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(1943-2002)

March 12, 2018

Beckort Auctions, LLC

Re: Mary Lee Snyder
Prt. Lot 132 Dogwood Drive NE
New Salisbury, IN 47161

This is to advise that I have examined the Public Records to this 12th day of January, 2018, at 8:00 A.M., as to the real estate situate in the County of Harrison, State of Indiana, described as follows, to-wit:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 EAST, COMMONLY KNOWN AS PART OF LOT NO. ONE HUNDRED THIRTY-TWO (132) OF OAK PARK ESTATES UNRECORDED SUBDIVISION, OF THE HARRISON COUNTY, INDIANA RECORDS. PARCEL NO. 31-06-20-202-009.008-011.

From the examination, I find that title to the captioned real estate is vested in Wayne M. Snyder, pursuant to that certain Warranty Deed recorded May 15, 1972, at Deed Record W-6, Page 196, wherein William H. Dobson and Helen E. Dobson, husband and wife are the "Grantor" and Wayne M. Snyder is the "Grantee", subject to the following:

1. This Parcel Number is not entered for taxation in the Harrison County Auditor's office. This is being corrected.
Parcel #31-06-20-202-008.000-011
2. The 2017 taxes, due and payable in 2018, became a lien against the captioned real estate as of January 1, 2017, in an amount not yet ascertainable.
3. The 2018 taxes due and payable in 2019, became a lien against the captioned real estate as of January 1, 2018, in an amount not yet ascertainable.
4. Please note that because it is not possible to verify the status of the sewer use charges or delinquent sewer use charges because of the manner in

which the records are kept, this commitment does not certify the existence or status of sewer use charges and the undersigned assumes no liability for the unavailability of the information.

5. Any and all easements, restrictions and conditions imposed on said real estate.
6. Wayne M. Snyder died on July 4, 2015, and no Estate has been opened, and one (1) may be necessary as the title is only in the name of Wayne M. Snyder.
7. A survey of the subject real estate is suggested to create an insurable legal description.
7. Subject to all matters which an accurate survey would disclose.
8. Effective July 1, 2006, every document recorded in any Recorder's Office in the State of Indiana must include the following signed statement at the conclusion of the document: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."
9. Pursuant to IC 27-7-3.7 Indiana Good Funds Law, effective July 1, 2009 any funds in the amount of \$10,000.00 or more, received from any party to the transaction, to be in the form of an irrevocable wire transfer.

I find nothing further of record according to the Harrison County, Indiana records, which adversely affect the title to the above captioned real estate.

Respectfully submitted,

YOUNG, LIND, ENDRES & KRAFT



JOHN A. KRAFT

JAK/bc