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June 12, 2020

Title Opinion Letter

Beckort Auctions, LLC
115 E. Chestnut St.
Corydon, Indiana 47112

RE: Clipp – 210 Southwood Dr., Corydon

Greetings:

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

Lot Numbered Fourteen (14) of Southwood, a platted subdivision, located in Harrison Township, Harrison County, State of Indiana, recorded on October 26, 1989, Plat Book #4, page 34, Harrison County Recorder's office.

Subject to protective covenants recorded August 8, 1989, Miscellaneous Record #48, page 125, Harrison County Recorder's office.

From the examination of records maintained in Harrison County, Indiana, I find that title to the above-described real estate is vested in Richard E. Clipp and Karen S. Clipp, husband and wife, pursuant to Warranty Deed recorded October 22, 1990, Deed Book W-8, page 147, Harrison County Recorder's office, and is subject to the following:

1. Current Taxes:

Parcel number: 31-14-06-203-001.000-007 (Lot #14)
2019 payable 2020

Taxes are due in semi-annual installments: \$830.22 each installment.

The annual tax amount is \$1,660.44.

Spring installment - PAID; Fall installment - PAID.

The following property tax exemption currently applies to this real estate: homestead.

The 2020 taxes due and payable in 2021 became a lien on January 1, 2020, however, the true amount of tax is unascertainable at this time.

2. Easement to Harrison County R.E.M.C., dated December 5, 1990, recorded June 14, 1991, REMC Book #9, page 202.
3. Subject to easements, setback lines, etc. as set out on plat of Southwood, a subdivision, recorded October 26, 1989, Plat Book #4, page 34.
4. Subject to protective covenants of Southwood, a subdivision, recorded August 8, 1989, Miscellaneous Book #48, page 125.

This Title Opinion Letter does not address and/or cover the general items, matters, or encumbrances described below:

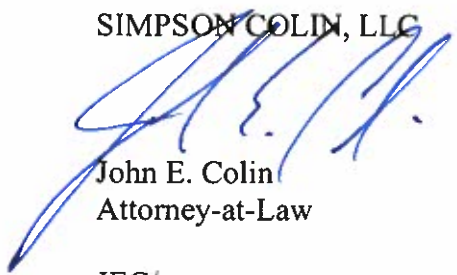
5. Any facts, rights, interests or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
7. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
8. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
9. This title opinion letter does not insure that the amount of acreage, if any, as set out in the legal description, is the correct amount.
10. Rights of the public, state and municipality in and to that portion of the premises used for right of way purposes.
11. Rights of ways for drainage tiles, laterals and feeders, if any.
12. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the public records, or is created, attaches, or is disclosed between the date of this Title Opinion Letter and the date on which the property is conveyed.

This title opinion issued by Simpson Colin, LLC is issued to Beckort Auctions, LLC and shall not be distributed to or relied upon, for any purpose, by any third party.

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.

Respectfully submitted,

SIMPSON COLIN, LLC



John E. Colin
Attorney-at-Law

JEC/ss

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