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C. THOMAS YOUNG
(1943-2002)

December 17, 2018

Beckort Auctions, LLC

Re: James R. Nye
4720 Fairview Church Road
Corydon, IN 47112

This is to advise that I have examined the Public Records to this 17th day of December, 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:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN PLACED MARKING THE SOUTHWEST CORNER OF SAID FOURTH OF QUARTER, THENCE WITH THE WEST LINE OF SAID QUARTER, NORTH 0 DEG. 14' 6" EAST, 330.00 FEET TO AN IRON PIN, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER, 265 FEET TO A POINT, THENCE SOUTH 0 DEG. 14' 6" WEST 330.00 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER, THENCE WEST WITH THE SOUTH LINE OF SAID QUARTER 265 FEET MORE OR LESS TO THE PLACE OF BEGINNING. CONTAINING 2 ACRES, MORE OR LESS.

From the examination, I find that title to the captioned real estate is vested in James R. Nye, pursuant to that certain Warranty Deed recorded September 19, 2008, as Instrument No. 200805595, wherein George C. Nye and Ida M. Nye, husband and wife are the "Grantor" and James R. Nye is the "Grantee", subject to the following:

1. The 2017 taxes due and payable in 2018, in the amount of \$56.12 each installment, first and second paid. Prt, SE ¼ SW ¼ 17-4-3 2 Ac Key #004-02620-00 Parcel #13-13-17-300-008.000-007
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.
5. Subject to all matters which an accurate survey would disclose.
7. 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."
8. 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, ENDRETS & KRAFT


JOHN A. KRAFT

JAK/bc