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January 2, 2018

Preliminary Title Opinion Letter

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

RE: 1150 Smith Hill Rd SE
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 the northwest quarter of the northeast quarter of Section 8, Township 4 South, Range 4 East, more particularly described as follows: Commencing at a point in a county gravel road marking the southwest corner of said quarter, quarter, thence with the west line of said quarter, quarter north 2° 7' 40" west 150.00 feet, this being the point of beginning, thence continue with the gravel road north 2° 7' 40" west 200.00 feet, thence leaving said gravel road east 653.40 feet to an iron pin, thence south 2° 7' 40" east 200.00 feet to an iron pin, thence west 653.40 feet to the point of beginning, containing 3.000 acres, more or less.

Being the same real estate conveyed to Edward W. Runden and Linda K. Runden by Deed dated May 31, 1980, and recorded in Deed Record X-7, page 18, in the office of the Recorder of Harrison County, Indiana.

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.

merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

1. Current Taxes:

31-14-08-200-004.000-008 (2016 payable 2017) (3 acre)

Taxes are due in semi-annual installments; \$1,010.34 each installment.

The annual tax amount is \$2,020.68

Both installments are PAID.

The following property tax exemptions currently apply to this real estate: Mortgage & 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.

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3. Gas and Oil Lease to Quicksilver Resources, Inc., dated April 27, 2004, recorded April 28, 2004, as Instrument No. 200403885; Declaration of Pooling Unit, dated November 3, 2004; Assignment, recorded November 9, 2007, as Instrument No. 200707565; Assignment, recorded November 9, 2007, as Instrument No. 200707573.
 4. Easement to Harrison County REMC, dated June 27, 1980, recorded December 22, 1980, in Book Y-7, page 503.
 5. Easement to Harrison County REMC, dated February 27, 2007, recorded May 21, 2007, as Instrument No. 200703251.
 6. 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.
 7. Power of Attorney from Edward W. Runden III, Appointer to Linda Keller Runden, Appointee, dated March 21, 1996, recorded May 28, 2004, as Instrument No. 200405027.
 8. Easement to East Harrison Water Co., Inc., dated July 1, 1970, recorded November 22, 1971, in U-6, page 619.
 9. This real estate will need easement over adjoining 17 acre tract for access using existing driveway.

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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