



SIMPSON • THOMPSON • COLIN LLC

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December 10, 2017

Preliminary Title Opinion Letter

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

RE: Yankee Way
Corydon, IN 47112

Greetings:

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

Lot Number 16 in Shiloh Woods Subdivision as filed in Plat Book Number 4 in the Harrison County Recorder's Office.

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 **James E. Mathes and Sheila F. Mathes, husband and wife**, and am of the opinion they have a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

1. Current Taxes:

31-13-12-153-007.000-007 (2016 payable 2017) (#16)
Taxes are due in semi-annual installments; \$21.51 each installment.
The annual tax amount is \$43.02
Both installments are PAID.

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. Power of Attorney from James E. Mathes to Gregory A. Mathes and/or Christopher J. Mathes, dated December 5, 2013, recorded February 14, 2017, as Instrument No. 201701084.
3. Subject to Protective Covenants as set out on Warranty Deed L-7, page 635 from James L. Whitis to William L. Gerdon and Katherine I. Gerdon, dated January 31, 1977, recorded February 1, 1977.
4. Subject to set back lines, easements, protective covenants, etc. as set out on plat of Shiloh Woods, a subdivision recorded October 24, 1980, in Plat Book No. 4, page 1.
5. Easement to Harrison County REMC, dated November 21, 1977, recorded October 23, 1978, in Deed Book S-7, page 84.
6. Easement to Harrison County REMC, dated October 1, 1938, recorded February 28, 1968, in REMC Book No. 3, page 99.

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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