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LEWIS A. ENDRES  
(1949-1992)

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(1942-2001)

C. THOMAS YOUNG  
(1943-2002)

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

September 20, 2017

Beckort Auctions

Re: Ronald Zipp  
1358 Lazy Creek Road  
Lanesville, IN 47136

This is to advise that I have examined the Public Records to this 20th day of September, 2017, at 8:00 A.M., as to the real estate situate in the County of Floyd, State of Indiana, described as follows, to-wit:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 5 EAST, GEORGETOWN TOWNSHIP, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A STONE IN THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, AND RANGE 5 EAST, 49 POLES AND 10 LINKS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER, RUNNING THENCE SOUTH ALONG THE SECTION LINE 20 RODS TO A STONE, THENCE EAST 16 RODS TO A STONE, THENCE NORTH 20 RODS TO A STONE, THENCE WEST 16 RODS TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, EXCEPTING A RIGHT OF WAY 1 ROD WIDE ACROSS THE NORTH SIDE OF SAID TRACT, TOGETHER WITH ALL OF THE APPURTENANCES THEREUNTO BELONGING.

EXCEPTING THEREFROM, PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 5 EAST, FLOYD COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SECTION 9 FOR A DISTANCE OF 485 FEET TO THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE CONTINUING NORTH FOR A DISTANCE OF 165 FEET, THENCE RUNNING EAST FOR A DISTANCE OF 264 FEET, THENCE RUNNING SOUTH FOR A DISTANCE OF 165 FEET, THENCE RUNNING WEST FOR A DISTANCE OF 264 FEET TO THE TRUE

POINT OF BEGINNING, CONTAIN IN ALL 1.0 ACRE. CONTAINING  
AFTER SAID EXCEPTION 1 ACRE, MORE OR LESS.

From the examination, I find that title to the captioned real estate is vested in **Ronald Zipp**, pursuant to that certain Special Warranty Deed recorded July 26, 2017, as Instrument No. 201711295, wherein First Savings Bank is the "Grantor" and Ronald Zipp is the "Grantee"; further pursuant to that Deed in Lieu of Foreclosure recorded July 11, 2017, as Instrument No. 201710639, wherein Cheryl J. McKinley is the "Grantor" and First Savings Bank is the "Grantee", subject to the following:

1. The 2016 taxes due and payable in 2017, in the amount of \$30.19 each installment, first paid and second unpaid. NW ¼ 9-3-5 1.00 Ac  
Key #002-06500-06 Parcel #22-02-00-900-006.000-002

There is also a storm water fee in the amount of \$19.50 each installment, first paid and second unpaid.

2. 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.
3. 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.
5. Any and all easements, restrictions and conditions imposed on said real estate.
6. Subject to all matters which an accurate survey would disclose.
7. 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."

8. 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 Floyd 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