



SIMPSON • THOMPSON • COLIN LLC

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October 16, 2017

Preliminary Title Opinion Letter

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

RE: 351 Indian Creek Rd
Corydon, IN 47112

Greetings:

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

Lots 18, 19 and 20 in the Ginkins and Shaffer Subdivision to the Town of Corydon, Harrison County, Indiana.

Subject to any and all easements and/or restrictions of record.

I find the same in the name of **Jo Ann Neely**, and am of the opinion she has a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

1. Current Taxes:

31-09-36-279-001.000-008 (2016 payable 2017) (18, 19, 20' of 20 & 23 1/9' of 20)

Taxes are due in semi-annual installments; \$114.08 each installment.

The annual tax amount is \$228.16

The Spring installment is UNPAID + \$11.41 Penalty; the Fall installment is DUE November 10, 2017.

The following property tax exemptions currently apply to this real estate: Homestead

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. NOTE:** Use of the above-described property may be restricted by I.C. 14-28-1, et seq. due to its location near a waterway.

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

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