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SKEETERS, BENNETT,
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— ATTORNEYS AT LAW —

550 W. Lincoln Trail Blvd
Radcliff, KY 40160

Real Estate Dept.
100-7 Vineland Centre Drive
Vine Grove, KY 40175

April 9, 2018

Barr Realty Auction
Attn: Stephen Barr
VIA EMAIL: barrrealtyauction@gmail.com

RE: TITLE OPINION for the benefit of Barr Realty
Lot 85, 86 and Lot 113 Hilltop Terrace Subdivision, Hardin County, Kentucky

Dear Mr. Barr,

This is to certify that I have made a personal examination of all properly indexed records in the Office of the County Clerk where the subject real property is located ("Public Records") covering the period beginning thirty (30) years last past through April 4, 2018, at 8:00 a.m. The legal description of the subject property is as follows:

Parcel I:
Being Lot 85 and 86, Section 8, Hilltop Terrace Subdivision, to Radcliff, Hardin County, Kentucky, per plat of same of record in Plat Cabinet 1, Sheet 1580, in the Office of the Hardin County Court Clerk.

Parcel II:
Being Lot 113, Section 7, Hilltop Terrace Subdivision, to Radcliff, Hardin County, Kentucky, per plat of same of record in Plat Cabinet 1, Sheet 2009, in the Office of the Hardin County Court Clerk.

Title to the above described property was derived by Deed dated January 19, 2010 of record in Deed Book 1348, Page 791 in the Office of the Hardin County Court Clerk.

I find title to said property to be vested in Jeff Nott, in fee simple, subject to the following:

1. MORTGAGES, DEEDS OF TRUST OR VENDOR'S LIENS:

NONE

2. TAXES AND SPECIAL ASSESSMENTS:

The 2017 Hardin County property taxes were paid on November 20, 2017, in the amount of \$113.55 on Lot 85 (Face Amount \$115.87; Tax Bill #23977), in the amount of \$113.55 on November 20, 2017 on Lot 86 (Face Amount \$115.87; Tax Bill # 23976), and in the amount of \$151.70 on Lot 113 on November 20, 2017 (Face Amount \$154.80; Tax Bill # 23975).

The 2017 City of Radcliff property taxes were paid on November 17, 2017, in the amount of \$20.07 on Lot 85 (Face Amount \$20.48; Tax Bill #5854), in the amount of \$20.07 on November 17, 2018 on Lot 86 (Face Amount \$20.48; Tax Bill #5855), and in the amount of \$26.81 on November 17, 2017 on Lot 113 (Face Amount \$27.36; Tax Bill #5856).

The 2018 property taxes became a lien on said property on January 1, 2018, but are not yet due and payable. According to the Property Valuation Administrator's Office, the assessed taxable value of said property is \$12,800.00 each on Lot 85 and Lot 86 (Map ID #162-00-0G-085; 162-00-0G-086) and \$17,100.00 on Lot 113 (Map ID# 162-00-0H-113).

3. EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD:

LOTS 85 & 86:

Subject to a 25' building line limit and a 20' drainage and utility easement and a 5' sidewalk easement along the front lot line; a 10' drainage and utility easement along the side lot lines; and a 20' drainage and utility easement along the rear lot lines.

Subject to Restriction of record in Deed Book 806, Page 233, in the Office aforesaid.

LOT 113:

Subject to Restriction of record in Deed Book 874, Page 307, and By Laws of record in Deed Book 516, Page 194 and Deed Book 799, Page 521, in the Office aforesaid.

Subject to a 25' building line limit and a 20' drainage and utility easement along the front lot line; a 10' building line limit and drainage and utility easement along the side lot lines; and a 15' building line limit and drainage and utility easement along the rear lot line.

Subject to unknown drainage and utility easement along Lots 114, 117, 118, 120, 121, and 122.

4. COAL, OIL, GAS OR OTHER MINERAL RIGHTS HERETOFORE DEEDED, CONVEYED, EXCEPTED, RESERVED OR LEASED:

NONE

5. EXCEPTIONS:

General Exception: This opinion is limited to properly indexed records in the Office of the County Clerk where the subject property is located.

Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the Public Records.

Proceedings by a public agency that may result in taxes or assessments, notice of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any encroachments, encumbrances, violations, variations or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any and all mechanics' and materialmen's lien for service, labor or materials furnished either before or after the date of this title opinion that may have been created pursuant to KRS Chapter 376.010, et seq.

Any federal, civil or bankruptcy proceedings.

The information contained herein should not be used for due diligence inquiry under CERCLA or other federal or state environmental legislation.

The undersigned does not make an opinion as to the state of the title concerning coal, oil, gas or other minerals in and under the subject property. Any mention of any leases in this opinion is informational only and no opinion is expressed as to the effect thereof.

6. REQUIREMENTS:

This title opinion is furnished for the benefit of Barr Realty.

Sincerely,



SKEETERS, BENNETT, WILSON & HUMPHREY

dcp

Map #162-00-0G-085, 162-00-0G-086 & 162-00-0H-113

REF: Hilltop Terrace Lot 85-86 & Lot 113 /Hardin Co.

H:/RealEstate/Titles/Hardin/162-00-0G-085, 162-00-0G-086 & 162-00-0H-113