



SIMPSON • THOMPSON • COLIN LLC

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August 27, 2017

Preliminary Title Opinion Letter

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

RE: Crawford Rd
Palmyra, IN 47164

Greetings:

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

A part of the Northeast quarter of Section 1, Township 2 South, Range 3 East, Harrison County, Indiana, more particularly described as follows: Commencing at a railroad spike in Crawford Road, said spike being the Northeast corner of said Section 1 and running thence South 00° 54' 29" west for a distance of 685.63 feet to a railroad spike in Crawford Road, said point being the Northeast corner of a 12.36 acre tract described in Instrument No. 20013746 and THE TRUE PLACE OF BEGINNING, of the tract herein described thence continuing along the East line of said 12.36 acre tract and along Crawford Road, South 00° 54' 29" west for a distance of 230 feet, thence leaving said East line and said Crawford Road, West 730 feet; thence North 00° 42' 45" East 255.92 feet to a point in the North line of said 12.36 acre tract, thence along said North line South 86° 24' 48" East 280 feet; thence continuing along said North line South 88° 55' 52" East 451.09 feet to the place of beginning. Containing 4 acres, more or less.

Being subject to all easements, restrictions and rights of way of record.

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 **MPCC, LLC**, 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:

From 31-05-01-200-006.000-013 (2016 payable 2017)

Taxes are due in semi-annual installments; \$317.19 each installment.

The annual amount of tax is \$634.38.

The Spring installment is DUE + \$31.72 Penalty; the Fall installment is DUE November 10, 2017.

New Parcel Number

31-05-01-200-006.010-013 (2016 payable 2017) (4 acre)

Taxes are not yet assessed on this property.

The following property tax exemptions currently apply to this real estate: None.

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

2. Right of Way Easement to Town of Palmyra Department of Waterworks, dated March 24, 2003, recorded September 12, 2003, as Instrument No. 200310966.
3. Right of Way Easement to Harrison County REMC, dated May 14, 1973, recorded October 11, 1978, in Book R-7, page 515.


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: _____


G. Patrick Thompson
Attorney-at-Law

GPT/sg

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