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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

September 27, 2018

Beckort Auctions

Re: Richard D. Young, Jr.
Ashira O. Young
10351 E. Daugherty Lane
10347 E. Daugherty Lane
& 112.338 Ac E. Daugherty Lane
Milltown, IN 47145

This is to advise that I have examined the Public Records to this 27th day of September, 2018, at 8:00 A.M., as to the real estate situate in the County of Crawford, State of Indiana, described as follows, to-wit:

PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, THENCE NORTH 30 DEG. EAST 278 FEET TO DRIVEWAY, THENCE IN A NORTHEASTERLY DIRECTION WITH DRIVEWAY 144 FEET; THENCE SOUTH 60 DEG. EAST 92 FEET; THENCE SOUTH 30 DEG. WEST 458 FEET TO BLUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING BLUE RIVER 212 FEET TO THE PLACE OF BEGINNING. CONTAINING TWO (2) ACRES, MORE OR LESS.

ALSO, A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 EAST, IN CRAWFORD COUNTY, INDIANA, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 30 DEG. EAST 278 FEET TO A DRIVEWAY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTHEASTERLY 144 FEET ALONG

SAID DRIVEWAY; THENCE SOUTH 60 DEG. EAST 92 FEET TO THE NORTHEAST CORNER OF THE RICHARD AND ELAINE YOUNG TRACT (DEED RECORD 93, PAGE 86); THENCE SOUTH 30 DEG. WEST 458 FEET TO THE BLUE RIVER AND SOUTHEAST CORNER OF SAID YOUNG TRACT; THENCE SOUTH 34 DEG. 59' 48" EAST, 367.98 FEET ALONG THE NORTH BANK OF SAID BLUE RIVER; THENCE NORTH 33 DEG. 58' 06" EAST 577.43 FEET TO A STEEL POST; THENCE NORTH 39 DEG. 51' 46" WEST 433.88 FEET TO A STEEL POST; THENCE NORTH 77 DEG. 17' 11" WEST 73.20 FEET TO A STEEL POST; THENCE SOUTH 51 DEG. 46' 56" WEST 208.14 FEET TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY KENNETH R. BROSNER, REGISTERED LAND SURVEYOR #80880037 FOR RICHARD YOUNG FROM A SURVEY COMPLETED ON JUNE 5, 1998, WITH SAID SURVEY BEING RECORDED IN THE OFFICE OF THE CRAWFORD COUNTY RECORDER ON MARCH 15, 1999 AS FOUND IN SURVEY BOOK NO. 2, PAGE 13.

ALSO, ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 EAST, LYING IN CRAWFORD COUNTY, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER THEREOF, RUNNING SOUTH 78 RODS TO A ROAD, THENCE IN A NORTHEASTERN DIRECTION WITH SAID ROAD TO A BRANCH, THENCE IN A NORTHEAST DIRECTION WITH SAID BRANCH TO THE HALF SECTION LINE RUNNING EAST AND WEST, THENCE WEST 64 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING (AFTER SAID EXCEPTION) 109 ACRES, MORE, OR LESS.

EXCEPT ONE ACRE HERETOFORE DEEDED TO CLAUDE POE, PERRY POE AND ELDO DAVIS:

ALSO EXCEPT, ONE ACRE DEEDED TO ANDREW DIZMAN, DEED RECORD 90, PAGE 7;

ALSO EXCEPT, PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 EAST DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF

THE SOUTHEAST QUARTER OF SECTION 26, THENCE NORTH 30 DEG. EAST 278 FEET TO (A) DRIVEWAY, THENCE IN A NORTHEASTERLY DIRECTION WITH DRIVEWAY 144 FEET; THENCE SOUTH 60 DEG. EAST 92 FEET; THENCE SOUTH 30 DEG. WEST 458 FEET TO BLUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING BLUE RIVER 212 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

LEAVING HEREIN AFTER SAID EXCEPTIONS 105 ACRES, MORE OR LESS.

ALSO, ALL THAT PART OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, IN THE SOUTHWEST QUARTER, LYING IN CRAWFORD COUNTY, CONTAINING 23 ACRES, MORE OR LESS.

EXCEPT ONE-HALF ACRE HERETOFORE SOLD TO WILLIAM JANES.

ALSO EXCEPTING THAT 5.04 ACRE TRACT CONVEYED TO RICHARD D. YOUNG, JR. AND ELAINE YOUNG, HUSBAND AND WIFE BY WARRANTY DEED DATED JUNE 30, 1998, AND RECORDED AT BOOK NO. 134, PAGE 483, IN THE OFFICE OF THE RECORDER OF CRAWFORD COUNTY, INDIANA.

CONTAINING HEREIN 122.5 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 EAST, CRAWFORD COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR SET AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEG. 00' 00" EAST, (ASSIGNED BEARING BASIS) 1283.40 FEET ON THE WEST LINE OF SAID QUARTER SECTION TO A RAILROAD SPIKE SET IN THE CENTER LINE OF AN OLD ROAD GRADE; THENCE ON SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 55 DEG. 21' 04" EAST, 135.12 FEET TO A SET RAILROAD SPIKE; THENCE
- 2) NORTH 39 DEG. 25' 08" EAST 165.28 FEET TO A RAILROAD

SPIKE SET IN THE CENTERLINE OF A COUNTY ROAD; THENCE ON SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 55 DEG. 16' 54" EAST 129.74 FEET; THENCE
- 2) NORTH 57 DEG. 58' 46" EAST 282.71 FEET; THENCE
- 3) NORTH 69 DEG. 53' 45" EAST, 131.19 FEET TO THE NORTHWEST CORNER OF LAND OF BARTON (DR 95/89); THENCE ON THE WEST LINE OF SAID LAND OF BARTON THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 0 DEG. 00' 00" WEST 17.81 FEET TO A SET 5/8 INCH REBAR; THENCE
- 2) SOUTH 0 DEG. 00' 00" WEST 92.23 FEET TO A SET 5/8 INCH REBAR; THENCE
- 3) SOUTH 0 DEG. 00' 00" WEST 55.44 FEET TO THE CENTERLINE OF THE BLUE RIVER; THENCE ON SAID BLUE RIVER CENTERLINE THE FOLLOWING TWELVE (12) COURSES:

- 1) SOUTH 57 DEG. 22' 58" WEST, 60.35 FEET; THENCE
- 2) SOUTH 50 DEG. 23' 39" WEST 272.22 FEET; THENCE
- 3) SOUTH 38 DEG. 13' 53" WEST 119.62 FEET; THENCE
- 4) SOUTH 25 DEG. 32' 25" WEST 408.50 FEET; THENCE
- 5) SOUTH 21 DEG. 51' 42" WEST 92.87 FEET; THENCE
- 6) SOUTH 9 DEG. 30' 35" WEST 163.85 FEET; THENCE
- 7) SOUTH 5 DEG. 16' 43" EAST 129.16 FEET; THENCE
- 8) SOUTH 21 DEG. 42' 08" EAST 134.39 FEET; THENCE
- 9) SOUTH 33 DEG. 29' 16" EAST 127.39 FEET; THENCE
- 10) SOUTH 39 DEG. 17' 49" EAST 98.69 FEET; THENCE
- 11) SOUTH 48 DEG. 41' 52" EAST 140.81 FEET; THENCE
- 12) SOUTH 54 DEG. 14' 38" EAST 249.64 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER OF SECTION 26; THENCE NORTH 90 DEG. 00' 00" WEST 88.36 FEET ON SAID SOUTH LINE TO A SET 5/8 INCH REBAR; THENCE CONTINUING ON SAID SOUTH LINE NORTH 90 DEG. 00' 00" WEST 527.67 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 10.122 ACRES, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY JESS A. GWINN, REGISTERED LAND SURVEYOR #9300019 FOR RICHARD YOUNG FROM A SURVEY COMPLETED ON MARCH 3, 2001, WITH SAID SURVEY BEING RECORDED IN THE OFFICE OF THE CRAWFORD COUNTY RECORDER ON MARCH 29, 2001, AS FOUND IN SURVEY BOOK #2, PAGE 61.

LEAVING AFTER SAID EXCEPTION 112.378 ACRES, MORE OR LESS. CONTAINING IN THIS CONVEYANCE A TOTAL OF 119.378

ACRES, MORE OR LESS.

SEE MISC. BOOK 66, PAGE 158 FOR A DESCRIPTION OF THE 60.799
ACRES DESIGNATED AS CLASSIFIED FOREST LAND.

From the examination, I find that title to the captioned real estate is vested in **Richard D. Young, Jr. and Ashira O. Young, Husband and Wife**, pursuant to that certain Warranty Deed recorded December 27, 2007, as Instrument No. 113271, wherein Richard D. Young, Sr., surviving spouse of Elaine Young, who died January 14, 2005 is the "Grantor" and Richard D. Young, Jr. and Ashira O. Young, Husband and Wife are the "Grantee", subject to the following:

1. The 2017 taxes due and payable in 2018, in the amount of \$897.55 each installment, first paid and second unpaid.
Prt. SE 26-1- 2E 89.838 Ac & SW 25-1-2E 22.5 Ac (112.34 Ac)
Key #RE-09-0570 Parcel #13-04-26-406-001.000-013
2. The 2017 taxes due and payable in 2018, in the amount of \$38.00 each installment, first paid and second unpaid.
Prt. SE 26-1- 2E 5.04 Ac
Key #RE-09-0890 Parcel #13-04-26-405-001.000-013
3. The 2017 taxes due and payable in 2018, in the amount of \$571.52 each installment, first paid and second unpaid.
Prt. E ½ SE 26 1 2E 2 Ac
Key #RE-09-0571 Parcel #13-04-26-404-001.000-013
4. 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.
5. 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.
6. Survey prepared by Kenneth R. Brosmer, Registered Land Surveyor recorded March 15, 1999, at Survey Book 2 Page 13.
7. Survey prepared by Jess A. Gwinn, recorded March 29, 2001, at Survey Book 2, Page 61.
8. Application for Classification of Forest recorded March 8, 2004, at Misc. Book 66, Page 158.

9. Any and all easements, restrictions and conditions imposed on said real estate.
10. Subject to all matters which an accurate survey would disclose.
11. 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."
12. 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 Crawford 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