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LEWIS A. ENDRES  
(1949-1992)

EUGENE F. LIND  
(1942-2001)

C. THOMAS YOUNG  
(1943-2002)

JOHN A. KRAFT  
JUSTIN E. ENDRES  
KATELYN M. HINES

January 31, 2017

Beckort Auctions, LLC

Re: Lorraine Louise Mayhue, Trustee of  
Wayne Hugh Mayhue Credit Shelter  
Trust under Last Will and Testament  
dated December 2, 1994  
1705 Charlestown-Jeffersonville Pike  
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:

BEING A PART OF SURVEY NO. 20 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT NO. 1 IN GOLFVIEW ESTATES, SECTION 2 AS SHOWN IN PLAT BOOK 7, PAGE 43, OF THE CLARK COUNTY, INDIANA RECORDS; THENCE SOUTH 57 DEG. 50' 42" EAST ALONG THE SOUTHWEST LINE OF GOLFVIEW ESTATES, SECTION 2 EXTENDED 35.82 FEET TO A RAILROAD SPIKE IN THE CENTERLINE OF THE JEFFERSONVILLE & CHARLESTOWN PIKE; THENCE SOUTH 20 DEG. 46' 43" WEST, ALONG SAID CENTERLINE 484.49 FEET TO A RAILROAD SPIKE; THENCE SOUTH 29 DEG. 56' 08" WEST, ALONG SAID CENTERLINE 180.00 FEET TO A RAILROAD SPIKE, THE TRUE PLACE OF BEGINNING.

THENCE CONTINUING SOUTH 29 DEG. 56' 08" WEST, ALONG SAID CENTERLINE 200.00 FEET TO A RAILROAD SPIKE; THENCE NORTH 38 DEG. 26' 52" WEST, ALONG THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED DRAWER 7, INSTRUMENT 9942, 545.55 FEET TO AN IRON PIPE ON THE NORTH CORNER OF SAID TRACT; THENCE NORTH 51 DEG. 33' 08" EAST, 154.29 FEET TO AN IRON PIPE; THENCE SOUTH 42 DEG. 17' 04" EAST, 472.93 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 2.000 ACRES, MORE OR LESS.

From the examination, I find that title to the captioned real estate is vested in Lorraine Louise Mayhue as Trustee of Hugh Wayne Mayhue Credit Shelter Trust under Last Will and Testament dated December 2, 1994, pursuant to that certain Personal Representative's Deed recorded October 2, 2007, as Instrument No. 200720072, wherein Lorraine Louise Mayhue, as Personal Representative of the Estate of Hugh Wayne Mayhue is the "Grantor" and Lorraine Louise Mayhue as Trustee of Hugh Wayne Mayhue Credit Shelter Trust under Last Will and Testament dated December 2, 1994 is the "Grantee". subject to the following:

- 1.
2. ~~The 2015 taxes due and payable in 2016, in the amount of \$1,870.00 each installment, first and second paid. Grt. 20 2 Ac  
Key #021-46-0481 Parcel #10-21-02-000-236.000-009~~  
  
There is also a Curbside Recycling Fee in the amount of \$17.00 each installment, first and second paid.
3. 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.
4. 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.
5. 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.
6. Easement granted to Public Service Company of Indiana, Inc., reelected October 10, 1978, at Deed Drawer 10, Instrument No. 11840.
7. Any and all easements, restrictions and conditions imposed on said real estate.
8. Subject to all matters which an accurate survey would disclose.

9. 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."
10. 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.
11. Presentation of a copy of the trust showing who is authorized to sign for the Seller Trust to sell the subject real estate for the amount agreed upon and also that grants the authority to sell. This trust document should also designate those persons authorized to sign the deed and closing documents on behalf of the Trust.

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