



SIMPSON • THOMPSON • COLIN LLC

ATTORNEYS AT LAW

G. Patrick Thompson\*  
John E. Colin  
M. Adam Burkhardt

205 N. Capitol Avenue  
Corydon, IN 47112  
(812) 738-2246  
Fax (812) 738-1590

\*Also Admitted in KY

Arville L. Funk (1929-1990)  
Frank L. O'Bannon (1930-2003)  
Ronald W. Simpson (1945-2016)

G. Patrick Thompson, Attorney-at-Law  
Email: [pthompson@corydon-lawyers.com](mailto:pthompson@corydon-lawyers.com)

March 7, 2017

### Preliminary Title Opinion Letter

Beckort Auctions, LLC  
Attn: Brian Beckort  
115 E Chestnut St.  
Corydon, IN 47112

RE: Starlight Rd.  
Floyds Knobs, IN 47119

Greetings:

At your request, I have examined title to the following described real estate located in Floyd County (Franklin Township), Indiana, to-wit:

That part of the Southwest Quarter of Section 30 in Township 1 South, Range 6 East, Floyd County, Indiana, which lies least of the center of the county road running through said Quarter Sections from north to south, excepting however therefrom the north 20 acres thereof, containing 59 acres, more or less.

Subject to any and all easements and/or restrictions apparent or of public record that may apply to the above-described real estate.

I find the same in the name of **B&B Agra Enterprises I, LLC**, an Indiana Limited Liability Company and am of the opinion it has a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

#### 1. Current Taxes:

22-04-03-000-013.000-006 (2016 payable 2017) (59 acres)  
Taxes are due in semi-annual installments; \$1,270.93 each installment.  
The annual tax amount is \$2,541.86

The Spring installment is DUE on or before May 10, 2017; the Fall installment is DUE on or before November 10, 2017.

**Storm Water Assessments are also included with this real estate:**

Storm Water installments are due in semi-annual installments; \$19.50 each installment.

The annual amount of Storm Water assessment is \$39.00.

The Spring installment is DUE on or before May 10, 2017; the Fall installment is DUE on or before November 10, 2017.

The 2017 taxes due and payable in 2018 became a lien on January 1, 2017 however; the exact amount of tax is unascertainable at this time.

2. Right of Way Easement to Tri-County Water Corporation, dated July 13, 1970, recorded in Deed Drawer 4, Instrument No. 7409.

This examination does not cover those matters or defects in which an accurate survey would reveal nor those matters which an examination of the premises would reveal.

This title opinion issued by Simpson, Thompson, & Colin, LLC is issued to Beckort Auctions, LLC and shall not be distributed to or relied upon, for any purpose, by any third party.

Respectfully submitted,

SIMPSON, THOMPSON & COLIN, LLC

By: \_\_\_\_\_

John E. Colin

Attorney-at-Law

GPT/al

\\Fileserver\shareDocs\Title Opinions\2017\B&B Agra.docx (AL)