



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: 3730 Cold Friday Road SW
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:

Part of Fractional Sectional Section 22, Township 4 South, Range 2 East, and is described as follows: Commencing at the northeast corner of Fractional Section 22 at a stone found, thence South 03° 30' east a distance of 369.80 feet to a point, thence south 82° 13' 08" west a distance of 330.41 feet to a point along the Ohio River, thence following said river bearing north 36° 34' 17" west a distance of 234.5 feet to a point, the true place of beginning of the tract herein described, thence continuing along said river north 36° 34' 17" West a distance of 136.00 feet to a point, thence leaving said river bearing north 53° 25' 44" East a distance of 320.00 feet to an iron bolt set, thence south 36° 34' 17" east a distance of 136.00 feet to a pile of stones, thence south 53° 25' 44" west a distance of 320.00 feet to the place of beginning, containing 1.00 acres.

Subject to restrictions as set out on deed recorded October 15, 1992, in Deed Record D-9, page 714.

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 **Linda K. Runden**, 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:

31-12-22-400-004,000-007 (2016 payable 2017) (1 acre)
Taxes are due in semi-annual installments; \$205.52 each installment.
The annual tax amount is \$411.04
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 Linda Keller Runden, Appointer to Edward W. Runden III, Appointee, dated March 22, 1996, recorded April 28, 2004, as Instrument No. 200403863.
3. Any discrepancies or conflicts in boundary lines, shortage in area and encroachments as indicated by Survey, dated November 19, 2001, recorded February 25, 2002, as Instrument No. 200202205. Note: Deed lines do not line up with purported possession lines.
4. Any discrepancies or conflicts in boundary lines, shortage in area and encroachments as indicated by Survey, dated May 3, 1999, recorded July 26, 1999, as Instrument No. 99016553. Note: Deed lines do not line up with purported possession lines.
5. Gas and Oil Lease to Leo H. Graves, dated September 27, 1944, recorded November 3, 1944, in Misc. Book 12, page 363; Supersedes and corrects lease in Misc. Book 12, page 149.
6. Flowage Easement to USA/Cannelton Locks and Dam, dated September 8, 1965, recorded September 17, 1965, in Book I-6, page 202.
7. Subject to restrictions, covenants and easements and matters of survey found in Deed from George Nye etux to Robert C. Martin etux, dated October 15, 1993, recorded October 15, 1993, in D-9, page 714.
8. Subject to right of way of Cold Friday Road.

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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