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LEWIS A. ENDRES
(1949-1992)
EUGENE F. LIND
(1942-2001)
C. THOMAS YOUNG
(1943-2002)

JOHN A. KRAFT
JUSTIN E. ENDRES
KATELYN M. HINES

March 26, 2018

Beckort Auctions

Re: Larry P. Dieckman
2119 E. Elm Street
New Albany, Indiana 47150

This is to advise that I have examined the Public Records to this 26th day of March, 2018, at 8:00 A.M., as to the real estate situate in the County of Floyd, State of Indiana, described as follows, to-wit:

LOT NO. 23 ON ELM STREET IN PLAT 323 OF THE FLOYD COUNTY INDIANA RECORDS, AND BEING IN THE TOWN OF SILVER GROVE, SAID LOT FRONTING 50 FEET ON ELM STREET AND EXTENDING BACK THE SAME WIDTH 125 FEET TO AN ALLEY, BEING THE SAME REAL ESTATE CONVEYED BY OTTO LECHLEITER TO WALDEMAR LECHLEITER BY DEED DATED SEPTEMBER 7, 1937, RECORDED IN DEED RECORD 100, PAGE 26 OF THE FLOYD COUNTY, INDIANA RECORDS

From the examination, I find that title to the captioned real estate is vested in **Larry P. Dieckman**, pursuant to that certain Quitclaim Deed recorded August 13, 2014, as Instrument No. 201411084, wherein **Leonora A. Dieckman** is the "Grantor" and **Larry P. Dieckman** is the "Grantee", subject to the following:

1. The 2017 taxes due and payable in 2018, in the amount of \$447.97 each installment, first and second unpaid. Plat 323 Lot 23
Key #008-54900-25 Parcel #22-05-02-900-265.000-008
2. 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.
3. 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.

4. Any and all easements, restrictions and conditions imposed on said real estate.

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

Respectfully submitted,

YOUNG, LIND, ENDRES & KRAFT

A handwritten signature in black ink, appearing to read 'John A. Kraft', is written over the printed name 'JOHN A. KRAFT'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

JOHN A. KRAFT

JAK/bc