



SIMPSON • THOMPSON • COLIN LLC

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January 9, 2018

**Preliminary Title Opinion Letter**

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

RE: 975 Lost Creek Rd NE  
New Salisbury, IN 47161

Greetings:

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

The North half of the east half of the Southeast quarter of Section 31, Township 2 south, Range 4 east, containing forty (40) acres, more or less.

I find the same in the name of **Ruth C. Rainge and Mary E. Rainge, as joint tenants, not as tenants in common with right of survivorship**, and am of the opinion that they have a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

**1. Current Taxes:**

31-06-31-426-001.000-011 (2016 payable 2017) (40 acres)  
Taxes are due in semi-annual installments; \$155.26 each installment.  
The annual amount of tax is \$310.52.  
Both installments are PAID.

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

The 2018 taxes due and payable in 2019 became a lien on January 1, 2018 however; the true amount of tax is unascertainable at this time.

2. Gas and Oil Lease dated May 18, 1939, recorded May 9, 1939, in Misc. Book. 10, page 323.
3. Easement to Harrison County REMC, dated May 3, 1949, recorded December 21, 1981, in REMC Book. 5, page 285.
4. Subject to the railroad right of way which runs through the center of this real estate.

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.

Respectfully submitted,

SIMPSON, THOMPSON & COLIN, LLC

By: 

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G. Patrick Thompson  
Attorney-at-Law

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