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January 31, 2017

Beckort Auctions, LLC

Re: H. Wayne Mayhue and
Lorri L. Mayhue
Lot Nos. 1, 2, 3, 4, 5 &
8 Elk Pointe Boulevard
Jeffersonville, IN 47130

This is to advise that I have examined the Public Records to this 31st day of January, 2017, at 8:00 A.M., as to the real estate situate in the County of Clark, State of Indiana, described as follows, to-wit:

LOT NOS. ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND EIGHT (8) IN ELK POINTE, A SUBDIVISION OF RECORD IN PLAT BOOK 9, PAGE 64 IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, INDIANA.

From the examination, I find that title to the captioned real estate is vested in H. Wayne Mayhue and Lorri L. Mayhue, husband and wife, pursuant to that certain Warranty Deed recorded June 19, 1991, at Deed Drawer 23, Instrument No. 7483, wherein Elk Pointe Developers, Inc. an Indiana corporation, is the "Grantor" and H. Wayne Mayhue and Lorri L. Mayhue, husband and wife are the "Grantee", subject to the following:

1. The 2015 taxes due and payable in 2016, in the amount of \$637.50 each installment, first and second paid. Lot 1 Elkpointe Unit 1
Key #021-54-0011 Parcel #10-21-02-000-378.000-009
2. The 2015 taxes due and payable in 2016, in the amount of \$507.00 each installment, first and second paid. Lot 2 Elkpointe Unit 1
Key #021-54-0021 Parcel #10-21-02-000-377.000-009
3. The 2015 taxes due and payable in 2016, in the amount of \$507.00 each installment, first and second paid. Lot 3 Elkpointe Unit 1
Key #021-54-0031 Parcel #10-21-02-000-376.000-009

4. The 2015 taxes due and payable in 2016, in the amount of \$507.00 each installment, first and second paid. Lot 4 Elkpointe Unit 1
Key #021-54-0041 Parcel #10-21-02-000-375.000-009
5. The 2015 taxes due and payable in 2016, in the amount of \$468.00 each installment, first and second paid. Lot 5 Elkpointe Unit 1
Key #021-54-0051 Parcel #10-21-02-000-386.000-009
6. The 2015 taxes due and payable in 2016, in the amount of \$730.50 each installment, first and second paid. Lot 8 Elkpointe Unit 1
Key #021-54-0081 Parcel #10-21-02-000-373.000-009
7. The 2016 taxes, due and payable in 2017, became a lien against the captioned real estate as of January 1, 2016, in an amount not yet ascertainable.
8. The 2017 taxes due and payable in 2018, became a lien against the captioned real estate as of January 1, 2017, in an amount not yet ascertainable.
9. Please note that because it is not possible to verify the status of the sewer use charges or delinquent sewer use charges because of the manner in which the records are kept, this commitment does not certify the existence or status of sewer use charges and the undersigned assumes no liability for the unavailability of the information.
10. We have been advised that H. Wayne Mayhue who held title as tenants by the entirety with Lorri L. Mayhue is deceased. We must be furnished an Affidavit in recordable form or a statement in the Deed that H. Wayne Mayhue and Lorri L. Mayhue acquired title to the real estate herein in that certain Warranty Deed recorded June 19, 1991, at Deed Drawer 23, Instrument No. 7483, and their title and bonds of matrimony remained unbroken until the death of H. Wayne Mayhue on June 17, 2006.
11. Any and all easements, restrictions and conditions imposed on said real estate.
12. Subject to all matters which an accurate survey would disclose.
13. Effective July 1, 2006, every document recorded in any Recorder's Office in the State of Indiana must include the following signed statement at the conclusion of the document: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."

14. Pursuant to IC 27-7-3.7 Indiana Good Funds Law, effective July 1, 2009 any funds in the amount of \$10,000.00 or more, received from any party to the transaction, to be in the form of an irrevocable wire transfer.

I find nothing further of record according to the Clark County, Indiana records, which adversely affect the title to the above captioned real estate.

Respectfully submitted,

YOUNG, LIND, ENDRES & KRAFT



JOHN A. KRAFT

JAK/bc