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May 8, 2025

Harritt Group, Inc.

Re: 4930 Corydon Ridge Road NE
Corydon, IN 47112

This is to advise that I have examined the Public Records to this 8th day of May, 2025, at 8:00 A.M., as to the real estate situate in the County of Harrison, State of Indiana, described as follows, to-wit:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE ON THE CORNER-IN-COMMON TO SECTIONS 13, 14, 22, AND 24, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, THENCE NORTH 1 DEG. 05' 07" WEST, WITH THE LINE DIVIDING SECTION 14 AND SECTION 13, (PASSING THROUGH AN IRON PIN AT 141.35 FEET) A DISTANCE OF 717.55 FEET TO A PK NAIL IN THE CENTERLINE OF CORYDON RIDGE ROAD; THENCE CONTINUING WITH THE SECTION LINE, NORTH 0 DEG. 08' 20" WEST, WITH THE LINE DIVIDING THOMAS W. McCULLUM, DEED BOOK Y-7, PAGE 241, AND THE EAST LINE OF TRACT 10A REVISED OF THE JACOB RUDY FARM DIVISION, A DISTANCE OF 277.46 FEET TO A POINT ON THE CORNER-IN-COMMON TO TRACT 10A REVISED AND 10B REVISED, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE 1.218 ACRE TRACT 10B DESCRIBED HEREIN, THENCE LEAVING THE SECTION LINE, SOUTH 61 DEG. 39' 57" WEST, WITH A NEW LINE OF DIVISION ACROSS TRACT 10, A DISTANCE OF 187.43 FEET TO A POINT ON A NEW DIVISION CORNER TO TRACT 10; THENCE NORTH 4 DEG. 19' 36" WEST, WITH THE LINE DIVIDING TRACT 9 AND TRACT 10B REVISED, A

DISTANCE OF 306.16 FEET TO AN IRON PIN CORNER TO TRACT 9 AND TRACT 10 IN THE SOUTH LINE OF THE REMAINING LAND OF THE JACOB RUDY FARM DIVISION; THENCE NORTH 69 DEG. 32' 00" EAST, 200.00 FEET TO A FOUND PIPE IN CONCRETE, THE CORNER-IN-COMMON TO LOTS 1 AND 2 OF THE WOODS SUBDIVISION AND TRACT 10B REVISED OF THE JACOB RUDY FARM DIVISION, THENCE SOUTH 0 DEG. 08' 20" EAST, WITH THE WEST LINE OF THE WOODS SUBDIVISION EXTENDED (BASIS OF BEARINGS), 286.27 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.218 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD AND APPARENT.

ALSO: A DESCRIPTION OF A 2.749 ACRE TRACT LOCATED ON THE NORTH SIDE OF THE CORYDON RIDGE ROAD AND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, THENCE WITH THE EAST LINE OF SAID SECTION NORTH 01 DEG. 05' 07" WEST, 717.55 FEET, TO A SPIKE IN THE CENTER OF THE CORYDON RIDGE ROAD; THENCE WITH CENTER OF SAID ROAD SOUTH 60 DEG. 25' 14" WEST 67.51 FEET, SOUTH 58 DEG. 50' 33" WEST, 100.74 FEET, TO A SPIKE THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING WITH SAID ROAD SOUTH 60 DEG. 32' 54" WEST 50.86 FEET, SOUTH 64 DEG. 12' 17" WEST, 49.15 FEET, SOUTH 65 DEG. 37' 14" WEST 48.60 FEET, SOUTH 68 DEG. 13' 46" WEST 38.86 FEET TO A SPIKE; THENCE LEAVING SAID ROAD NORTH 09 DEG. 41' 51" WEST 585.01 FEET TO AN IRON PIN; THENCE NORTH 69 DEG. 32' 00" EAST, 238.68 FEET, TO AN IRON PIN; THENCE SOUTH 04 DEG. 19' 36" EAST, 580.90 FEET, TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS OF RECORD AND APPARENT AND BEING A PART OF DEED BOOK V-8, PAGE 944 AS IN THE RECORDER'S OFFICE, HARRISON COUNTY, INDIANA.

THERE IS A 50 FOOT BUILDING LINE AND UTILITY EASEMENT RUNNING 50 FEET FROM AND PARALLEL TO THE ROAD

FRONTAGE PROPERTY LINES. AND A 15 FOOT UTILITY EASEMENT RUNNING 15 FEET FROM AND PARALLEL TO ALL REMAINING INTERIOR LOT LINES.

SUBJECT TO ALL GOVERNMENT AND UTILITY EASEMENTS AND RESTRICTIONS. ALSO SUBJECT TO ALL ZONING AND PLANNING RULES AND REGULATIONS. SUBJECT TO THE RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED AT DEED RECORD W-8, PAGE 345.

EXCEPTING FROM THE ABOVE-DESCRIBED REAL ESTATE:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, BEING A 0.077 ACRE TRACT OF LAND SHOWN ON AN ORIGINAL BOUNDARY SURVEY BY TIMBERLAKE ENGINEERING, JOB NO. 24-235 OF SAID TRACT CERTIFIED BY REGINALD G. TIMBERLAKE #S0451 ON DECEMBER 27, 2024, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE ON THE SECTION LINE AT THE NORTHWEST CORNER OF LOT NO. 4 OF THE WOODS SUBDIVISION; THENCE ALONG THE SECTION LINE; THENCE SOUTH 00 DEG. 07 DEG. 17" WEST 999.70 FEET TO A PIPE AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 70 DEG. 43' 46" WEST 44.38 FEET TO A 5/8" REBAR STAMPED "TIMBERLAKE S0451" HEREAFTER REFERRED TO AS A 5/8" REBAR; THENCE SOUTH 11 DEG. 19' 58" EAST 64.66 FEET TO A 5/8" REBAR; THENCE SOUTH 26 DEG. 56' 16" EAST 63.81 FEET TO A 5/8" "PRIMAVERA REBAR" ON THE SECTION LINE; THENCE NORTH 00 DEG. 07' 17" EAST 134.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.077 ACRES MORE OR LESS AND SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

COURSE DATA USED FOR THIS DESCRIPTION IS BASED ON GRID NORTH, INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS DETERMINED FROM GPS OBSERVATIONS.

THE ABOVE-DESCRIBED REAL ESTATE NOW BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, HARRISON COUNTY, INDIANA, BEING A 3.922 ACRE TRACT OF LAND SHOWN ON AN ORIGINAL BOUNDARY SURVEY PREPARED BY TIMBERLAKE ENGINEERING JOB NO. 24-235 OF SAID TRACT CERTIFIED BY REGINALD G. TIMBERLAKE #S0451 ON DECEMBER 27, 2024, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE ON THE SECTION LINE AT THE NORTHWEST CORNER OF LOT NO. 4 OF THE WOODS SUBDIVISION; THENCE ALONG THE SECTION LINE THENCE SOUTH 00 DEG. 07' 17" WEST 999.70 FEET TO A PIPE; THENCE SOUTH 70 DEG. 43' 46" WEST 44.38 FEET TO A 5/8" REBAR STAMPED "TIMBERLAKE S0451" HEREAFTER REFERRED TO AS A 5/8" REBAR AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 11 DEG. 19' 58" EAST 64.66 FEET TO A 5/8" REBAR; THENCE SOUTH 26 DEG. 56' 16" EAST 63.81 FEET TO A 5/8" PRIMAVERA REBAR ON THE SECTION LINE; THENCE ALONG THE SECTION LINE SOUTH 00 DEG. 07' 17" WEST 150.21 FEET TO A 2/8" REBAR; THENCE SOUTH 62 DEG. 28' 29" WEST 186.44 FEET TO A TULIP POPLAR TREE; THENCE SOUTH 04 DEG. 15' 44" EAST, PASSING A 1/2" REBAR AT 259.05 FEET, A TOTAL DISTANCE OF 278.92 FEET TO THE CENTER OF CORYDON RIDGE ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING FOUR COURSES:

- 1) SOUTH 61 DEG. 02' 51" WEST 50.86 FEET; THENCE
- 2) SOUTH 64 DEG. 42' 14" WEST 49.15 FEET; THENCE
- 3) SOUTH 66 DEG. 07' 11" WEST 48.60 FEET; THENCE
- 4) SOUTH 68 DEG. 43' 43" WEST 38.55 FEET; THENCE LEAVING SAID ROAD NORTH 09 DEG. 37' 51" WEST, PASSING A 1/2" REBAR AT 17.17 FEET, A TOTAL DISTANCE OF 592.47 FEET TO A 1/2" REBAR;

THENCE NORTH 70 DEG. 43' 46" EAST 238.30 FEET TO A 1/2 " GROSSKOPF REBAR; THENCE NORTH 70 DEG. 43'46" EAST 155.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.922 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

COURSE DATA USED FOR THIS DESCRIPTION IS BASED ON GRID NORTH, INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS DETERMINED FROM GPS OBSERVATIONS.

2.749 ACRES OF THE ABOVE-DESCRIBED REAL ESTATE IS SUBJECT TO THE FOLLOWING RESTRICTIONS AS SET OUT IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 8, 1990 AT DEED RECORD Z-8 PAGE 345 AS FOLLOWS:

- A) The real estate described herein shall be utilized for residential purposes only.
- B) No mobile homes shall be placed on the real estate.
- C) No dwellings shall be permitted on any lot of this plat whose ground floor area of the main structure exclusive of one (1) story open porches, garages, and finished basements is less than 1200 square feet. The developer or designated representative thereof may waive the square footage requirements for structures of unusual architectural design or innovative design, upon approval of the plans for such a building.
- D) Any building structure must be placed fifty (50) feet beyond the existing road right of way.
- E) No junk or inoperable automobiles shall be allowed upon the premises, except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
- F) No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
- G) The real estate shall not be used or maintained as a dumping ground for rubbish, trash, garbage, etc. or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be in a clean sanitary condition.
- H) Individual sewage disposal systems shall be located, and constructed in accordance with the requirements, standards and

recommendations of the State Board of Health. Approval of such systems as installed shall be obtained from such authority.

I) No animal shall be kept upon the real estate except commonly accepted domestic pets. Also accepted are cows and horses.

J) No business or commercial activity of any kind shall be carried out upon the real estate.

From the examination, I find that title to the captioned real estate is vested in **Lawrence O. Sheckell and Mildred L. Sheckell, husband and wife** as to 1.218 Acre parcel, pursuant to that certain Warranty Deed recorded April 22, 1992 at Deed Record Z-8, Page 678, wherein Warren W. McClanahan is the "Grantor" and Lawrence O. Sheckell and Mildred L. Sheckell are the "Grantee"; **Mildred L. Sheckell and Lawrence O. Sheckell**, as to a 2.79 acre parcel, pursuant to that certain Warranty Deed recorded November 26, 1990 at Deed Record W8, Page 345, wherein Chris McGehee is the "Grantor" and Mildred L. Sheckell and Lawrence O. Sheckell are the "Grantee", subject to the following:

1. The 2024 taxes due and payable in 2025 in the amount of \$627.96 each installment, first installment due on May 10, 2025 is unpaid and second installment due on November 10, 2025 is unpaid.

Prt. SE ¼ 14-3-4 2.749 Ac

Key #003-01452-00 Parcel #31-10-14-900-005.000-005

There is a possible 10% penalty on the unpaid first installment of taxes which were due on or before May 10, 2025.

2. The 2025 taxes due and payable in 2026, became a lien against the captioned real estate as of January 1, 2025, in an amount not yet ascertainable.
3. Please note that because it is not possible to verify the status of the sewer use charges or delinquent sewer use charges because of the manner in which the records are kept, this commitment does not certify the existence or status of sewer use charges and the undersigned assumes no liability for the unavailability of the information.
4. Survey prepared by Timberlake Engineering, recorded February 20, 2025, as Instrument No. 202500776 and January 21, 2025 as Instrument No. 202500297.

5. Easement granted to Harrison County REMC, dated April 10, 1991 and recorded at Deed Record 9, Page 453.
6. Subject to a 50 foot building line and utility easement running 50 feet from and parallel to the road frontage property lines. And a 15 foot utility easement running 15 feet from and parallel to all remaining interior lot lines, as shown in that certain Warranty Deed recorded at Deed Record W-8 Page 345.
7. Subject to those restrictions contained in that certain Warranty Deed recorded at Deed Record W-8, Page 345.
8. Any and all easements, restrictions and conditions imposed on said real estate.
9. We have been provided information that Lawrence O. Sheckell died on March 17, 1997. We must be furnished an Affidavit in recordable form or a statement in the Deed that Lawrence O. Sheckell and Mildred L. Sheckell acquired title to the real estate herein in those certain Warranty Deeds recorded April 22, 1992 at Deed Record Z-8, Page 678 and November 26, 1990 at Deed Record W8, Page 345, and their title and bonds of matrimony remained unbroken until the death of Lawrence O. Sheckell on March 17, 1997.
10. We have also been provided proof that Mildred L. Sheckell died on March 22, 2024 and her Estate is pending in the Harrison County Circuit Court under Case No. 31C01-2404-EU-000037.
11. Subject to all matters which an accurate survey would disclose.
12. Effective July 1, 2006, every document recorded in any Recorder's Office in the State of Indiana must include the following signed statement at the conclusion of the document: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law."
13. Pursuant to IC 27-7-3.7 Indiana Good Funds Law, effective July 1, 2009 any funds in the amount of \$10,000.00 or more, received from any party to the transaction, to be in the form of an irrevocable wire transfer.

I find nothing further of record according to the Floyd County, Indiana records, which adversely affect the title to the above captioned real estate.

Respectfully submitted,

YOUNG, LIND, ENDRES & KRAFT



JOHN A. KRAFT

JAK/bc