

# SIMPSON, THOMPSON & COLIN, LLC

## ATTORNEYS AT LAW

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Arville L. Funk (1929-1990)

Frank L. O'Bannon (1930-2003)

September 25, 2013

### Preliminary Title Opinion Letter

Beckort Auctions, LLC  
Attn: Brian Beckort  
115 E Chestnut St.  
Corydon, IN 47112

RE: St. Marks United Church of Christ of New Albany Indiana Inc.  
Lot #3 Williams Subdivision a/k/a 2.686 acres

Greetings,

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

Lot No. 3, Williams Subdivision, as the same appears of record in Plat Book 4,  
page 94 in the office of the Recorder of Harrison County, Indiana.

Subject to any and all easements, agreements and restrictions of public record.

I find the same in the name of **St. Marks United Church of Christ of New Albany Indiana Inc.**, and am of the opinion that it has a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

**1. Current Taxes:**

31-14-19-476-005.000-007 (2012 payable 2013) (#3)

Taxes are due in semi-annual installments; \$51.49 each installment.

Both installments are paid.

The annual amount of tax is \$102.98.

The 2013 taxes due and payable in 2014 became a lien on March 1, 2013; however the amount of tax is unascertainable at this time.

2. Subject to covenants and restrictions of Williams Subdivision, recorded October 10, 1997, in Misc. Book #71, page 692.

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.

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

Respectfully submitted,

SIMPSON, THOMPSON & COLIN, LLC

By: \_\_\_\_\_

G. Patrick Thompson  
Attorney-at-Law

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