



SIMPSON • THOMPSON • COLIN LLC

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May 10, 2018

**Preliminary Title Opinion Letter**

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

RE: Chanley Rd  
Leavenworth, IN 47137

Greetings:

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

Part of the Northeast quarter of the Southeast quarter of Section 21, Township 4 South, Range 1 East, described as follows: Beginning at a point where the East line of Section 21 intersects the center of Blue River, thence Westerly with the center of Blue River 300 feet to THE TRUE POINT OF BEGINNING for this conveyance, thence Westerly with the center of Blue River 100 feet, thence South 437 feet, thence Easterly 100 feet, thence North 437 feet to the true point of beginning. Containing 1 acre, more or less. (Known as Lot #4)

Subject to any and all easements and/or restrictions of public record that may apply with respect to the subject property.

I find the same in the name of **Carla Clunie and Dennis Clunie, wife and husband**, and am of the opinion they have a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

**1. Current Taxes:**

13-13-21-219-001.000-008 (2017 payable 2018) (1 acre a/k/a Lot #4)

Taxes are due in semi-annual installments; \$55.00 each installment.

The annual tax amount is \$110.00.

The Spring installment is PAID; the Fall installment is DUE November 10, 2018.

The following property tax exemptions currently apply to this real estate: None.

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.

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: 

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G. Patrick Thompson  
Attorney-at-Law

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