

To: Beckort Auctions LLC

This opinion is based on a title search performed by Salem Title Corporation. That search covers the dates from July 18, 1986 to July 18, 2016, in Washington County, State of Indiana. No occurrences outside of those search dates are covered in this opinion. This opinion is for Beckort Auctions, LLC only and should not be relied on by any owner of the real estate.

Title to the fee simple estate or interest in the land described or referred to in the opinion is at the effective date of the search vested in:

Thomas Fanning and Cynthia Fanning

The land referred to in this opinion is described as follows:

A part of the northeast quarter of Section 13, township 1 north, range 2 east, bounded as follows: Beginning at the southwest corner of said quarter section and running east on the south line of said quarter 75 rods, thence north $97 \frac{1}{2}$ rods to a stake, thence northwest to the west line of said quarter section to a point which is $121 \frac{3}{4}$ rods north of the place of beginning, thence south on the west line of said quarter section to the place of beginning, containing 50 acres, more or less.

Also, a right of way across the north side of the following described tract: $52 \frac{1}{2}$ acres off the north side of a 100 acre tract of land off the east side of the southeast quarter of Section 13, township 1 north, range 2 east, said right of way being a strip 150 feet of uniform width throughout, beginning at the center line of a county road and running westward a distance of 1600 feet, and containing 5.5 acres, more or less in said right of way and containing in all 55.5 acres, more or less.

The following are the requirements to be complied with:

- Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to the insured.
- Item (b) Proper instrument(s) creating the estate or interest to be mortgaged must be executed and duly filed for record, to-wit:

1. Mortgage in favor of Chase Manhattan Mortgage dated August 7, 2003 and recorded January 23, 2004 in Document #20040308 in the original amount of \$150,000.00.

NOTE: Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name). See Indiana Code 36-2-11-15.

EXCEPTIONS

The final opinion to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed mortgagee acquires for the value of record the estate or interest or mortgage thereon covered by this opinion.
2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described herein. Easements, or claims of easements, whether or not shown by the public records.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
5. The acreage indicated in the legal description is solely for the purpose of identifying the said tract.
6. Taxes for fall 2015 due and payable fall 2016 and thereafter entered on Parcel #88-12-13-000-007.000-010 in the amount of \$717.68.
7. County road right of way.



Lewis Maudlin
Attorney at Law #19476-88
53 Public Square
Salem, Indiana 47167

CYNTHIA J ZINK

3P

WASHINGTON CO. RECORDER

MDB Date 01/23/2004 Time 11:55:38

GENERAL WARRANTY DEED

I 20040307

Page 1 of 3

THIS DEED is between Amzie D. Troyer and Emma Sue Troyer, Husband and wife (herein "Seller") whose mailing address is, 5707 South Rosebud Way, Salem, IN 47167; and Thomas Fanning and Cynthia Fanning husband and wife (herein "Buyer"), whose mailing address is 5707 South Rosebud Way, Salem, Indiana 47167

In consideration of One Hundred Ninety Two Thousand dollars and Zero cents (\$192,000.00), which the parties hereto certify is the full consideration paid for the property, the receipt of which is hereby acknowledged, the seller hereby conveys to the Buyers, as tenants in the entirety, with the remainder to the survivor of them, with Covenant of GENERAL WARRANTY, the following described property located in Washington County, Indiana, to-wit:

A part of the northeast quarter of Section 13, Township 1 north, range 2 west, bounded as follows: Beginning at the southwest corner of said quarter section, and running east on the south line of said quarter, 75 rods, thence north 97 ½ rods to a stake, thence northwest to the west line of said quarter section to a point which is 121 ¼ rods north of the place of beginning, thence south on the west line of said quarter section to the place of beginning, containing 50 acres, more or less. *also, see attached*
EXHIBIT A

Being the same property conveyed to Amzie D. Troyer and Emma Sue Troyer, husband and wife, by Deed dated May 8, 1997, of record in Deed Drawer 20, Instrument Number 97002170, in the Office of the Recorder of the County Court of Washington County, Indiana.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and state, county and school and city real estate taxes due and payable in 2002 and thereafter, which Buyer assumes and agrees to pay.

The Buyers execute this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382; and IN AFFIRMATION of this conveyance, witness the signature of the Seller, on August 7, 2003.

DULY ENTERED FOR TAXATION SUBJECT
 FINAL ACCEPTANCE FOR TRANSFER THIS

BY 23 DAY OF January 2003
Lana Sullivan
 AUDITOR WASHINGTON COUNTY

Approved
 Cartography # 7
 by CK
1-23-04 12-13
 Date

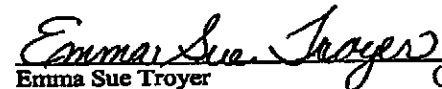
EXHIBIT A

Also, a right of way across the north side of the following described tract: Fifty two and one half acres off the north side of a 100 acre tract of land off the east side of the southeast quarter of Section 13, township 1 north, range 2 east, said right of way being a strip 150 feet of uniform width throughout, beginning at the center line of a county road and running westward a distance of 1600 feet, and containing 5.5 acres, more or less in said right of way and containing in all 55.5 acres, more or less.


Thomas Fanning (BUYER)


Cynthia Fanning (BUYER)


Amzie D. Troyer (SELLER)

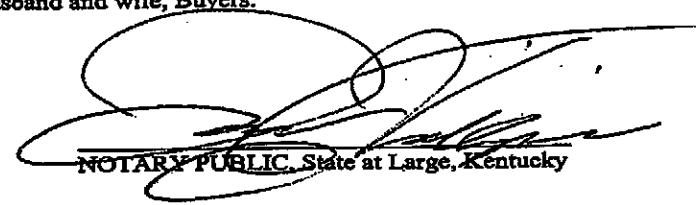

Emma Sue Troyer (SELLER)

STATE OF KENTUCKY
COUNTY OF JEFFERSON

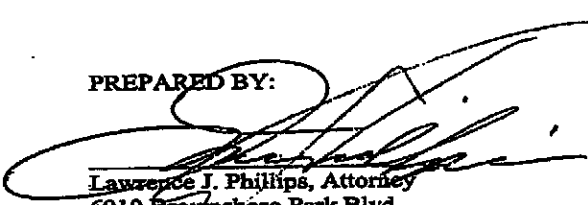
The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me on August 7, 2003, by Amzie D. Troyer and Emma Sue Troyer, husband and wife, Sellers; and by Thomas Fanning and Cynthia Fanning, husband and wife, Buyers.

My Commission Expires:

8/1/07


NOTARY PUBLIC, State at Large, Kentucky

PREPARED BY:


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