

**BLANTON TITLE COMPANY, LLC**  
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**TITLE SEARCH**  
**ORANGE COUNTY REAL ESTATE**

**REQUESTED BY:** Beckort Auctions  
117 E Chestnut Street  
Corydon, IN 47112

**BEGINNING DATE OF SEARCH:** January 26<sup>th</sup>, 1991

**DATE SEARCH CERTIFIED:** January 26th, 2021

**CURRENT OWNER:** **CRESTWOOD MANUFACTURING,  
INC.**

**LEGAL DESCRIPTION:** **SEE EXHIBT "A"**

**MORTGAGE(S) AND/OR ASSIGNMENTS OF RENT:**

NONE FOUND

**JUDGMENTS:**

Searched in the names of CRESTWOOD MANUFACTURING, INC. and as of the effective date of this search, NONE were found of record.

**PERSONAL PROPERTY JUDGMENTS:**

NONE FOUND

**LIS PENDENS NOTICES:**

NONE FOUND

**LIENS, LEASES, UCC FILINGS:**

NONE FOUND

**MISCELLANEOUS RECORDS:**

Subject to the contents of a Surveyor's Report, dated January 12<sup>th</sup>, 2008, and recorded in the Office of the Recorder of Orange County, Indiana, as INSTRUMENT # 084481.

Subject to an easement for ingress and egress as set forth in a deed of conveyance recorded in the Office of the Recorder of Orange County, Indiana, on September 1<sup>st</sup>, 2009, as INSTRUMENT # 092502.

Rights of the Public, the State of Indiana, and the County of Orange, in and to that part of the premises taken or used for road purposes; and any and all easements of record.

**REAL ESTATE TAXES:**

2019 REAL ESTATE TAXES PAYABLE 2020:

PAOLI TOWN

(PT 2, 1N, 1W & 35, 2N, 1W: 9.297Ac)

PARCEL #59-11-02-100-047.000-012

1<sup>ST</sup> Installment: \$7,005.78, PAID

2<sup>nd</sup> Installment: \$7,005.78, PAID

(PT SW SE 35, 2N, 1W; and Pt 2, 1N 1W, 3.88Ac)

PARCEL #59-06-35-400-066.002-002-012

1<sup>ST</sup> Installment: \$ 6.00, PAID

2<sup>nd</sup> Installment: \$ 6.00, PAID

(Pt NW NE S2, T1N, R1W, .18Ac)

PARCEL #59-11-02-100-009-000-012:

1<sup>st</sup> Installment:       \$ 29.66, PAID

2<sup>nd</sup> Installment:       \$ 29.66, PAID

2020 real estate taxes payable 2021, constitute a lien as of March 1<sup>st</sup>, 2021, but will not be officially posted until late 2020 or early 2021.

DISCLAIMER: This title search does not constitute a legal opinion or any other assurance as to marketable title. BLANTON TITLE COMPANY will not be responsible for any losses arising from the use of this search beyond the consideration received for performing the search.

----- END OF SEARCH -----

## **EXHIBIT “A” LEGAL DESCRIPTION**

A part of the northeast quarter of Section 2, Township 1 North, Range 1 West; and a part of the south half of Section 35, Township 2 North, Range 1 West, Paoli Township, Orange County, Indiana described as follows:

Commencing at a 5/8 inch rebar marking the north quarter corner of said Section 2; thence north 11 degrees 21 minutes 22 seconds west a distance of 173.20 feet to a 5/8 inch rebar with plastic cap stamped “Oakley LS 20600018” hereafter referred to as an Oakley rebar set at the intersection of the north right of way of U.S. Highway 150 and the centerline of the abandoned CSX Transportation railroad (basis of all bearing is the north line of the northeast quarter of said Section 2 as being north 89 degrees 20 minutes 00 seconds east) and the point of beginning; thence south 71 degrees 31 minutes 21 seconds east, with said centerline, a distance of 84.21 feet to an Oakley rebar; thence north 18 degrees 28 minutes 17 seconds east a distance of 15.00 feet to an Oakley rebar; thence south 72 degrees 01 minute 08 seconds east a distance of 592.67 feet to an Oakley rebar passing over the section line dividing said Sections 2 and 35, at 488.17 feet; thence south 18 degrees 28 minutes 17 seconds west a distance of 15.00 feet to an Oakley rebar marking the centerline of said railroad; thence the centerline of said occupied railroad bed the following 22 courses; (1) South 85 degrees 07 minutes 23 seconds east a distance of 106.14 feet, (2) South 86 degrees 36 minutes 56 seconds east a distance of 67.27 feet, (3) north 84 degrees 25 minutes 41 seconds east a distance of 131.94 feet, passing over an Oakley rebar at 65.50 feet, (4) north 78 degrees 26 minutes 57 seconds east a distance of 66.98 feet, (5) north 75 degrees 21 minutes 19 seconds east a distance of 62.46 feet, (6) north 72 degrees 51 minutes 14 seconds east a distance of 48.54 feet, (7) north 69 degrees 39 minutes 12 seconds east a distance of 53.23 feet, crossing the section line dividing said Section 2 and 35 at 27.32 feet; (8) north 69 degrees 16 minutes 00 seconds east a distance of 56.96 feet, (9) north 64 degrees 47 minutes 30 seconds east a distance of 53.36 feet, (10) north 67 degrees 24 minutes 23 seconds east a distance of 54.64 feet, (11) north 69 degrees 24 minutes 39 seconds east a distance of 52.31 feet, (12) north 65 degrees 11 minutes 22 seconds east a distance of 54.49 feet, (13) north 66 degrees 59 minutes 50 seconds east a distance of 52.12 feet, (14) north 62 degrees 09 minutes 33 seconds east a distance of 57.00 feet; (15) north 60 degrees 00 minutes 45 seconds east a distance of 41.10 feet, (16) north 57 degrees 02 minutes 25 seconds east a distance of 50.98 feet, (17) north 56 degrees 26 minutes 31 seconds east a distance of 53.15 feet, (18) north 55 degrees 39 minutes 20 seconds east a distance of 54.91 feet, (19) north 55 degrees 19 minutes 00 seconds east a distance of 107.94 feet, (20) north 54 degrees 03 minutes 57 seconds east a distance of 55.34 feet, (21) north 54 degrees 12 minutes 03 seconds east a distance of 50.62 feet, (22) north 59 degrees 50 minutes 02 seconds east a distance of 71.75 feet to an unmarked 5/8 inch rebar; thence south 01 degree 04 minutes 34 seconds east a distance of 627.10 feet to a 5/8 inch rebar with plastic cap stamped Foresight Land Surveying RLS 070300053, passing over a Foresight Land Surveying 5/8 inch rebar at 37.14 feet and passing over the section line dividing said Section 2 and 35 at 419.91 feet; thence north 89 degrees 02 minutes 06 seconds east a distance of 37.62 feet to an Oakley rebar; thence south 01 degree 00 minutes 27 seconds east a distance of 115.46 feet to the northeast corner of David Martin Brown as found in Instrument 081937; thence south 89 degrees 56 minutes 53 seconds west with the north line of said Brown, a distance of 137.00 feet to an Oakley rebar marking the northwest corner of said Brown passing over an Oakley rebar 0.47 feet; thence south 00 degrees 40 minutes 00 seconds east, with the west line of

said Brown a distance of 120.00 feet to an Oakley rebar on the north right-of-way of U.S. Highway 150; thence south 89 degrees 56 minutes 56 seconds west with said right-of-way line, a distance of 342.30 feet to a 5/8 inch rebar with plastic cap stamped Resenbeck 29800018, hereafter referred to as a Resenbeck rebar marking the southeast corner of Billy Buchanan as found in Deed Record 183, pages 691-692, thence north 00 degrees 58 minutes 04 seconds east, with the east line of said Buchanan, a distance of 548.04 feet to an unmarked 1/2 inch rebar marking the northeast corner of said Buchanan and passing over a Resenbeck rebar at 254.97 feet and passing over the section line dividing said Sections 2 and 35 at 437.46 feet; thence parallel with the centerline of the occupied railroad bed the following 12 courses; (1) south 64 degrees 36 minutes 52 seconds west a distance of 23.38 feet, (2) south 66 degrees 59 minutes 50 seconds west a distance of 52.99 feet, (3) south 65 degrees 11 minutes 22 seconds west a distance of 55.18 feet, (4) south 69 degrees 24 minutes 39 seconds west a distance of 52.95 feet, (5) south 67 degrees 24 minutes 23 seconds west a distance of 53.31 feet, (6) south 64 degrees 47 minutes 30 seconds west a distance of 53.90 feet, passing over the section line dividing said Section 2 and 35 at 48.40 feet, (7) south 69 degrees 16 minutes 00 seconds west a distance of 58.36 feet; (8) south 69 degrees 39 minutes 12 seconds west a distance of 54.28 feet, (9) south 72 degrees 54 minutes 14 seconds west a distance of 50.18 feet, (10) south 75 degrees 21 minutes 19 seconds west a distance of 64.06 feet; (11) south 78 degrees 26 minutes 57 seconds west a distance of 69.60 feet, (12) south 84 degrees 14 minutes 09 seconds west a distance of 70.49 feet to an Oakley rebar marking the northwest corner of said Buchanan; thence south 01 degree 33 minutes 45 seconds east, with the west line of said Buchanan, a distance of 297.17 feet to an Oakley rebar on the north right-of-way of said U. S. Highway 150; thence with said north right-of-way line in a curve to the right an arc distance of 183.69 feet said curve having a central angle of 13 degrees 20 minutes 53 seconds and a radius of 788.50 feet to the point of tangency of said curve; thence continue with said north right-of-way line north 57 degrees 43 minutes 48 seconds west a distance of 464.50 feet to the point of curvature of said Highway; thence with said right-of-way line, in a curve to the right an arc distance of 398.68 feet, said curve having a central angle of 01 degree 03 minutes 53 seconds and a radius of 21,455.92 feet to the point of beginning.

Containing 10.79 acres, more or less.

Being the same real estate shown in Surveyor's Report dated January 12, 2008, and recorded in Document Number 084481 of the Orange County Recorder's Office.

(Reference Deed: INSTRUMENT # 092503.)

ALSO:

A part of the southwest quarter of the southeast quarter of Section 35, Township 2 North, Range 1 West; and a part of the northwest quarter of the northeast quarter of Section 2, Township 1 North, Range 1 West, Town of Paoli, Orange County, Indiana.

Beginning at a G. I. Pipe at the northwest corner of Indiana Handle Company property, and on the south right of way line of the C. I. & L. (Monon) Railroad at Sta. 448 + 56, more or less, which is 335 feet east of the northeast corner of said northwest quarter of the northeast quarter of said Section 2; thence north 18 degrees 30 minutes east 33 feet to the centerline of said Monon Railroad Right of Way; thence 209 feet, more or less, along said centerline in a 6 degree 42 minute curve to the left, to Sta. 446 + 47; the point of beginning proper; thence north 09 degrees east 705 feet along the west line of the C. I. & L. Railroad, Lot # 4 (Lease #2441); thence north 88 degrees 33 minutes east 173.1 feet along the property line to the extended line from the easterly property line of Indiana Handle Company; thence south 1 degree 26 minutes east

713.7 feet, more or less, along said line to the center of Railroad at Sta. 443 + 32, more or less, thence 322.1 feet, more or less, along said centerline in a 6 degree 42 minute curve to the right, with the short chord being 301.4 feet, more or less, north 87 degrees 34 minutes west to the point of beginning.

Containing 3.88 acres, more or less.

Subject to an actual land survey. Data compiled from C. I. & L. Railroad Right of Way Track Map V2c/3, dated June 30<sup>th</sup>, 1915. Description prepared September 24<sup>th</sup>, 1987, by Bruce W. Atkinson, L. S. Ind. Reg. Cert. No. 11230.

ALSO:

A part of the northwest quarter of the northeast quarter of Section 2, Township 1 North, Range 1 West, Town of Paoli, Orange County, Indiana, more particularly described as follows:

Commencing at an unmarked 5/8 inch rebar that is marking the northwest corner of the northeast quarter of said Section 2, thence with the north line of said quarter N 89 21 55 E 497.86 feet (assumed bearing), thence leaving said line S 00 38 05 E 251.57 feet to a 5/8 inch rebar that is located on the south right of way line of U. S. Highway 150, said 5/8 inch rebar having a plastic survey cap that is stamped R. C. H. S0271, hereafter called a marked 5/8 inch rebar, the point of beginning for this description, thence with said south right of way line S 57 42 49 E 49.00 feet to a marked 5/8 inch rebar, thence leaving said south right of way line and with a line as per a boundary line agreement, the line as surveyed and marked on the ground at this time, between Charles W. and Doris Jane Lindley (Deed Record 175, page 399), S 06 21 23 W 181.99 feet to a marked 5/8 inch rebar that is located on the boundary line of the lands of Raymond D. Weller, Jr., and Jane E. Weller (Deed Record 159, pages 79-80); thence with the boundary line of said Weller; N 89 04 27 W 32.00 feet to a marked 5/8 inch rebar set, thence leaving the boundary line of said Weller, and with a line as per a boundary line agreement, the lines as surveyed and marked on the ground at this time, between Angela S. Nail (Deed Record 170, pages 549-550), the next 2 calls: N 02 04 25 W 111.29 feet to a marked 5/8 inch rebar set, thence N 08 47 43 E 96.44 feet to the point of beginning.

Containing 0.19 of an acre, more or less.

Also an easement for ingress and egress containing 0.01 of an acre, as set forth in a deed of conveyance recorded September 1<sup>st</sup>, 2009, as INSTRUMENT 092502.

BTC021/01090