Book: 134
Name: ENCUMBRANCE
Darrell Pugh
Pike COUNTY
8/6/2026, 9:07:47 AM
DC: Loretta Stratton

Pages: 125-132 (8)

1037283520

NOTICE OF LIEN

LIEN NO. 26-07

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 Vernay Justice (Property Owner), at 1324 South Mayo Trail ***described*** in Deed Book 570, Page 132 and depicted on PVA Map Number P04-00-01-004.01. 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 $11,625.00 and the unpaid reasonable and necessary cost to abate the violation(s) is ***$48.50***. The total lien in the sum of $11,673.50 asserted herein accrues interest at the rate of 8% per annum from the date hereof and attorney fees until paid.

Ryan McCoy
Code Enfoncement Officer

STATE OF KENTUCKY
COUNTY OF PIKE

Subscribed, sworn to and acknowledged before me by: Ryan McCoy
this 21st day of July, 2026.

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

NOTICE OF LIEN

LIEN NO. 26-07

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 VERNAH JUSTICE (Property Owner), at 1324 SOUTH MAYO TRAIL described in Deed Book 570, Page 130 and depicted on PVA Map Number ~~066-50-02-004.00~~ P04-00-01-004.01. 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 $11,625.00 unpaid reasonable and necessary cost to abate the violation(s) is $ 46.00. The total lien in the sum of $ 11,671.00 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, 2018/24

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

Prepared by:

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

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made and entered into this the 20th day of April, 1982 by and between MUNCY JUSTICE, divorced, of Pikeville, Kentucky, hereinafter referred to as first party, and VENAY JUSTICE, divorced, whose mailing address is C-4, Box 534, Pikeville, Kentucky 41501, hereinafter referred to as second party;

WHEREAS, the parties hereto have dissolved the marital relationship previously existing between them in Action Number 80-CI-990 before the Pike Circuit Court, styled in Re: The Marriage of Justice vs. Justice, and pursuant thereto have entered into a Separation Agreement whereby the first party agreed to execute the necessary deed required to convey his interest in the real property described hereinbelow unto the second party:

W I T N E S S E T H :

THAT for and in consideration of the mutual conveyances made at this time by the parties hereto pursuant to the aforesaid Separation Agreement, the first party has this day bargained and sold and by these presents does hereby grant and convey unto the second party, her heirs and assigns forever, an undivided one-half (1/2) interest in fee simple in and to the following tract or parcel of real property located and situated on the Levisa Fork of the Big Sandy River in Pike County, Kentucky, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron stake in the south line of State Highway right of way, a corner to Lot No. 3, bearing N 48 08 E 21.15 feet to a plug in the south edge of the pavement; thence running across the bottom with the line of Lot No. 3, approximately 161 feet to a new iron stake, near an existing apple tree; thence turning right and running a new line straight across Lot No. 2 to a second new iron stake located in the line of Lot No. 1 near a second existing apple tree; thence turning right and running across the bottom with the line of Lot No. 1, N 40 08 E approximately 161 feet to an iron pipe on the south side of the aforesaid State Highway, bearing N 48 08 E 21.24 feet to a plug in the south edge of the pavement; thence leaving the line of Lot No. 1 and running with the State Highway right of way 80 feet to the point of BEGINNING.

This conveyance to include a utility easement on and over an adjacent and contigious tract of real property between the aforedescribed real property and the Levisa Fork of the Big Sandy River conveyed to the first party simultaneously herewith, solely for purposes of sewage disposal and electric, gas and/or water service for the real property hereby conveyed.

Being a part of the real property conveyed to the parties hereto by deed from Thomas A. Blevins, et al., dated May 15, 1972, and of record in Deed Book 508 at Page 571 in the office of the Pike County Court Clerk.

The party of the first part and the party of the second part hereby agree that there should be reserved an 18 foot road for the use and benefit of the first party, his heirs and assigns. Said roadway being presently in existence and running with the fence line of the Justice heirs. The first party will also have the right to maintain said road and keep it in good repair.

DEED Book 570 Page 320

Verna Justice
4-20-82 ↑ 570/319
↓
Muncy Justice →
Verna Justice
Dora & Nell Blevins
5-15-72 ↑ 508/571
Thomas A Blevins
Pat F. Blevins
4-3-61 ↑ 419/461

TO HAVE AND TO HOLD the above-described tract or parcel of real property, together with all appurtenances thereunto belonging, unto the second party, her heirs and assigns forever. The first party does hereby release and relinquish unto the second party, her heirs and assigns, all of the first party's right, title and interest in and to the undivided interest in the above described real property hereby conveyed, including all exemptions allowed by law in and to said interest. The first party, for himself and his heirs, executors and administrators, does hereby covenant to and with the second party, her heirs and assigns, that the interest in and to the above-described real property by him granted and conveyed is free from all encumberances made or suffered by him, and that he will, and his heirs, executors and administrators shall warrant and defend same to the second party, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under him.

PROVIDED, HOWEVER, the first party retains and reserves unto himself solely a non-transferable Right of First Refusal with respect to any valid and binding real estate purchase contract obtained by the second party for the sale of the real property hereby conveyed to a bona-fide purchaser. Upon entering into such purchase contract, the second party shall notify the first party of such, at which time the first party shall have 5 days in which to notify the second party of his intentions to exercise the Right of First Refusal hereby granted. This notice shall be irrevocable and shall be the first party's acceptance to

purchase the aforesaid real property on the same terms and conditions of the aforementioned real estate purchase contract.

IN WITNESS WHEREOF, the first party has hereunto subscribed his name the day and year first above written.

MUNCY JUSTICE

STATE OF KENTUCKY

COUNTY OF PIKE

The foregoing Deed of Conveyance was acknowledged before me by MUNCY JUSTICE, party, thereto to be his own free act and deed.

GIVEN under my hand this the 20th day of April, 1982.

NOTARY PUBLIC, STATE AT LARGE, KENTUCKY

MY COMMISSION EXPIRES: 7-26-84

THIS INSTRUMENT PREPARED BY:

LOWE AND LOWE
ATTORNEYS AT LAW
PIKEVILLE, KENTUCKY

BY: CHARLES E. LOWE, JR.

STATE OF KENTUCKY 8:45 A.M.
COUNTY OF PIKE Clerk's Certificate of Lodgment and Record

I, JOHN PAUL BLAIR, Clerk of the County Court for the County and State aforesaid, certify that the foregoing Deed was on the 19th day of May, 19 82, lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

Witness my hand this 20th day of May, 1982

DEED Book 570 Page 322

TE 5/20/82 BOOK 570 PAGE 319 CARD 1 OF 2 CARDS

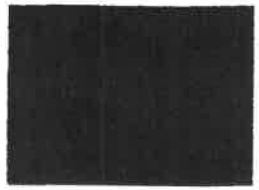
GRANTOR Muncy Justice THIS FILMCARD MAY NOT BE REMOVED FROM CLERKS OFFICE

GRANTEE Venay Justice

PIKE COUNTY CLERK

Deed

JOHN PAUL BLAIR



3M BUSINESS PRODUCTS SALES INC.
HUNTINGTON, W.VA.

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY
CLERK OF PIKE COUNT
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DEED Book 570 Page 323

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E TRAY

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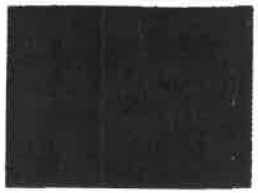
TE 5/20/82 BOOK 570 PAGE 319 CARD 2 OF 2 CARDS

GRANTOR Muncy Justice THIS FILMCARD MAY NOT BE REMOVED FROM CLERKS OFFICE

GRANTEE Venay Justice

PIKE COUNTY CLERK

JOHN PAUL BLAIR



3M BUSINESS PRODUCTS SALES INC. HUNTINGTON, W.VA.

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF PIKE COUNT DO NOT ALTER NOR D

DEED Book 570 Page 324

THIS FILMCARD. K OR DEPUTY, OR E TRAY

3M 4859 FILMSORT® BRAND AFFETIVE CARD PRODUCT OF 3M CO. ST. PAUL 6, MINNESOTA U.S. PAT. NOS. 2,587,022 PRINTED IN U.S.A.

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 Sandra Stratton D.C.