

FOUNTAIN COUNTY, IN

4 miles south of Attica, IN
on SR 55 and US 41

340±
Acres

offered in 5 tracts

- SOME EXCELLENT QUALITY SOILS
- PRODUCTIVE FARMLAND
- ALL TILLABLE EXCEPT FOR ROADS
- FRONTAGE ON US 41 AND SR 55

Land AUCTION

MONDAY, JANUARY 18 • 11:00 AM EAST

at the Beef House, 16501 N St. Rd. 63, Covington, IN (intersection of I-74 & SR 63)

INFORMATION
BOOKLET



ONLINE BIDDING
AVAILABLE

800.451.2709 | www.SchraderAuction.com



SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner, Auction Company, and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Owner: Ethel Voris Scott Trust

Auction Company: Schrader Real Estate and Auction Company, Inc.



800.451.2709 • SchraderAuction.com

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

**340 ACRES - ATTICA, INDIANA
MONDAY, JANUARY 18, 2016 AT 11:00 AM**

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Monday, January 11, 2016.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in?

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
340± Acres • Attica, Indiana
Monday, January 18, 2016

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, January 18, 2016 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____ . (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, January 11, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

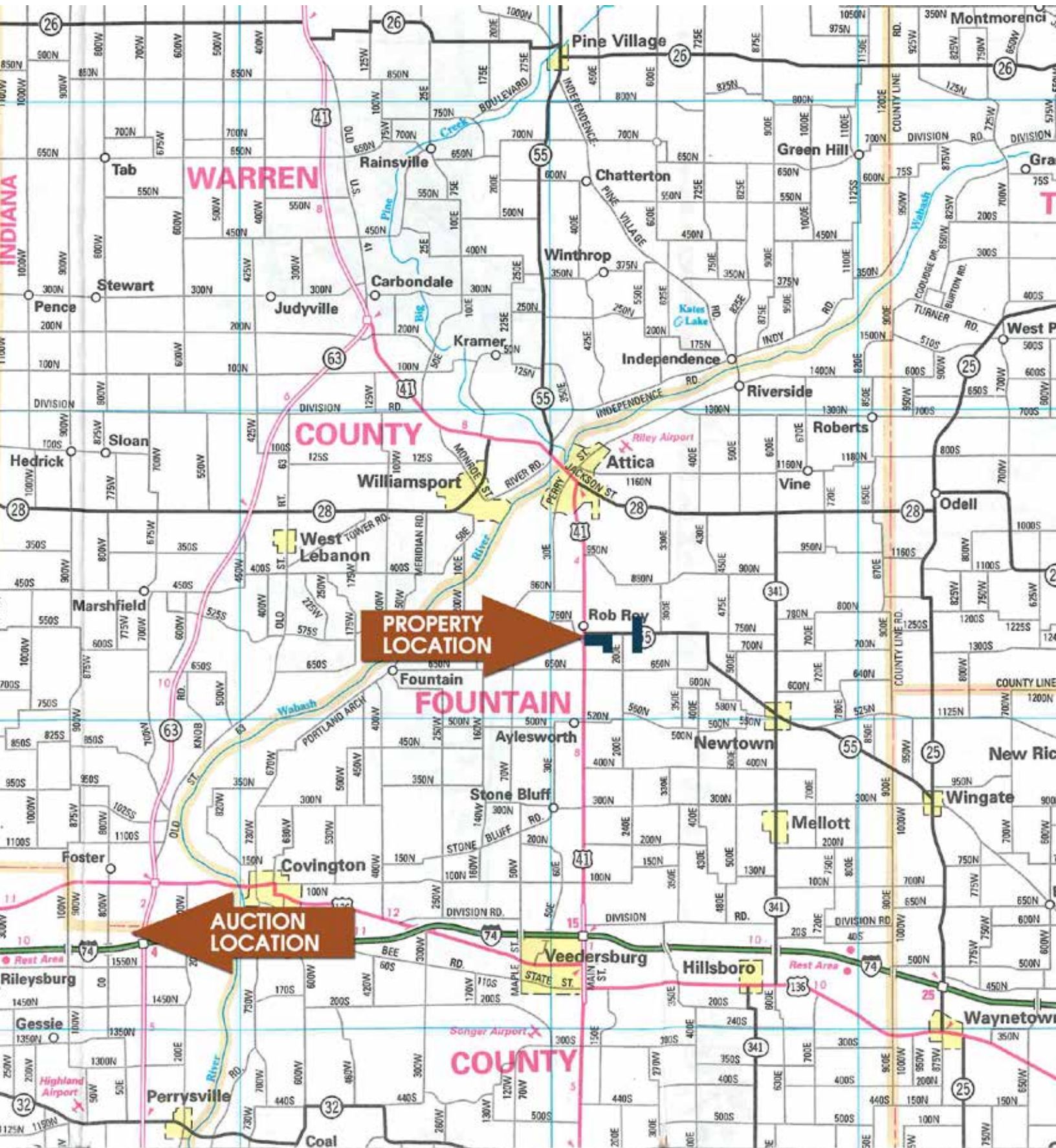
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

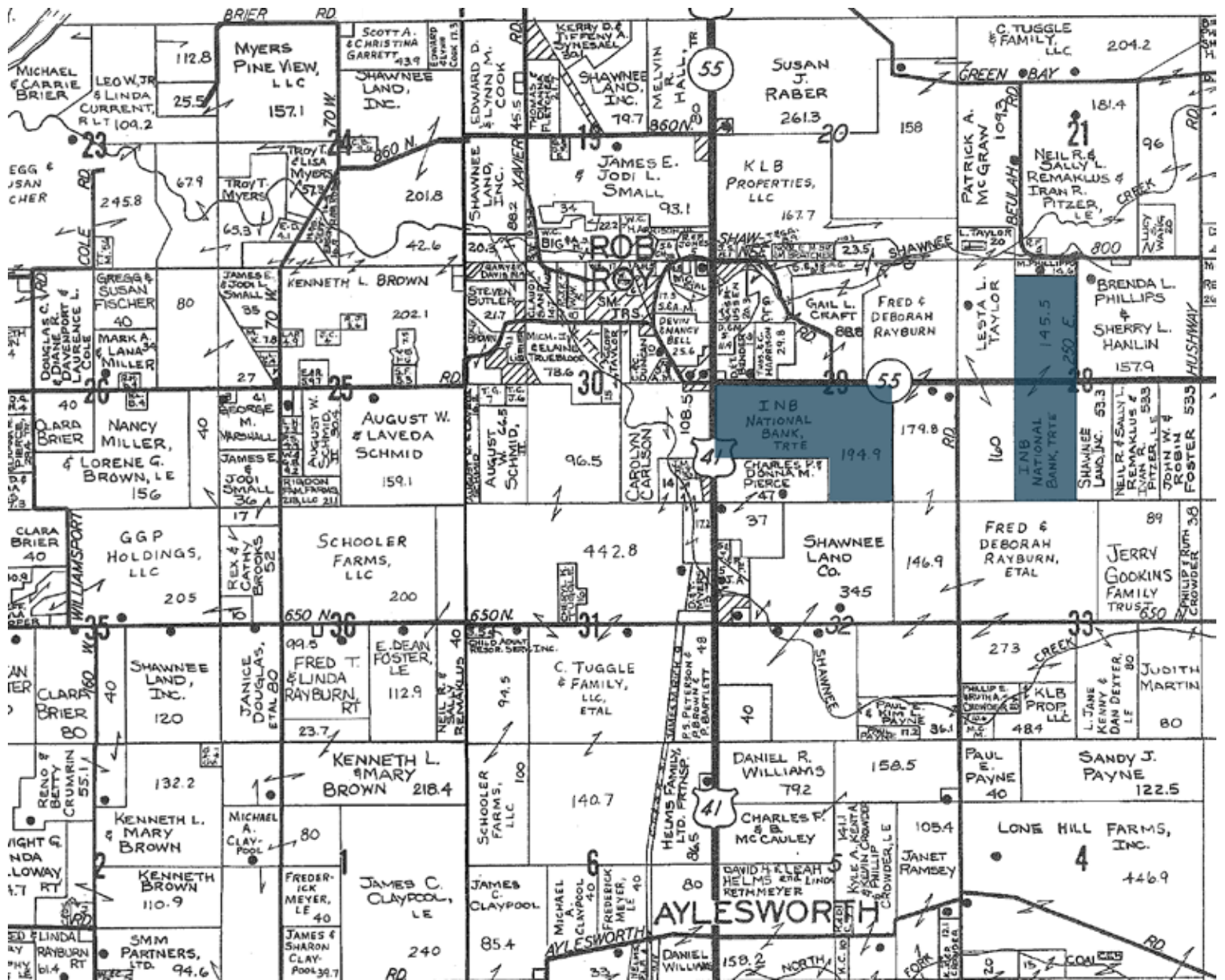
A wide, flat field of brown, harvested crop residue, likely corn, under a cloudy sky. The field is covered in a dense layer of dry, broken stalks and leaves. In the distance, a line of trees and utility poles is visible against the horizon. The sky is filled with soft, grey clouds, with some blue visible near the horizon.

MAPS

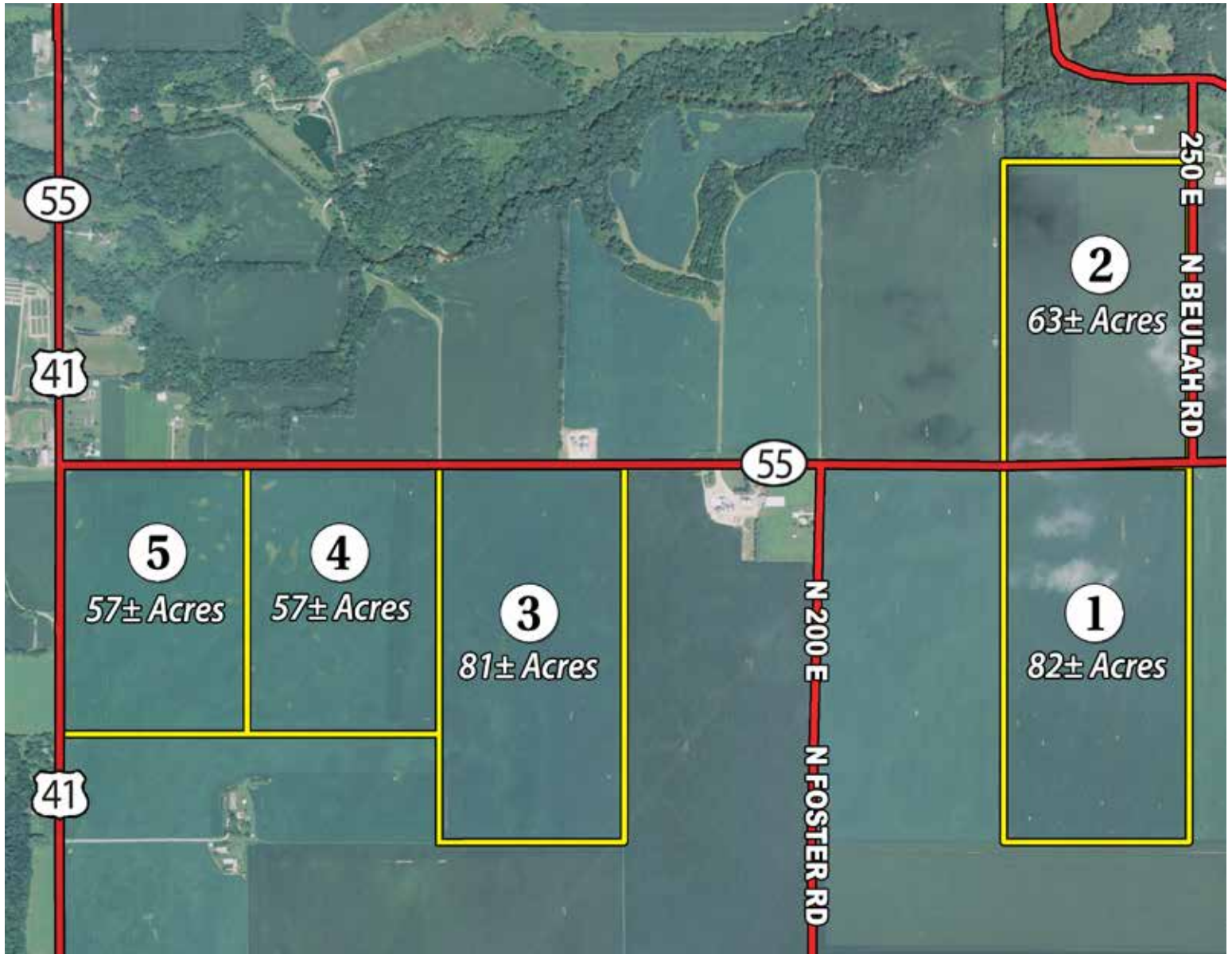
LOCATION MAP



PLAT MAP



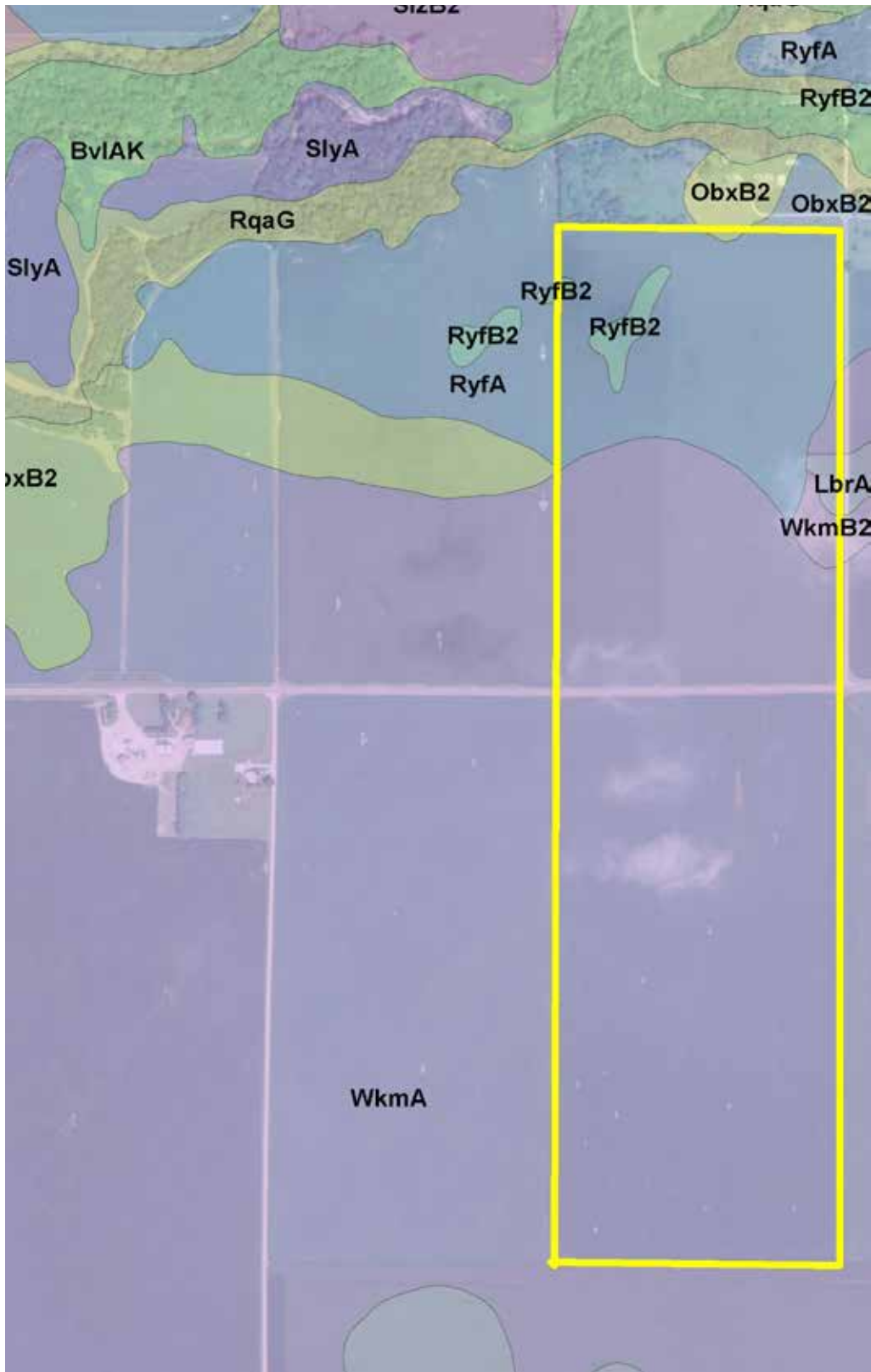
AERIAL MAP



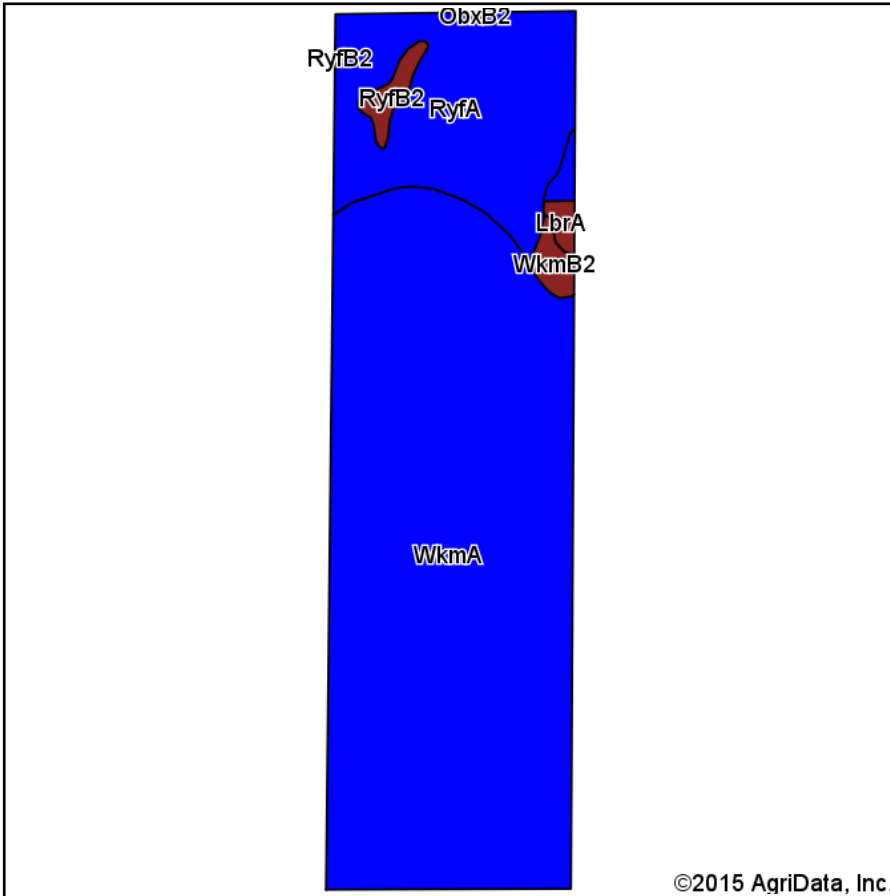


SOIL INFORMATION

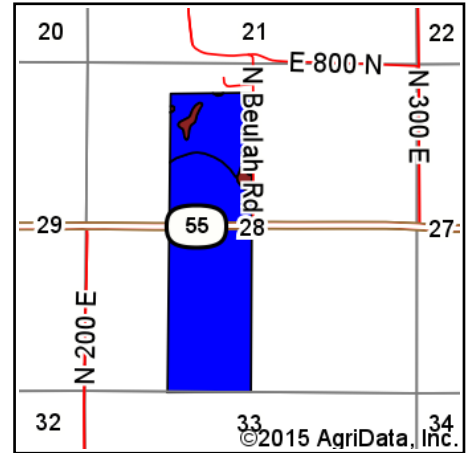
SOIL MAP - TRACTS 1 & 2



SOIL MAP - TRACTS 1 & 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Fountain**
 Location: **28-21N-7W**
 Township: **Shawnee**
 Acres: **144.17**
 Date: **12/22/2015**



Area Symbol: IN045, Soil Area Version: 16

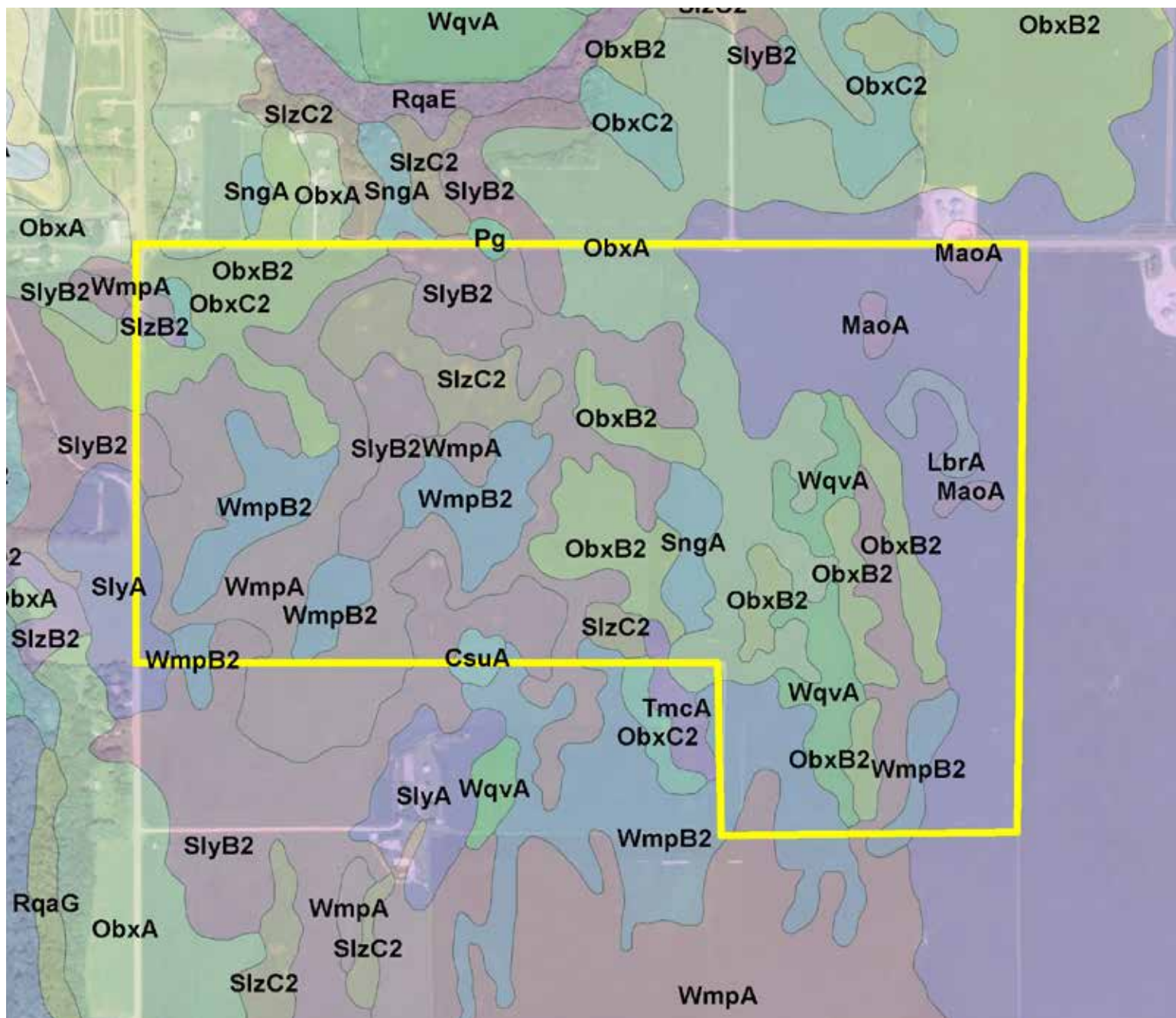
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	Winter wheat
WkmA	Waupecan silt loam, 0 to 2 percent slopes	111.01	77.0%		le	158	11	52	78
RyfA	Rush silt loam, 0 to 2 percent slopes	29.09	20.2%		lw	155	10	54	77
RyfB2	Rush silt loam, 2 to 6 percent slopes, eroded	1.71	1.2%		lle	150	10	53	74
WkmB2	Waupecan silt loam, 2 to 6 percent slopes, eroded	1.45	1.0%		lle	159	11	53	79
LbrA	Lafayette silt loam, 0 to 2 percent slopes	0.81	0.6%		llw	170	12	53	76
ObxB2	Ockley silt loam, 2 to 6 percent slopes, eroded	0.10	0.1%		lle	132	9	46	65
Weighted Average						157.4	10.8	52.4	77.7

Area Symbol: IN045, Soil Area Version: 16

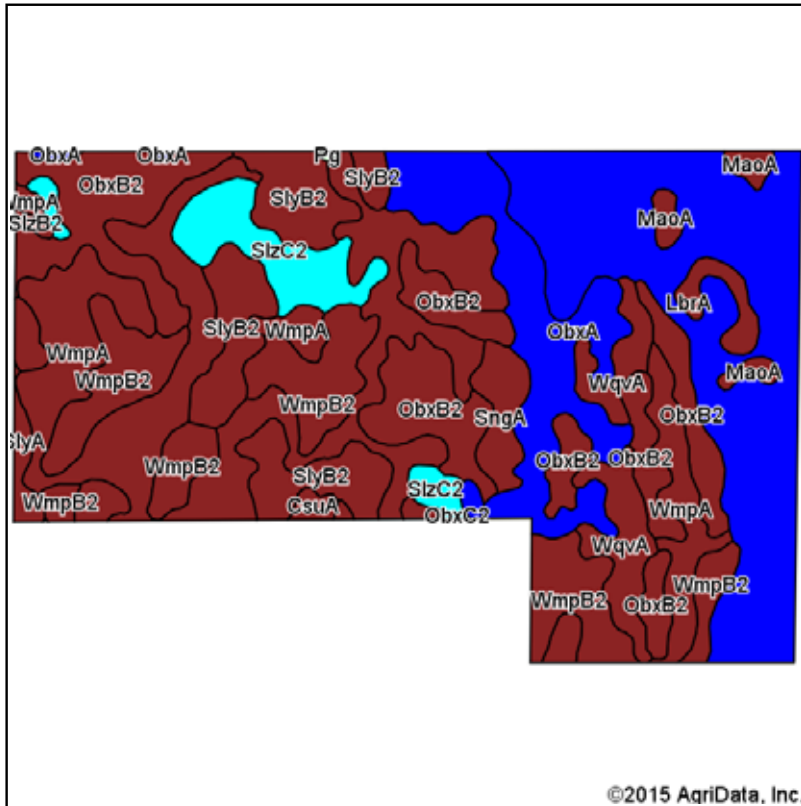
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

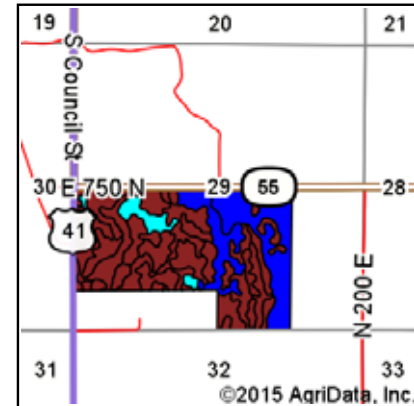
SOIL MAP - TRACTS 3-5



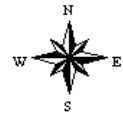
SOIL MAP - TRACTS 3-5



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Fountain**
 Location: **29-21N-7W**
 Township: **Shawnee**
 Acres: **194.07**
 Date: **12/22/2015**



Area Symbol: IN045, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	Winter wheat
WmpA	Wea loam, 0 to 2 percent slopes	42.58	21.9%		Ils	145	10	47	73
WkmA	Waupecan silt loam, 0 to 2 percent slopes	38.78	20.0%		Ie	158	11	52	78
ObxB2	Ockley silt loam, 2 to 6 percent slopes, eroded	28.42	14.6%		Ile	132	9	46	65
WmpB2	Wea loam, 2 to 6 percent slopes, eroded	21.69	11.2%		Ile	139	9	46	69
ObxA	Ockley silt loam, 0 to 2 percent slopes	18.03	9.3%		Ie	134	9	47	66
SlyB2	Silverwood silt loam, 2 to 6 percent slopes, eroded	17.74	9.1%		Ile	95	7	33	48
SlzC2	Silverwood loam, 6 to 12 percent slopes, eroded	8.21	4.2%		Ille	86	6	30	43
WqvA	Westland silty clay loam, 0 to 2 percent slopes	7.55	3.9%		Iiw	174	12	49	69
SngA	Sleeth silt loam, 0 to 2 percent slopes	3.29	1.7%		Iiw	141	10	46	62
MaoA	Mahalaland silty clay loam, 0 to 1 percent slopes	2.19	1.1%		Iiw	174	12	49	71
LbrA	Lafayette silt loam, 0 to 2 percent slopes	1.96	1.0%		Iiw	170	12	53	76
SlyA	Silverwood silt loam, 0 to 2 percent slopes	1.36	0.7%		Ils	105	7	37	53
ObxC2	Ockley silt loam, 6 to 12 percent slopes, eroded	0.73	0.4%		Ille	114	8	40	56
CsuA	Crane silt loam, 0 to 2 percent slopes	0.67	0.3%		Iiw	154	10	47	69
TmcA	Totanang silt loam, 0 to 2 percent slopes	0.41	0.2%		Iw	139	9	46	63
SlzB2	Silverwood loam, 2 to 6 percent slopes, eroded	0.37	0.2%		Ile	95	7	33	48
Pg	Pits, gravel	0.09	0.0%						
Weighted Average						138	9.5	45.7	67.5

Area Symbol: IN045, Soil Area Version: 16

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





FSA INFORMATION

FSA 156EZ

INDIANA
FOUNTAIN



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 5196

Prepared : Dec 4, 2015

Crop Year : 2016

Operator Name : MR STEVEN ORVAL RAYBURN

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
338.87	338.87	338.87	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	338.87	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	170.40	0.00	0	161	
Soybeans	168.40	0.00	0	47	
TOTAL	338.80	0.00			

NOTES

Tract Number : 1114

Description : G5-6/1B-1A W1/2 O S28 & SE1/4 O S21 T21N R8W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : E V SCOTT TRUST FARM

Other Producers : MR FRED THOMAS RAYBURN JR

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
144.22	144.22	144.22	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	144.22	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	71.90	0.00	0	161
Soybeans	72.30	0.00	0	47
TOTAL	144.20	0.00		

NOTES

FSA 156EZ

INDIANA
FOUNTAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5196
Prepared : Dec 4, 2015
Crop Year : 2016

Tract Number : 3623

Description : F6/2B W1/2 O SE1/4 O S29 T21N R7W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : E V SCOTT TRUST FARM

Other Producers : MR FRED THOMAS RAYBURN JR

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.70	80.70	80.70	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	80.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	41.00	0.00	0	161
Soybeans	39.70	0.00	0	47

TOTAL 80.70 0.00

NOTES

Tract Number : 4942

Description : F6/1B SW1/4 O S29 T21 N R7W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : E V SCOTT TRUST FARM

Other Producers : MR FRED THOMAS RAYBURN JR

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
113.95	113.95	113.95	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	113.95	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	57.50	0.00	0	161
Soybeans	56.40	0.00	0	47

TOTAL 113.90 0.00

FSA 156EZ

INDIANA
FOUNTAIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5196
Prepared : Dec 4, 2015
Crop Year : 2016

Tract 4942 Continued ...

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

FSA INFORMATION

USDA Farm 5196 Tract 1114

Administered by: Fountain County, Indiana

Map prepared on: 7/10/2015
 144.22 Tract acres
 144.22 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA INFORMATION



FSA INFORMATION



USDA Farm 5196 Tract 4942
 Administered by: Fountain County, Indiana

Map prepared on: 7/10/2015
 113.95 Tract acres
 113.95 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

□ CRP
 □ CLU

CLU	Acres	HEL Contract	Prac Yr	C I	Y
1	113.95	N			

Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

2014 & 2015 ACREAGES & YIELDS

Ethel Voris Scott Trust Crop Acreages and Yields

Year	Corn		Soybeans	
	<u>Acres</u>	<u>Bu./Acre</u>	<u>Acres</u>	<u>Bu./Acre</u>
2015	277	213	63	57
2014	63	246	277	70

PROPERTY RECORD CARDS

23-04-28-101-001.000-014 INB NATIONAL BANK AS TRUSTEE

TO BE ASSIGNED

Printed 11/23/2015 Card No. 1 of 1

Tax ID 0150088500

OWNERSHIP - Beeded Owner
INB NATIONAL BANK AS TRUSTEE

C/O TCG
P.O. BOX 810490
DALLAS, TX 75381-0490 USA

ADMINISTRATIVE INFORMATION
PARCEL NUMBER
23-04-28-101-001.000-014
Parent Parcel Number

TRANSFER OF OWNERSHIP
Date

015-00885-00 81/2 W1/2 28-21-7 145.45A

Property Address
TO BE ASSIGNED

Neighborhood
2314101 SHAWNEE RURAL RES 6 AG
Property Class
100 Agr Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 23 Fountain County
Area 008 Shawnee

Corporation N
District 014 Shawnee Township
Section & Plat 23
Routing Number 005-28-101-00100

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
145.4500
Admin Legal
145.4500

VALUATION RECORD

Assessment Year	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015
Reason for Change	2009 Equ	2010 EQU	2011 EQU	2012 REASS	2013 EQUAL	2014 EQUAL	2015 EQUAL
VALUATION	179700	185400	215600	234200	252900	345600	345600
Appraised Value	0	0	0	0	0	0	0
T	179700	185400	215600	234200	252900	345600	345600
VALUATION	179700	185400	215600	234200	252900	345600	345600
True Tax Value	0	0	0	0	0	0	0
T	179700	185400	215600	234200	252900	345600	345600

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Area	Depth	Depth	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Factor	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Depth	Rate	Rate	Value	Factor	
1	TILLABLE LAND	106.9500	1.15	2050.00	2358.00	256500		2569000
2	TILLABLE LAND	25.2200	1.32	2050.00	2706.00	79070		79070
3	PUBLIC ROAD/ROW	2.3400	1.00	2050.00	2050.00	4800	0 -100%	0
4	TILLABLE LAND	1.6800	1.02	2050.00	2091.00	3510		3510
5	TILLABLE LAND	1.4500	1.11	2050.00	2376.00	3360		3300
6	TILLABLE LAND	0.8000	1.19	2050.00	2440.00	1950		1950
7	NONTILLABLE LAND	0.3000	1.32	2050.00	2306.00	010	0 -60%	320
8	TILLABLE LAND	0.2700	0.89	2050.00	1825.00	490		490
9	PUBLIC ROAD/ROW	0.2500	1.00	2050.00	2050.00	510	0 -100%	0
10	PUBLIC ROAD/ROW	0.1100	1.00	2050.00	2050.00	230	0 -100%	0
11	PUBLIC ROAD/ROW	0.0800	1.00	2050.00	2050.00	160	0 -100%	0

1410: 2014 NEW LAND USE
1450: 2014 NEW SOIL ID

Supplemental Cards

TRUE TAX VALUE 345540

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
HomeSite(s) Value
Excess Acreage Value (+)

142.6700
.2422
345550

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain RW (-)
82 Public Roads RW (-)
83 UT Towers RW (-)
9 HomeSite(s) (-)
91/92 Excess Acreage (-)
TOTAL ACRES FARMLAND
TRUE TAX VALUE

145.4500
2.7800
142.6700
345540

Supplemental Cards
TOTAL LAND VALUE 345600

PROPERTY RECORD CARDS

23-04-29-111-001.000-014

INB NATIONAL BANK AS TRUSTEE

2803 N US HIGHWAY 41

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
23-04-29-111-001.000-014

OWNERSHIP - Decided Owner
C/O ICG
F.O. BOX 810490
DALLAS, TX 75381-0490 USA

Tax ID 0150034500
TRANSFER OF OWNERSHIP

Printed 11/23/2015 Card No. 1 of 2

Parent Parcel Number
Property Address
2803 N US HIGHWAY 41

015-00345-00 FT SW 29-21-1 113A
SE 29-21-7 81.92A
FOR ETHEL YORIS SCOTT

MPT

Neighborhood
2314101 SHAWNEE RURAL RES & AG

Property Class
100 Agri Vacant land

AGRICULTURAL

TAXING DISTRICT INFORMATION
Jurisdiction 23 Fountain County

Area 008 Shawnee

Corporation N

District 014 Shawnee Township

Section & Plat 29

Routing Number 608-29-111-00100

Site Description
Topography:

Public Utilities:
Street or Road:

Neighborhood:

Soiling:
Legal Acres:
194.9200

Admin Legal
194.9200

VALUATION RECORD

Assessment Year	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015
Reason for Change	2009 Equ	2010 EQM	2012 REAS	2013 REAS	2014 EQM	2015 EQM	
VALUATION	L 216200	223000	259200	281800	304100	375700	375700
Appraised Value	B 0	0	0	0	0	0	0
T 216200	223000	259200	281800	304100	375700	375700	
VALUATION	L 216200	223000	259200	281800	304100	375700	375700
True Tax Value	B 0	0	0	0	0	0	0
T 216200	223000	259200	281800	304100	375700	375700	

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet					
1	TILLABLE LAND	WmxA	37.9100	1.15	2050.00	2358.00	89390	89390
2	TILLABLE LAND	WpxA	41.6900	1.02	2050.00	2091.00	87170	87170
3	TILLABLE LAND	ObxA	17.5300	0.94	2050.00	1927.00	33780	33780
4	TILLABLE LAND	ObxB	27.6700	0.89	2050.00	1825.00	50500	50500
5	TILLABLE LAND	SlxC	8.0900	0.55	2050.00	1128.00	9130	9130
6	TILLABLE LAND	WncB	21.5300	0.98	2050.00	2009.00	43250	43250
7	TILLABLE LAND	SlvB	17.0700	0.64	2050.00	1312.00	22400	22400
8	TILLABLE LAND	WpVA	7.4300	1.19	2050.00	2440.00	18180	18180
9	TILLABLE LAND	SngA	3.2500	1.02	2050.00	2091.00	6800	6800
10	TILLABLE LAND	LorA	1.5400	1.15	2050.00	2440.00	4730	4730
11	PUBLIC ROAD/ROW	ObxB	1.2700	1.00	2050.00	2050.00	2600	0 -100%
12	TILLABLE LAND	SlvA	1.0000	0.68	2050.00	1394.00	1390	1390
13	PUBLIC ROAD/ROW	WncA	1.0000	1.00	2050.00	2050.00	2050	0 -100%
14	TILLABLE LAND	HocA	2.1200	1.23	2050.00	2522.00	5350	5350
15	PUBLIC ROAD/ROW	SlvA	0.7200	1.00	2050.00	2050.00	1480	0 -100%
16	TILLABLE LAND	ObxC	0.6800	1.00	2050.00	1661.00	1130	1130
17	TILLABLE LAND	CsuA	0.5500	1.02	2050.00	2091.00	1150	1150
18	PUBLIC ROAD/ROW	SlvB	0.9400	1.00	2050.00	2050.00	1930	0 -100%
19	PUBLIC ROAD/ROW	ObxA	1.0000	1.00	2050.00	2050.00	2050	0 -100%
20	TILLABLE LAND	TncA	0.3900	1.15	2050.00	2358.00	920	920

144J: 2014 NEW LAND USE
1480: 2014 NEW SOIL ID

Supplemental Cards
TRUE TAX VALUE 375760

FARMLAND COMPUTATIONS

Parcel Acreage	194.9200	Measured Acreage	189.2600
81 Legal Drain NV	(-)	Average True Tax Value/Acre	1985
82 Public Roads NV	(-)	TRUE TAX VALUE FARMLAND	375680
83 UT Towers NV	(-)	Classified Land Total	
9 Homestead(s)	(-)	Homestead(s) Value	(+)
91/92 Excess Acreage	(-)	Excess Acreage Value	(+)
TOTAL ACRES FARMLAND	189.2600	Supplemental Cards	375700
TRUE TAX VALUE	375760	TOTAL LAND VALUE	

PROPERTY RECORD CARDS

23-04-29-111-001.000-014 ADMINISTRATIVE INFORMATION 2803 N US HIGHWAY 41 100
 INB NATIONAL BANK AS TRUSTEE OWNERSHIP Tax ID 0150034500 Printed 11/23/2015 Card No. 2 of 2
 TRANSFER OF OWNERSHIP

Date _____

VALUATION RECORD

Assessment Year _____
 Reason for Change _____
 VALUATION _____

Site Description

LAND DATA AND CALCULATIONS

Rating Soil ID	Measured Acreage	Table	Prod. Factor	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
-or- Actual Frontage	Effective Frontage	Effective Depth	-or- Square Feet	-or- Square Feet					
21 TILLABLE LAND	SL2D2	0.3200	0.64	1.00	2050.00	1317.00	420	420	420
22 PUBLIC ROAD/ROW	Fy	0.1800	1.00	1.00	2050.00	2050.00	370	0	0
23 PUBLIC ROAD/ROW	MoCA	0.1800	1.00	1.00	2050.00	2050.00	370	0	0
24 PUBLIC ROAD/ROW	WMA	0.1500	1.00	1.00	2050.00	2050.00	310	0	0
25 PUBLIC ROAD/ROW	SL2S2	0.1000	1.00	1.00	2050.00	2050.00	210	0	0
26 PUBLIC ROAD/ROW	SQA	0.0800	1.00	1.00	2050.00	2050.00	160	0	0
27 TILLABLE LAND	Fg	0.0700	0.50	1.00	2050.00	1025.00	70	0	70
28 PUBLIC ROAD/ROW	SL2C2	0.0400	1.00	1.00	2050.00	2050.00	80	0	0

Supplemental Cards
 TRUE TAX VALUE 450

Supplemental Cards
 TOTAL LAND VALUE

TAX INVOICES

Detach and return coupon with 1st installment payment

2015 - FOUNTAIN COUNTY County - 1st Installment

Printed: 11/23/2015

Deeded Owner INB NATIONAL BANK AS TRUSTEE

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 145.45

Location Address: TO BE ASSIGNED
0 IN 0

Delinquent after: **May 11, 2015**
Property Taxes Due: \$2,574.55
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$2,574.55

1st INSTALLMENT - A

STATE PARCEL NUMBER: 23-04-28-101-001.000-014



*4002320141965019007010000000000003

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

INDUSTRY CONSULTING Group
P.O. Box 8265 Suite #200
712 8th Street
Wichita Falls TX 76307-8265

**Pay This Amount For
1st Installment \$0.00**

Remit By Mail To: FOUNTAIN COUNTY TREASURER
COLLEEN CHAMBERS
301 4TH ST
COVINGTON IN 47932

0000232014196501900701000000000003

Detach and return coupon with 2nd Installment payment

2015 - FOUNTAIN COUNTY County - 2nd Installment

Printed: 11/23/2015

Deeded Owner INB NATIONAL BANK AS TRUSTEE

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 145.45

Location Address: TO BE ASSIGNED
0 IN 0

Delinquent after: **November 10, 2015**
Property Taxes Due: \$2,574.55
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$2,574.55

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 23-04-28-101-001.000-014



*4002320141965019007020000000000003

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

INDUSTRY CONSULTING Group
P.O. Box 8265 Suite #200
712 8th Street
Wichita Falls TX 76307-8265

**Pay This Amount for
2nd Installment \$0.00**

Remit By Mail To: FOUNTAIN COUNTY TREASURER
COLLEEN CHAMBERS
301 4TH ST
COVINGTON IN 47932

0000232014196501900702000000000003

LEGAL DESCRIPTION: 015-00885-00 E1/2 W1/2 28-21-7 145.45A

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: INB NATIONAL BANK AS TRUSTEE

PROPERTY NUMBER 23-04-28-101-001.000-014

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-793-3691

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Mail Tax Payment to: Fountain County Treasurer @ 301 4th Street Covington, In 47932

Office Phone Number: 765-793-3691 Office hours 8 a.m.- 4p.m. Mon-Fri

Credit Card Payments make on line @ www.paygov.us PLC#3717 / Pmt Plan Available - Call Fo. Co.Treas.

Please include self-addressed stamped envelope for receipt of payment.

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

TAX INVOICES

Detach and return coupon with 1st installment payment

2015 - FOUNTAIN COUNTY County - 1st Installment

Printed: 11/23/2015

Decded Owner: INB NATIONAL BANK AS TRUSTEE

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Acreage: 194.92

Location Address: 2803 N US HIGHWAY 41
ATTICA IN 47918

1st INSTALLMENT - A

STATE PARCEL NUMBER: 23-04-29-111-001.000-014



40023201404273295001

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

INDUSTRY CONSULTING Group
P.O. Box 8265 Suite #200
712 8th Street
Wichita Falls TX 76307-8265

Delinquent after:

May 11, 2015

Property Taxes Due: \$2,798.78

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

LESS PAYMENTS: \$2,798.78

**Pay This Amount For
1st Installment \$0.00**

Remit By Mail To: FOUNTAIN COUNTY TREASURER
COLLEEN CHAMBERS
301 4TH ST
COVINGTON IN 47932

0000232014042732950001000000000000

Detach and return coupon with 2nd Installment payment

2015 - FOUNTAIN COUNTY County - 2nd Installment

Printed: 11/23/2015

Decded Owner: INB NATIONAL BANK AS TRUSTEE

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 194.92

Location Address: 2803 N US HIGHWAY 41
ATTICA IN 47918

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 23-04-29-111-001.000-014



40023201404273295002

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

INDUSTRY CONSULTING Group
P.O. Box 8265 Suite #200
712 8th Street
Wichita Falls TX 76307-8265

Delinquent after:

November 10, 2015

Property Taxes Due: \$2,798.78

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

LESS PAYMENTS: \$2,798.78

**Pay This Amount for
2nd Installment \$0.00**

Remit By Mail To: FOUNTAIN COUNTY TREASURER
COLLEEN CHAMBERS
301 4TH ST
COVINGTON IN 47932

0000232014042732950002000000000000

LEGAL DESCRIPTION: 015-00345-00 PT SW 29-21-7 113A

WPT SE 29-21-7 81.92A

FOR ETHEL VORIS SCOTT

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: INB NATIONAL BANK AS TRUSTEE

PROPERTY NUMBER 23-04-29-111-001.000-014

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

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Thank you for your cooperation

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Preliminary Title Insurance Schedules

2006 ALTA COMMITMENT - SCHEDULE A

SCHEDULE A

First American Title Insurance Company
251 E. Ohio Street, Ste. #200
Indianapolis, IN 46204

Commitment/File No.: 154318 SCOTT

Address Reference: Various Properties
Attica, Indiana 47918

1. Effective Date: October 30, 2015 at 08:00 AM

2. Policy or Policies to be issued:

Amount

a. X ALTA Owner's Policy (6/17/06)

Proposed Insured:
To Be Determined

To Be Determined

b. _____

Proposed Insured:

3. Title to the estate or interest in the land described or referred to in this Commitment is Fee Simple and is at the Effective Date vested in:

JPMorgan Chase Bank, N.A., as Trustee of the Ethel Voris Scott Trust

4. The land referred to in this Commitment is described as follows:

The East half of the Northwest quarter of Section twenty-eight (28) in Township twenty-one (21) North, Range seven (7) West, CONTAINING eighty (80) acres, more or less; EXCEPTING FROM the East half of the Northwest quarter of said Section twenty-eight (28), four hundred eighty-two and thirty-four hundredths (482.34) feet of even and equal width off the North end thereof;

ALSO, The East half of the Southwest quarter of Section twenty-eight (28) in Township twenty-one (21) North, Range seven (7) West, CONTAINING eighty (80) acres, more or less;

ALSO, The Southwest quarter of Section twenty-nine (29), in Township twenty-one (21) North, Range seven (7) West; EXCEPTING THEREFROM Part of the South half of the Southwest quarter, Section twenty-nine (29), Township twenty-one (21) North, Range seven (7) West, Fountain County, Indiana, more particularly described as follows: Beginning at a 5/8 inch reinforcing bar one thousand eight hundred ninety and six hundredths (1890.06) feet South one (01) degree six (06) minutes six (06) seconds West of the Northeast corner of said Southwest quarter, and continuing on said bearing of South one (01) degree six (06) minutes eight (08) seconds West for a distance of seven hundred seventy-two and sixty-two hundredths (772.62) feet to a 5/8 inch reinforcing bar at an iron corner post; THENCE North eighty-nine (89) degrees fifty (50) minutes forty (40) seconds West for a distance of two thousand six hundred fifty (2650) feet to a point in the approximate centerline of US 41, said point being witnessed by a 5/8 inch reinforcing bar on the Easterly right-of-way of US 41, South eighty-nine (89) degrees fifty (50) minutes forty (40) seconds East twenty-eight and thirty hundredths (28.30) feet; THENCE North zero (00) degrees thirty-eight (38) minutes two (02) seconds East with the Westerly line of the Southwest quarter for a distance of seven hundred seventy and eighty-three hundredths (770.83) feet to a point witnessed by a 5/8 inch reinforcing bar on the Easterly right-of-way of US 41, South eighty-nine (89) degrees fifty-two (52) minutes fifty-three (53) seconds East nineteen and seventy-five hundredths (19.75) feet; THENCE South eighty-nine (89) degrees fifty-two (52) minutes fifty-three (53) seconds East for a distance of two thousand six hundred fifty-six and thirty-three hundredths (2656.33) feet to the place of beginning, CONTAINING forty-seven (47) acres, more or less;

ALSO, The West half of the Southeast quarter of Section twenty-nine (29), in Township twenty-one (21) North, Range seven (7) West, CONTAINING eighty (80) acres, more or less;

Preliminary Title Insurance Schedules

SCHEDULE A

(Continued)

Commitment/File No.:154318 SCOTT

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.

By: _____
Douglass & Nelson, Inc., Licensed Title Insurance
Agent

Douglass & Nelson, Inc.
328 4th Street
Covington, IN

Preliminary Title Insurance Schedules

2006 ALTA COMMITMENT - SCHEDULE B

SCHEDULE B - Section I

Commitment/File No.: 154318 SCOTT

Requirements

The following requirements must be satisfied:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
 - B. Pay us the premiums, fees and charges for the policy.
 - C. Documents satisfactory to us creating the interest on the land and/or mortgage to be insured must be signed, delivered and recorded.
 - i). Deed executed and recorded in the Office of the Fountain County Recorder from JPMorgan Chase Bank, N.A., as Trustee of the Ethel Voris Scott Trust to To Be Determined
- PLEASE NOTE: The Deed must recite the succession of INB National Bank to JPMorgan Chase Bank, N.A. as Trustee of the Ethel Voris Scott Trust
- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
 - E. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to 1.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
 - F. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
 - G. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
 - H. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
 - I. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative 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.
 - J. By virtue of I.C.27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as TIEFF (Title Insurance Enforcement Find Fee) Charge.
 - K. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transaction, the closing protection letters are mandatory and must be issued to each party. In commercial transaction, closing protection letters are available upon request, but are not mandatory. First American Title Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.

Preliminary Title Insurance Schedules

SCHEDULE B - Section I

(Continued)

Commitment/File No.: 154318 SCOTT

- L. NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.
- M. We have made a ten year judgment search and have found nothing on the owners of record.

Preliminary Title Insurance Schedules

2006 ALTA COMMITMENT - SCHEDULE B

SCHEDULE B - Section II

Commitment/File No.: 154318 SCOTT

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. 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 by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, 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.
5. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown in the Public Records.
6. 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 Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Real estate taxes assessed for the year 2014 are a lien and are due in two installments payable May 10 and November 10, 2015:

Assessed in the name of: INB National Bank as Trustee
Parcel Number: 23-04-29-111-001.000-014
Brief Legal: PT SW 29-21-7 113A & WPT SE 29-21-7 81.92
Location Address: 2803 North US Highway 41, Attica, IN 47918
Land: \$375,700
Improvements: \$0
Exemptions: none
May installment PAID in the amount of \$2,798.78
November installment PAID in the amount of \$2,798.78

Assessed in the name of: INB National Bank as Trustee
Parcel Number: 23-04-28-101-001.000-014
Brief Legal: EH WH 28-21-7 145.45A
Location Address: To be assigned
Land: \$345,600
Improvements: \$0
Exemptions: none
May installment PAID in the amount of \$2,574.55
November installment PAID in the amount of \$2,574.55

8. Taxes for the year 2015, payable in 2016 are a lien and not yet due and payable.
9. We do not insure over any zoning regulations, protective covenants, restrictive covenants, rights of way for drainage tiles, ditches, feeders and laterals, if any, or rights of the public to any portion of the premises within the boundaries of public roads.
10. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
11. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
12. Rights of the public, and others, in and to that part of the premises taken or used for road purposes.

Preliminary Title Insurance Schedules

SCHEDULE B - Section II (Continued)

Commitment/File No.:154318 SCOTT

13. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
14. The acreage stated in the legal description of the land is for description purposes only. The Company does not insure the quantity of land.

Preliminary Title Insurance Schedules

2006 ALTA COMMITMENT - SCHEDULE C

SCHEDULE C

Commitment/File No.: 154318 SCOTT

Property Description

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

The East half of the Northwest quarter of Section twenty-eight (28) in Township twenty-one (21) North, Range seven (7) West, CONTAINING eighty (80) acres, more or less; EXCEPTING FROM the East half of the Northwest quarter of said Section twenty-eight (28), four hundred eighty-two and thirty-four hundredths (482.34) feet of even and equal width off the North end thereof;

ALSO, The East half of the Southwest quarter of Section twenty-eight (28) in Township twenty-one (21) North, Range seven (7) West, CONTAINING eighty (80) acres, more or less;

ALSO, The Southwest quarter of Section twenty-nine (29), in Township twenty-one (21) North, Range seven (7) West; EXCEPTING THEREFROM Part of the South half of the Southwest quarter, Section twenty-nine (29), Township twenty-one (21) North, Range seven (7) West, Fountain County, Indiana, more particularly described as follows: Beginning at a 5/8 inch reinforcing bar one thousand eight hundred ninety and six hundredths (1890.06) feet South one (01) degree six (06) minutes six (06) seconds West of the Northeast corner of said Southwest quarter, and continuing on said bearing of South one (01) degree six (06) minutes eight (08) seconds West for a distance of seven hundred seventy-two and sixty-two hundredths (772.62) feet to a 5/8 inch reinforcing bar at an iron corner post; THENCE North eighty-nine (89) degrees fifty (50) minutes forty (40) seconds West for a distance of two thousand six hundred fifty (2650) feet to a point in the approximate centerline of US 41, said point being witnessed by a 5/8 inch reinforcing bar on the Easterly right-of-way of US 41, South eighty-nine (89) degrees fifty (50) minutes forty (40) seconds East twenty-eight and thirty hundredths (28.30) feet; THENCE North zero (00) degrees thirty-eight (38) minutes two (02) seconds East with the Westerly line of the Southwest quarter for a distance of seven hundred seventy and eighty-three hundredths (770.83) feet to a point witnessed by a 5/8 inch reinforcing bar on the Easterly right-of-way of US 41, South eighty-nine (89) degrees fifty-two (52) minutes fifty-three (53) seconds East nineteen and seventy-five hundredths (19.75) feet; THENCE South eighty-nine (89) degrees fifty-two (52) minutes fifty-three (53) seconds East for a distance of two thousand six hundred fifty-six and thirty-three hundredths (2656.33) feet to the place of beginning, CONTAINING forty-seven (47) acres, more or less;

ALSO, The West half of the Southeast quarter of Section twenty-nine (29), in Township twenty-one (21) North, Range seven (7) West, CONTAINING eighty (80) acres, more or less;



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