office of the County Court of Pike County, Kentucky.

Being the same property conveyed to Nell Hatcher by deed from Jerry Reed, et al, dated January 14, 1983, recorded in Deed Book 574, Page 52, Pike County Clerk's Office, further shown on Map File 305-A. For further source of title, reference is made to the will of Nell Hatcher recorded in Will Book N1, Page 331, said clerk's office.

Ira Wohl executes this conveyance by and through Jan M. Hatcher, his Attorney-In-Fact, pursuant to Limited Power of Attorney recorded in Deed Book 1052, Page 417, said clerk's office.

In accordance with KRS 382.135, the address to which the current year taxes may be sent is:
597 Lily Creek Resort Rd Jamestown Ky 42629.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging unto the Parties of the Second Part, for and during their joint lives, and upon the death of either of them, then the remainder to the survivor, and their heirs and assigns, with Covenants of General Warranty of title.

IN WITNESS WHEREOF, the Parties of the First Part have hereby set their hands the day and year first above written.

BRUCE LESLIE HATCHER

Jan Marlowe Hatcher
JAN MARLOWE HATCHER

Ira Wohl by Jan M. Hatcher POA
IRA WOHL, BY AND THROUGH
JAN M. HATCHER, HIS
ATTORNEY-IN-FACT

CERTIFICATE OF CONSIDERATION

The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the property transferred hereby.

BRUCE LESLIE HATCHER

Jan Marlowe Hatcher
JAN MARLOWE HATCHER

Ira Wohl by Jan M. Hatcher POA
IRA WOHL, BY AND THROUGH
JAN M. HATCHER, HIS
ATTORNEY-IN-FACT

Mike Ragle
MICHAEL RAGLE

Angela D Ragle
ANGELA D. RAGLE

STATE OF Ky

COUNTY OF Pike

The foregoing instrument and certificate of consideration was acknowledged, subscribed and sworn to before me this the 10th day of July, 2017, by BRUCE LESLIE HATCHER.

My Commission expires 3/17/18.

NOTARY PUBLIC

STATE OF Kentucky

COUNTY OF Pike

The foregoing instrument and certificate of consideration was acknowledged, subscribed and sworn to before me this the 7th day of July, 2017, by JAN MARLOW HATCHER and IRA WOHL, BY AND THROUGH JAN M. HATCHER, HIS ATTORNEY-IN-FACT.

My Commission expires 3/17/18.

NOTARY PUBLIC

STATE OF Ky

COUNTY OF Pike

The foregoing certificate of consideration was acknowledged, subscribed and sworn to before me this the 10th day of July, 2017, by MICHAEL RAGLE and ANGELA D. RAGLE.

My Commission expires 3/17/18.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

HON. SAMANTHA HATCHER
ATTORNEY AT LAW
FRANK K. NALL, P.S.C.
P.O. BOX 1018
PIKEVILLE, KENTUCKY 41502

STATE OF KENTUCKY
COUNTY OF Pike

I, Darrell Pugh, County Clerk for the County and State aforesaid, certify that the foregoing NOTICE OF LIEN was on 8/6/2026 lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 8/6/2026

By Loretta Stratton D.C.

STATE OF KENTUCKY
COUNTY OF PIKE
CLERK'S CERTIFICATE OF LODGEMENT AND RECORD

I, RHONDA TAYLOR, County Clerk for the County and State aforesaid, certify that the foregoing DEED was on 07/28/2017 09:47:33 AM, lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 07/28/2017

RHONDA TAYLOR, CLERK

BY: Jessie Smith D.C

DOCUMENTARY TAX PAID: $141.50