

SIMPSON, THOMPSON & COLIN, LLC

ATTORNEYS AT LAW

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Arville L. Funk (1929-1990)

Frank L. O'Bannon (1930-2003)

July 27, 2013

Preliminary Title Opinion Letter

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

RE: Denver Skaggs and Jo Ann Skaggs
Pt. NE qtr. 34-3-4; 18 acres

Greetings,

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

Part of the west half of the northwest quarter of the northeast quarter of Section 34, Township 3 south, Range 4 east, described as follows: Commencing at the northwest corner of said northeast quarter, thence east with the section line, basis of bearings this description, 599.28 feet, thence south 0° 3' 30" east 1317.52 feet to a No. 7 reinforcing bar, thence west parallel to the section line 599.28 feet to a half round bar, thence north 0° 3' 30" west 1317.52 feet to the point of beginning, containing 18.13 acres, more or less.

I find the same in the name of **Denver Skaggs and Jo Ann Skaggs, husband and wife**, and am of the opinion that they have a good merchantable title in and to the same, subject to the following liens and encumbrances, to-wit:

1. Current Taxes:

31-10-34-200-001.000-007 (2012 payable 2013) (18 acres)
Taxes are due in semi-annual installments; \$285.66 each installment.
Both installments are paid.
The annual amount of tax is \$571.32.

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.

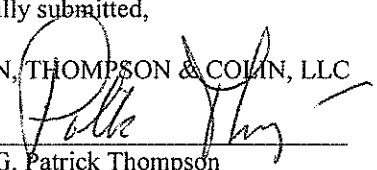
This examination does not cover those matters or defects in which an accurate survey would reveal nor those matters which an examination of the premises would reveal.

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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