

# TRIPLETT TITLE & CLOSINGS

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CHARLES L. TRIPLETT, P.S.C.

December 1, 2020

To: Beckort Auctions

Re: Reliable Sharpening Service, Inc  
3321 & 3325 Farnsley Rd  
Louisville, KY 40216

To Whom It May Concern:

Pursuant to your request I have examined the properly recorded records in the Office of the County Clerk of Jefferson County, Kentucky, in so far as such records pertain to the following described property located in Jefferson County, Kentucky:

Tract 1: Being the Western 75 feet in width of Lot #57, in St. Denis Subdivision, as shown on plat of same recorded in Plat and Subdivision Book 6, Page 1, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Tract 2: Being Lot #58 in St. Denis Subdivision, plat of which is recorded in Plat and Subdivision Book 6, Page 1, in the Office of the Clerk of the Jefferson County Court.

Being the same property conveyed to Reliable Sharpening Service, Inc, by Deed dated May 29, 1987 and recorded in Book 5681, Page 397, in the office of the County Clerk of Jefferson County, Kentucky.

My examination of such records covers the period between May 29, 1987, the date title was vested in the name of Reliable Sharpening Service, Inc., until November 25, 2020, at 8:00 AM.

From my examination of such records I am of the opinion that title is now vested in the name of, Reliable Sharpening Service, Inc., and is subject to the following exceptions:

1. Easements, building limits and restrictions of record, if any.

2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, which and accurate and complete survey would disclose.
3. Rights of others who may be in actual possession of any or all of subject property.
4. Subject to Plat and Subdivision Book 6, Page 1, in the Office aforesaid.
5. Subject to Statement of Change of Registered Office of record in Book 453, Page 496, in the Office aforesaid.

7. The 2021 County taxes are a lien but not yet due or payable and are the responsibility of the fee holder.
8. 2020 County Taxes are paid in the discounted amount of \$1,384.56. Face amount is \$1,412.81. Based on assessment of \$122,110.00.

Tax ID: 25-1089-0079-0000

2020 County Taxes are paid in the discounted amount of \$186.30. Face amount is \$190.10. Based on assessment of \$16,430.00.

Tax ID: 25-1089-0073-000

**NOTE:** Liability for this examination information is limited to the amount paid for said examination.

If you have any questions, please do not hesitate to call.

Information provided by

TRIPLETT TITLE & CLOSINGS

Charles L. Triplett  
Attorney at Law