



SIMPSON • THOMPSON • COLIN LLC

ATTORNEYS AT LAW

G. Patrick Thompson\*  
John E. Golin  
M. Adam Burkhardt

205 N. Capitol Avenue  
Corydon, IN 47112  
(812) 738-2246  
Fax (812) 738-1590

\*Also Admitted in KY

Arville L. Funk (1929-1990)  
Frank L. O'Bannon (1930-2003)  
Ronald W. Simpson (1945-2016)

G. Patrick Thompson, Attorney-at-Law  
Email: [pthompson@corydon-lawyers.com](mailto:pthompson@corydon-lawyers.com)

February 5, 2018.

**Preliminary Title Opinion Letter**

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

RE: 865 Highland Ave.  
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:

Lot Number 56 and the West half of Lot Numbered 55 in the Ridley Addition to the Town of Corydon, 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.

I find the same in the name of Rick Coakley, and am of the opinion he has a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

**I. Current Taxes:**

31-10-31-427-004.000-008 (2016 payable 2017) (W ½ Inlots 55-56)  
Taxes are due in semi-annual installments; \$318.37 each installment.

The annual tax amount is \$636.74  
Both installments are UNPAID + Penalties + Delinquent Taxes  
Total Amount DUE is \$1,097.68.

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.

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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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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