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August 15, 2018

Beckort Auctions, LLC

Re: Darla Herthel
Kendall Hottell
Georgetown Greenville Road
Georgetown, IN 47122

This is to advise that I have examined the Public Records to this 15th day of August, 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:

TRACT #4 OF KENDALL A. & EDNA HOTTELL
ESTATE PARTITION PLAT

BEING A 14.53 ACRE PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA. SAME BEING PART OF THOSE SAME LANDS AS CONVEYED TO KENDALL A. HOTTELL AND EDNA HOTTELL AS RECORDED IN DEED BOOK 124, PAGE 279, DEED DRAWER 17, INSTRUMENT NO. 6471 AND PERSONAL REPRESENTATIVE'S DEED 200202079, SAME BEING BOUNDED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL AT THE INTERSECTION OF GEORGETOWN-GREENVILLE ROAD A 30 FOOT PRESCRIPTIVE RIGHT OF WAY, AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID ROAD, SOUTH 11 DEG. 41' 41" EAST A DISTANCE OF 67.88 FEET TO A MAG NAIL; THENCE CONTINUING ALONG SAID ROAD, SOUTH 07 DEG. 46' 55" EAST A DISTANCE OF 143.50 FEET TO A MAG NAIL, BEING THE TRUE PLACE OF BEGINNING; THENCE LEAVING SAID ROAD, ALONG A NEW LINE, SOUTH 89 DEG. 14' 40" EAST, PASSING A 5/8 INCH STEEL PIN AND CAP AT 25.00 FEET, FOR A TOTAL DISTANCE OF 1569.75 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE ALONG A NEW LINE, SOUTH 02 DEG. 05' 27" EAST A DISTANCE OF 317.62 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE ALONG A NEW LINE, SOUTH 59 DEG. 55' 47" WEST A DISTANCE OF 524.32 FEET TO A 5/8 INCH STEEL PIN AND CAP;

THENCE ALONG A NEW LINE, NORTH 36 DEG. 26' 43" WEST A DISTANCE OF 296.31 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE ALONG A NEW LINE, SOUTH 87 DEG. 55' 57" WEST, PASSING A 5/8 INCH STEEL PIN AND CAP AT 887.29 FEET, FOR A TOTAL DISTANCE OF 912.29 FEET TO A MAG NAIL IN THE CENTER OF SAID ROAD; THENCE ALONG SAID ROAD, NORTH 05 DEG. 44' 17" WEST A DISTANCE OF 397.37 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND THE RIGHT WAY OF GEORGETOWN-GREENVILLE ROAD.

TRACT #5 OF KENDALL A. & EDNA HOTTELL
ESTATE PARTITION PLAT

BEING A 76.60 ACRE PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA. SAME BEING PART OF THOSE SAME LANDS AS CONVEYED TO KENDALL A. HOTTELL AND EDNA HOTTELL AS RECORDED IN DEED BOOK 124, PAGE 279, DEED DRAWER 17, INSTRUMENT 6471 AND PERSONAL REPRESENTATIVE'S DEED 200202079, SAME BEING BOUNDED AS FOLLOWS: BEGINNING AT AN EXISTING NAIL AT THE INTERSECTION OF GEORGETOWN-GREENVILLE ROAD, A 30 FOOT PRESCRIPTIVE RIGHT-OF-WAY, AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE LEAVING SAID ROAD, ALONG THE QUARTER SECTION LINE AND THE NORTH LINE OF HOTTELL, NORTH 89 DEG. 52' 38" EAST A DISTANCE OF 3805.01 FEET TO AN EXISTING REBAR AT THE NORTHEAST CORNER OF HOTTELL; THENCE ALONG THE EAST LINE OF HOTTELL, SOUTH 00 DEG. 33' 08" WEST A DISTANCE OF 1588.00 FEET TO AN EXISTING STONE; THENCE ALONG A NEW LINE SOUTH 87 DEG. 18' 22" WEST A DISTANCE OF 346.31 FEET TO A SET 5/8" STEEL PIN AND CAP; THENCE ALONG A NEW LINE NORTH 79 DEG. 20' 06" WEST A DISTANCE OF 831.98 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE ALONG A NEW LINE, NORTH 63 DEG. 18' 10" WEST A DISTANCE OF 928.64 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE NORTH 20 DEG. 51' 16" WEST A DISTANCE OF 511.61 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE NORTH 02 DEG. 05' 27" WEST A DISTANCE OF 317.62 FEET TO A SET 5/8 INCH STEEL PIN AND CAP; THENCE NORTH 89 DEG. 14' 40" WEST, PASSING A 5/8 INCH STEEL PIN AND CAP AT 1544.75 FEET, FOR A TOTAL DISTANCE OF 1569.75 FEET TO A MAG NAIL IN THE CENTER OF SAID GEORGETOWN-GREENVILLE ROAD; THENCE ALONG SAID ROAD, NORTH 07 DEG 46' 55" WEST A DISTANCE OF 143.50 FEET TO A MAG NAIL;

THENCE CONTINUING ALONG SAID ROAD, NORTH 11 DEG. 41' 41"
WEST A DISTANCE OF 67.88 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND THE
RIGHT OF WAY OF GEORGETOWN-GREENVILLE ROAD.

From the examination, I find that title to the captioned real estate is vested in Darla Herthel and Kendall Hottell, as tenants in common, an undivided one-half interest, pursuant to the following Deeds 1) Quitclaim Deed recorded December 30, 2008, as Instrument No. 200833908, wherein Darla Herthel and Kendall Hottell are the "Grantor" and Darla Herthel and Kendall Hottell, are the "Grantee", as tenants-in-common, an undivided one-half interest, and 2) Personal Representative's Deed of Distribution recorded January 6, 2009, as Instrument No. 200900006, wherein Darla Herthel, is the Personal Representative of the Estate of Edna H. Hottell is the "Grantor" and Darla Herthel and Kendall Hottell as tenants in common an undivided one-half (1/2) interest are the "Grantee", subject to the following:

1. The 2017 taxes due and payable in 2018, in the amount of \$121.10 each installment, first and second paid. Tract #5 76.60 Ac S29-T2S, R5E Parcel #22-02-02-900-016.0004-002
2. The 2017 taxes due and payable in 2018, in the amount of \$66.44 each installment, first and second paid. Tract 34 14.53 Ac S29-T2S-R5E Parcel #22-02-02-900-016.003-002
3. The 2018 taxes due and payable in 2019, became a lien against the captioned real estate as of March 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. Darla Herthel is deceased and her Estate is Pending in the Floyd County Circuit Court under Case No. 22C01-1302-EU-000038.
6. Order to Divide Real Estate filed in the Circuit Court of Floyd County Indiana on August 13, 2013, and recorded August 20, 2013, as Instrument No. 201314495. (Case No. 22C01-1302-EU-38)

The Order sets out a survey by David J. Ruckman and establishes legal descriptions for the Kendall A. & Edna Hottell Estate Partition Plat.

7. Nunc Pro Tunc Order to Divide Real Estate, filed February 17, 2014, and recorded March 3, 2014, as Instrument No. 201403061, wherein all of the beneficiaries of The Estate of Darla R. Herthel and Kendall Hottell have consented to the Division of the Real Estate. (Case No. 22C01-1302-EU-38)

The Order sets out a survey by David J. Ruckman and establishes legal descriptions for the Kendall A. & Edna Hottell Estate Partition Plat.

8. Oil and Gas Lease recorded November 26, 1996, at Lease Drawer 23, Instrument No. 14822, wherein Kendall A. and Edna A. Hottell, husband and wife are the "Lessor" and Devonian Hydrocarbons, Inc. is the "Lessee".

Lessor's Affidavit of Non-Compliance by Lessee, recorded November 26, 1996, at Miscellaneous Drawer 23, Instrument No. 14823.

Affidavit recorded August 17, 2001, as Instrument No. 200112735, by Barbara J. Johnson, Agent for Devonian Hydrocarbons, Inc., stating that she has tendered payment to extend the primary term of the Lease to August 8, 2006.

9. Special Permit, for Classified Forest, wherein Kendall A. Hottell is the "Permitter", recorded June 23, 1950, at Deed Record 130, Page 162. (Covers 66.28 acres)
10. Electric Pole Line Easement granted to Public Service Company of Indiana, Inc., recorded October 5, 1951, at Deed Record 133, Page 82.
11. Electric Pole Line Easement granted to Electric Pole Line Easement granted to Public Service Company of Indiana, Inc., recorded February 18, 1950, at Deed Record 129, Page 163.
12. Easement granted Ramsey Water Company recorded January 31, 1984, at Deed Drawer 11, Instrument No. 744.
13. Right-of-Easement granted to Public Service Company of Indiana, Inc., recorded March 30, 1976, at Deed Drawer 3, Instrument No. 1885.
14. Survey of William Gibson dated October 16, 2008, and recorded with Deed at Instrument No. 200900006.
15. Any and all easements, restrictions and conditions imposed on said real estate.
16. Subject to all matters which an accurate survey would disclose.

17. 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."
18. 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 Floyd 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