

FOR SALE



Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER



CHECK US OUT ONLINE

www.stanfieldproperty.com

E-mail: info@stanfieldproperty.com,
craig@craigastanfieldrealestateandauktion.com,
or auktionsrus@hotmail.com

2126 KY 10 WEST

TOLLESBORO, KY 41189-9726

PHONE: 606-798-2009 OR 606-301-3350

FAX: 606-798-2115

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!

APPROXIMATE BOUNDARIES JEFF BREEZE PROPERTY
7183 BRIDGEPORT RD., MAYSVILLE, MASON CO. KY



**KY 1237
BRIDGEPORT ROAD**

LEGEND

RED - APPROX. BOUNDARIES

7.543 ACRES

BLUE - APPROX. BOUNDARIES

1.4212 ACRES

BLACK/YELLOW - KY 1237

BRIDGEPORT ROAD

Prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate & Auction Services, for
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CRAIG A. STANFIELD
Real Estate & Auction Services



FOR SALE
Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER
Equal Housing Opportunity (606) 798-2009
(606) 301-3350
www.stanfieldproperty.com

RT. 1 BOX 323A, TOLLESBORO, KY. 41189

OFFICE/RESIDENCE: (606) 798-2009

MOBILE: (606) 301-3350

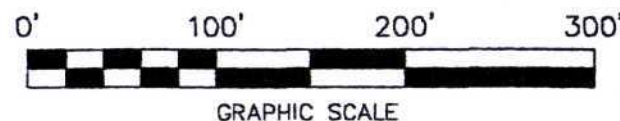
FAX: 606-798-2115

www.stanfieldproperty.com

info@stanfieldproperty.com



MINOR SUBDIVISION PLAT
RALPH BREEZE ESTATE
 JOHNNY BREEZE/ADMINISTRATOR
 RT. 4 BOX 265 MAYSVILLE
 MASON COUNTY, KENTUCKY
 6/18/2000 1"=100'



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 SECOND conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

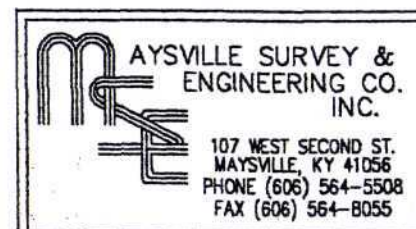
8-31-2000
 DATE

JAMES H. POLLITTE

PLS No. 723



Project No. 2050

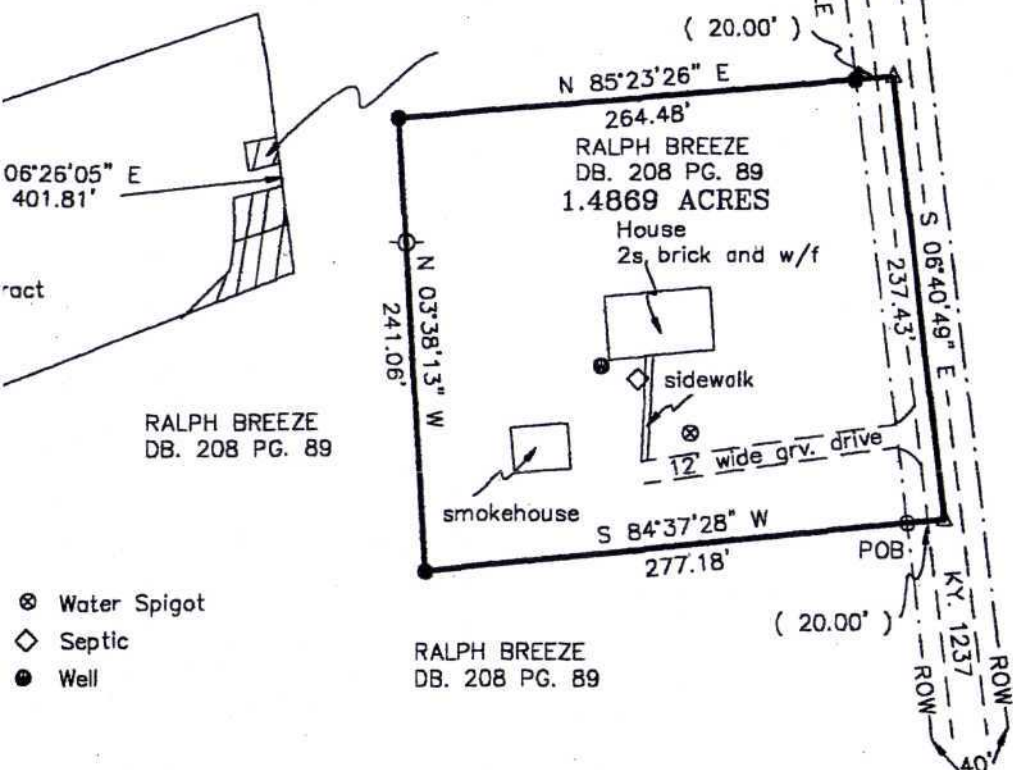


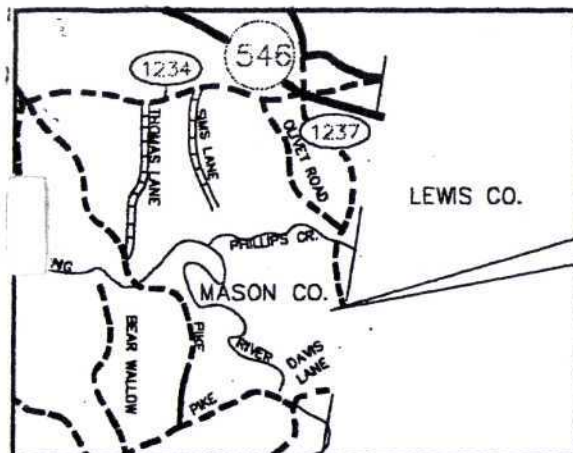
SHEET 1 OF 2

PROPERTY
 LOCATION

NOTE:
 BEARINGS ARE RELATED TO
 MAGNETIC NORTH 6/18/2000

RALPH BREEZE
 DB. 208 PG. 89



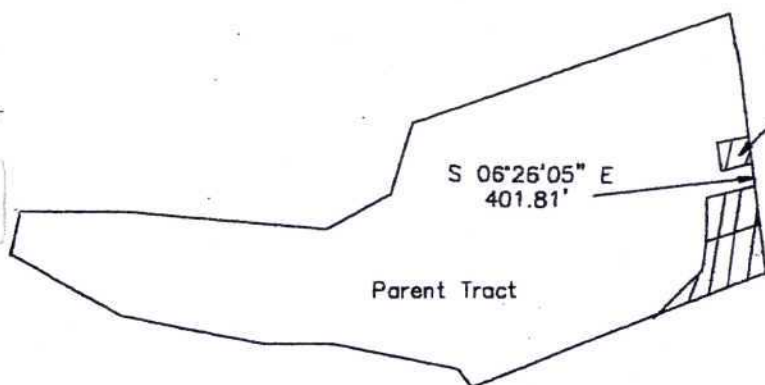


PROPERTY
LOCATION

NOTE:
BEARINGS ARE RELATED TO
MAGNETIC NORTH 6/18/2000



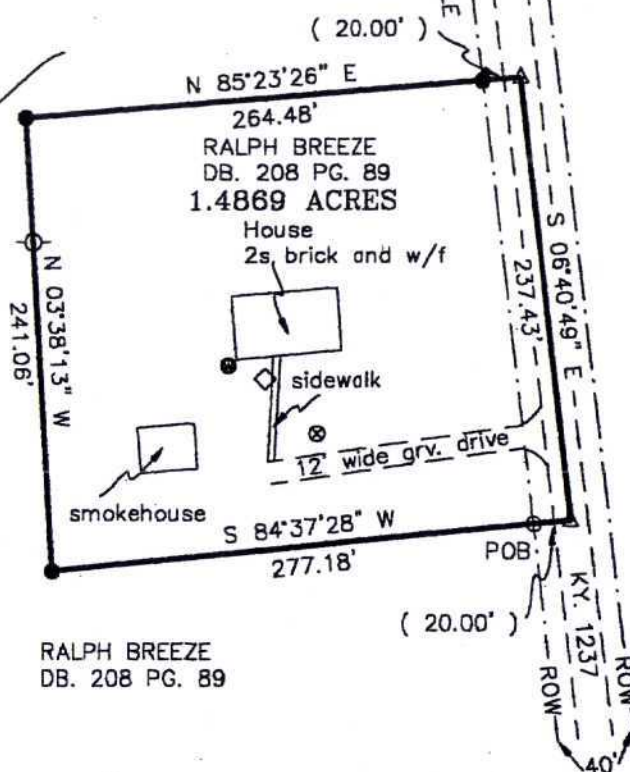
RALPH BREEZE
DB. 208 PG. 89



RALPH BREEZE
DB. 208 PG. 89

LEGEND

- Iron Pin
- Survey Point
- Δ P.K. Nail
- Fence Post
- Tree (as noted)
- Utility Pole
- Property Line
- Edge of Pavement
- X-X- Fence line
- Right-of-Way Line
- ⊗ Water Spigot
- ◇ Septic
- Well



RALPH BREEZE
DB. 208 PG. 89

MINOR SUBDIVISION

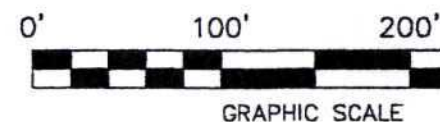
RALPH BREEZE

JOHNNY BREEZE/AD

RT. 4 BOX 265

MASON COUNTY,

6/18/2000 1"



SURVEYOR'S CERTIFICATE

I certify that this plat depicts a true and correct survey under my supervision; that all monuments, locations, size and material are correct; that the survey meets the requirements of the Kentucky Minimum Surveying Standards and that dedicated areas including any and all easements are correctly shown and currently owned by the property owner.

I certify that I have examined the County Court Clerk's office and find the same to be correct and made under the present ownership and adoption of the current subdivision record.

8-31-2000
DATE JAMES H. POLLITTE



Project No. 2050



STATE of KENTUCKY
B. DAVID HARR
3264
LICENSED
PROFESSIONAL
LAND SURVEYOR

R D H
R.
420
MAYS
6

MINOR SUBDIVISION PLAT JEFFREY D. BREEZE & JENNIFER S. BREEZE PROPERTY

KY HWY 1237 MASON COUNTY, KY,
DATE 4/27/2007 SCALE 1"=200'

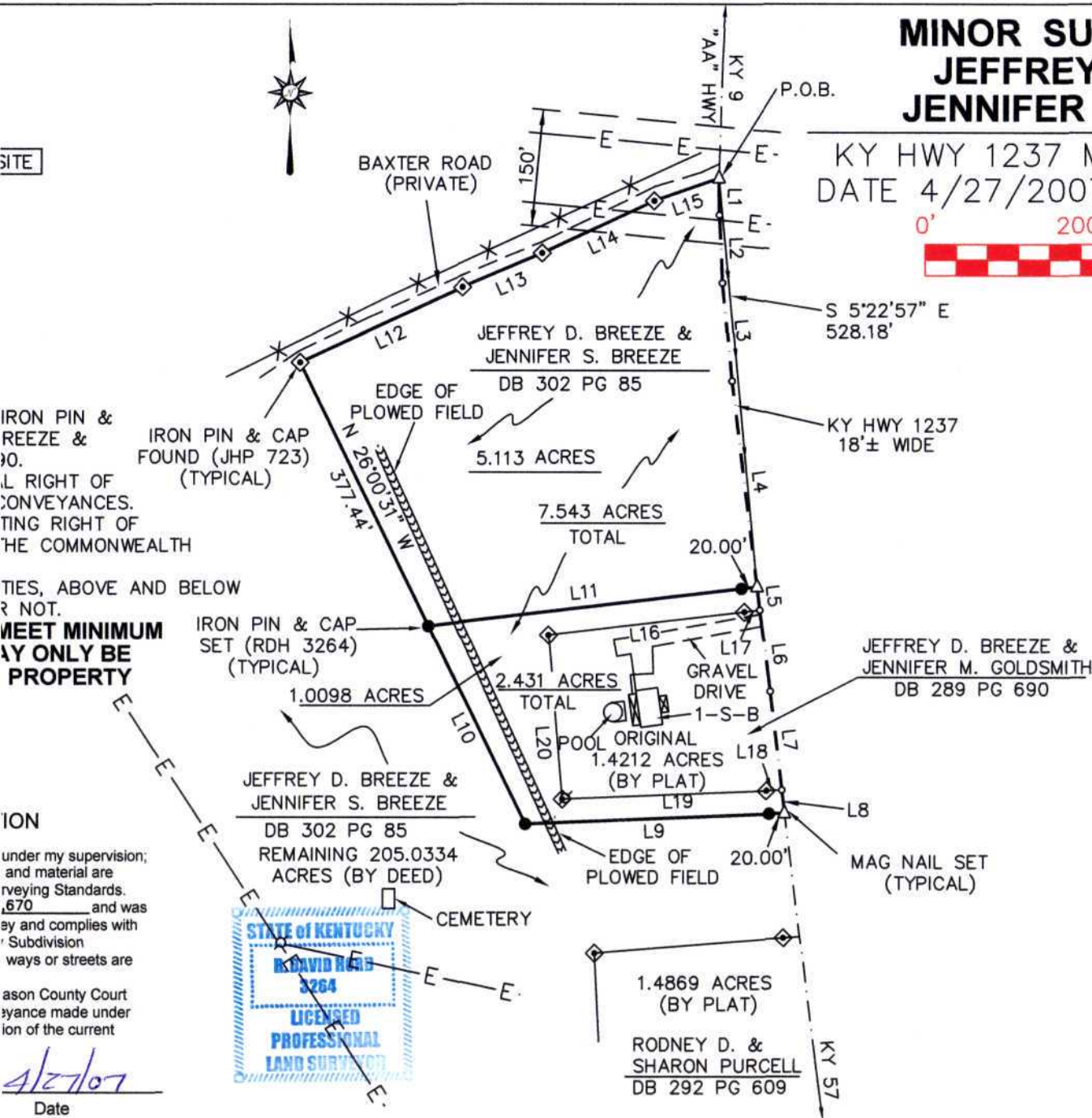


LINE	BEARING	DISTANCE
L1	S 00°57'56" E	47.26'
L2	S 02°32'53" E	87.63'
L3	S 05°28'05" E	126.62'
L4	S 07°03'10" E	267.03'
L5	S 07°03'29" E	30.00'
L6	S 07°03'59" E	105.52'
L7	S 06°48'21" E	127.76'
L8	S 06°37'15" E	30.00'
L9	S 87°37'27" W	334.00'
L10	N 26°00'31" W	283.59'
L11	N 83°14'21" E	425.76'
L12	N 65°12'02" E	230.73'
L13	N 66°54'22" E	111.22'
L14	S 64°58'43" W	158.97'
L15	S 70°39'25" W	87.92'
L16	N 83°14'36" E	253.68'
L17	N 83°14'36" E	20.00'
L18	S 87°37'27" W	20.00'
L19	S 87°37'27" W	263.07'
L20	N 04°37'25" W	211.80'

SHEET 1 OF 2

R D H SURVEYS, INC.

R. DAVID HORD
4209 U.S. HWY 62
MAYSVILLE, KY 41056
606-759-7309



DEDICATION CERTIFICATION

(I) (We) hereby certify that (I am) (We are) the Owner(s) of record of the property shown and described hereon acquired by deed recorded in Deed Book 302, Page 85 in the Mason County Clerk's office; do hereby adopt this plat of lots for this property; do hereby dedicate the streets and any other areas or facilities so indicated to public use upon recording this plat and do establish and reserve the indicated easements for public utilities (eg. gas, electric, telephone, cable TV, water and sanitary sewer) and other purposes so indicated.

Jeffrey D. Breeze 6/13/07
SIGNATURE OF OWNER DATE

Jennifer S. Breeze 6/13/07
SIGNATURE OF OWNER DATE

STATE OF KENTUCKY COUNTY OF MASON
The foregoing instrument was acknowledged before me this 13
day of JUNE, 2007. By JEFFREY D. BREEZE
JENNIFER S. BREEZE
[Signature]
Notary Public

My commission expires 9/29/09

LEGEND

- ◆ IRON PIN & CAP FOUO (JHP 723) TYPICAL
- REBAR 5/8" DIAMETER - 18" LENGTH w/PLASTIC CAP STAMPED RDH 3264 (UNLESS OTHERWISE NOTED)
- MEANDER POINT
- △ MAG NAIL
- FENCE POST
- ⊗ TREE (AS NOTED)
- UTILITY POLE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT
- X — FENCE LINE
- STREAM LINE
- RIGHT-OF-WAY (R/W)

MINOR SUBDIVISION
JEFFREY D. BREEZE
JENNIFER S. BREEZE

KY HWY 1237 MASON
DATE 4/27/2007

(5.113 ACRE TRACT ONLY) WATER SUPPLY APPROVAL CERTIFICATION

I certify that public water supply is available to the property and that the water supply has been installed in accordance with the minimum standards of the Commonwealth of Kentucky Department of Natural Resources and that the water supply has been dedicated to, and accepted for maintenance by the

W.L.R. Water + gas
Sharon Dennison officiate 6/19/07
SIGNATURE AND TITLE DATE

(5.113 ACRE TRACT ONLY)
SEWER APPROVAL CERTIFICATION

I hereby certify that public sewer service is available to the property and that the private sewer system meets the minimum standards of the Kentucky Department of Natural Resources.

[Signature]
COUNTY HEALTH OFFICER

MAYSVILLE - MASON COUNTY JOINT PLANNING COMMISSION - APPROVAL CERTIFICATION

Reviewed and approved by the Maysville - Mason County Joint Planning Commission for Recording as a Minor Subdivision on this 19 day of June, 2007.

James B. Ballinsteen 19/06/07
SIGNATURE OF PLANNING COMMISSION OFFICER DATE
Co. Judge

COUNTY CLERK CERTIFICATION

I hereby certify that this subdivision plat was presented to me and accepted for recording in the office of the County Clerk and Recorder of Mason County at the City of Maysville, Kentucky on this _____ day of _____, 20____ at _____ (time).

SIGNATURE OF MASON COUNTY CLERK/RECORDER RECEPTION NO.

R
M

FICATION

re) the Owner(s) of record
on acquired by deed recorded
the Mason County Clerk's
this property; do hereby
r facilities so indicated to
establish and reserve the
gas, electric, telephone,
ther purposes so indicated.

6/13/07
DATE

6/13/07
DATE

COUNTY OF MASON

d before me this 13
JEFFREY D. BREEZE
RE
gm

MINOR SUBDIVISION PLAT JEFFREY D. BREEZE & JENNIFER S. BREEZE PROPERTY

KY HWY 1237 MASON COUNTY, KY,
DATE 4/27/2007 SCALE 1"=200'

(5.113 ACRE TRACT ONLY) WATER SUPPLY APPROVAL CERTIFICATION

I certify that public water supply is available to the property
and that the water supply has been installed in accordance
with the minimum standards of the Commonwealth of Kentucky
Department of Natural Resources and that the water supply
has been dedicated to, and accepted for maintenance by the

W.L.R. Water + gas
Sharon Dennison officia clerk 6/19/07
SIGNATURE AND TITLE DATE

MAYSVILLE - MASON COUNTY JOINT PLANNING COMMISSION - APPROVAL CERTIFICATION

Reviewed and approved by the Maysville - Mason County Joint
Planning Commission for Recording as a Minor Subdivision on this

17 day of June 20 07

James H. Hallenstein 19/06/07
SIGNATURE OF PLANNING COMMISSION OFFICER DATE
Co. Judge

COUNTY CLERK CERTIFICATION

I hereby certify that this subdivision plat was presented to me
and accepted for recording in the office of the County Clerk and
Recorder of Mason County at the City of Maysville, Kentucky on
this _____ day of _____, 20____ at _____ (time).

SIGNATURE OF MASON COUNTY CLERK/RECORDER RECEPTION NO.

(5.113 ACRE TRACT ONLY) SEWER APPROVAL CERTIFICATION

I hereby certify that public sanitary sewers are not available
to the property and that the private sewage disposal system installed
meets the minimum standards of the Buffalo Trace District Health
Department.

Darryl Walker 18 June 2007
COUNTY HEALTH OFFICER DATE

SHEET 2 OF 2

R D H SURVEYS, INC.

R. DAVID HORD
4209 U.S. HWY 62
MAYSVILLE, KY 41056
606-759-7309

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:

11/01 (date of purchase) and ending on 6/27/04 3/7/08 (date of this form)

PROPERTY ADDRESS: 7183 Baderport 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			NA	
(h) Sump pump			✓	
(i) Chimneys, fireplaces, inserts			NA	
(j) Pool, hot tubs, sauna			✓	
(k) Sprinkler system			NA	
(l) Heating <u>Cent. Ele.</u> age <u>07</u> <u>825</u>			✓	
(m) Cooling/air conditioning <u>Cent</u> age <u>07</u> <u>825</u>			✓	
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?			✓	
(d) When was the last time the basement leaked?			✓	
(e) Have you ever had any repairs done to the basement?			✓	
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?			✓	
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.) <u>Does Not Leak</u>				

Initials (Buyer) _____ Date/Time _____

Initials (Seller) JDB Date/Time 3/7/08

8:30 PM

7183 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? 7 yrs. JDB
 (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?
 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?.....
 (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:.....

6. **WATER**

- (a) 1. Source of water supply Western Lewis
 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): 11/01
 Date of last inspection (septic): 11/01 Date last cleaned (septic): Never
 (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) JDB Date/Time 3/7/08

8:30 PM

7183 B Ridgeport Rd

- (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.? WITH FARM BUILT NO FENCE
Explain: _____

YES NO UNKNOWN

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? 5/03
2. If yes, when, by whom, and any warranties? NO WARRANTY
- (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? DOGS CATS GUINNY PIG
If yes, Explain
- (q) Is the property in a historic district?.....

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: Jeffrey D. Broeze Date: 3/27/08Seller: Jeffrey D. Broeze Date: 3/27/08

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: _____

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

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 _____