

LAND AUCTION

MILAN or RIPLEY COUNTY, INDIANA

Near Batesville, Versailles & Lawrenceburg
35 miles from Cincinnati and grain terminals

754± acres

- 659± cropland acres
- 2 farm houses
- 90,000 Bu. storage and grain center
- Top level soils/improved drainage
- Investment quality • Large fields
- Good frontage on State Highway 50 and Hwy 101

 **SCHRADER**
Real Estate and Auction Company, Inc.

4 Farms
16 Tracts

INFORMATION BOOKLET

877-747-0212

www.SchraderAuction.com

TUESDAY, NOVEMBER 1 • 6:00PM

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 and 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.

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



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

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TUESDAY, NOVEMBER 1 • 6:00PM

754± acres

4 Farms
16 Tracts

RIPLEY COUNTY, INDIANA
Southeast Indiana Near Milan

TRACTS 5 & 6

AUCTION SITE: Milan Middle School, Marvin Wood Gym, 609 N. Warpath Dr., Highway 101, Milan, Indiana 47031. Just south of intersection of Hwy. 101 and Hwy. 350 at Milan. Watch for parking signs at the south end of the school.

TRACT DESCRIPTIONS: All acreages are approximate.

FARM 1 – 558± Acres – 502 USDA Cropland Acres – All with municipal water. Taxes \$20,179.62/yr. Located at intersection of Hwy. 50 and Hwy. 101.

Tract 1: 93± acres all cropland. About 1/2 mile frontage on Hwy. 101, Co. Rd. 50S and Co. Rd. 750E. Good Avonberg soils. Nice tract for farmers or investors. Great frontage on 3 roads.

Tract 2: 5± acres with grain center, 4 bins, 90,000 Bu. storage. Overhead 2,500 Bu. wet bin. Pit dump, some new equipment, 100 ft. wet leg, 7 downspouts, GSI model 1112 dryer, all 3 phase with (2) Rota Phase. Auto controls. Tenants say good shape. 1,100 sq. ft. 1½ story house. Municipal water. Good rental property.

Tract 3: 44± acres all cropland. Nearly 1,070 ft. of frontage on Co. Rd. 750E. Avonberg soils. Improved drainage with CRP waterway. Purchase with Tract 1 - 6 for nice 338 acres, mostly all cropland. All with a good grain center.

Tract 4: 35± acres all cropland. Nice frontage, good soils and nice size for everybody.

Tract 5: 118± acres with est. 110 acres cropland. Good CRP waterways. Over ¼ mi. frontage on Hwy. 101 and Co. Rd. 750E. Rental mobile home.

Tract 6: 43± acres all cropland. Almost ½ mi. frontage on Hwy. 50. Useable frontage on Co. Rd. 750. Nice corner property with water and gas.

Tract 7: 2± acres with 1½ story, well maintained, 2,898 sq. ft. home. Two car garage and good 40'x 48' pole barn. Municipal water and gas. Corner of Hwy. 50 and Hwy. 101. New furnace, roof and windows. Great location. Don't miss this.

Tract 8: 77± acres with est. 70 acres cropland. Good Avonberg and Cobbs Fork soils. Level and productive. About ½ mi. frontage on St. Hwy. 101 and ¼ mi. on Hwy. 50. This is a great investment tract.

Tract 9: 36± acres all cropland. Good soils and about ¼ mi. on Hwy. 50 and ¼ mi. on Co. Rd. 675E.

Tract 10: 105± acres with est. 76 acres cropland and 25 acres nice woodland. 1.7 acres improved drainage CRP waterways. This is a nice combination of cropland, hunting, recreational property and super location.

FARM 2 – 52± Acres – 49.3 USDA cropland acres – Municipal water – Taxes \$1,567.20/yr. – 2 miles south of Milan at Co. Rd. 200N and 625E.

Tract 11: 52± acres all cropland. Level and productive with 3,600 ft. of total frontage on Co. Rd. 200N and Co. Rd. 625E. This is a nice clean tract.

Denver Mills acquired these farms throughout his life time. They represent an outstanding combination of location and quality of farms.

INSPECTION DATES:

Saturday, Oct. 1st - 9-12:00 Noon

Friday, Oct. 14th - 3-5 PM

Saturday, Oct. 22nd - 9-12:00 Noon

Meet Agent on Tract 2 grain center on Co. Rd. 750E.

CHECK OUR WEBSITE FOR MORE PHOTOS ONLINE!!

FARM 2



TRACT 2



TRACT 2



TRACT 7



TRACT 7

FARM 3



FARM 3 – 64± Acres – 59.7 USDA cropland acres – Taxes \$1,757.52/yr. – Municipal Water, Gas, Sewer – On the north edge of Milan, across from Ripley Crossing.

Tract 12: 42± acres all cropland. About 570 ft. of frontage on Hwy. 101 just north of Milan. Clean and ready to farm.

Tract 13: 12± acres mostly all cropland and great investment with farm income and potential non-farm uses. About 760 ft. of frontage on Hwy. 101 and all useable. Don't miss this one.

Tract 14: 6± acres mostly all cropland and about 630 ft. of frontage on Hwy. 350. This is ready for change in use and perfect size.

Tract 15: 4± acres all woodland without frontage. This may be purchased in combination with Tracts 12, 13 or 14 or by an adjoining property with access. (This is known as "Swing Tract")

FARM 4 – 80± Acres – 48.1 USDA cropland acres – Taxes \$3,064.08 – North of Milan at the corner of Hwy. 101 and Co. Rd. 700N.

Tract 16: 80± acres with 48.1 acres cropland and est. 30 acres pasture with stream. Fair fence, 2 barns and mobile home. About 1/4 mi. frontage on Spades Rd. and 1/2 mi. on Co. Rd. 700N. Here is your livestock type farm with good location.

FARM 4



OWNER: Viola Mills Trust, Maxine Gall, Charlene Olson, Covell Mills Trust, Connie Mills Trustee

SALES MANAGERS: Steve Slonaker: 877-747-0212 or 765-969-1697 and Andy Walther: 765-969-0401
877-747-0212 • www.SchraderAuction.com



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 16 individual tracts, any combination of tracts, or as a total 754 acre unit except Tract 15 being a "swing tract". There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Trustee's Deed and or Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. on or before January 6th.

POSSESSION: At closing subject to reservation of 2016 crop rights and use of grain center (bins) until April 1, 2017. 2017 crop rights to be conveyed.

REAL ESTATE TAXES: Buyer(s) to pay installment due and payable 2018.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

AGREEMENT TO PURCHASE

To: Viola Mills Living Revocable Trust, Estate of Covell Mills, Maxine Gall and Charlene Olson ("Seller")

Date: November 1, 2016

I/We the undersigned ("Buyer") offer to purchase the real estate identified as tract(s) _____ in the Auction Tract Map(s) attached as **Exhibit A**, being approximately _____ (±) acres in Ripley County, Indiana, including improvements and permanent fixtures, if any, presently existing on said tract(s) (the "Property"), and being one or more of the tracts offered at the public auction conducted on this date by Schrader Real Estate and Auction Company, Inc. ("Auction Company"). This offer incorporates the terms and conditions set forth herein, the attached **Exhibit A** and the auction announcements attached as **Addendum A** (collectively, this "Agreement").

- PURCHASE PRICE.** The purchase price is \$ _____, all of which shall be paid in cash at closing, less applied Earnest Money and any other credits due Buyer as may be provided in this Agreement. The purchase price shall be subject to adjustment if and only if (and only to the extent that) such an adjustment is applicable in accordance with the terms of Addendum A.
- EARNEST MONEY.** Concurrently with this offer, Buyer is delivering to Auction Company the sum of \$ _____ (the "Earnest Money"), to be held in escrow, delivered to the closing agent at or prior to closing, and applied to the purchase price at closing.
- TAXES AND ASSESSMENTS.** Real estate taxes assessed against all existing parcels that include any part of the Property ("Taxes") for the calendar year 2015 due in 2016 ("2015 Taxes") shall be paid by Seller at closing (if not already paid). The 2016 Taxes due in 2017 ("2016 Taxes") shall be estimated based on 100% of the 2015 Taxes and: (a) the estimated amount shall be paid at or prior to closing by Seller directly to the county as a prepayment of the 2016 Taxes, with any shortage or surplus attributable to the Property to be paid by or refunded to Buyer when the 2016 Taxes are billed in 2017; or (b) alternatively, Seller may elect to give Buyer a credit at closing in the amount of the estimated 2016 Taxes attributable to the Property and Buyer shall then pay the 2016 Taxes attributable to the Property when billed in 2017. In the event of a tax parcel split: (i) the amount of any credit at closing shall be based on an estimated parcel split; and (ii) Buyer shall cooperate with the other owner(s) of land from the same parent parcel(s) to facilitate the proportionate payment of any balance owed or refund due after closing with respect to the 2016 Taxes. As between Buyer and Seller, there shall be no further settlement or adjustment of Taxes after closing.
- SURVEY.** A new survey of the Property shall be obtained unless and except as otherwise provided in Addendum A. If a new survey is obtained: (a) the survey shall be ordered by the Auction Company and shall be sufficient for the purpose of recording the conveyance, but the type of survey shall otherwise be determined solely by the Seller; and (b) the survey costs shall be shared equally (50:50) by Seller and Buyer.
- DEED; TITLE INSURANCE.** Seller shall furnish at Seller's expense and execute and deliver at closing a Warranty Deed, Trustee's Deed and/or Personal Representative's Deed, as applicable, conveying the Property to Buyer, subject to the Permitted Exceptions. Seller shall also furnish at Seller's expense an owner's title insurance policy, in the amount of the purchase price, insuring marketable title to the Property; subject, however, to all standard exceptions, conditions and requirements and subject to the Permitted Exceptions. Prior to closing, Buyer shall be entitled to receive a commitment for the issuance of such title insurance policy dated after the date of this Agreement (the "Final Title Commitment").
- PERMITTED EXCEPTIONS.** Buyer agrees to accept the title, deed, title insurance and any survey subject to and notwithstanding the following matters (each a "Permitted Exception" and collectively the "Permitted Exceptions"): (a) existing roads, public utilities and drains; (b) visible and/or apparent uses and easements; (c) any variation between a deeded boundary line and a fence line, field line, ditch line or other visible or apparent occupancy or occupancy line; (d) recorded easements, conditions, restrictions, reservations and other matters (except liens) appearing of record; (e) current taxes and assessments; (f) any matter disclosed in this Agreement (including Addendum A); and (g) any matter (except liens, if any) disclosed or listed in the preliminary title insurance schedules described in Addendum A.
- CLOSING.** Closing shall be held on or before January 6, 2017 (or as soon as possible after said date upon completion of the survey, if applicable, the Final Title Commitment and Seller's closing documents). The closing shall be held at the office of S.E. Indiana Title Inc., 1046 SR 46E, Batesville, IN (Tel: 812-934-3208), or otherwise as mutually agreed. If Seller is unable to perform the Property in conformance with the requirements of this Agreement, either party may terminate this Agreement by written notice to the other and, in the event of such termination by either party, Buyer shall receive the Earnest Money as Buyer's sole and exclusive remedy; provided, however, prior to any such termination by Buyer, Buyer must give Seller sufficient written notice of the nonconformity to enable Seller to cure the nonconformity and Seller shall have the right to extend the date of closing for up to 30 days in order to cure such nonconformity.
- RISK OF LOSS.** The Property shall be conveyed at closing in substantially its present condition, normal wear and tear excepted. Seller assumes the risk of loss and damage until closing. Seller's insurance may be canceled as of the closing date.
- POSSESSION.** Possession shall be delivered in accordance with Addendum A. Seller shall pay for all utilities until possession is delivered.
- INCLUDED/EXCLUDED ITEMS.** Notwithstanding any other provision, the "Property" includes or excludes any item that is specifically included or excluded according to Addendum A or any residential disclosure form signed by Seller. Propane tanks are excluded unless otherwise provided.
- THE PROPERTY IS SOLD "AS IS" AND "WHERE IS". ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED. IN NO EVENT SHALL SELLER OR AUCTION COMPANY BE LIABLE FOR CONSEQUENTIAL DAMAGES.** Without limiting the foregoing provision, Seller, Auction Company and their respective agents and representatives disclaim any representation or warranty with regard to acreages, zoning matters, location or availability of utilities, availability of building or other permits, whether or not the Property qualifies for any specific use or purpose and/or the accuracy of any third party reports or materials provided in connection with the Auction or this Agreement.
- REMEDIES.** Except as otherwise provided above, if either party (the "Defaulting Party") fails to complete this transaction and is in default, the other party may elect either to: (a) terminate this Agreement by written notice to the Defaulting Party; or (b) seek specific performance and/or any other remedy available in equity or at law. If Buyer is the Defaulting Party, the Earnest Money shall be either delivered to Seller as liquidated damages (if Seller elects to terminate this Agreement) or applied towards any judgment for damages or specific performance. If Seller is the Defaulting Party, the Earnest Money shall be returned to Buyer. Notwithstanding any other provision, if this transaction fails to close, the escrow agent or closing agent holding the Earnest Money is authorized to hold such funds until it receives either: (i) written disbursement instructions signed by Buyer and Seller; (ii) a written release signed by one party authorizing disbursement to the other party; or (iii) a final court order specifying the manner in which the Earnest Money is to be disbursed.
- AGENCY. Auction Company and its agents and representatives are acting solely on behalf of, and exclusively as the agent for, the Seller. This Agreement is solely between Buyer and Seller. The Auction Company and its employees, representatives and independent agents shall not be liable for any existing or arising defects or deficiencies in any land, improvements, fixtures or equipment.**
- 1031 EXCHANGE.** Each party shall reasonably cooperate if the other party intends to structure the transfer or acquisition of the Property as part of an exchange under 26 U.S.C. § 1031 ("Exchange"). This Agreement may be assigned for purposes of an Exchange, but the assignor shall not be released from any obligation. A party is not required to assume or incur any additional obligation in connection with another party's Exchange.
- GENERAL PROVISIONS.** This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives and successors. This Agreement constitutes the entire agreement between Buyer and Seller regarding the Property. Neither party is relying upon any other statement or promise and neither shall be bound by any purported oral modification or waiver. This Agreement may be executed in counterparts. Execution of any counterpart includes without limitation delivery of a signed copy via email or fax.
- ACCEPTANCE DEADLINE.** This offer shall be deemed automatically withdrawn and the Earnest Money shall be returned to Buyer if this offer is not accepted by Seller in writing on or before 11:59 pm on November 1, 2016.

Buyer's Name: _____ Buyer's Name: _____

Sign: _____ Sign: _____

Address: _____ Phone: _____

Deed to: _____

Lender / Contact: _____ Buyer's Attorney: _____

Earnest Money in the amount of \$ _____ received by: _____ on _____, 2016

ACCEPTED BY SELLER on this 1st day of November, 2016:

Connie Y. Mills, as Personal Rep. of the Estate of Covell Mills

Maxine Gall, for herself & as Co-Trustee, Viola Mills Liv. Rev. Trust

Charlene Olson, for herself & as Co-Trustee, Viola Mills Liv. Rev. Trust

EXHIBIT A

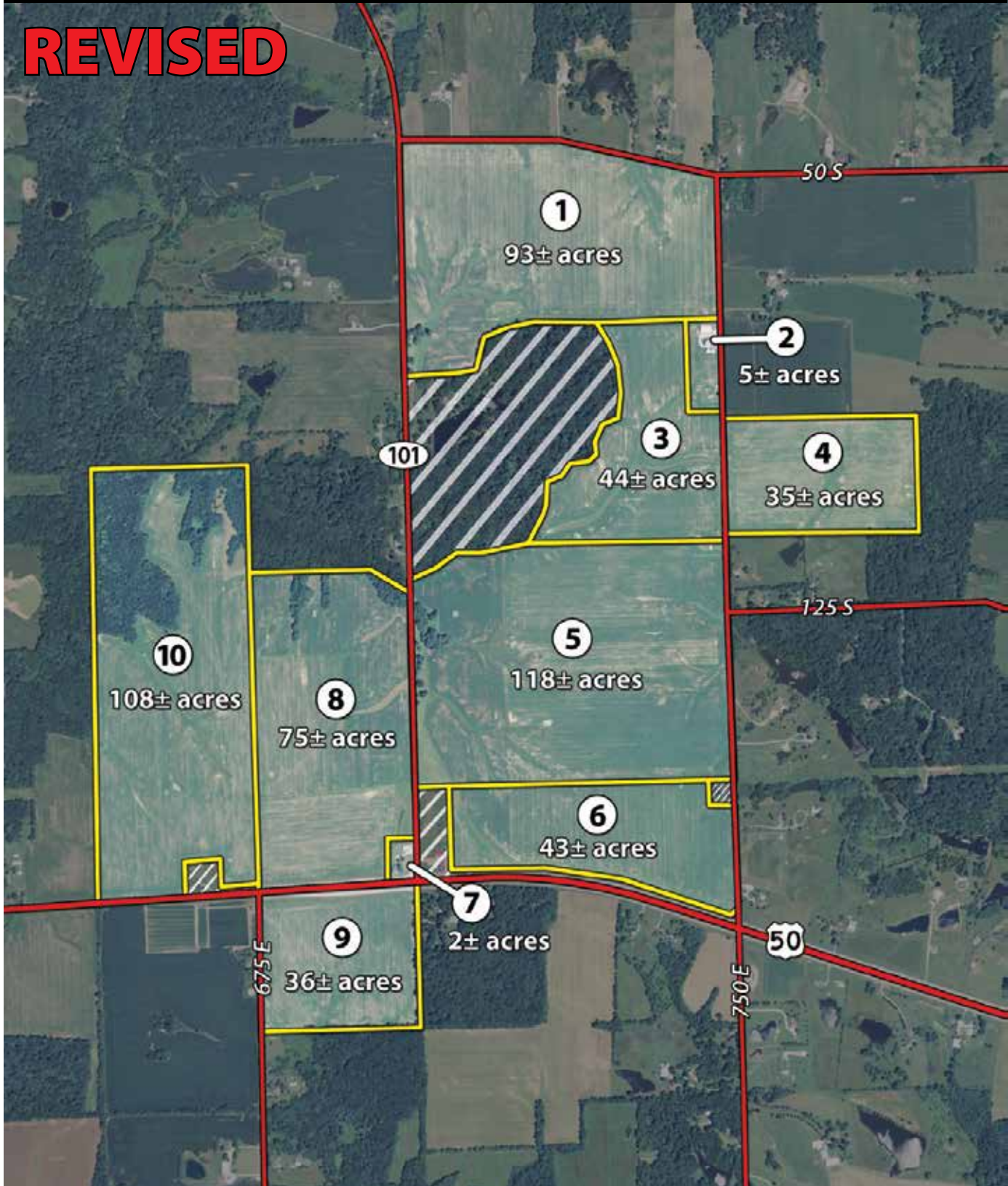
Auction Tract Map

Buyer: _____

Seller: _____

Pt. Sec. 7-T7N-R13E, pt. Sec. 18-T7N-R13E & pt. Sec. 13-T7N-R12E (Washington Twp.) in Ripley County, Indiana

REVISED



Boundary lines and/or acreages depicted in the marketing materials and auction tract maps, including this Exhibit A, are approximations and are provided for illustrative purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

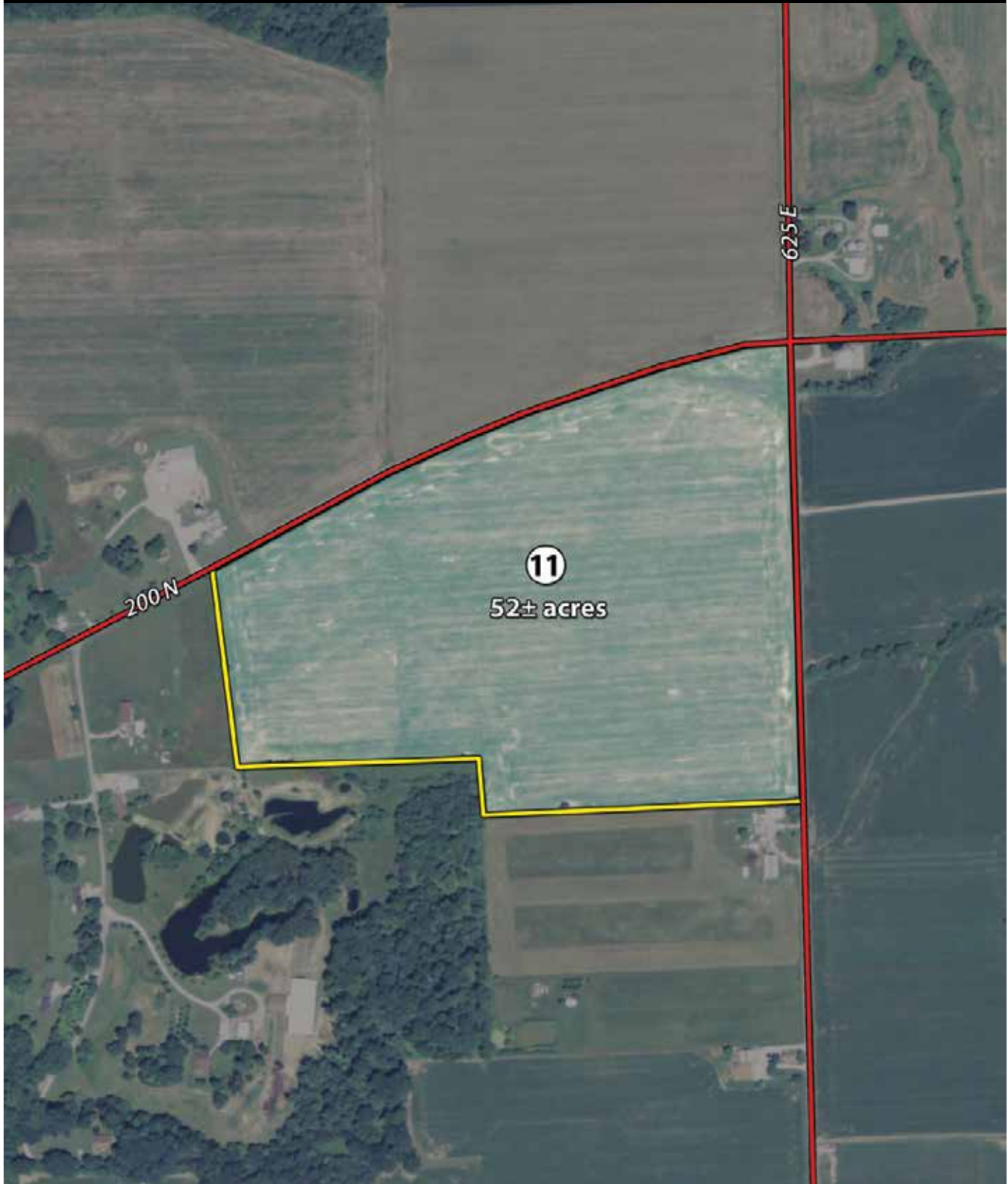
EXHIBIT A

Auction Tract Map

Buyer: _____

Seller: _____

Pt. Sec. 35-T8N-R12E & pt. Sec. 36-T8N-R12E (Washington Twp.) in Ripley County, Indiana



Boundary lines and/or acreages depicted in the marketing materials and auction tract maps, including this Exhibit A, are approximations and are provided for illustrative purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

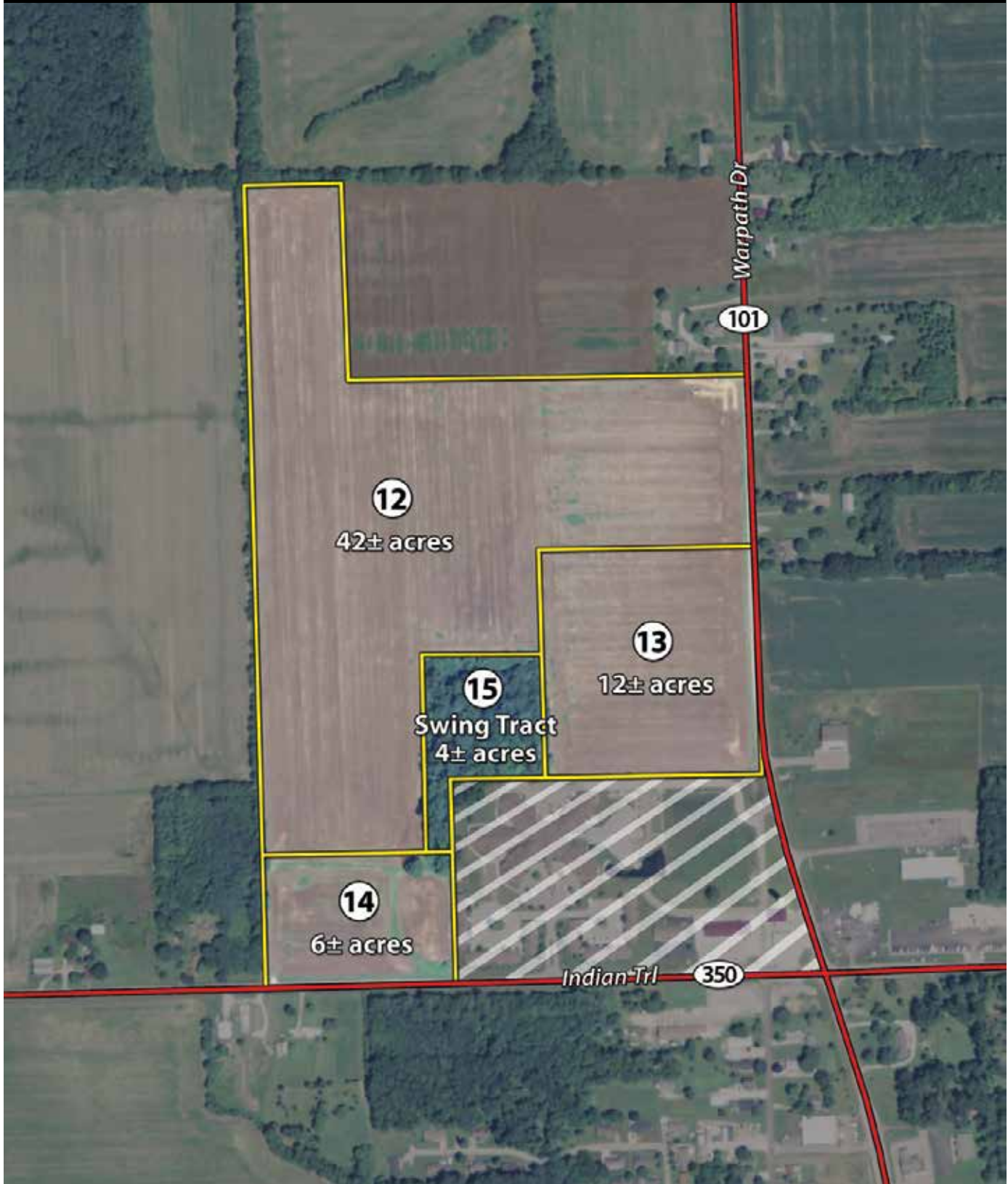
EXHIBIT A

Auction Tract Map

Buyer: _____

Seller: _____

Pt. Sec. 13-T8N-R12E (Franklin Twp.) in Ripley County, Indiana



Boundary lines and/or acreages depicted in the marketing materials and auction tract maps, including this Exhibit A, are approximations and are provided for illustrative purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

EXHIBIT A

Auction Tract Map

Buyer: _____

Seller: _____

Pt. Sec. 36-T9N-R12E (Franklin Twp.) in Ripley County, Indiana



Boundary lines and/or acreages depicted in the marketing materials and auction tract maps, including this Exhibit A, are approximations and are provided for illustrative purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries and/or acreages.

Buyer(s): _____

Sellers: _____

ADDENDUM A

SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.
Auction Marketing Specialists Nationwide

Date: November 1, 2016

Owners: Viola Mills Living Revocable Trust, *et al.*

Sale Managers: Steve Slonaker and Andy Walther

Auctioneer: Rex D. Schrader II

SCHRADER REAL ESTATE AND AUCTION COMPANY, INC. welcomes you to bid YOUR price on the real estate offered at this auction.

PART A - BIDDING PROCEDURES TO KEEP IN MIND:

1. All bidding is open to the public. You will need to raise your hand or call out your bid as the auctioneer asks for bids. It is easy! Don't be bashful! This is a one-time opportunity. Watch the auctioneer and his bid assistants. They will take your bid and will assist you with any questions.
2. Tract 15 is a "swing tract" and may be purchased only by an adjoining landowner or as part of a tract combination providing road frontage.
3. Subject to swing tract limitations, you may bid on any tract or combination of tracts or the entire property. Bidding will remain open on individual tracts and all combinations until the close of the auction.
4. Bidding will be on a lump sum basis. Minimum bids are at the discretion of the auctioneer.
5. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
6. The Sellers are present and we anticipate that the top bid(s) at the close of the auction will be accepted. The final bid(s), however, are subject to the Sellers' acceptance or rejection.

PART B - TERMS OF SALE OUTLINED:

7. 10% of the purchase price is due as a cash down payment at the close of auction. A cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. The balance of the purchase price is due in cash at closing.

8. The closing will be held on or before January 6, 2017 (or as soon as possible thereafter upon completion of the survey, if applicable, the Final Title Commitment and Sellers' closing documents). The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer and Sellers (in the amount of \$100.00 each). The closing will be held at the office of S.E. Indiana Title in Batesville, Indiana. Buyer will pay all charges related to any loan obtained by Buyer.
 9. At closing, Sellers will furnish the deed and owner's title insurance at Sellers' expense in accordance with the terms of Section 5 of the Agreement to Purchase in your Bidder's Packet. The title is to be conveyed and the title insurance is to be issued free and clear of liens (except current taxes), but subject to all easements and all other "Permitted Exceptions" which are described in Section 6 of the Agreement to Purchase.
 10. Preliminary title insurance schedules dated August 23, 2016 have been prepared by S.E. Indiana Title and are available for your review in the auction display area.
 11. Sellers shall pay the estimated amount of the 2016 real estate taxes (due in 2017) in accordance with the terms of the Agreement to Purchase. The 2017 taxes (due in 2018) shall be paid by Buyer. Buyer shall assume and pay all assessments, including drainage assessments, if any, that are last payable without a penalty after the date of closing.
 12. Possession shall be delivered at closing except that possession of Tract 2 shall be delivered subject to the right of the current farm tenant to continue using the grain bins and related grain equipment until April 1, 2017 and the right to enter upon the land for such purpose.
 13. Buyer will have crop rights for 2017. Buyer will not acquire any rights with respect to USDA farm program payments for the 2016 crop year.
 14. A new perimeter survey shall be obtained for each closing except as otherwise provided below.
 15. It is expected that the tracts and combinations listed below will be conveyed using existing legal descriptions without obtaining a new survey:
 - Tracts 6, 10, 11 and 16 (individually or as part of any combination)
 - Tracts 7, 8 and 9 (if all three are sold together, in combination)
 - Tracts 12, 13, 14 and 15 (if all four are sold together, in combination)
- With respect to any sale of the tracts or combinations listed above, a new survey shall not be obtained unless: (a) the official(s) responsible for recording the deed will not accept the conveyance for recording without a new survey; or (b) a new survey is deemed necessary or appropriate for any other reason in Sellers' sole discretion.
16. If a new survey is obtained, the survey will be ordered by the Auction Company and the survey costs shall be shared equally (50:50) between Buyer and Sellers. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

17. If the purchase price includes one or more tracts for which a new perimeter survey is obtained in accordance with the Agreement to Purchase and this Addendum A, the purchase price shall be adjusted proportionately to reflect any difference between the acre estimates shown in Exhibit A and the gross acres shown in the survey; provided, however:
 - a. For purposes of calculating any such adjustment, the “gross acres shown in the survey” shall include the acres shown in Exhibit A for any tract(s) included in the purchase price but not surveyed; and
 - b. No adjustment to the purchase price shall be made with respect to Tract 2, Tract 7 or any combination that includes Tract 2 and/or Tract 7.
18. Auction Tract Maps are included in your Bidder’s Packet as **Exhibit A**. The boundaries of Tracts 1, 3 and 5 have been adjusted, as depicted in Exhibit A, in order to better represent the boundaries of the adjacent excluded area, as depicted in recent survey drawings. Copies of Exhibit A and the recent survey drawings are available for your review in the auction display area.
19. Boundary lines and auction tract maps depicted in Exhibit A and the auction marketing materials are approximations provided for illustrative purposes only. Some of the on-site flags and markers have been placed by auction personnel prior to the auction as approximate locational references only. Such maps and markers are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.
20. If Buyer disputes the location of a surveyed boundary or any other boundary, the Auction Company, with the consent of Sellers, shall have the right (but shall not be required) to terminate the purchase contract by giving written notice of termination to Buyer and, in the event of such termination, the earnest money shall be refunded to Buyer and the Buyer shall have no further rights with respect to the property and/or the purchase contract.
21. As shown in Exhibit A, the acre estimates for Tracts 8 and 10 have been revised for purposes of the auction as follows:

	Advertised (±)	Revised Acres (±)
Tract 8:	77	75
Tract 10:	105	108
Total of “Farm 1”:	558	559
Total of all 16 tracts:	754	755

22. The acres shown in Exhibit A are approximate and have been estimated based on the total acres shown in existing legal descriptions and/or surveys (rounded to the nearest whole number) and an approximate, provisional allocation between the individual tracts (where applicable). No warranty or authoritative representation is made with respect to the number of gross acres, cropland acres or woodland acres included with any tract or set of tracts.
23. Tract 2 includes the attached grain system, including the GSI Model 1112 grain dryer.

24. With respect to Tract 7, a copy of part of a survey drawing is posted in the auction display area showing the location of certain improvements in relation to the right-of-way boundaries near the intersection of SR 101 and Hwy. 50.
25. Information booklets (as updated from time to time throughout the marketing period) have been provided to prospective buyers and are available for further review in the auction information area. The information booklets include information obtained or derived from third-party sources, including surety® soil maps, FSA information, property tax information, farm information provided by the farm tenant, information regarding zoning and utilities and preliminary title insurance schedules. Although believed to be 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. The Auction Company disclaims any warranty or liability for the information provided.
26. With respect to Tracts 3, 5 and 10, the Buyer shall assume the existing Conservation Reserve Program (CRP) contract obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or interest assessed due to termination, non-compliance and/or owner-ineligibility after closing shall be the responsibility of the Buyer. Buyer shall receive the CRP payments due in 2017 and thereafter. Any allocation of the annual contract payment between split contracts shall be determined by the FSA office.
27. The Seller's Residential Real Estate Sales Disclosure forms and lead-based paint disclosure forms for the homes on Tracts 2, 5 and 7 are posted. Also posted is the Seller's Residential Real Estate Sales Disclosure form for the home on Tract 16. These forms shall be signed by the respective Buyer(s) of these tracts at the end of the auction.
28. With respect to the mobile home on Tract 16, the parties shall execute and deliver all documents that are necessary or appropriate to transfer the title to the Buyer of Tract 16.
29. The mobile home on Tract 5 is not habitable and Sellers do not have a certificate of title. The conveyance of Tract 5 at closing shall include any interest of Sellers with respect to the mobile home, without warranty and without any separate instrument of transfer.
30. Your bids are to be based solely upon your inspection. All property is sold "AS IS" without any warranty. Without limiting the foregoing, Sellers and Auction Company and their respective agents and representatives make no warranty with respect to: any specific zoning classifications or that the property qualifies for any specific use or purpose; availability or location of utilities; availability of building, driveway, water or septic permits; or any information or materials prepared or provided by any third party regarding the auction property.
31. Deeds shall be recorded in the order designated by the Sellers.

32. At the close of the auction, the high bidder(s) will be required to execute a purchase contract in the form of the Agreement to Purchase, Exhibit A and Addendum A provided in each Bidder's Packet. The terms of these documents are non-negotiable. You will be closing on the tract or combination of tracts on which you are the successful bidder in the manner in which you bid at the auction.
33. Schrader Real Estate and Auction Company, Inc. and its agents and representatives are exclusively the agents of the Sellers.
34. Time is of the essence. All terms and conditions of the Agreement to Purchase and Addendum A shall survive the closing. The Agreement to Purchase and this Addendum A shall be construed as a whole and shall be harmonized to the extent possible. However, if any provision of this Addendum A is incompatible with a provision of the Agreement to Purchase, the provision of this Addendum A shall control.

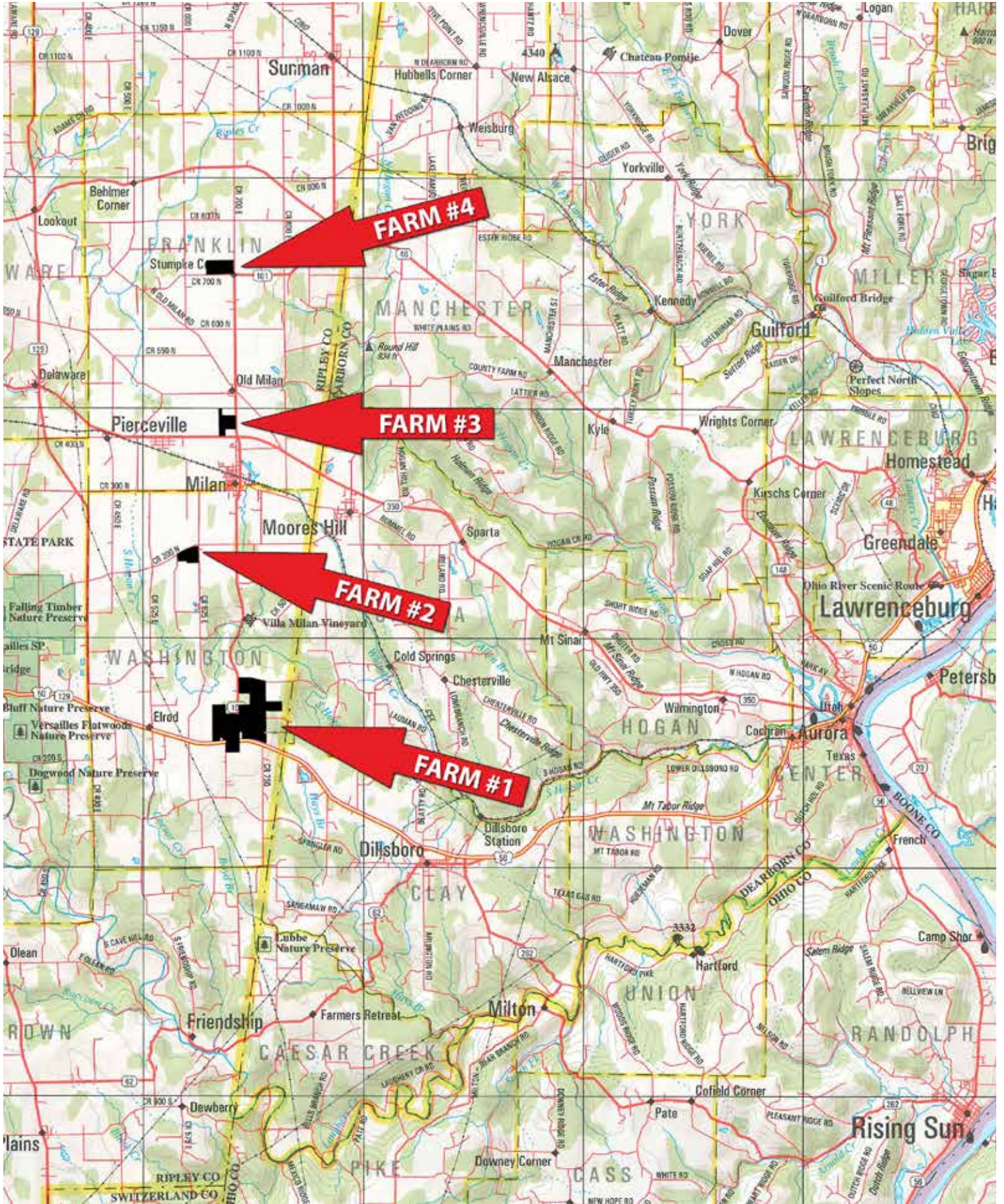
Thank you for your interest in this offering. If you have any questions, please feel free to talk to one of our representatives.

**ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER
TAKE PRECEDENCE OVER THIS PRINTED MATERIAL.**



MAPS

LOCATION MAP

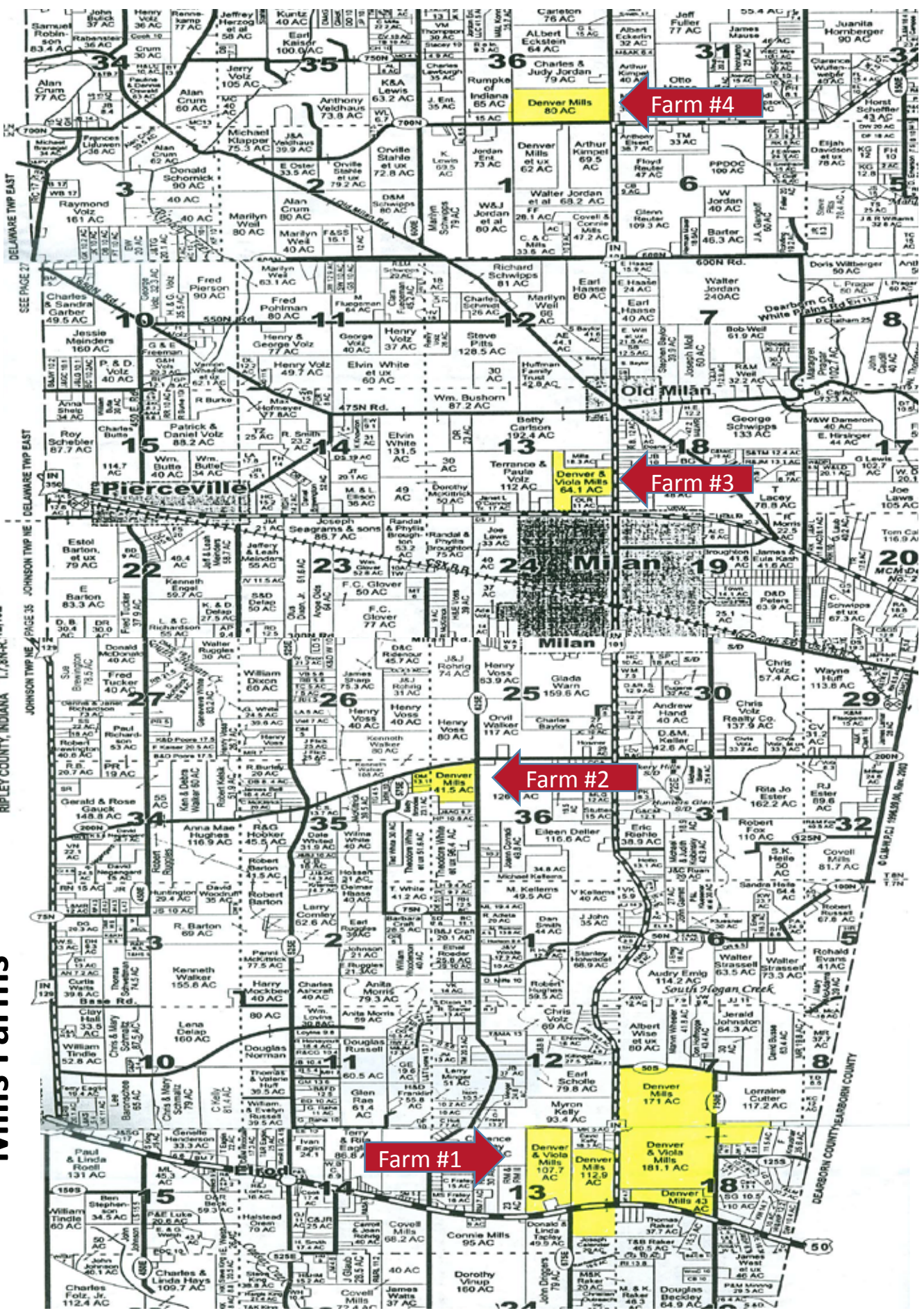


LOCATION PLAT MAP

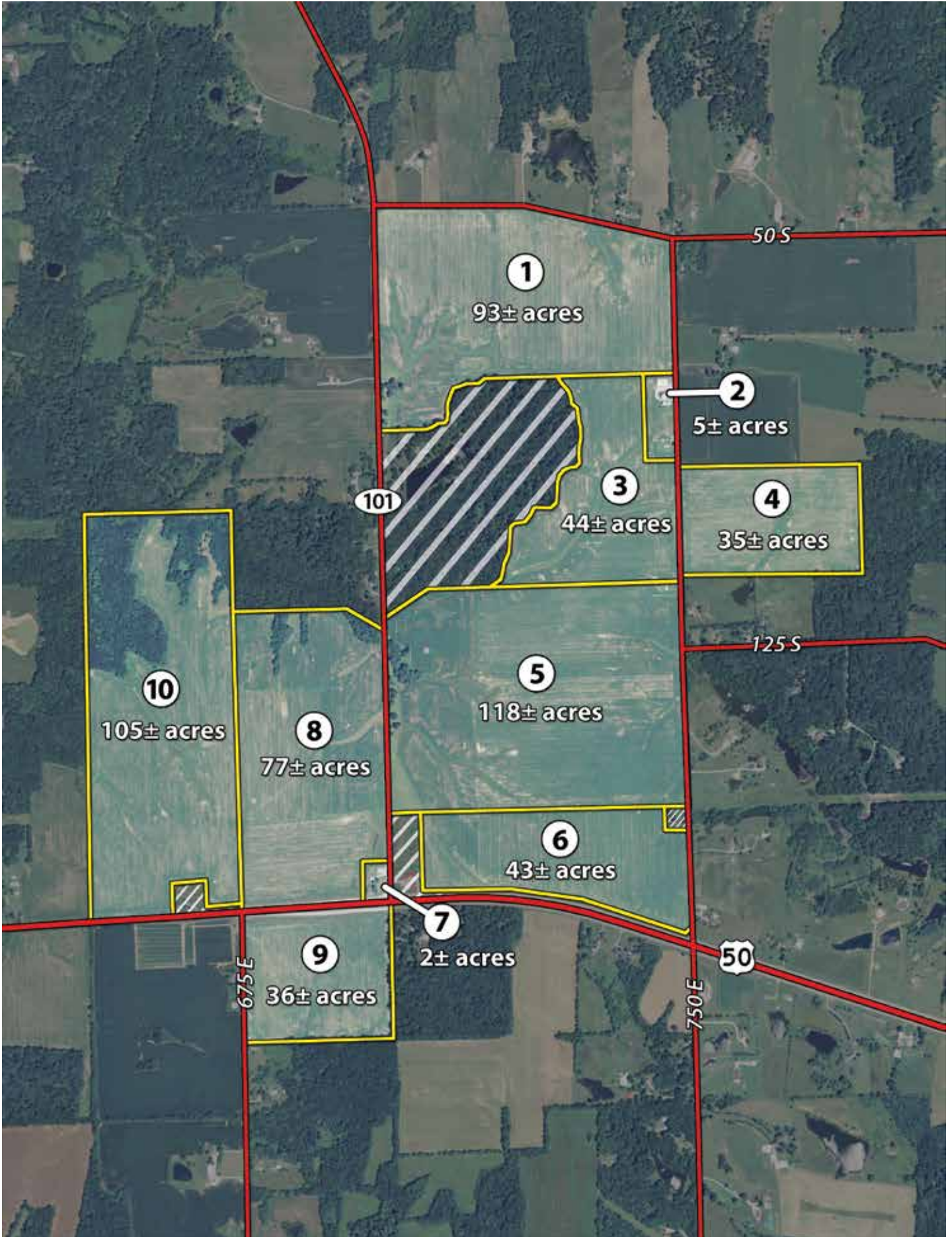
Location Map

WASHINGTON TWP

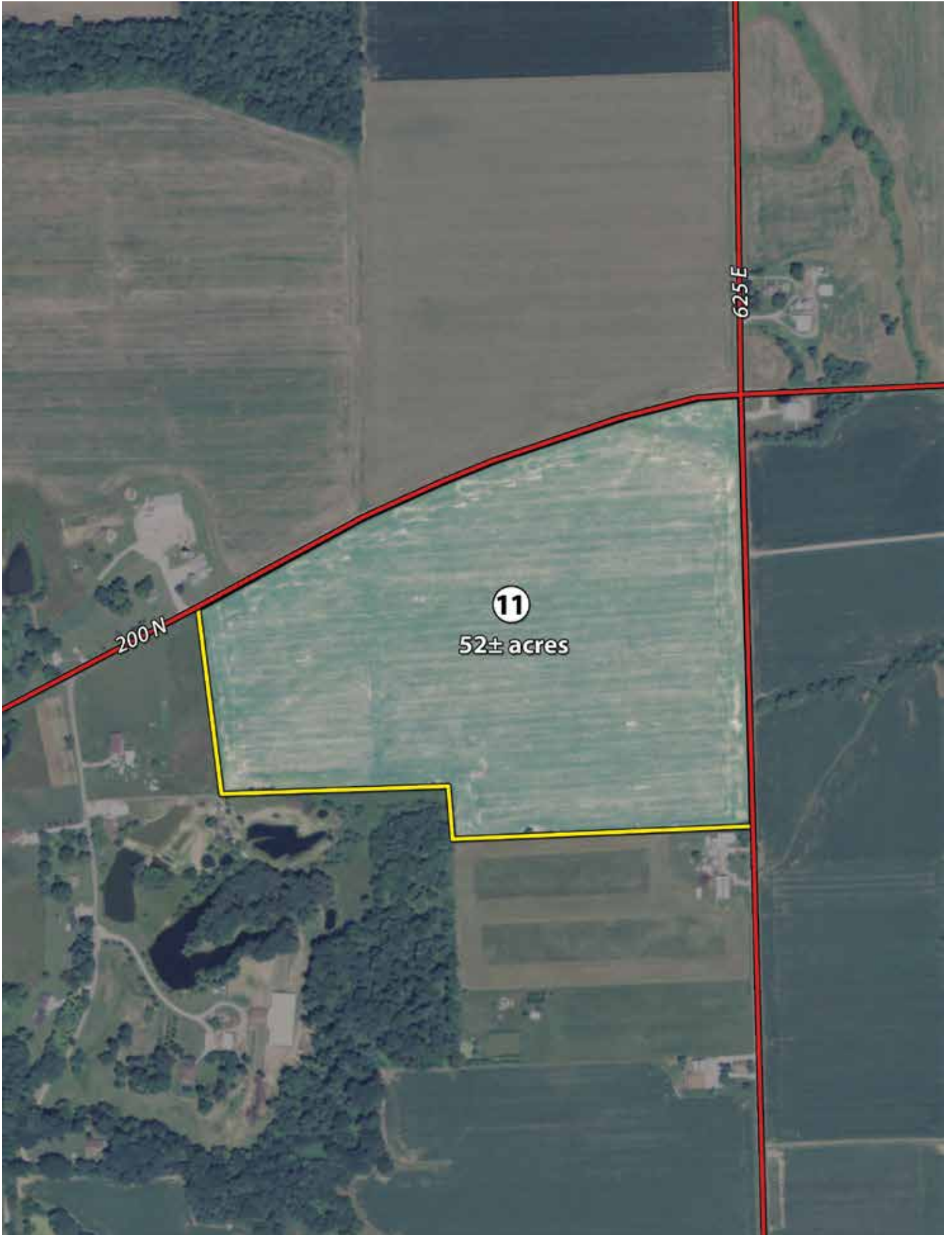
Mills Farms



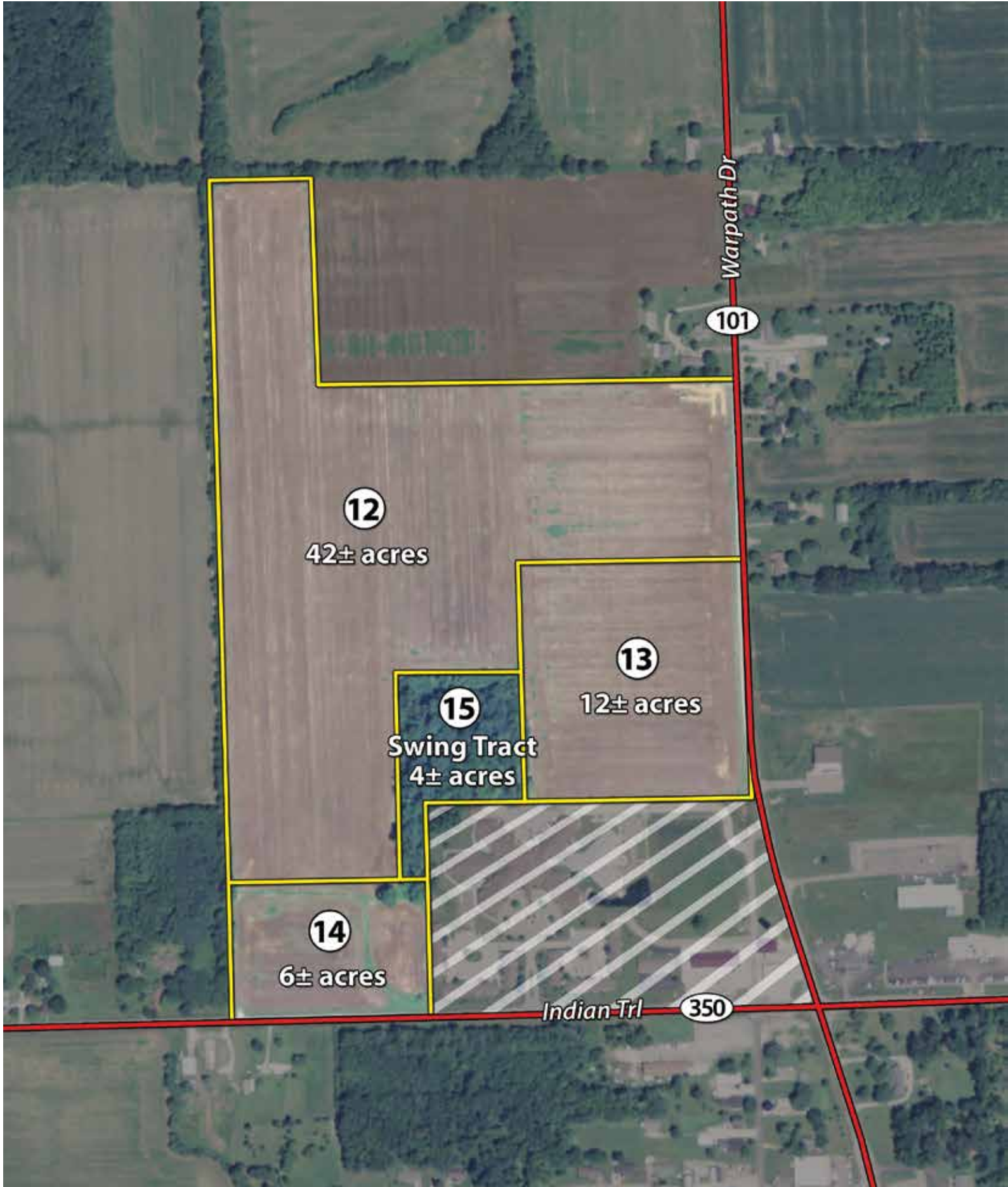
AERIAL MAP - FARM 1



AERIAL MAP - FARM 2



AERIAL MAP - FARM 3



12
42± acres

13
12± acres

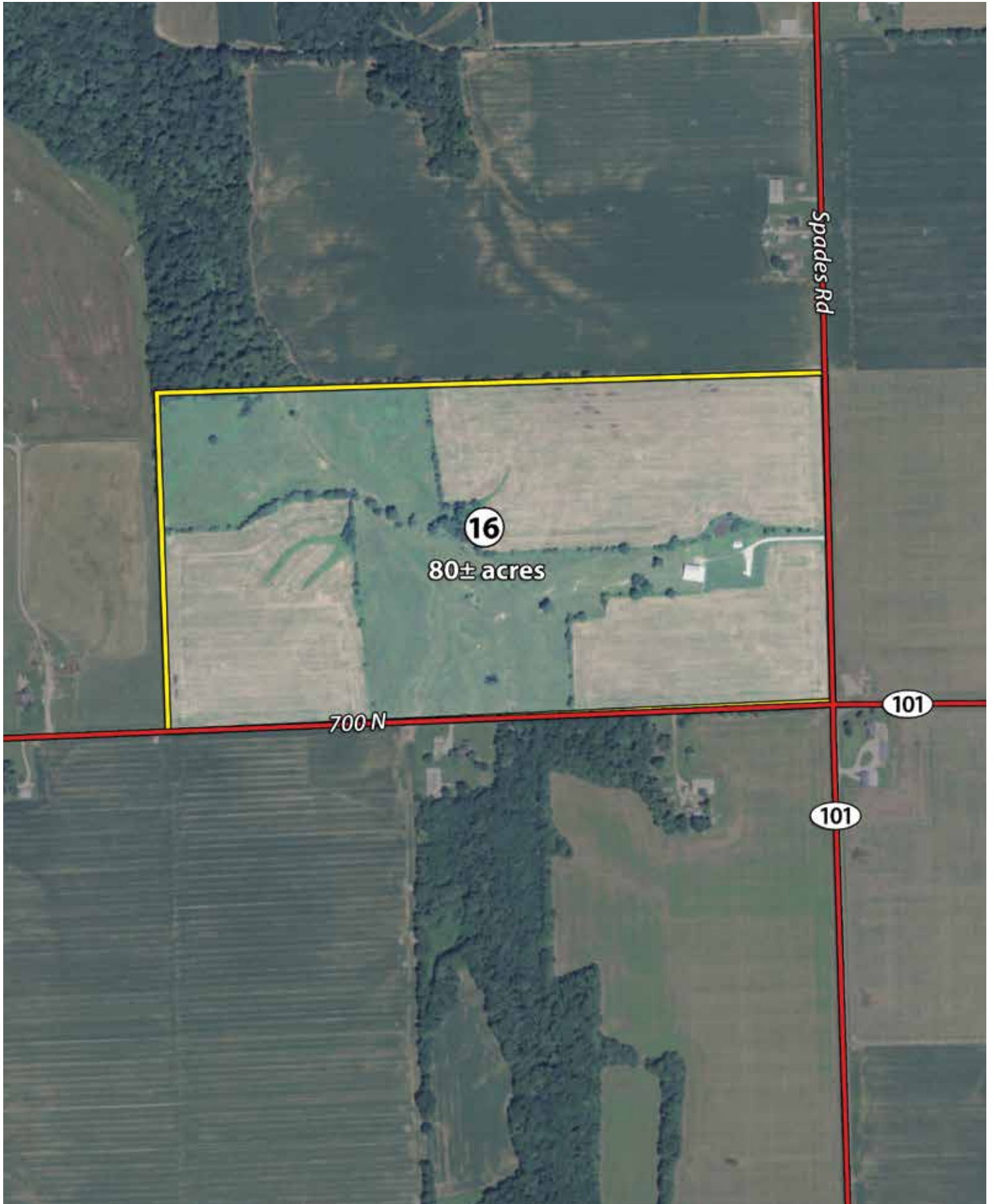
15
Swing Tract
4± acres

14
6± acres

Indian Trl **350**

Warpath Dr
101

AERIAL MAP - FARM 4





2016 ESTIMATED TAXES PER TRACT

SECTION 2

**Mills Farms
Ripley County, IN
Estimated 2016 Payable Tax
Per Farm/Year**

Estimated Farms 1 thru 4

<u>Farm</u>	<u>Acres</u>	<u>Taxes</u>
Farm 1	616.51 @ \$32.73/acre	\$20,179.62
Farm 2	54.5 @ \$28.76/acre	\$ 1,567.20
Farm 3	64.1 @ \$26.95/acre	\$ 1,727.52
Farm 4	80 @ \$38.30/acre	\$ 3,064.08

Total \$26,538.42/yr. paid by owner for 2016 year.

Based on 2015 Tax Assessments payable 2016.

*Information provided by Schrader Real Estate and Auction Co. and is not warranted.

USDA INFORMATION

SECTION 3

USDA Farm 5541 Tract 620

2016 Certification map prepared on: 4/4/2016

CRP TRS: 7N12E13



Administered by: Ripley County, Indiana

CLU Ripley Co., IN

OP: MILLS, COVELL

106.59 Tract acres

Wetland Determination Identifiers:

OW: OLSON, CHARLENE M

78.04 Cropland acres

● Restricted Use

1.7 CRP acres

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
2	76.34	N	2					Y
5	1.7	N	2	1342A	8A	21		Y



Farm 5541 Tract 620

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.

USDA Farm 5541 Tract 3168

2016 Certification map prepared on: 4/4/2016

CRP TRS: 7N12E13
 CLU Ripley Co., IN



Administered by: Ripley County, Indiana

OP: MILLS, COVELL

109.02 Tract acres

OW: OLSON, CHARLENE M

102.57 Cropland acres

0 CRP acres

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

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	31.98	H	2				Y
2	38.68	N	2				Y
3	31.91	N	2				Y



Farm 5541 Tract 3168

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.

USDA Farm 5541 Tract 13459

Administered by: Ripley County, Indiana

OP: MILLS, COVELL

OW: VIOLA MILLS TRUST

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

2016 Certification map prepared on: 4/4/2016

50.21 Tract acres
49.96 Cropland acres
0 CRP acres

CRP
CLU

Wetland Determination Identifiers:

- Restricted Use **TRS: 8N12E36**
- ▼ Limited Restrictions **Ripley Co., IN**
- Exempt from Conservation Compliance Provisions

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	49.37	N	2				Y
2	0.59	N	2				Y



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USDA Farm 5541 Tract 143

Administered by: Ripley County, Indiana

OP: MILLS, COVELL

OW: OLSON, CHARLENE M

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

2016 Certification map prepared on: 4/4/2016

80.65 Tract acres

48.17 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use **TRS: 9N12E36**

▼ Limited Restrictions **Ripley Co., IN**

■ Exempt from Conservation Compliance Provisions

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	22.12	N	2				Y
2	7.51	H	2				Y
3	7.32	N	2				Y
4	11.22	N	2				Y
7	30.14	U	2				N



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USDA Farm 5541 Tract 3016

2016 Certification map prepared on: 4/4/2016

CRP TRS: 8N12E13
 CLU Ripley Co., IN



Administered by: Ripley County, Indiana

OP: MILLS, COVELL

64.88 Tract acres

OW: VIOLA MILLS TRUST

59.72 Cropland acres

0 CRP acres

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

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	33.78	N	2					Y
3	3.69	H	2					Y
4	1.27	H	2					Y
8	20.98	N	2					Y



Farm 5541 Tract 3016

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USDA Farm 5541 Tract 147

2016 Certification map prepared on: 4/4/2016

CRP

TRS: 7N13E18



Administered by: Ripley County, Indiana

CLU

Ripley Co., IN

OP: MILLS, COVELL

392.53 Tract acres

Wetland Determination Identifiers:

OW: MILLS, COVELL

324.78 Cropland acres

● Restricted Use

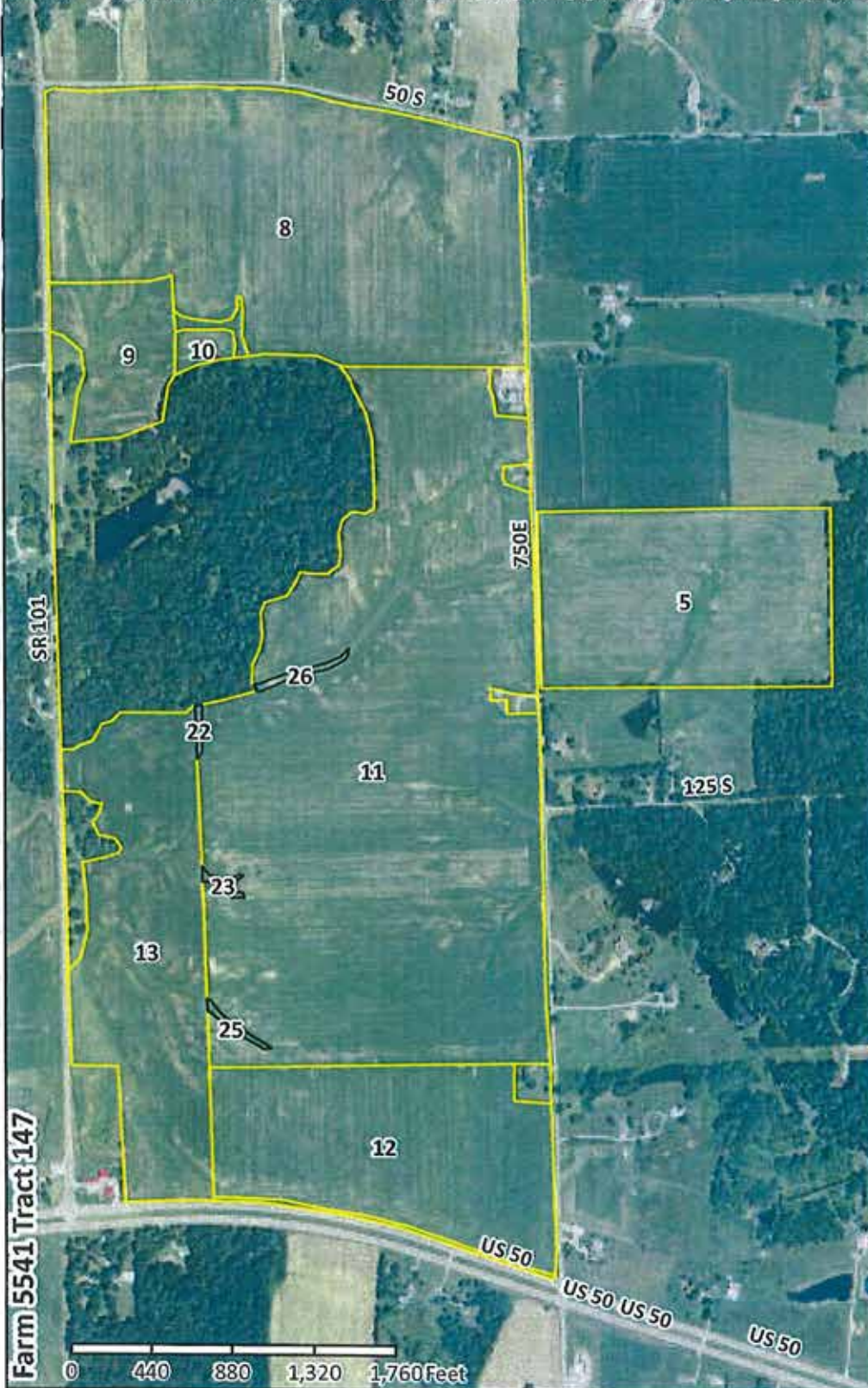
1.21 CRP acres

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless noted



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
5	35.32	N	2					Y
8	75.01	N	2					Y
9	10.8	N	2					Y
10	1.4	N	2					Y
11	128.21	N	2					Y
12	35.82	N	2					Y
13	37.01	H	2					Y
22	0.21	N	2	1341A	8A	21		Y
23	0.3	N	2	1341A	8A	21		Y
25	0.3	N	2	1341A	8A	21		Y
26	0.4	N	2	1341A	8A	21		Y

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.

Schrader

From: Hostetler, Lindsey - FSA, Versailles, IN <lindsey.hostetler@in.usda.gov>
Sent: Monday, August 15, 2016 10:37 AM
To: schrder@parallax.ws
Subject: Viola Mills Trust Maps and Information
Attachments: BASE&YIELD_156.pdf; ARC_5541.pdf; MILLS, COVELL Farm 0005541 Tract 0013459.pdf; MILLS, COVELL Farm 0005541 Tract 0000143.pdf; MILLS, COVELL Farm 0005541 Tract 0000147.pdf; MILLS, COVELL Farm 0005541 Tract 0000620.pdf; MILLS, COVELL Farm 0005541 Tract 0003016.pdf; MILLS, COVELL Farm 0005541 Tract 0003168.pdf

The farm number for the Viola Mills Trust is FSN 5541 and is split into 6 tracts. Tract 143, Tract 147, Tract 620, Tract 3016, Tract 3168, Tract, 13459

Attached you will find all requested forms for the trust, I have also typed a brief description for each form provided.

Base & Yield 156 Form: Lists total farmland acres, total cropland acres, total CRP acres, base acres, and the applicable farm yield if it were enrolled in the PLC program.(Which farm 5541 is enrolled in the ARC(Agricultural Risk Coverage Program) county option for 2014-2018.) This form also breaks down these acres down to the tract level

Blank 2016 ARC farm program contract: Lists the base acres & yields for the farm, the landowners, tenants and shares for 2016. Farm 5541 is enrolled in the ARC(Agricultural Risk Coverage) county option for 2014-2018. There have not been any payments issued for this program since the farm's enrollment in 2014.

CRP ACREAGE: FSN 5541 Tract 147 Flds # 22, 23, 25, 26 are CRP waterways. The total acreage on tract 147 of CRP waterways is 1.2 acres and they will expire on 09/30/2021. The total annual payment for tract 147 CRP acreage is \$158.00.

FSN 5541 Tract 620 Fld # 5 is a CRP waterway. The total acreage is 1.7 acres and the annual payment is \$236.00 and it expires on 09/30/2021

I have attached aerial maps which will show the CRP waterways drawn out, the acreage, the practice, and the expiration date. I have also attached aerial maps of the tracts that are not enrolled in the CRP program.

After the sale of the property, could you please have all new owners contact our office as soon as possible in that we may keep our ownership records up to date to help ensure our producers the best service!

Thanks so much!

If you have any questions or if I didn't address all your concerns please feel free to contact our office.

Thanks!

Lindsey Hostetler
Program Technician
Ripley County Farm Service Agency
1981 S. Industrial Park Rd. Ste 3

INDIANA
RIPLEY



FARM : 5541
Prepared : Aug 15, 2016
Crop Year : 2016

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : VIOLA MILLS TRUST
Farms Associated with Operator : 18-137-5541
CRP Contract Number(s) : 1341A, 1342A

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
803.88	663.24	663.24	0.00	0.00	2.91	0.00	0.00	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	660.33	0.00		0.00	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	469.00	0.00	0	103	
Soybeans	96.90	0.00	0	32	
TOTAL	565.90	0.00			

NOTES

Tract Number : 143

Description : G34/2B Sec 36 Franklin Twp T9N R12E

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : VIOLA MILLS TRUST, CHARLENE M OLSON, MAXINE M GALL, COVELL MILLS TRUST, CONNIE MILLS TRUSTEE

Other Producers : CHAD A MEINDERS, GARY SPEER FAMILY FARMS LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.65	48.17	48.17	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	48.17	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	46.00	0.00	0	103
TOTAL	46.00	0.00		

NOTES

Abbreviated 156 Farm Record

Tract Number : 147
Description : G38/2B Sec 7/18 Washington Twp T7N R12E
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CHARLENE M OLSON, VIOLA MILLS TRUST, MAXINE M GALL, COVELL MILLS TRUST, CONNIE MILLS TRUSTEE
Other Producers : GARY SPEER FAMILY FARMS LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
392.53	324.78	324.78	0.00	0.00	1.21	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	323.57	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	213.50	0.00	0	103
Soybeans	59.10	0.00	0	33
TOTAL	272.60	0.00		

NOTES

Tract Number : 620
Description : G38/1B Sec 13 Washington Twp T7N R12E
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VIOLA MILLS TRUST, CHARLENE M OLSON, MAXINE M GALL, COVELL MILLS TRUST, CONNIE MILLS TRUSTEE
Other Producers : GARY SPEER FAMILY FARMS LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
106.59	78.04	78.04	0.00	0.00	1.70	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	76.34	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	51.40	0.00	0	103
Soybeans	18.50	0.00	0	33
TOTAL	69.90	0.00		

NOTES

Abbreviated 156 Farm Record

Tract Number : 3016

Description : G35A/1B Sec 13 Franklin Twp T8N R12E

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : VIOLA MILLS TRUST, CHARLENE M OLSON, MAXINE M GALL, COVELL MILLS TRUST, CONNIE MILLS TRUSTEE

Other Producers : GARY SPEER FAMILY FARMS LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
64.88	59.72	59.72	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	59.72	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	51.20	0.00	0	103
Soybeans	8.50	0.00	0	30
TOTAL	59.70	0.00		

NOTES

Tract Number : 3168

Description : G38/1B Sec 13 Washington Twp T7N R12E

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : VIOLA MILLS TRUST, CHARLENE M OLSON, MAXINE M GALL, COVELL MILLS TRUST, CONNIE MILLS TRUSTEE

Other Producers : GARY SPEER FAMILY FARMS LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
109.02	102.57	102.57	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	102.57	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	69.30	0.00	0	103
TOTAL	69.30	0.00		

NOTES

Abbreviated 156 Farm Record

Tract Number : 13459

Description : G17/2A Sec 35/36 Washington Twp T8N R12E

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CHARLENE M OLSON, VIOLA MILLS TRUST, MAXINE M GALL, COVELL MILLS TRUST, CONNIE MILLS TRUSTEE

Other Producers : GARY SPEER FAMILY FARMS LLC

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
50.21	49.96	49.96	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	49.96	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	37.60	0.00	0	103
Soybeans	10.80	0.00	0	30
TOTAL	48.40	0.00		

NOTES

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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.

This form is available electronically.

(See Last Page for Privacy Act and Paperwork Reduction Act Statements)

CCC-861 (03-27-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		
	1. Program Year: 2016		
	2. State Code 18	3. County Code 137	4. Farm Number 5541
	5A. County FSA Office Name and Address (Including Zip Code) RIPLEY COUNTY FARM SERVICE AGENCY 1981 S INDUSTRIAL PARK RD SUITE 3 VERSAILLES, IN 47042-9063		
	5B. County Office Telephone Number (Including Area Code) (812)689-6410	5C. County Office Fax Number (Including Area Code) (855)387-4499	

AGRICULTURAL RISK COVERAGE - COUNTY OPTION (ARC-CO) AND PRICE LOSS COVERAGE(PLC) CONTRACT

THIS ANNUAL ARC-CO AND PLC CONTRACT is entered into between the Commodity Credit Corporation (CCC) and the undersigned producers on the farm identified in Item 4. Upon approval, this farm and the producers on the farm are enrolled in ARC-CO and/or PLC for the program year identified above in Item 1. All producers with a share in base acres and/or a share of covered commodities planted that attribute generic base acres must sign this contract by the announced enrollment deadline of the applicable program year in order to participate and make themselves potentially eligible to receive payments for the applicable program year.

The terms and conditions of the ARC-CO and PLC contract are contained in the CCC-861 and CCC-862 Appendix and the regulations at 7 CFR Part 1412. By signing this contract producers: (1) acknowledge receipt and agree to abide by the terms of the CCC-861 and CCC-862 Appendix; (2) agree to comply with the terms and conditions of the program and those governing payment limitation and eligibility and adjusted gross income limitation provisions; (3) agree that the terms and benefits of this program are subject to changes in law; and (4) certify that all the information contained on this form, whether or not personally entered by the producer, is true, correct, and accurate.

NOTES: PLC yields in item 10 are only used in the payment calculation of covered commodities that have elected PLC. Generic base acres are reflected below. If the farm has generic base acres, any producers sharing in covered commodities planted and attributing generic base acres must sign this contract or that share of attributed base acre will not be paid.

6. Commodity	7. Program Elected	8. Base Acres	9. 85% of Base Acres	10. PLC Yield	6. Commodity	7. Program Elected	8. Base Acres	9. 85% of Base Acres	10. PLC Yield
CORN	ARC-County	469.0	398.65	103	SOYBEANS	ARC-County	96.9	82.37	32
11. Generic Base Acres (if any)									

12A. Owner or Producer's Name and Address VIOLA MILLS TRUST 917 S STATE ROAD 101 DILLSBORO, IN 47018-9205	13. Commodity	14. Payment Share	13. Commodity	14. Payment Share
	CORN		SOYBEANS	
12B. Email Address				
12C. Telephone No. (812) 432-5551				

15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused <input type="checkbox"/> All PLC Payments are Refused	15B. Producer's Initials 15C. Date Initialed (MM-DD-YYYY)
---	--

16A. Producer's Signature (By)	16B. Title/Relationship of the Individual Signing in the Representative Capacity	16C. Date (MM-DD-YYYY) 06-14-2016
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FOR FSA USE ONLY

17A. Signature of CCC Representative	17B. Date (MM-DD-YYYY)
--------------------------------------	------------------------

18. Remarks

19. Employee's Initials:

1. PROGRAM YEAR 2016	2. STATE CODE 18	3. COUNTY CODE 137	4. FARM NUMBER 5541
CONTINUATION OF OWNER'S OR PRODUCER'S CROP INFORMATION (From Page 1)			
12A. Owner or Producer's Name and Address GARY SPEER FAMILY FARMS LLC 3600 E COUNTY ROAD 600 N NORTH VERNON, IN 47265-8262	13. Commodity	14. Payment Share	13. Commodity
	CORN	100.00%	SOYBEANS
12B. Email Address lcfranklin04@hotmail.com			14. Payment Share 100.00%
12C. Telephone No. (812) 346-5338			
15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused <input type="checkbox"/> All PLC Payments are Refused		15B. Producer's Initials	
		15C. Date Initialed (MM-DD-YYYY)	
16A. Producer's Signature (By)	16B. Title/Relationship of the Individual Signing in the Representative Capacity		16C. Date (MM-DD-YYYY) 05-16-2016
12A. Owner or Producer's Name and Address COVELL MILLS TRUST, CONNIE MILLS TRUSTEE 802 S STATE ROAD 101 DILLSBORO, IN 47018-9415	13. Commodity	14. Payment Share	13. Commodity
	CORN		SOYBEANS
12B. Email Address			14. Payment Share
12C. Telephone No. (812) 432-3281			
15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused <input type="checkbox"/> All PLC Payments are Refused		15B. Producer's Initials	
		15C. Date Initialed (MM-DD-YYYY)	
16A. Producer's Signature (By)	16B. Title/Relationship of the Individual Signing in the Representative Capacity		16C. Date (MM-DD-YYYY) 05-19-2016
12A. Owner or Producer's Name and Address MAXINE M GALL 9210 LIBERTY HILL CT CINCINNATI, OH 45242-4663	13. Commodity	14. Payment Share	13. Commodity
	CORN		SOYBEANS
12B. Email Address maxinemgall@aol.com			14. Payment Share
12C. Telephone No. (513) 751-4079			
15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused <input type="checkbox"/> All PLC Payments are Refused		15B. Producer's Initials	
		15C. Date Initialed (MM-DD-YYYY)	
16A. Producer's Signature (By)	16B. Title/Relationship of the Individual Signing in the Representative Capacity		16C. Date (MM-DD-YYYY) 06-14-2016

1. PROGRAM YEAR 2016	2. STATE CODE 18	3. COUNTY CODE 137	4. FARM NUMBER 5541
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CONTINUATION OF OWNER'S OR PRODUCER'S CROP INFORMATION (From Page 1)

12A. Owner or Producer's Name and Address CHARLENE M OLSON 2237 LYNN DR KOKOMO, IN 46902-6502	13. Commodity	14. Payment Share	13. Commodity	14. Payment Share
	CORN		SOYBEANS	
12B. Email Address jerry_olson_886@comcast.net				
12C. Telephone No. (765) 455-3236				

15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused <input type="checkbox"/> All PLC Payments are Refused	15B. Producer's Initials
	15C. Date Initialed (MM-DD-YYYY)

16A. Producer's Signature (By)	16B. Title/Relationship of the Individual Signing in the Representative Capacity	16C. Date (MM-DD-YYYY) 05-31-2016
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a as amended). The authority for requesting the information identified on this form is 7 CFR Part 1412, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration).

The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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 USDAs 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) 645-6136 (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.

Ripley, Indiana
FSA - 578 (02-01-91)
Farm Number: 5541

REPORT OF COMMODITIES FARM SUMMARY

Operator Name and Address
 COVELL MILLS
 802 S STATE ROAD 101
 DILLSBORO, IN 47018-9415

PROGRAM
 DAT
 Origin
 Revisi
 Cropla
 Farmlia

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this Part 718, the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), and the Food, Conservation, and Energy Act of 2008 (Pub. L. 110-246). The information to collect report of acreage and land use data needed to determine program eligibility. The information collected on the form may be disclosed to other Federal, State, government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, the requested information will result in a determination of ineligibility for program benefits.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0004. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR C/OFFICE.

Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity
SOYBN	COM	N	GR	189.76	100.00	CRP	08A	N		2.90
CORN	YEL	N	GR	470.57	100.00	CRP	08A	N		2.90

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses reported for the farms as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By) _____ Date _____

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibitions apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600. To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, D.C. 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity employer.

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 3-16-2016
PAGE: 1

Original: _____
Revision: _____
Cropland: 663.24
Farmland: 803.88

2-01-91)

#: 5541

nd Address

AD 101
47018-9415

Crop/ Commodity	Variety/ Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/ Measured	Planting Date	Planting Period	End Date
SOYBN	COM	N	GR			C	I	A	22.12		Yes			5-15-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
SOYBN	COM	N	GR			C	I	A	7.51		Yes			5-15-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
SOYBN	COM	N	GR			C	I	A	7.32		Yes			5-15-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
SOYBN	COM	N	GR			C	I	A	11.22		Yes			5-15-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
<p>Type Irr Prc Int Use Non-Irr Irr Var/Type Irr Prc Int Use Non-Irr Irr</p> <p>M N GR 48.17</p> <p>il Description: G34/2B Sec 36 Franklin Twp T9N R12E</p> <p>land: 48.17 Reported on Cropland: 48.17 Difference: 0.00 Reported on Non-Cropland: 0.00</p>																
CORN	YEL	N	GR			C	I	A	35.32		Yes			5-3-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
CORN	YEL	N	GR			C	I	A	75.01		Yes			5-3-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
CORN	YEL	N	GR			C	I	A	10.80		Yes			5-3-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
CORN	YEL	N	GR			C	I	A	1.40		Yes			5-3-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
CORN	YEL	N	GR			C	I	A	128.21		Yes			5-3-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		
CORN	YEL	N	GR			C	I	A	35.82		Yes			5-3-2015	01	
	Producer GARY SPEER FAMILY FARMS LLC							Share 100.00		RMA Unit				NAP Unit 3174		

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date
13		CORN	YEL	N	GR		C	I	A	37.01		Yes			5-3-2015
			Producer GARY SPEER FAMILY FARMS LLC						Share 100.00		RMA Unit				NAP Unit 3
22		CRP	08A	N			C	I	A	0.20		Yes			NAP Unit 2
			Producer VIOLA MILLS TRUST						Share 100.00		RMA Unit				NAP Unit 2
23		CRP	08A	N			C	I	A	0.30		Yes			NAP Unit 2
			Producer VIOLA MILLS TRUST						Share 100.00		RMA Unit				NAP Unit 2
25		CRP	08A	N			C	I	A	0.30		Yes			NAP Unit 2
			Producer VIOLA MILLS TRUST						Share 100.00		RMA Unit				NAP Unit 2
26		CRP	08A	N			C	I	A	0.40		Yes			NAP Unit 2
			Producer VIOLA MILLS TRUST						Share 100.00		RMA Unit				NAP Unit 2
Photo Number/Legal Description: G38/2B Sec 7/18 Washington Twp T7N R12E															
Cropland: 324.78 Reported on Cropland: 324.77 Difference: -0.01 Reported on Non-Cropland: 0.0															
620		CORN	YEL	N	GR		C	I	A	76.34		Yes			5-2-2015
			Producer GARY SPEER FAMILY FARMS LLC						Share 100.00		RMA Unit				NAP Unit 3
5		CRP	08A	N			C	I	A	1.70		Yes			NAP Unit 2
			Producer VIOLA MILLS TRUST						Share 100.00		RMA Unit				NAP Unit 2
Photo Number/Legal Description: G38/1B Sec 13 Washington Twp T7N R12E															
Cropland: 78.04 Reported on Cropland: 78.04 Difference: 0.00 Reported on Non-Cropland: 0.0															
3016		SOYBN	COM	N	GR		C	I	A	33.78		Yes			5-22-2015
			Producer GARY SPEER FAMILY FARMS LLC						Share 100.00		RMA Unit				NAP Unit 3
3		SOYBN	COM	N	GR		C	I	A	3.69		Yes			5-22-2015
			Producer GARY SPEER FAMILY FARMS LLC						Share 100.00		RMA Unit				NAP Unit 3
4		SOYBN	COM	N	GR		C	I	A	1.27		Yes			3-22-2015
			Producer GARY SPEER FAMILY FARMS LLC						Share 100.00		RMA Unit				NAP Unit 3
8		SOYBN	COM	N	GR		C	I	A	20.98		Yes			5-22-2015
			Producer GARY SPEER FAMILY FARMS LLC						Share 100.00		RMA Unit				NAP Unit 3

**REPORT OF COMMODITIES
FARM AND TRACT DETAIL LISTING**

2-01-01)
IF: 5541

Crop/ Commodity	Variety/ Type	Int Use	Irr Prc	Non-Irr Prc	Actual Use	Land Use	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/ Measured	Irr Prc	Int Use	Non-Irr	Planting Date	Planting Period	End Date
Producer GARY SPEER FAMILY FARMS LLC																				
Share 100.00										RMA Unit										
Share 100.00										NAP Unit 3174										
Type	Irr Prc	Int Use	Non-Irr	Irr	Cri/Co	Var/Type	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Irr Prc	Int Use	Non-Irr	Planting Date	Planting Period	End Date
YM	N	GR	59.72																	
I Description: G35A/1B Sec 13 Franklin Twp T8N R12E																				
land: 59.72										Reported on Cropland: 59.72										
Difference: 0.00										Reported on Non-Cropland: 0.00										
CORN	YEL	N	GR	C	I	A			Share 100.00	31.98		Yes				5-2-2015	01			
Producer GARY SPEER FAMILY FARMS LLC																				
CORN	YEL	N	GR	C	I	A			Share 100.00	38.68		Yes				5-2-2015	01			
Producer GARY SPEER FAMILY FARMS LLC																				
SOYBN	COM	N	GR	C	I	A			Share 100.00	31.91		Yes				5-5-2015	01			
Producer GARY SPEER FAMILY FARMS LLC																				
Type	Irr Prc	Int Use	Non-Irr	Irr	Cri/Co	Var/Type	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Irr Prc	Int Use	Non-Irr	Planting Date	Planting Period	End Date
YM	N	GR	31.91						GR	70.66										
I Description: G38/1B Sec 13 Washington Twp T7N R12E																				
land: 102.57										Reported on Cropland: 102.57										
Difference: 0.00										Reported on Non-Cropland: 0.00										
SOYBN	COM	N	GR	C	I	A			Share 100.00	49.37		Yes				5-19-2015	01			
Producer GARY SPEER FAMILY FARMS LLC																				
SOYBN	COM	N	GR	C	I	A			Share 100.00	0.59		Yes				5-19-2015	01			
Producer GARY SPEER FAMILY FARMS LLC																				
Type	Irr Prc	Int Use	Non-Irr	Irr	Cri/Co	Var/Type	Organic Status	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Irr Prc	Int Use	Non-Irr	Planting Date	Planting Period	End Date
YM	N	GR	49.96						Share 100.00											
I Description: G17/2A Sec 35/36 Washington Twp T8N R12E																				
land: 49.96										Reported on Cropland: 49.96										
Difference: 0.00										Reported on Non-Cropland: 0.00										



TITLE COMMITMENT

SCHEDULE A

Commitment Number: 20160878MILLS

1. Effective Date: August 23, 2016 at 09:00 AM

Policy (or Policies) to issued:	Amount
(a) Owner's Policy (ALTA Own. Policy (10/17/92)) Proposed Insured: (TBD)	(TBD)

(b) Loan Policy (ALTA Loan Policy (10/17/92))
Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by: Viola Mills Living Revocable Trust (1/2 Interest) and Covell Mills, Maxine Gall and Charlene Olson (1/2 Interest). Deed Record 215 at page 790 and Instrument #2013-0388 of the records of Ripley County.

4. The land referred to in this Commitment is described as follows:
(See attached for legal description).

S.E. Indiana Title Inc.

By: Douglas C. Anshutz
S.E. Indiana Title Inc.

SCHEDULE B - SECTION I

REQUIREMENTS

Commitment Number: 20160878MILLS

- A. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- B. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- C. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- 1. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7 such as cash, irrevocable wire transfer, certified or cashier's check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. No personal checks exceeding \$500.00 will be accepted.

SCHEDULE B - SECTION II

EXCEPTIONS

Commitment Number: 20160878MILLS

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. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
2. 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.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2 and 3 unless a satisfactory survey is furnished; General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are paid.
4. General Exceptions:
 1. Rights or claims of parties in possession not shown by the public records.
 2. Easements, or claims of easements, not shown by the public records.
 3. 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.
 4. Any lien, or a right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 5. Taxes or assessments which are not shown as existing liens by the public records.
5. Special Exceptions:
 1. Real estate taxes for 2015 and thereafter on 181.36 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100416-00 in Washington Township is \$2360.64. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$304400; IMPROVEMENT VALUATION: \$7400; NO EXEMPTIONS. (State Key #69-15-18-000-008.000-021). (New State Key #69-15-18-500-008.000-021 for 2017). (FARM 1).
 2. Real estate taxes for 2015 and thereafter on 170.18 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100418-00 in Washington Township is \$2352.24. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$251700; IMPROVEMENT VALUATION: \$169800; EXEMPTIONS: \$45000, Homestead and \$53375, Supplemental Homestead. (State Key #69-15-07-000-018.000-021). (New State Key #69-15-07-700-018.000-021 for 2017). (FARM 1).
 3. Real estate taxes for 2015 and thereafter on 113.37 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100413-00 in Washington Township is \$2626.38. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$228600; IMPROVEMENT VALUATION: \$118300; NO EXEMPTIONS. (State Key #69-14-13-000-009.000-021). (New State Key #69-14-13-800-009.000-021 for 2017). (FARM 1).
 4. Real estate taxes for 2015 and thereafter on 107.737 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100070-00 in Washington Township is \$1171.99. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$154800; NO EXEMPTIONS. (State Key #69-14-13-000-019.000-021). (New State Key #69-14-13-800-019.000-021 for 2017). (FARM 1).
 5. Real estate taxes for 2015 and thereafter on 42.97 acres. Each installment of 2015 taxes payable

SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

Commitment Number: 20160878MILLS

in 2016 as shown by Parcel No. 022-100417-00 in Washington Township is \$591.30. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$78100; NO EXEMPTIONS. (State Key #69-15-18-000-011.000-021). (New State Key #69-15-18-300-011.000-021 for 2017). (FARM 1).

6. Real estate taxes for 2015 and thereafter on 1.00 acre. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100419-00 in Washington Township is \$987.26. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$30500; IMPROVEMENT VALUATION: \$99900; NO EXEMPTIONS. (State Key #69-15-07-000-019.000-021). (New State Key #69-15-07-300-019.000-021 for 2017). (FARM 1).
7. Application for classification filed by Denver Mills and Viola Mills in favor of the Department of Natural Resources dated January 28, 2002 and recorded February 5, 2002 in Instrument #2002-2126 of the records of Ripley County. (FARM 1).
8. Right-of-way easement executed by James H. O'Neal and Laura O'Neal in favor of Indiana Statewide Rural Electric Cooperative dated September 21, 1966 and recorded November 1, 1966 in Misc. Record 15 at page 586 of the records of Ripley County. (FARM 1).
9. Right-of-way easement executed by James H. O'Neal in favor of Elrod Water Co., Inc. dated March 6, 1967 and recorded April 18, 1967 in Misc. Record 16 at page 374 of the records of Ripley County. (FARM 1).
10. Right-of-way easement executed by Bobby Brigmon in favor of Southeastern Indiana Natural Gas Company dated August 22, 1968 and recorded September 3, 1968 in Misc. Record 17 at page 242 of the records of Ripley County. (FARM 1).
11. Right-of-way easement for water pipeline executed by Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust in favor of Elrod Water Company d/b/a Hoosier Hills Regional Water District dated July 19, 2002 and recorded July 22, 2002 in Instrument #2002-4800 of the records of Ripley County. (FARM 1).
12. Real estate taxes for 2015 and thereafter on 41.58 acres + 13.056 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100719-00 in Washington Township is \$783.60. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$103500; NO EXEMPTIONS. (State Key #69-09-35-000-005.000-021). (FARM 2).
13. Retracement survey for Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust dated and recorded December 30, 2008 in Instrument #2008-5643 of the records of Ripley County. (FARM 2).
14. Real estate taxes for 2015 and thereafter on 64.135 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 014-102025-00 in Milan is \$863.76. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$94700; NO EXEMPTIONS. (State Key #69-09-13-000-016.000-010). (FARM 3).
15. Right-of-way easement for water pipeline executed by Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust in favor of Elrod Water Company d/b/a Hoosier Hills Regional Water District dated July 19, 2002 and recorded July 22, 2002 in Instrument #2002-4800 of the records of Ripley County. (FARM 3).
16. Real estate taxes for 2015 and thereafter on 80 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 008-100591-00 in Franklin Township is \$1532.04. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$190200; IMPROVEMENT VALUATION: \$14700; NO EXEMPTIONS. (State Key

SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

Commitment Number: 20160878MILLS

#69-06-36-000-019.000-009). (FARM 4).

17. Right-of-way easement for water pipeline executed by Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust in favor of Elrod Water Company d/b/a Hoosier Hills Regional Water District dated July 19, 2002 and recorded July 22, 2002 in Instrument #2002-4800 of the records of Ripley County. (FARM 4).
18. Declaration of Trust Ownership and Memorandum of the Revocable Trust Agreement of Viola Mills dated February 27, 2006 and recorded March 16, 2006 in Instrument #2006-1219 of the records of Ripley County.
19. Estate of Covell Mills filed February 17, 2016 under Cause No. 69CO1-1602-EU-000008 of the records of Ripley County.
20. Taxes for the year 2016, due and payable in 2017.
21. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and any policy should not be construed as insuring the quantity of land.
22. Subject to all legal streets and highways and to any and all applicable Planning and Zoning Ordinances of Ripley County, Indiana.
23. Right of the Public, the State of Indiana, and County of Ripley and the municipality in and that part of the premises taken or used for road purposes.
24. Rights of Way for drainage tiles, ditches, feeders and laterals, if any.

Duly Transferred for Taxation

JAN 16 2013

William S. Hanna
AUDITOR RIPLEY COUNTY



201300388

GINGER J. BRADFORD
RIPLEY COUNTY RECORDER
VERSAILLES, IN

RECORDED ON
01/18/2013 01:22:52PM
REC FEE:40.00
PAGES: 13

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that Denver Mills, Trustee of the Denver Mills Living Revocable Trust dated April 27, 1999 (Grantor), of Ripley County, in the State of Indiana, **QUITCLAIMS and RELEASES** to Covell Mills, Maxine Gall and Charlene Olson, as tenants in common (Grantee), 802 S. State Road 101, Dillsboro, IN 47018, as a gift, an undivided one-half interest in the following described real estate in Ripley County, Indiana, being more particularly described as follows:

See Attached Exhibit "A"

For prior deeds, see Document Numbers 199900007691 and 201004437 in the records of Ripley County, Indiana.

IN WITNESS WHEREOF, Denver Mills, Trustee of the Denver Mills Living Revocable Trust dated April 27, 1999 has executed this Quit-Claim Deed this 27th day of December, 2012.

Denver Mills
Denver Mills, Trustee

STATE OF INDIANA)
) SS:
COUNTY OF RIPLEY)

Before me, a Notary Public in and for said county and state, personally appeared Denver Mills, Trustee of the Denver Mills Living Revocable Trust dated April 27, 1999 who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

**NO SDF
REQUIRED**

Witness my hand and Notarial Seal this 27th day of December, 2013

My commission expires: 11-5-2014

Douglas C. Wilson

Douglas C. Wilson, Notary Public
Resident of Franklin County, Indiana



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. Douglas C. Wilson.

Send Tax Statements to: Covell Mills, et al, 802 S. State Road 101, Dillsboro, IN 47018

This instrument was prepared by Douglas C. Wilson, Attorney at Law, 137-B South Main Street, Batesville, IN 47006.

EXHIBIT "A" TO DENVER MILLS LIVING REVOCABLE TRUST QUITCLAIM DEED

Parcel Numbers: 69-15-07-000-018.000-021, 69-15-18-000-008.000-021 and

69-15-07-000-019.000-021

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 7, Township 7 North, Range 13 East; thence west 20.33 chains to the west line of section 7 aforesaid; thence south, with the west line of section 7, 35.29 chains; thence east, 40.15 chains to the north and south center line of section 7; thence north 30.50 chains; thence northwest to the place of beginning, containing 135 acres of land, more or less; **ALSO**, a tract of land beginning 4.65 chains north of the south line of section 7 aforesaid on the west line thereof; thence south 45.10 chains to the east and west half section line of Section 18; thence south 46 links; thence east 40.01 chains to the north and south half section line of Section 18, Township 7 North, Range 13 East; thence north 46 links to the east and west half section line of Section 18; thence north 21.04 chains to the lands of B.F. Preble; thence west 29.02 chains to a stone; thence north 19.23 chains to the north line of Section 18; thence north 4.90 chains to a stone; thence west 11.13 chains to the place of beginning, containing 113 acres of land, more or less.

ALSO: Commencing at the south quarter corner of Section 7, Township 7 and Range 13 East; thence north on the quarter line 5 chains 66 links to Elliott's southeast corner; thence west on said line 29 chains and 2 links; thence south variation 40 degrees 40 minutes four chains 90 links to the line between Sections 7 and 18; thence south with same variation 19 chains and 23 links; thence east 29 chains 2 links to the north and south quarter line; thence north on quarter line 18 chains 47 links to the place of beginning, containing 15 acres and 30/100 in Section 7 and 54 and 70/100 in Section 18, Township 7N, Range 13 East, containing in all 70 acres more or less;

ALSO, commencing at Kincaid's Northwest corner, it being 20 chains and 8 links (83 poles and 5 links) north of the center corner of Section 18, Township 7, Range 13 East, thence East on Kincaid's North line 29 chains and 6 links (116 poles and 6 links) to Marches West line, thence north four degrees east on said line 23 chains and 77 links (95 poles and 21 links) to R. Conn's south line; thence west on said line 32 chains and 83 links (131 poles and 8 links) to the quarter line in the center of the road; thence south on said quarter line in the center of said road 24 chains and 36 links (97 poles and 11 links) to the place of beginning, containing 74.54 acres, **EXCEPT** a graveyard in the Southwest corner of said tract as follows: Commencing at the southwest corner of the said tract; thence east in the center of the road 5 ½ degrees 4 rods; thence north parallel with quarter line, 13 poles 5 ½ links, thence west 4 rods to the quarter line; thence south of said quarter line 13 poles 5 1/2 links to the place of beginning, containing .33 of an acre.

EXCEPTING THEREFROM: 9.89 acres conveyed by Denver Mills and Viola Mills, husband and wife, to Kenneth A. Knutson and Nancy S. Knutson, husband and wife, according the deed dated January 27, 1973 as found in Deed Record 153, at page 113 described as follows: A part of the Northeast Quarter of Section 18, Township 7 North, Range 13 East in Ripley County, Indiana, described as follows: south 580.40 feet (along the west line of said quarter section and the centerline of County Road 750 East)

from the north quarter of said section to the point of beginning a road nail; (1) thence south 89 degrees 21 minutes 45 seconds east 649.96 feet to a 3/8" steel rod; (2) thence south 0 degrees 01 minutes 30 seconds west 633.38 feet to the centerline of County Road 125 south a bolt spike; (3) thence south 89 degrees 13 minutes west 650.00 (along centerline of County Road 125 South) to the west line of said quarter section and the centerline of County Road 750 East a road nail; (4) thence north 650.00 feet along said west line and centerline to the point of beginning and containing 10.22 acres. EXCEPT a small tract out of the southwest corner described as follows: beginning at the intersection of the centerlines of County Road 750 North and 125 South; (1) thence north 218.13 feet (along west line of said quarter section and centerline 750 E; (2) thence north 89 degrees 13 minutes east 66.00 feet; (3) thence south 218.13 feet to the centerline of County Road 125 south; (4) thence south 89 degrees 13 minutes west 66.00 feet to the point of beginning and containing 0.33 acres. The large tract contains 9.89 acres.

FURTHER EXCEPTING THEREFROM: 4.00 acres conveyed by Denver Mills and Viola Mills, husband and wife, to Ed Adams and Lois Adams, husband and wife, according to deed dated April 25, 1973 as found in Deed Record 153, at page 339 and described as follows: A part of the Northeast Quarter of Section 18, Township 7 North, Range 13 East, described as follows: Beginning at the north quarter corner of said Section; thence south 580.40 feet (along the west line of said quarter section and the centerline of County Road 750 East); thence south 89 degrees 21 minutes 45 seconds east 649.96 feet to a 3/8 inch steel rod and the true point of beginning; (1) thence south, 89 degrees 21 minutes 45 seconds east 277.00 feet to a 5/8 inch steel rod; (2) thence south 0 degrees 02 minutes west 624.07 feet to the centerline of a County Road (125 South) a bolt spike; (3) thence south 88 degrees 36 minutes 45 seconds west 277.00 feet along said centerline to a bolt spike; (4) thence north 0 degrees 01 minutes 30 seconds east 633.88 feet to the true point of beginning and containing 4.00 acres, more or less, and subject to all legal highways.

FURTHER EXCEPTING THEREFROM: 3.58 acres conveyed by Denver Mills and Viola Mills, husband and wife, to Ed Adams and Lois Adams, husband and wife, according to deed dated September 27, 1974 as found in Deed Record 155, page 148 and described as follows: A part of the Northeast Quarter of Section 18, Township 7 North, Range 13 East described as follows: Beginning at the North Quarter corner of said Section, thence south 580.40 feet (along the west line of said quarter section and the centerline of County Road 750 East); thence south 89 degrees 21 minutes 45 seconds east 926.96 feet to a 5/8 inch steel rod the true point of beginning; (1) thence south 89 degrees 21 minutes 45 seconds east 251.63 feet to a 3/8 inch steel rod; (2) thence south 0 degrees 02 minutes west 615.23 feet to the centerline of County Road 125 South a bolt spike; (3) thence south 88 degrees 36 minutes 45 seconds west 251.63 feet along said centerline to a bolt spike; (4) thence north 0 degrees 02 minutes east 624.07 feet to the true point of beginning and containing 3.58 acres, more or less, and subject to all legal highways.

FURTHER EXCEPTING THEREFROM: 5.93 acres conveyed by Denver Mills and Viola Mills, husband and wife to Anna Hornberger, according to deed dated March 14, 1972 as found in Deed Record 151 at page 626 and described as follows: A part of the Northeast Quarter of Section 18, Township 7 North, Range 13 East, in Ripley County, Indiana, described as follows: Beginning first on the west line of said quarter section at the intersection of the centerlines of County Roads 125 S and 750 E; thence north 89 degrees

13 minutes East 650.00 feet (along the centerline of County Road 125 South) to a bolt spike; thence north 88 degrees 36 minutes 45 seconds east 528.63 feet (along the centerline of said road) to bolt spike and the true point of beginning; (1) thence north 0 degrees 7 minutes east 615.23 feet to a 3/8 inch steel rod; (2) thence south 89 degrees 21 minutes 45 seconds east 425.00 feet to a 1 inch iron pipe; (3) thence south 0 degrees 7 minutes 30 seconds west 600.22 feet to a bolt spike on the centerline of County Road 125 South; (4) thence south 88 degrees 36 minutes 45 seconds west 425.00 feet (along centerline of said road) to the point of beginning and containing 5.93 acres, more or less and subject to all legal highways: being part of the same real estate heretofore conveyed to Grantors herein by Greeley Gay, Administrator, by Deed date June 11th, 1971 and recorded in Deed Record 150, page 521 of the records of Ripley County, Indiana.

FURTHER EXCEPTING THEREFROM: 15.80 acres conveyed by Denver Mills and Viola Mills husband and wife to Betty Butsch, according to deed dated July 20, 1972, as found in Deed Record 152, page 370 and described as follows: A part of the Northeast Quarter of Section 18, Township 7 North, Range 13 East and a part of the Southeast Quarter of Section 7, Township 7 North and Range 13 East in Ripley County, Indiana, described as follows: north 371.73 feet (along west line of said quarter sections and the centerline of County Road 750 East) from the north quarter corner of Section 18 to the north property line of the Denver Mills property; thence south 89 degrees 32 minutes east 1603.55 feet along said property line to the point of beginning a 3/8 inch steel rod; (1) thence south 89 degrees 32 minutes east 564.87 feet along said property line to the east line of said property a 3/8 inch steel rod; (2) thence south 8 degrees 55 minutes 15 seconds west 1563.01 feet along east line of said property to the centerline of County Road 125 South a bolt spike; (3) thence south 88 degrees 36 minutes 45 seconds west 324.15 feet along centerline of said road to a bolt spike; (4) thence north 0 degrees 07 minutes 30 seconds east 600.22 feet to a 1 inch iron pipe; (5) thence north 956.25 feet to the point of beginning and containing 15.80 acres, more or less, and subject to all legal highways: being part of the same real estate heretofore conveyed unto Grantors herein by Greeley Gay, Executor, by deed dated June 11th, 1971 and recorded in Deed Record 150, page 521 of the records of Ripley County, Indiana.

ALSO: Parcel Number 69-15-18-000-011.000-021 42.97 acres (Gerster Farm)

A part of the Southwest Quarter of Section 18, Township 7 North, Range 13 East, more fully described as follows: Commencing at the northeast corner of the southwest quarter of section 18, and running thence south 0 degrees 32 minutes east along the centerline of County Road 750 East, 208.72 feet to a nail and the true point of beginning of the survey; thence continuing along said centerline south 0 degrees 32 minutes east 850.38 feet to a spike; thence leaving said centerline north 84 degrees 01 minutes 30 seconds west 17.50 feet; thence south 38 degrees 28 minutes 30 seconds west 75 feet; thence north 70 degrees 41 minutes west 650.70 feet; thence north 67 degrees 24 minutes west 32.25 feet; thence north 71 degrees 09 minutes 37 seconds west 275.61 feet; thence north 79 degrees 27 minutes 30 seconds west 205.70 feet thence north 82 degrees 01 minutes 30 seconds west 513.60 feet; thence north 89 degrees 33 minutes west 541.50 feet; thence south 86 degrees 36 minutes 30 seconds west 149 feet to a pin; thence north 00 degrees 12 minutes 49 seconds west 670.51 feet to a pin; thence north 89 degrees 10 minutes 12 seconds east 2,153.56 feet to a pin; thence south 208.72 feet to a pin; thence north 89 degrees 37 minutes east 208.72 feet to the place of beginning and containing forty-two and Ninety-seven hundredths (42.97) acres, more or less, but subject to all legal highways and easements of record.

ALSO: Parcel Number 69-09-13-000-016.000-010 64.07 acres (Asche-Hammon Farm)

The East half of the east half of the west half of the Southeast Quarter of Section 13, Township 8 North, Range 12 East. **ALSO:** Part of the Southeast Quarter of Section 13, Township 8 North, Range 12 East, to-wit: Beginning at the southeast corner of Section 13, Township 8 North, Range 12 East running thence north on the section line 120 rods; thence east 80 rods; thence south 120 rods, thence east 80 rods to the place of beginning, containing 60 acres, more or less and containing in all 80 acres, more or less **EXCEPTING THEREFROM:** 15.93 acres conveyed by Denver Mills and Viola Mills, husband and wife to Hummel-Steinmetz Agency, Inc. according to deed dated June 2, 1995 as found in Deed Record 205 at page 424 and described as follows: A part of the Southeast Quarter of Section 13, Township 8 North, Range 12 East, bounded and described as follows: Beginning at a railroad spike at the Southeast corner of said Section 13; thence running along the section line (which is also along the centerline of State Road 350) North 89 degrees 47 minutes West 1033.67 feet to a railroad spike; thence leaving the section line and running North 671.30 feet to an iron pin; thence south 89 degrees 47 minutes east 1033.67 feet to a railroad spike in the east line of said Section 13: thence along the section line (which is also along the centerline of Main Street) 671.30 feet to the true point of beginning and containing 15.93 acres, more or less, but subject to all legal highways and easements of record.

ALSO: Parcel Number 69-14-13-000-019.000-021 107.737 acres (Mills Farm)

The West one-half of the Northeast Quarter of Section 13, Township 7, Range 12, containing 80 acres, more or less. **ALSO**, that part of the West one-half of the Southeast Quarter of Section 13, Township 7 North, Range 12 East, that lies North of the centerline of U.S. Highway 50 and containing 30 acres, more or less. **SUBJECT TO** an easement in favor of Indiana State R.E. Co-op (Misc. Record 15, page 586). **ALSO SUBJECT TO** Pipeline Easement in favor of Elrod Water Co. Inc. (See Misc. Record 16, page 374). **FURTHER SUBJECT TO** Pipeline Easement in favor of S.E. Indiana R.E.M.C. (See Misc. Record 17, page 242).

EXCEPTING THEREFROM: 1.00 acre parcel and another 1.00 acre parcel totaling 2.00 acres conveyed to Denver Mills and Viola Mills, husband and wife to Vesta Ryan, according to deed dated June 22, 1991 as found in Deed Record 197, page 136 and described as follows: A part of the West one-half of the Southeast Quarter of Section 13, Township 7 North, Range 12 East, more fully described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 13; thence running along the quarter quarter line north 00 degrees 34 minutes 13 seconds west 1826.83 feet to a P.K. nail in the centerline of US Highway 50; thence running along said centerline south 86 degrees 42 minutes west 302.09 feet to the true point of beginning; thence continuing along said centerline south 86 degrees 42 minutes west 152.21 feet to a P.K. nail; thence leaving said centerline north 290.50 feet to an iron pin; thence north 86 degrees 42 minutes east 152.21 feet to an Iron pin; thence south 290.50 feet to the true point of beginning and containing 1.015 acres, more or less.

EXCEPTING THEREFROM the following described taken by the Indiana State Highway Department: Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 13; thence running along the quarter quarter line north 00 degrees 34 minutes 13 seconds west 1856.83 feet to a stake; thence south 86 degrees 42 minutes west 302.09 feet to an iron pin which is the true point of beginning; thence continuing south 86 degrees 42 minutes west 51.69 feet to a stake; thence north 03 degrees 18 minutes west 33.00 feet to a stake; thence north 86 degrees 56 minutes 12 seconds east 53.58 feet to an iron pin; thence south 32.80 feet to the true point of beginning and containing 0.015 acres, more or less. Being 1.00 acre more or less, in the conveyance and subject to all legal highways and easements of record. **SUBJECT TO** easement in favor of Indiana State R.E. Co-op. (Misc. Record 15, page 586); **ALSO SUBJECT TO** pipeline easement in favor of Elrod Water Co., inc. (Misc. Record 16, page 374); **FURTHER SUBJECT TO** a gas line easement in favor of S.E. Indiana Natural Gas Company, Inc. (Misc. Record 17, page 242) of the records in the Office of the Recorder of Ripley County, Indiana.

ALSO: Part of the West one-half of the Southeast Quarter of Section 13, Township 7 North, Range 12 East, more fully described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 13, thence running along the quarter quarter line north 00 degrees 34 minutes 13 seconds west 1856.83 feet to a point; thence south 86 degrees 42 minutes west 353.78 feet to a stake; thence south 3 degrees 18 minutes east 30.00 feet to a P.K. nail in the centerline of US 50, thence running along said centerline south 86 degrees 42 minutes west 102.21 feet to a P.K. nail which is the true point of beginning; thence continuing along said centerline south 86 degrees 42 minutes west 150.00 feet to a P.K. nail; thence leaving said centerline north 290.50 feet to an iron pin; thence north 86 degrees 42 minutes east 150.00 feet to an iron pin; thence south 290.50 feet to the

true point of beginning and containing 1.00 acre, more or less, but subject to all legal highways and easements of record. SUBJECT TO Easement in favor of Indiana State R.E. Co-op (Misc. Record 15, page 586); ALSO SUBJECT TO Pipeline Easement in favor of Elrod Water Co., Inc. (Misc. Record 16, page 374); FURTHER SUBJECT TO Pipeline Easement in favor of S.E. IN REMC (Misc. Record 17, page 242). Being part of the same real estate conveyed unto Grantors herein by deed dated January 26, 1989 and recorded in Deed Record 190, page 469 of the records of Ripley County, Indiana. **EXCEPTING THEREFROM:** 0.263 acre conveyed by Denver Mills and Viola Mills, husband and wife to State of Indiana according to deed dated April 27, 1989, as found in Deed Record 192, at page 95 and described as follows: A part of the West one-half of the Southeast Quarter of Section 13, Township 7 North, Range 12 East, Ripley County, Indiana, described as follows: Beginning at a point on the east line of said half-quarter section north 0 degrees 34 minutes 13 seconds west 1,856.83 feet from the southeast corner of said half-quarter section, which point of beginning is on the north boundary of US 50; thence south 86 degrees 42 minutes 00 seconds west 353.78 feet along the north boundary of said US 50; thence north 3 degrees 18 minutes 00 seconds west 33.00 feet; thence north 86 degrees 56 minutes 12 seconds east 355.29 feet to the east line of said half-quarter section; thence south 0 degrees 34 minutes 13 seconds east 31.57 feet (32.1 feet by Cause No. 65-68 filed November 7, 1966 in the Clerk's Office of the Circuit Court of Ripley County) along said east line to the point of beginning and containing 0.263 acres, more or less.

ALSO: Parcel Number 69-06-36-000-019.000-009 80 acres (Gartenman Farm)

The South one-half of the Southeast Quarter of Section 36, Township 9N, Range 12 East, contain eighty (80) acres, more or less, together with all buildings and improvements.

ALSO: Parcel Number 69-14-13-000-009.000-021 112.877 acres (Pieper Farm)

Sixty (60) acres off the North end of the East half of the Southeast Quarter of Section 13, Township 7, Range 12 East. **ALSO,** the East half (1/2) of the Northeast Quarter of Section 13, Township 7 North, Range 12 East, containing Eighty (80) acres, more or less. **EXCEPTING THEREFROM:** Part of the Northeast Quarter of Section 13, Township 7, Range 12 East and more particularly described as follows: Beginning at a point in the center of State Highway No. 101, said point being the East line of said Section 13, and south approximately 375 feet from the northeast corner of said section; thence with the center of said highway south 1 degree 01 minutes east 576.6 feet; thence leaving said highway north 64 degrees 07 minutes west 329.2 feet to a walnut tree 22 inches in diameter; thence north 10 degrees 44 minutes west 182.9 feet to a Jack Oak tree 8 inches in diameter thence north 36 degrees 34 minutes east 270.2 feet to a walnut tree 14 inches in diameter; thence north 77 degrees 08 minutes east 163.3 feet to the place of beginning (passing a walnut stump 12 inches in diameter at 124.5 feet) containing 3.03 acres, more or less.

FURTHER EXCEPTING THEREFROM: A part of the Northeast quarter of Section 13, Township 7 North, Range Twelve East, bounded as follows: Beginning at a point in the center of State Highway No.101 at the Northeasterly corner of a 3.03 acre lot heretofore conveyed unto Wilber Scott and Nortie Scott by John Westmeyer and wife, said beginning point is supposed to be 375 feet south with said highway, from the northeast corner of said Section 13, thence south 77 degrees 08 minutes West, with the northerly line of said 3.03 acre lot, 163.3 feet to a walnut tree 14 inches in diameter; thence south 36 degrees 34 minutes west with the westerly line of said 3.03 acre lot 65.6 feet; thence north 6 degrees forty-one minutes east 256.4 feet to the southerly line of Kelly farm, this line passes a fence post at 1.9 feet, then runs with a wire fence 254.5 feet to said corner; thence north 88 degrees 08 minutes east along said Kelly line, 165.3 feet to the center of said Highway Number 101; thence south 1 degree 01 minutes east with the center of said highway, 171 feet to the place of beginning, containing 0.793 thousandths of an acre more or less.

FURTHER EXCEPTING THEREFROM: Part of the Northeast Quarter of Section 13, Township 7 North, Range 12 East and more particularly described as follows to-wit: Commencing at the northeast corner of said Section 13 and running thence south 0 degrees 30 minutes east 165 feet, thence south 89 degrees 30 minutes west 1320 feet to a stone, thence north 0 degrees 30 minutes west 165 feet to the half quarter corner (east) on north line of section, thence north 89 degrees 30 minutes 1320 feet on section line to place of beginning, containing five (5) acres more or less.

FURTHER EXCEPTING THEREFROM: 18.30 acres conveyed by Denver Mills and Viola Mills, husband and wife to David Kelly, according to deed dated March 27, 1976, as found in Deed Record 156, at page 639 and described as follows: A part of the Northeast Quarter of Section 13, Township 7 North, Range 12 East, more fully described as follows: Commencing at the Northeast corner of said Section 13, thence running along the Range line south 1 degree 01 minutes east 912.60 feet to a road nail, which is the true point of beginning; thence continuing along the range line south 1 degree 01 minute east 137.14 feet to a road nail, thence leaving said range line north 62 degrees 27 minutes west 417.45 feet to an iron pin; thence north 88 degrees 43 minutes west 949.10 feet to an iron pin in the Quarter Quarter line, thence along the Quarter Quarter line north 1 degree 01 minute west 700.00 feet to a point, thence south 88 degrees 08 minutes east 1154.70 feet to an iron pin, thence south 6 degrees 41 minutes west 256.40 feet to a point, thence south 36 degrees 34 minutes west 204.60 feet to a tree, thence south 10 degrees 44 minutes east 182.90 feet to a tree, thence south 64 degrees 07 minutes east 329.20 feet to the true point of beginning and containing 18.30 acres, more or less, but subject to all legal highways and easements of record.

ALSO: Parcel Number 69-09-35-000-005.000-021 54.636 acres (Rupp Farm)

Commencing 22 rods and 5 links south of the northwest corner of Section 36, Township 8, Range 12 east, running thence south on the west section line 40 rods and 11 links, thence east 20 chains and 28 links to the half quarter section line, running thence north on said line 15 chains and 66 links to the north section line, from thence west on said north section line 20 rods, thence in a southwest direction to the place of beginning, containing 27.75 acres of land more or less. **ALSO:** commencing at a point on the West Section line 4 chains and 97 links North of the West quarter corner of Section 36, Township 8, Range 12 East, running thence north on Section line 19 chains and 72 links, thence east 20 chains and 28 links to the half quarter line thence south on said half quarter line 19 chains and 72 links to Sniders North east corner, thence west on the north line of Snider and Windhoss land 20 chains and 28 links to the place of beginning containing 40 acres of land. **ALSO,** beginning at the Quarter corner on the East line of Section 35 Township 8 East, Range 12 North on said line 34 chains 75 links to the center of the Versailles and Moores Hill Road, Thence south 63 degrees West 18 chains to a stone in the center of said road. Thence west 5 ¼ degrees south 10 chains thence west 1 degree south 5 chains and 3 links thence west 7 1/2 degrees south 1 chain thence west 24 ½ degrees south 4 chains and 50 links thence west 47 degrees south 3 chains thence west 15 degrees south 3 chains and 33 links to a stone in the center of the Kohlerman Road on center line of said Section thence east on center line 4 chains and 15 links to the place of beginning and containing 52 acres more or less. **EXCEPTING THEREFROM:** 3.162 acres and 3.29 acres conveyed by Denver Mills and Viola Mills, husband and wife to Robert M. Myers, according to deed dated November 4, 1998 as found in Deed Record 190, at page 10 of the records of Ripley County, Indiana and described as follows: Real Estate in Washington Township, Ripley County, State of Indiana to-wit: A part of the Northeast Quarter of Section 35, Township 8 North, Range 12 East more fully described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 35, thence running along the East line of said Section north 00 degrees 03 minutes 09 seconds East 1071.52 feet to an iron pin, thence South 86 degrees 08 minutes 30 seconds West 488.97 feet to an iron pin, thence north 05 degrees 48 minutes 40 seconds west 560.00 feet to an iron pin which is the true point of beginning, thence North 89 degrees 15 minutes 07 seconds west 497.84 feet to a railroad spike in the centerline of County Road 575 East, thence running along said centerline north 06 degrees 43 minutes west 154.44 feet to a railroad spike at the centerline intersection of County Road 575 East and County Road 200 North, thence north 63 degrees 00 minutes east along the centerline of County Road 200 North 530.00 feet to a railroad spike, thence leaving said centerline South 05 degrees 48 minutes 40 seconds east 402.95 feet to the true point of beginning and containing 3.162 acres, more or less but subject to all legal highways and easements of record. **Also excepting the 3.29 acre parcel described as follows:** A Part of the Northeast Quarter of Section 35, Township 8 North, Range 12 East more fully described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 35, thence running along the east line of said section north 00 degrees 03 minutes 09 seconds East 1071.52 feet to an iron pin, thence south 86 degrees 08 minutes 30 seconds west 488.97 feet to an iron pin, thence north 05 degrees 48 minutes 40 seconds west 280.00 feet to an iron pin which is the true point of beginning, thence south 88 degrees 27 minutes 11 seconds west 496.38 feet to a railroad spike in the centerline of County Road 525 East, thence running along said centerline north 05 degrees 43 minutes west 300.00 feet to a railroad spike, thence leaving said centerline south 89 degrees 15 minutes 07

seconds east 497.84 feet to an iron pin, thence south 05 degrees 48 minutes 40 seconds east 280.00 feet to the true point of beginning and containing 3.29 acres, more or less but subject to all legal highways and easements of record.

FURTHER EXCEPTING THEREFROM: 3.302 acres conveyed by Denver Mills and Viola Mills to Barry D. Ryan and Kathy H. Ryan, husband and wife, according to deed dated February 12, 1986, as found in Deed Record 180, at page 140 described as follows: Real Estate in Washington Township, Ripley County, State of Indiana, to-wit: A part of the Northeast Quarter of Section 35, Township 8 North, Range 12 East, more fully described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 35, thence running along the east line of said section north 00 degrees 03 minutes 09 seconds east, 1071.52 feet to an iron pin, thence south 86 degrees 08 minutes 30 seconds west, 488.97 feet to an iron pin, which is the true point of beginning, thence continuing south 86 degrees 08 minutes 30 seconds west, 500.00 feet to a railroad spike in the center line of Count Road 575 E, thence running along said centerline north 3 degrees 11 minutes west 97.60 feet to a railroad spike, thence continuing along said centerline north 5 degrees 43 minutes west, 202.40 feet to a railroad spike, thence leaving said centerline north 88 degrees 27 minutes 11 seconds east 496.38 feet to an iron pin. Thence 5 degrees 48 minutes East, 280.00 feet to the true point of beginning and containing 3.302 acres, more or less, but subject to all legal highways and easements of record.

FURTHER EXCEPTING THEREFROM: 7.01 acres and 6.40 acres conveyed by Denver Mills and Viola Mills, husband and wife to Betty S. Schuh Brandes according to deed dated June 4, 1992 and found in Deed Record 199, page 489 and described as follows: Real Estate in Washington Township, Ripley County, State of Indiana, to-wit: A part of the West one-half of the Northwest quarter of Section 36, Township 8 North, Range 12 East and more fully described as follows: Commencing at the Northeast corner of the west half of the northwest quarter of said section 36, thence running along the Quarter-Quarter line south 00 degrees 18 minutes west 1525.95 feet to a railroad spike, which is the true point of beginning; thence continuing along the Quarter-Quarter line (which is also the centerline of County Road 625E) South 00 degrees 18 minutes west 300.00 feet to a P.K. nail; thence south 89 degrees 48 minutes 20 seconds west 1061.41 feet to an iron pin; thence north 00 degrees 05 minutes 26 seconds east 275.00 feet to an iron pin; thence north 88 degrees 27 minutes 30 seconds east 1062.98 feet to the true point of beginning and containing 7.01 acres, more or less, but subject to all legal highways and easements of record. **ALSO** excepting a part of the West one-half of the Northwest Quarter of Section 36, Township 8 North, Range 12 East, more fully described as follows: Commencing at the Northeast corner of the West half of the Northwest Quarter of said Section 36, thence running along the Quarter-Quarter line south 00 degrees 18 minutes west 1825.95 feet to a railroad spike which is the true point of beginning; thence continuing along the Quarter-Quarter line (which is also the centerline of County Road 625 East) south 00 degrees 18 minutes west 260.54 feet to a railroad spike; thence leaving said centerline and running south 89 degrees 34 minutes 04 seconds west 1060.73 feet to an iron pin; thence north 00 degrees 05 minutes 26 seconds east 264.95 feet to an iron pin; thence north 89 degrees 48 minutes 20 seconds east 1061.41 feet to the true point of beginning and containing 6.40 acres, more or less but subject to all legal highways and easements of record.

FURTHER EXCEPTING THEREFROM: 30.90 acres conveyed by Denver Mills and Viola Mills, husband and wife to Ronald J. Brandes, according to deed dated February 3, 1986, as found in Deed Record 180, at page 193 and describes as follows: Real Estate in Washington Township, Ripley County, State of Indiana, to-wit: A part of the Northeast Quarter of Section 35 and a part of the West half of the Northwest Quarter of Section 36, both in Township 8 North, Range 12 East bounded and described as follows: Beginning at the Southeast corner of the Northeast Quarter of said Section 35; thence running north 88 degrees 52 minutes 02 seconds north along the quarter section line 1330.36 feet to a railroad spike in the centerline of County Road 575 East, thence running along said centerline the next 7 courses: North 7 degrees 15 minutes East 127.88 feet, north 25 degrees 40 minutes east 72.63 feet, north 44 degrees 18 minutes east 225.53 feet, north 25 degrees 08 minutes east 236.47 feet, north 17 degrees 57 minutes east 84.50 feet, north 2 degrees 49 minutes east 299.80 feet and north 3 degrees 11 minutes west 31.00 feet to a railroad spike, thence leaving said centerline north 86 degrees 08 minutes 30 seconds east 988.97 feet to an iron pin, thence north 86 degrees 02 minutes east 282.62 feet to an iron pin, thence south 00 degrees 05 minutes 26 seconds west 760.30 feet to an iron pin, thence south 89 degrees 18 minutes west 281.40 feet to an iron pin in the east line of Section 35, thence running along said section line south 00 degrees 03 minutes 09 seconds west 328.02 feet to the true point of beginning and containing 26.09 acres, more or less, in Section 35 and 4.81 acres, more or less in Section 36. The total conveyance in the 2 sections being 30.90 acres, more or less.

FURTHER EXCEPTING THEREFROM: 6.40 acres conveyed by Denver Mills and Viola Mills, husband and wife, to Jerry Garner and Annette Garner, as joint tenants with rights of survivorship, according to deed dated April 1, 1987, as found in Deed Record 184, at page 281 and described as follows: A part of the West half of the Northwest Quarter of Section 36, Township 8 North, Range 12 East, more fully described as follows: Commencing at the northeast corner of the west half of the northwest quarter of said Section 36; thence running along the Quarter-Quarter line South 00 degrees 18 minutes West, 2086.49 feet to a railroad spike which is the true point of beginning; thence continuing along the quarter quarter line (which is also the centerline of County Road 625 East) South 00 degrees 18 minutes West, 260.54 feet to a P.K. nail; thence leaving said centerline and running South 89 degrees 18 minutes West, 1059.75 feet to an iron pin; thence north 00 degrees 05 minutes 26 seconds East, 265.45 feet to an iron pin; thence north 89 degrees 34 minutes 04 seconds east 1060.73 feet to the true point of beginning, and containing 6.40 acres, more or less, but subject to all legal highways and easements of record.

FURTHER EXCEPTING THEREFROM: 4.75 acres conveyed by Denver Mills and Viola Mills, husband and wife, to Barry D. Ryan and Kathy H. Ryan, husband and wife, according to deed dated January 13, 1989, as found in Deed Record 190, at page 555 and described as follows: Real Estate in Washington Township, Ripley County, State of Indiana, to-wit: A part of the Northeast Quarter of Section 35 and a part of the West half of the Northwest Quarter of Section 36, both in Township 8 North, Range 12 East, more fully described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 35, thence running along the section line North 00 degrees 03 minutes 09 seconds east 1071.52 feet to an iron pin which is the true point of beginning, thence leaving the section line and running south 86 degrees 08 minutes 30 seconds west 488.97 feet to an iron pin, thence north 5 degrees 48 minutes 40 seconds west 280.00 feet to an iron pin, thence north 88 degrees 27 minutes 30 seconds East 798.80

feet to an iron pin, thence South 00 degrees 05 minutes 26 seconds west 247.60 feet to an iron pin, thence south 86 degrees 02 minutes west 282.62 feet to the true point of beginning and containing 3.10 acres more or less in Section 35 and 1.65 acres, more or less in Section 36. The total conveyance in the 2 sections being 4.75 acres, more or less.

ALSO: Parcel Number: 69-09-13-000-008.002-008 .065 acres

Also the following .065 acre parcel conveyed by Denver Mills and Viola Mills, husband and wife to Denver Mills Living Revocable Trust, ½ interest and Viola Mills Living Revocable Living Trust, ½ interest by deed dated October 21, 2010 and recorded as Document Number 201004437 and described as follows: Situated in the Southeast Quarter of Section 13, Township 8 North, Range 12 East, in Franklin Township, Ripley County, Indiana and being more particularly described as follows: Beginning at the northeast corner of the southeast quarter of said Section 13, thence along the east line of said quarter and the center of State Highway #101, South 0 degrees 35 minutes 00 seconds east, 660.00 feet to an old P.K. nail at the southeast corner of a 1.849 acre tract owned by Jeffrey A. and Shawn L. Huffman, recorded in Deed Record 173, page 559 of the Ripley County Recorder's Office, also being the True Point of Beginning of the property herein described; thence continuing along the east line of said quarter and the center of State Highway #101, south 0 degrees 35 minutes 00 seconds east 6.44 feet; thence leaving the east line of said quarter and the center of said highway, north 89 degrees 40 minutes 52 seconds west 1334.46 feet; thence north 0 degrees 28 minutes 12 seconds west, 0.87 feet to an old iron pin; thence south 89 degrees 45 minutes 06 seconds east, 1040.40 feet to an old iron pin at the southwest corner of a 1.849 acre tract owned by Jeffrey A. and Shawn L. Huffman, recorded in Deed Record 173, page 559 of the Ripley County Recorder's Office; thence along the south line of said 1.849 acre tract, north 89 degrees 29 minutes 00 seconds east, 294.00 feet to the point of beginning, containing 0.065 acres of land, more or less, and being subject to the legal right-of-way of State Highway #101 and to any other easements or restrictions of record.

S. E. INDIANA TITLE, INC.

1046 S.R. 46E.
P.O. BOX 95
BATESVILLE, INDIANA 47006

TELEPHONE
(812) 934-3208 or 934-6210
FAX (812) 934-6324

August 29, 2016

Schrader Companies
Steve Slonaker
P.O. Box 202
Centerville, IN 47330

In Re: Preliminary Title Check: Viola Mills Living Revocable Trust
(1/2 Interest) and Covell Mills,
Maxine Gall and Charlene Olson (1/2
Interest)

Ladies/Gentlemen:

A preliminary title search of the records of Ripley County, Indiana, up to August 23, 2016 at 9:00 a.m. has been accomplished on the realty in question, described as follows:

(See attached for legal description).

and the following was found:

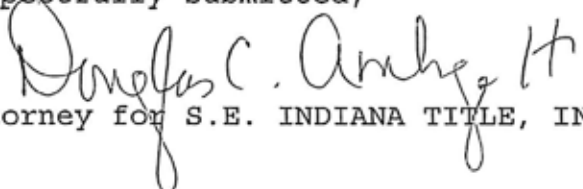
1. Said real estate is titled in: Viola Mills Living Revocable Trust (1/2 Interest) and Covell Mills, Maxine Gall and Charlene Olson (1/2 Interest). Deed Record 215 at page 790 and Instrument #2013-0388 of the records of Ripley County.
2. Real estate taxes for 2015 and thereafter on 80 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 008-100591-00 in Franklin Township is \$1532.04. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$190200; IMPROVEMENT VALUATION: \$14700; NO EXEMPTIONS. (State Key #69-06-36-000-019.000-009).
3. Right-of-way easement for water pipeline executed by Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust in favor of Elrod Water Company d/b/a Hoosier Hills Regional Water District dated July 19, 2002 and recorded July 22, 2002 in Instrument #2002-4800 of the records of Ripley County.
4. Declaration of Trust Ownership and Memorandum of the Revocable Trust Agreement of Viola Mills dated February 27, 2006 and recorded March 16, 2006 in Instrument #2006-1219 of the records of Ripley County.

Schrader Companies
August 29, 2016
Page Two

5. Estate of Covell Mills filed February 17, 2016 under Cause No. 69C01-1602-EU-000008 of the records of Ripley County.

No other judgments or liens or easements against the same were found of record.

Respectfully submitted,


Attorney for S.E. INDIANA TITLE, INC.

DCA/tmw

RIPLEY\mills.4

S. E. INDIANA TITLE, INC.

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August 29, 2016

Schrader Companies
Steve Slonaker
P.O. Box 202
Centerville, IN 47330

In Re: Preliminary Title Check: Viola Mills Living Revocable Trust
(1/2 Interest) and Covell Mills,
Maxine Gall and Charlene Olson (1/2
Interest)

Ladies/Gentlemen:

A preliminary title search of the records of Ripley County, Indiana, up to August 23, 2016 at 9:00 a.m. has been accomplished on the realty in question, described as follows:

(See attached for legal description).

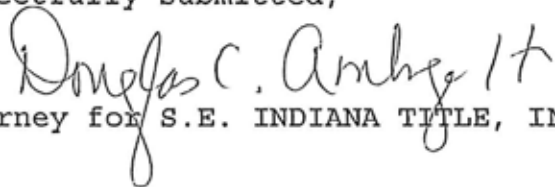
and the following was found:

1. Said real estate is titled in: Viola Mills Living Revocable Trust (1/2 Interest) and Covell Mills, Maxine Gall and Charlene Olson (1/2 Interest). Deed Record 215 at page 790 and Instrument #2013-0388 of the records of Ripley County.
2. Real estate taxes for 2015 and thereafter on 41.58 acres + 13.056 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100719-00 in Washington Township is \$783.60. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$103500; NO EXEMPTIONS. (State Key #69-09-35-000-005.000-021).
3. Retracement survey for Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust dated and recorded December 30, 2008 in Instrument #2008-5643 of the records of Ripley County.
4. Declaration of Trust Ownership and Memorandum of the Revocable Trust Agreement of Viola Mills dated February 27, 2006 and recorded March 16, 2006 in Instrument #2006-1219 of the records of Ripley County.
5. Estate of Covell Mills filed February 17, 2016 under Cause No. 69CO1-1602-EU-000008 of the records of Ripley County.

Schrader Companies
August 29, 2016
Page Two

No other judgments or liens or easements against the same were found of record.

Respectfully submitted,


Attorney for S.E. INDIANA TITLE, INC.

DCA/tmw

RIPLEY\mills.2

S. E. INDIANA TITLE, INC.

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August 29, 2016

Schrader Companies
Steve Slonaker
P.O. Box 202
Centerville, IN 47330

In Re: Preliminary Title Check: Viola Mills Living Revocable Trust
(1/2 Interest) and Covell Mills,
Maxine Gall and Charlene Olson (1/2
Interest)

Ladies/Gentlemen:

A preliminary title search of the records of Ripley County, Indiana, up to August 23, 2016 at 9:00 a.m. has been accomplished on the realty in question, described as follows:

(See attached for legal description).

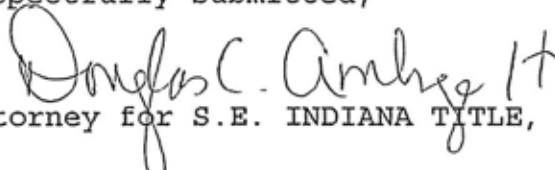
and the following was found:

1. Said real estate is titled in: Viola Mills Living Revocable Trust (1/2 Interest) and Covell Mills, Maxine Gall and Charlene Olson (1/2 Interest). Deed Record 215 at page 790 and Instrument #2013-0388 of the records of Ripley County.
2. Real estate taxes for 2015 and thereafter on 64.135 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 014-102025-00 in Milan is \$863.76. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$94700; NO EXEMPTIONS. (State Key #69-09-13-000-016.000-010).
3. Right-of-way easement for water pipeline executed by Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust in favor of Elrod Water Company d/b/a Hoosier Hills Regional Water District dated July 19, 2002 and recorded July 22, 2002 in Instrument #2002-4800 of the records of Ripley County.
4. Declaration of Trust Ownership and Memorandum of the Revocable Trust Agreement of Viola Mills dated February 27, 2006 and recorded March 16, 2006 in Instrument #2006-1219 of the records of Ripley County.
5. Estate of Covell Mills filed February 17, 2016 under Cause No. 69C01-1602-EU-000008 of the records of Ripley County.

Schrader Companies
August 29, 2016
Page Two

No other judgments or liens or easements against the same were found of record.

Respectfully submitted,


Attorney for S.E. INDIANA TITLE, INC.

DCA/tmw

RIPLEY\mills.3

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August 29, 2016

Schrader Companies
Steve Slonaker
P.O. Box 202
Centerville, IN 47330

In Re: Preliminary Title Check: Viola Mills Living Revocable Trust
(1/2 Interest) and Covell Mills,
Maxine Gall and Charlene Olson (1/2
Interest)

Ladies/Gentlemen:

A preliminary title search of the records of Ripley County, Indiana, up to August 23, 2016 at 9:00 a.m. has been accomplished on the realty in question, described as follows:

(See attached for legal description).

and the following was found:

1. Said real estate is titled in: Viola Mills Living Revocable Trust (1/2 Interest) and Covell Mills, Maxine Gall and Charlene Olson (1/2 Interest). Deed Record 215 at page 790 and Instrument #2013-0388 of the records of Ripley County.
2. Real estate taxes for 2015 and thereafter on 181.36 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100416-00 in Washington Township is \$2360.64. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$304400; IMPROVEMENT VALUATION: \$7400; NO EXEMPTIONS. (State Key #69-15-18-000-008.000-021). (New State Key #69-15-18-500-008.000-021 for 2017).
3. Real estate taxes for 2015 and thereafter on 170.18 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100418-00 in Washington Township is \$2352.24. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$251700; IMPROVEMENT VALUATION: \$169800; EXEMPTIONS: \$45000, Homestead and \$53375, Supplemental Homestead. (State Key #69-15-07-000-018.000-021). (New State Key #69-15-07-700-018.000-021 for 2017).

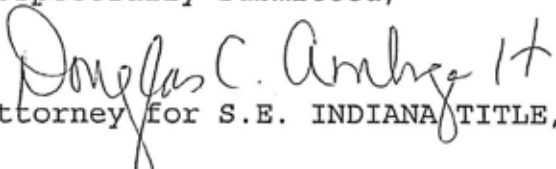
4. Real estate taxes for 2015 and thereafter on 113.37 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100413-00 in Washington Township is \$2626.38. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$228600; IMPROVEMENT VALUATION: \$118300; NO EXEMPTIONS. (State Key #69-14-13-000-009.000-021). (New State Key #69-14-13-800-009.000-021 for 2017).
5. Real estate taxes for 2015 and thereafter on 107.737 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100070-00 in Washington Township is \$1171.99. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$154800; NO EXEMPTIONS. (State Key #69-14-13-000-019.000-021). (New State Key #69-14-13-800-019.000-021 for 2017).
6. Real estate taxes for 2015 and thereafter on 42.97 acres. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100417-00 in Washington Township is \$591.30. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$78100; NO EXEMPTIONS. (State Key #69-15-18-000-011.000-021). (New State Key #69-15-18-300-011.000-021 for 2017).
7. Real estate taxes for 2015 and thereafter on 1.00 acre. Each installment of 2015 taxes payable in 2016 as shown by Parcel No. 022-100419-00 in Washington Township is \$987.26. The Spring installment was paid in full. No delinquent taxes are shown. LAND VALUATION: \$30500; IMPROVEMENT VALUATION: \$99900; NO EXEMPTIONS. (State Key #69-15-07-000-019.000-021). (New State Key #69-15-07-300-019.000-021 for 2017).
8. Application for classification filed by Denver Mills and Viola Mills in favor of the Department of Natural Resources dated January 28, 2002 and recorded February 5, 2002 in Instrument #2002-2126 of the records of Ripley County.
9. Right-of-way easement executed by James H. O'Neal and Laura O'Neal in favor of Indiana Statewide Rural Electric Cooperative dated September 21, 1966 and recorded November 1, 1966 in Misc. Record 15 at page 586 of the records of Ripley County.
10. Right-of-way easement executed by James H. O'Neal in favor of Elrod Water Co., Inc. dated March 6, 1967 and recorded April 18, 1967 in Misc. Record 16 at page 374 of the records of Ripley County.

Schrader Companies
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Page Three

11. Right-of-way easement executed by Bobby Brigmon in favor of Southeastern Indiana Natural Gas Company dated August 22, 1968 and recorded September 3, 1968 in Misc. Record 17 at page 242 of the records of Ripley County.
12. Right-of-way easement for water pipeline executed by Denver Mills Living Revocable Trust and Viola Mills Living Revocable Trust in favor of Elrod Water Company d/b/a Hoosier Hills Regional Water District dated July 19, 2002 and recorded July 22, 2002 in Instrument #2002-4800 of the records of Ripley County.
13. Declaration of Trust Ownership and Memorandum of the Revocable Trust Agreement of Viola Mills dated February 27, 2006 and recorded March 16, 2006 in Instrument #2006-1219 of the records of Ripley County.
14. Estate of Covell Mills filed February 17, 2016 under Cause No. 69CO1-1602-EU-000008 of the records of Ripley County.

No other judgments or liens or easements against the same were found of record.

Respectfully submitted,


Attorney for S.E. INDIANA TITLE, INC.

DCA/tmw

RIPLEY\mills.1

DISCLOSURES

**Lead Base Paint - Tract 2
Seller's Residential - Tract 2**

**Lead Base Paint - Tract 7
Seller's Residential - Tract 7**

1624 S. STATE Rd 101 Dillsboro, IN 47018
Mills Farm, Franklin and Washington Township, Ripley County, Indiana

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Mace Hill</u>	<u>09/18/16</u>		
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>9/23/16</u>		
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>9/23/16</u>		
Agent	Date	Agent	Date



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year)

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code)
1624 S. State Rd 101 Dillsboro IN 47118 Mills Farm, Franklin & Washington Township, Ripley Co., Indiana

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern				✓	
Clothes D.	✓				Septic Field/Bed				✓	
Clothes Washer	✓				Hot Tub	✓				
Dishwasher				✓	Plumbing				✓	
Disposal	✓				Aerator System				✓	
Freezer	✓				Sump Pump				✓	
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater/Electric				✓	
Microwave Oven	✓				Water Heater/Gas				✓	
Oven	✓				Water Heater/Solar	✓				
Range	✓				Water Purifier	✓				
Refrigerator	✓				Water Softener	✓				
Room Air Conditioner(s)	✓				Well				✓	
Trash Compactor	✓				Septic and Holding Tank/Septic Mound				✓	
TV Antenna/Dish				✓	Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)				✓	
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?					✓
					Are the improvements connected to a public sewer system?					✓
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?					✓
					Are the improvements connected to a private/community sewer system?					✓
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan				✓	
Burglar Alarm	✓				Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener Controls	✓				Furnace Heat/Gas				✓	
Inside Telephone Wiring and Blocks/Jacks				✓	Furnace Heat/Electric				✓	
Intercom	✓				Solar House-Heating	✓				
Light Fixtures				✓	Woodburning Stove				✓	
Sauna	✓				Fireplace				✓	
Smoke/Fire Alarm(s)				✓	Fireplace Insert		✓			
Switches and Outlets				✓	Air Cleaner	✓				
Vent Fan(s)				✓	Humidifier	✓				
60/100/200 Amp Service (Circle one)				✓	Propane Tank	✓				
					Other Heating Source:					✓

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: [Signature] Date: 09/18/16 Signature of Buyer: _____ Date: _____

Signature of Seller: _____ Date: _____ Signature of Buyer: _____ Date: _____

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller: _____ Date: _____ Signature of Seller: _____ Date: _____

Property Address (number and street, city, state, ZIP code)

1624 S. State Rd 101 Dillsboro, IN 47018

2. ROOF	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>

3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Explain:			

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a nonconforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is access to your property via an easement?			<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>		
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>M. J. Hall</i>	Date: 09/18/16	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date:	Signature of Seller:	Date:

954 S. County 750 E Dillsboro, IN 47018
Mills Farm, Franklin and Washington Township, Ripley County, Indiana

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Maple Hall</u>	<u>09/18/16</u>	_____	_____
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>9/22/16</u>	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>9/22/16</u>	_____	_____
Agent	Date	Agent	Date

Property Address (number and street, city, state, ZIP code)

954 S County 750 E Dillsboro, IN 47018

2. ROOF	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>

3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Explain:			

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a nonconforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>Maureen Hall</i>	Date: 09/18/16	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date:	Signature of Seller:	Date:

TRACT 5

Mills Farm, Franklin and Washington Township, Ripley County, Indiana

750 E County Rd Dillsboro, IN

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ^{mg} Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ^{mg} Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) ASS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Mary Gull</u>	<u>10-22-16</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>ASS</u>	<u>10/27/16</u>	_____	_____
Agent	Date	Agent	Date



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R/1293)

TRAC 5

Date (month, day, year)

10/22/14

JUNK - 750E MOBILE HOME

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) Mills Farm, Franklin & Washington Township, Ripley Co., Indiana

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-In Vacuum System				✓	Cistern				✓	
Clothes Dryer				✓	Septic Field/Bed				✓	
Clothes Washer				✓	Hot Tub				✓	
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System				✓	
Freezer				✓	Sump Pump				✓	
Gas Grill				✓	Irrigation Systems				✓	
Hood				✓	Water Heater/Electric				✓	
Microwave Oven				✓	Water Heater/Gas				✓	
Oven				✓	Water Heater/Solar				✓	
Range				✓	Water Purifier				✓	
Refrigerator				✓	Water Softener				✓	
Room Air Conditioner(s)				✓	Well				✓	
Trash Compactor				✓	Septic and Holding Tank/Septic Mound				✓	
TV Antenna/Dish				✓	Geothermal and Heat Pump				✓	
Other:					Other Sewer System (Explain)				✓	
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?					✓
					Are the improvements connected to a public sewer system?					✓
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?					✓
					Are the improvements connected to a private/community sewer system?					✓
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier				✓	Attic Fan				✓	
Burglar Alarm				✓	Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener Controls				✓	Furnace Heat/Gas				✓	
Inside Telephone Wiring and Blocks/Jacks				✓	Furnace Heat/Electric				✓	
Intercom				✓	Solar House-Heating				✓	
Light Fixtures				✓	Woodburning Stove				✓	
Sauna				✓	Fireplace				✓	
Smoke/Fire Alarm(s)				✓	Fireplace Insert				✓	
Switches and Outlets				✓	Air Cleaner				✓	
Vent Fan(s)				✓	Humidifier				✓	
60/100/200 Amp Service (Circle one)				✓	Propane Tank				✓	
					Other Heating Source:				✓	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>[Signature]</i>	Date: 10/22/14	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:
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TRACT 5

Property Address (number and street, city, state, ZIP code)

2. ROOF	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Explain:			

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a nonconforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?			<input checked="" type="checkbox"/>
Is the access to your property via a public road?			<input checked="" type="checkbox"/>
Is access to your property via an easement?			<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?			<input checked="" type="checkbox"/>
Do you currently pay flood insurance?			<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?			<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?			<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?			<input checked="" type="checkbox"/>

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>Tracy Hall</i>	Date: <i>10/27/16</i>	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller:	Date:	Signature of Seller:	Date:



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R/1293)

Date (month, day, year)

10-22-16
MILLS FARM HOME

TRACT 16 SPADCS RD

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) Mills Farm, Franklin & Washington Township, Ripley Co., Indiana

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System				✓	Cistern				✓	
Clothes Dryer				✓	Septic Field/Bed				✓	
Clothes Washer				✓	Hot Tub				✓	
Dishwasher				✓	Plumbing				✓	
Disposal				✓	Aerator System				✓	
Freezer				✓	Sump Pump				✓	
Gas Grill				✓	Irrigation Systems				✓	
Hood				✓	Water Heater/Electric				✓	
Microwave Oven				✓	Water Heater/Gas				✓	
Oven				✓	Water Heater/Solar				✓	
Range				✓	Water Purifier				✓	
Refrigerator				✓	Water Softener				✓	
Room Air Conditioner(s)				✓	Well				✓	
Trash Compactor				✓	Septic and Holding Tank/Septic Mound				✓	
TV Antenna/Dish				✓	Geothermal and Heat Pump				✓	
Other:					Other Sewer System (Explain)				✓	
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?					✓
					Are the improvements connected to a public sewer system?					✓
					Are there any additions that may require improvements to the sewage disposal system?					✓
					If yes, have the improvements been completed on the sewage disposal system?					✓
					Are the improvements connected to a private/community water system?					✓
					Are the improvements connected to a private/community sewer system?					✓
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier				✓	Attic Fan				✓	
Burglar Alarm				✓	Central Air Conditioning				✓	
Ceiling Fan(s)				✓	Hot Water Heat				✓	
Garage Door Opener Controls				✓	Furnace Heat/Gas				✓	
Inside Telephone Wiring and Blocks/Jacks				✓	Furnace Heat/Electric				✓	
Intercom				✓	Solar House-Heating				✓	
Light Fixtures				✓	Woodburning Stove				✓	
Sauna				✓	Fireplace				✓	
Smoke/Fire Alarm(s)				✓	Fireplace Insert				✓	
Switches and Outlets				✓	Air Cleaner				✓	
Vent Fan(s)				✓	Humidifier				✓	
60/100/200 Amp Service (Circle one)				✓	Propane Tank				✓	
					Other Heating Source:				✓	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: [Signature] Date: 10/22/16 Signature of Buyer: _____ Date: _____

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller: _____ Date: _____ Signature of Seller: _____ Date: _____

TRACT 116

Property Address (number and street, city, state, ZIP code)

2. ROOF	Yes	No	Do Not Know	4. OTHER DISCLOSURES	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>	Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>	Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>	Are there any encroachments?			<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know	Is the present use a nonconforming use? Explain:			<input checked="" type="checkbox"/>
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>	Is the access to your property via a private road?			<input checked="" type="checkbox"/>
Explain:				Is the access to your property via a public road?			<input checked="" type="checkbox"/>
				Is access to your property via an easement?			<input checked="" type="checkbox"/>
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
				Are there any structural problems with the building?			<input checked="" type="checkbox"/>
				Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
				Are there moisture and/or water problems in the basement, crawi space area, or any other area?			<input checked="" type="checkbox"/>
				Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
				Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
				Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
				Is the property in a flood plain?			<input checked="" type="checkbox"/>
				Do you currently pay flood insurance?			<input checked="" type="checkbox"/>
				Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
				Is the homeowner a licensed real estate salesperson or broker?			<input checked="" type="checkbox"/>
				Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?			<input checked="" type="checkbox"/>
				Is the property located within one (1) mile of an airport?			<input checked="" type="checkbox"/>

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>M. J. Steel</i>	Date: 10-22-11	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:
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TENANT/LEASE INFORMATION

Mills Farms

Tenant/Lease Information

The current crop tenant is Gary Speer. He has operated Mills Farms for two crop years. The lease is a year to year flexible lease with base rent. Gary has done an outstanding job according to the owners. He leases the grain center separately for \$22,500/yr. not including the pole barn. He pays electric for bins and ½ repairs and ½ maintenance cost. He spread lime at his costs and owner pays lime cost. The tenant said in 2015 lime was GPS spread of 2,000 ton. He stated he is interested in a portion of the farms and is interested in operating the farms not purchased. The Covell Mills Trust will continue to lease to Gary in 2017 on area farms not being offered at auction. He has been given written notice of Lease Termination in August for the farms offered at auction November 1st. Effective date is upon crop removal, except grain center bins are reserved until April 1, 2017. Does not include barn.

Tract 2 lease is a residential lease expiring December @ \$700/mo.
Tract 7 is not leased. Mobile home on Tract 5 is not leased. Tract 16 mobile home is not leased.

Contact Information

Gary Speer
3600 East CR 600N
North Vernon, IN 47265
Phone: 812-498-6384

GRAIN CENTER INFORMATION

SECTION 7

Summary Mills Farms Grain Center

Tract 2 – 5₊ Acres

General Description

Four steel bins with estimated 90,000 Bu. storage. Overhead 2,500_± Bu. wet grain tank. Pit dump and 100 ft. sweet leg, Model 85 Apollo S#501048, metal buckets, 7 downspouts turn head, GSI model 1112 dryer, auto control, all motors 3 phase, 2 roto phases, 2 LP tanks (1,000 gal. each), leased from Syn Energy (1-800-742-9385). City water from Hoosier Hills at barn. 60' x 90' metal pole barn built 1981. Electric service is Southeastern Indiana REMC. The bins were built in 1981 – 1983. The tax assessed value of barn and bins improvements is \$49,200 not including dryer. House on this tract is assessed at \$53,000. These are not on the same tax parcel. The new parts on this grain system in 11/2014 were \$23,211.38 per the attached. Serviced by Hahn Grain Handling Milroy 765-629-2470.

Tax /year on the one acre and grain center improvements with barn is \$1,974.52







Hahn's Grain Handling, Inc

2131 W St Rd 244
Milroy, IN 46156



Invoice

Invoice Date:	Invoice #:
3/6/2014	9375

Bill To:

Ship To:

Mr. Maxine Gall
9210 Liberty Hill Court
Cincinnati, OH 45242

Mr. Covell Mills
917 S. St. Rd. 101
Dillsboro, IN. 47018

P.O. Number:	Terms	Due Date:	Account #	Ship Date	Ship Via
	Net 10	3/16/2014		3/5/2014	

Quantity	Item	Description	aisle	bin	Discounted ...	Amount
1	MTR-0042	Motor HE, 5HP 1750R 230/460V 3PH			317.20	317.20
1	labor	Replaced motor on unload			180.00	180.00
<i>motor on unloader</i>						

Phone # 765-629-2470 Fax: 765-629-2591	Net 10 Days. A finance charge of 1 1/2% per month (18% annum) will be charged on all past due accounts.	Total	\$497.20
		Payments/Credits	-\$497.20
		Balance Due	\$0.00

Hahn's Grain Handling, Inc

2131 W St Rd 244
Milroy, IN 46156



Invoice

Invoice Date:	Invoice #:
2/26/2014	9349

Bill To:

Ship To:

Mr. Maxine Gall
9210 Liberty Hill Court
Cincinnati, OH 45242

Mr. Covell Mills
917 S. St. Rd. 101
Dillsboro, IN. 47018

P.O. Number:	Terms	Due Date:	Account #	Ship Date	Ship Via
	Net 10	3/8/2014		2/24/2014	

Quantity	Item	Description	aisle	bin	Discounted ...	Amount
1	labor	Patched elbow on leg that leaked			185.00	185.00
1	FH-3807	Transformer, .5KVA 240/480 110V			479.00	479.00
1	labor	Replaced transformer on dryer			100.00	100.00
<p><i>Maintenance on grain leg</i></p> <p><i>Transformer and bottom labor - maintenance on dryer</i></p>						

--

Phone #

765-629-2470

Fax:

765-629-2591

Net 10 Days. A finance charge of 1 1/2% per month (18% annum) will be charged on all past due accounts.

Total	\$764.00
Payments/Credits	-\$764.00
Balance Due	\$0.00

Hahn's Grain Handling, Inc

2131 W St Rd 244
Milroy, IN 46156



Invoice

Invoice Date:	Invoice #:
2/18/2015	11193

Bill To:

Ship To:

Mr. Maxine Gall
9210 Liberty Hill Court
Cincinnati, OH 45242

Mr. Covell Mills
802 S. St. Rd. 101
Dillsboro, IN. 47018

P.O. Number:	Terms	Due Date:	Account #	Ship Date	Ship Via
	Net 10	2/28/2015			

Quantity	Item	Description	aisle	bin	Discounted ...	Amount
1	Outside Mate...	Angle Iron and Pipe needed to make new grate for pit. New all thread for belt			190.00	190.00
10	HN058	Hex Nut 5/8"			0.741	7.41
18	labor	New all thread and tightened belt on leg. Replaced missing grate for pit			42.75	769.50
		<i>Maintenance on Grain leg</i>				

--

Net 10 Days. A finance charge of 1 1/2% per month (18% annum) will be charged on all past due accounts.

Total	\$966.91
Payments/Credits	-\$966.91
Balance Due	\$0.00

Phone #

765-629-2470

Fax:

765-629-2591

Hahn's Grain Handling, Inc

2131 W St Rd 244
Milroy, IN 46156



Invoice

Invoice Date:	Invoice #:
10/15/2015	11807

Bill To:

Ship To:

Mr. Maxine Gall
9210 Liberty Hill Court
Cincinnati, OH 45242

Mr. Covell Mills
802 S. St. Rd. 101
Dillsboro, IN. 47018

P.O. Number:	Terms	Due Date:	Account #	Ship Date	Ship Via
	Net 10	10/25/2015		10/13/2015	

Quantity	Item	Description	aisle	bin	Discounted ...	Amount
1	D03-0121	Electronic Cont. (Output Mod)	A	A11	896.895	896.90
4	Repair	Installed new control on dryer			76.00	304.00
<p><i>Part for dryer - maintenance</i></p>						

		<p>Net 10 Days. A finance charge of 1 1/2% per month (18% annum) will be charged on all past due accounts.</p>	Total	\$1,200.90
			Payments/Credits	-\$1,200.90
			Balance Due	\$0.00

Phone # Fax:
765-629-2470 765-629-2591

Hahn's Grain Handling, Inc

2131 W St Rd 244
Milroy, IN 46156



Invoice

Invoice Date:	Invoice #:
10/29/2013	8900

Bill To:

Ship To:

Mr. Maxine Gall
9210 Liberty Hill Court
Cincinnati, OH 45242

Mr. Covell Mills
917 S. St. Rd. 101
Dillsboro, IN. 47018

P.O. Number:		Terms	Due Date:	Account #	Ship Date	Ship Via						
		Net 10	11/8/2013		10/29/2013							
Quantity	Item	Description	aisle	bin	Discounted ...	Amount						
1 1	FFD-200-1 labor	Scattergrain, 1HP, 1PH Installed new spreader <i>New Spreader for 48' bin</i>			1,624.35 140.00	1,624.35 140.00						
Phone # Fax: 765-629-2470 765-629-2591			Net 10 Days. A finance charge of 1 1/2% per month (18% annum) will be charged on all past due accounts.		<table border="1"> <tr> <td>Total</td> <td>\$1,764.35</td> </tr> <tr> <td>Payments/Credits</td> <td>-\$1,764.35</td> </tr> <tr> <td>Balance Due</td> <td>\$0.00</td> </tr> </table>		Total	\$1,764.35	Payments/Credits	-\$1,764.35	Balance Due	\$0.00
Total	\$1,764.35											
Payments/Credits	-\$1,764.35											
Balance Due	\$0.00											



YIELD/SOIL INFORMATION

SECTION 8

Mills Farms

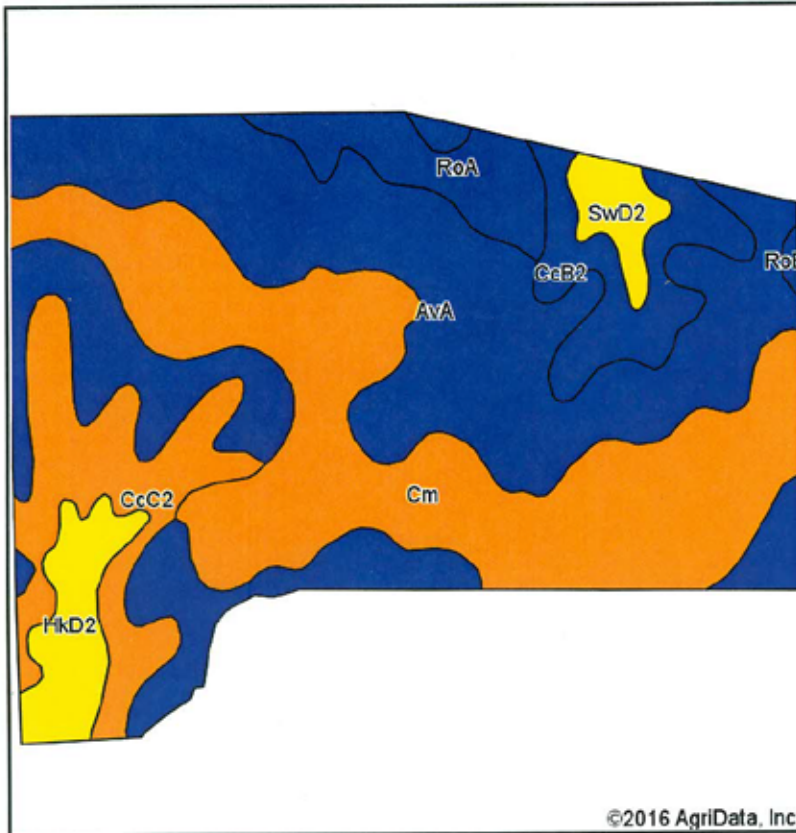
Yield/Soil Information

These farms have been serviced by Helena Fertilizer at Dillsboro. In 2015 the farm had a total of 2,000 tons of Lime GPS spread by the tenant. GPS soil tests are owned by the tenant. Helena representative said that the farm has also had substantial amounts of potash applied. In 2015 the tenant reported that the corn made 200 Bu/acre and the beans made 65 Bu/acre. The farm is all in beans in 2016 and looks very good all year. Each tract soil map and yield index (1970) are included herein.

Contact Information

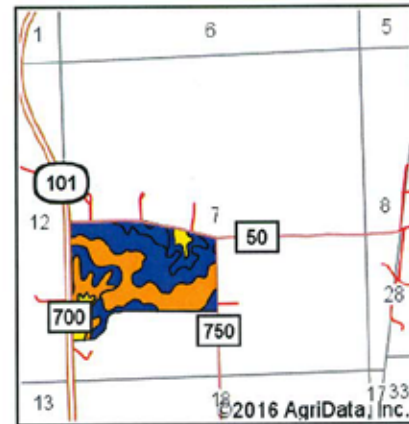
Helena Crop Services
5262 East Hwy. 50
Dillsboro, IN
812-654-3177

Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: Indiana
 County: Ripley
 Location: 7-7N-13E
 Township: Washington
 Acres: 93
 Date: 9/22/2016

Tract 1



Area Symbol: IN137, Soil Area Version: 15

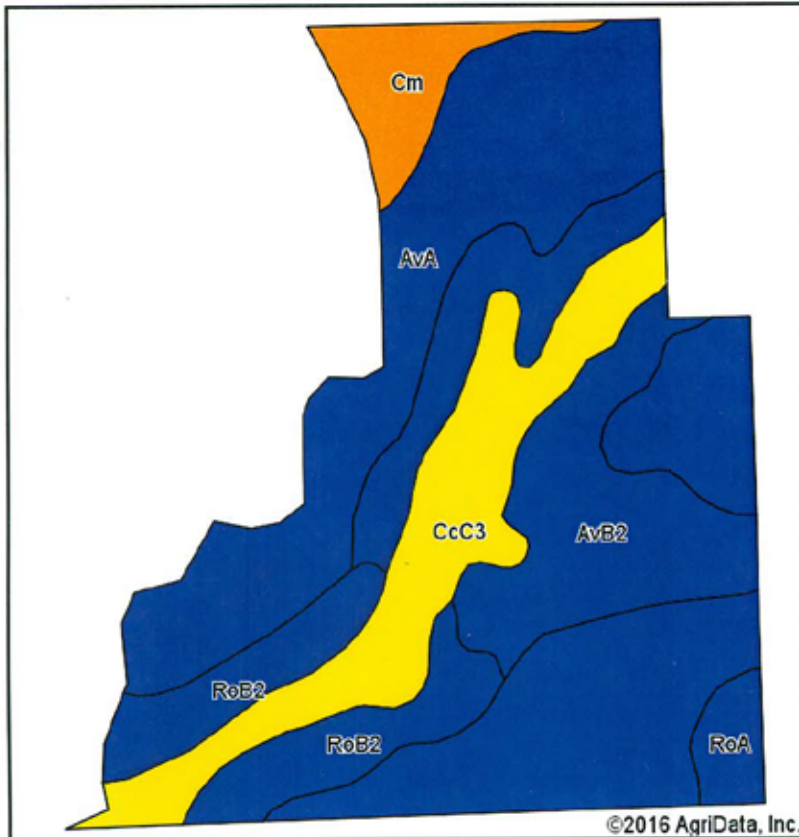
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Tobacco	Winter wheat	Pasture	Grass legume hay	Alfalfa hay
AvA	Avonburg silt loam, 0 to 2 percent slopes	39.20	42.2%		llw	145	49	2558	64	10	5	
Cm	Cobbsfork silt loam, 0 to 1 percent slopes	28.50	30.6%		llw	135	42		54	9	4	
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	9.01	9.7%		lll	114	40	2835	52	8	4	
CcB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	5.83	6.3%		lle	130	46	3120	59	9	4	6
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	4.47	4.8%		llw	135	47	3150	61	9	5	7
HkD2	Hickory silt loam, 12 to 18 percent slopes, eroded	3.85	4.1%		lve	110	39		55	7	4	
SwD2	Switzerland silt loam, 12 to 18 percent slopes, eroded	1.94	2.1%		lve	110	39		44	7	4	
RoB2	Nabb silt loam, 2 to 6 percent slopes, eroded	0.20	0.2%		lle	130	45		57	8	4	
Weighted Average						135.3	45.1	1699.9	58.5	9.2	4.5	0.7

Area Symbol: IN137, Soil Area Version: 15

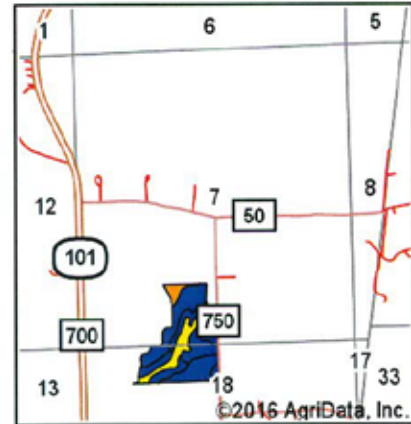
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Ripley**
 Location: **7-7N-13E**
 Township: **Washington**
 Acres: **44**
 Date: **9/22/2016**

Tract 3

Maps Provided By:



Archived Soils Ending 11/15/2015

Area Symbol: IN137, Soil Area Version: 14

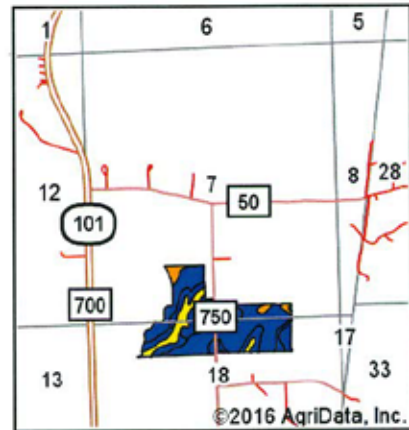
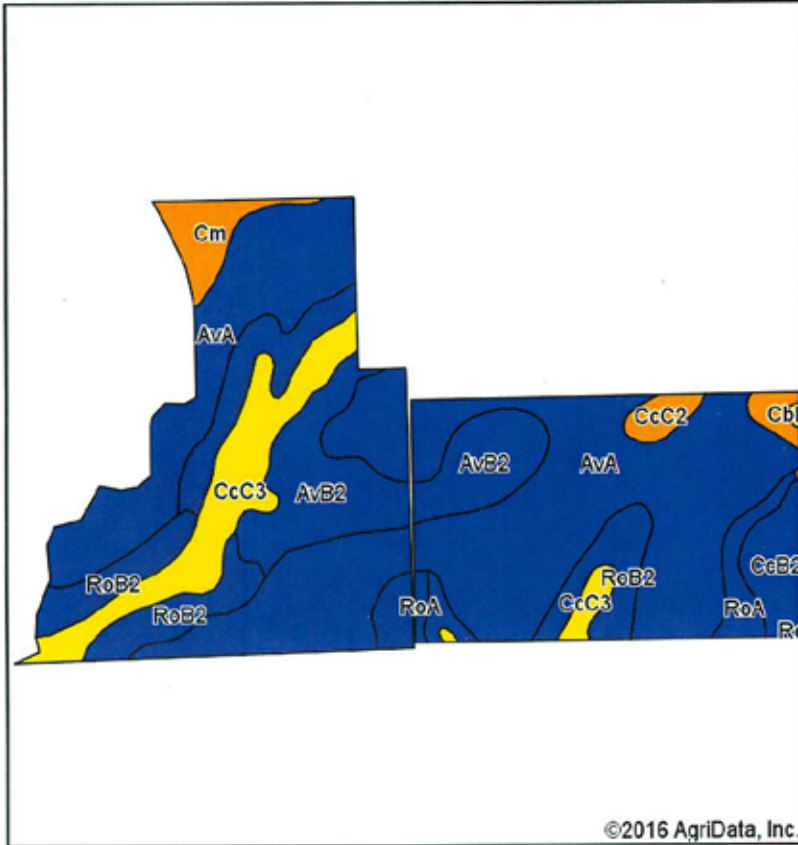
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay
AvA	Avonburg silt loam, 0 to 2 percent slopes	20.02	45.5%		IIw	145	5	49	64	10	2558	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	9.25	21.0%		Ile	132	5	45	58	9	2510	
CcC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	6.83	15.5%		IVe	110	4	39	50	7		
RoB2	Rossmoyne silt loam, 2 to 6 percent slopes, eroded	4.78	10.9%		Ile	130	4	46	59	9	3150	
Cm	Cobbsfork silt loam	2.13	4.8%		IIIw	136	4	42	54	9	1745	
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	0.99	2.2%		IIw	135	5	47	61	9	3150	7
Weighted Average						134.5	4.7	45.9	59.5	9.1	2189.1	0.2

Area Symbol: IN137, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **Indiana**
 County: **Ripley**
 Location: **7-7N-13E**
 Township: **Washington**
 Acres: **79**
 Date: **9/22/2016**

Tract 4

Map Provided By:  **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2016 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/15/2015

Area Symbol: IN137, Soil Area Version: 14

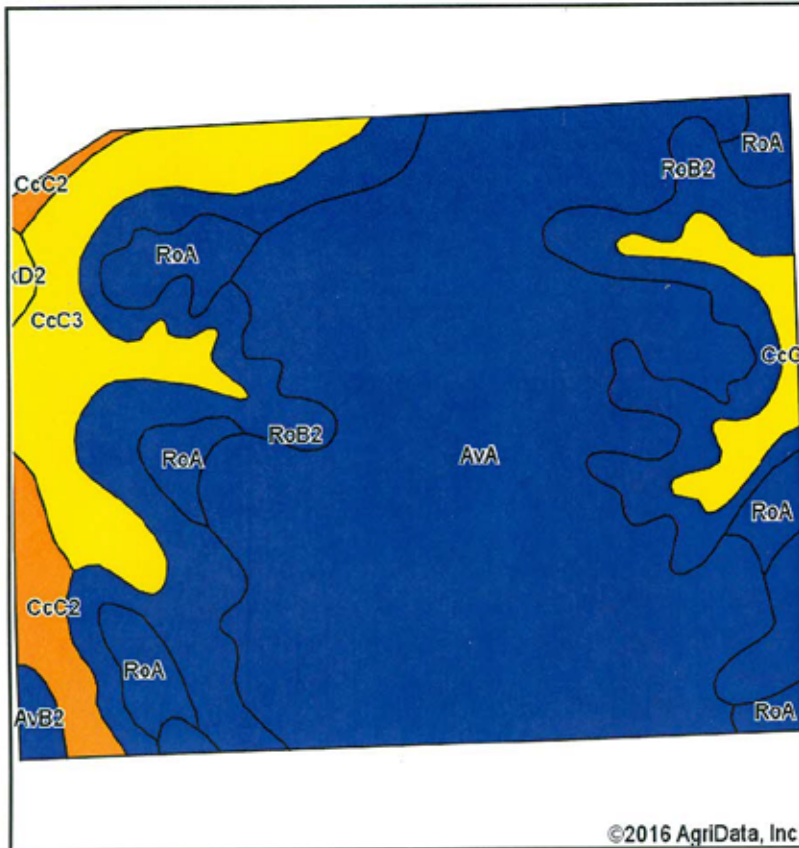
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay	
AvA	Avonburg silt loam, 0 to 2 percent slopes	41.43	52.4%		llw	145		5	49	64	10	2558	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	12.78	16.2%		lle	132		5	45	58	9	2510	
RoB2	Rossmoyne silt loam, 2 to 6 percent slopes, eroded	7.99	10.1%		lle	130		4	46	59	9	3150	
CcC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	7.66	9.7%		IVe	110		4	39	50	7		
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	2.84	3.6%		llw	135		5	47	61	9	3150	
CcB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	2.43	3.1%		lle	130		4	46	59	9	3300	
Cm	Cobbsfork silt loam	2.13	2.7%		lllw	135		4	42	54	9	1745	
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	1.66	2.1%		llle	120		4	42	54	8	3150	
CbD2	Carmel silt loam, 12 to 18 percent slopes, eroded	0.08	0.1%		IVe	80		3	28	40	5		
Weighted Average						136.3		4.7	46.6	60.4	9.3	2394.1	0.3

Area Symbol: IN137, Soil Area Version: 14

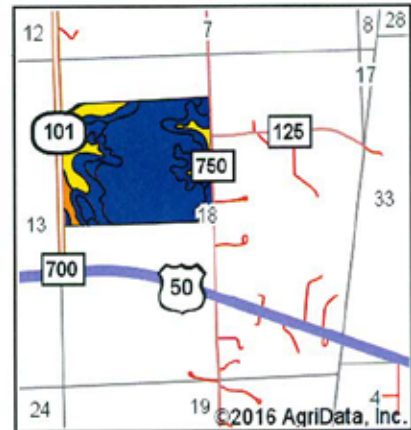
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Ripley**
 Location: **18-7N-13E**
 Township: **Washington**
 Acres: **118**
 Date: **9/22/2016**

Tract 5

Map Provided By:



Archived Soils Ending 11/15/2015

Area Symbol: IN137, Soil Area Version: 14

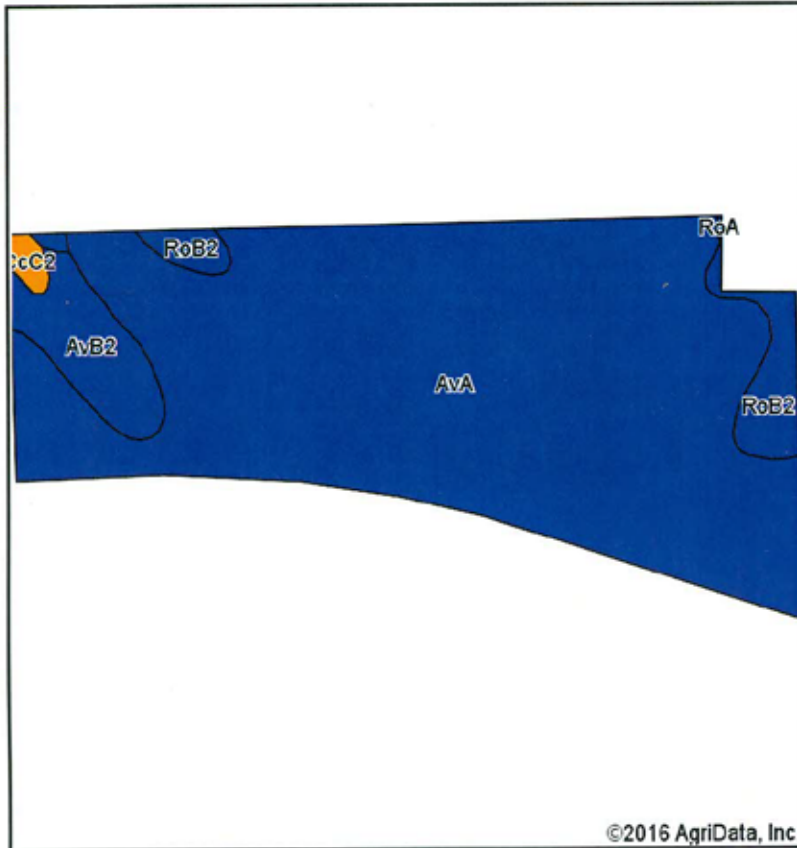
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay
AvA	Avonburg silt loam, 0 to 2 percent slopes	63.11	53.5%		Ilw	145	5	49	64	10	2558	
RoB2	Rossmoyne silt loam, 2 to 6 percent slopes, eroded	25.94	22.0%		Ile	130	4	46	59	9	3150	
CcC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	15.49	13.1%		IVe	110	4	39	50	7		
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	8.28	7.0%		Ilw	135	5	47	61	9	3150	7
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	3.89	3.3%		Ille	120	4	42	54	8	3150	4
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	0.81	0.7%		Ile	132	5	45	58	9	2510	
HkD2	Hickory silt loam, 12 to 18 percent slopes, eroded	0.48	0.4%		IVe	110	4	39	55	7		
Weighted Average						135.4	4.6	46.6	60.4	9.2	2402.7	0.6

Area Symbol: IN137, Soil Area Version: 14

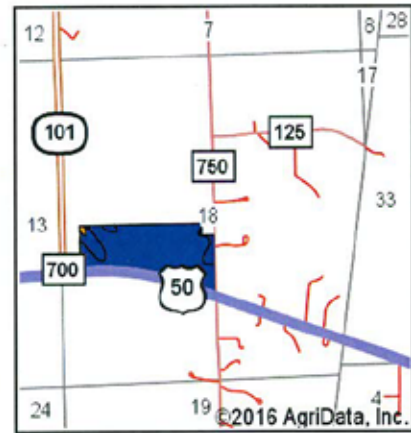
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map

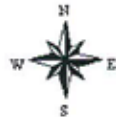


Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Ripley**
 Location: **18-7N-13E**
 Township: **Washington**
 Acres: **43.01**
 Date: **9/22/2016**

Tract 6



Area Symbol: IN137, Soil Area Version: 15

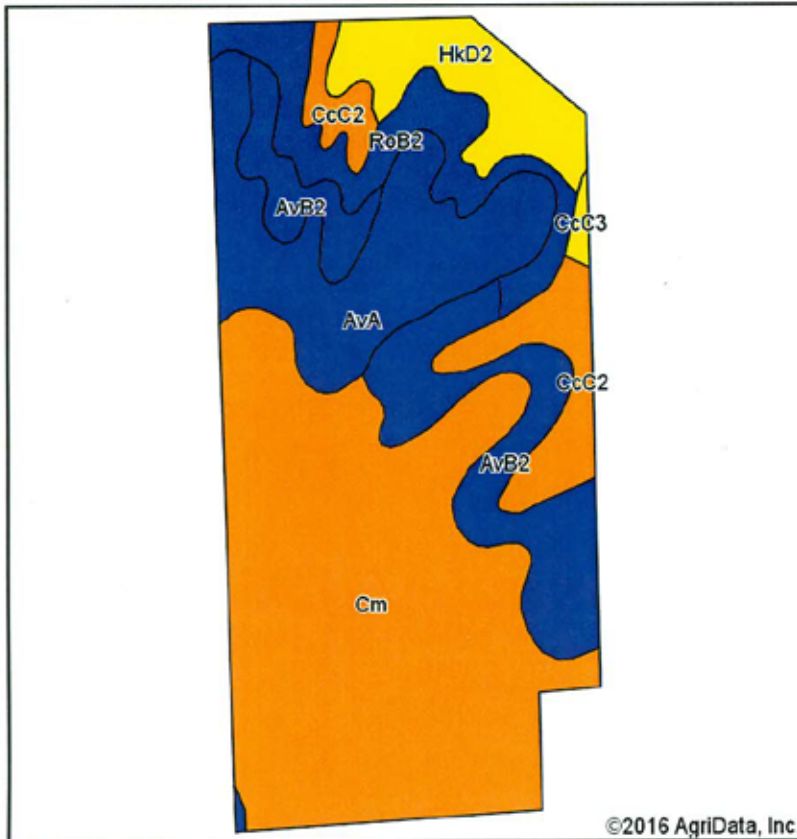
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Tobacco	Winter wheat	Pasture	Grass legume hay	Alfalfa hay
AvA	Avonburg silt loam, 0 to 2 percent slopes	37.71	87.7%		llw	145	49	2558	64	10	5	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	2.72	6.3%		lle	132	45	2510	58	9	5	
RoB2	Nabb silt loam, 2 to 6 percent slopes, eroded	2.25	5.2%		lle	130	45		57	8	4	
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	0.33	0.8%		llle	114	40	2835	52	8	4	
Weighted Average						143.2	48.5	2423.3	63.2	9.8	4.9	*-

Area Symbol: IN137, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: Indiana
 County: Ripley
 Location: 13-7N-12E
 Township: Washington
 Acres: 77
 Date: 9/22/2016

Tract 8

Maps Provided By:



Archived Soils Ending 11/15/2015

Area Symbol: IN137, Soil Area Version: 14

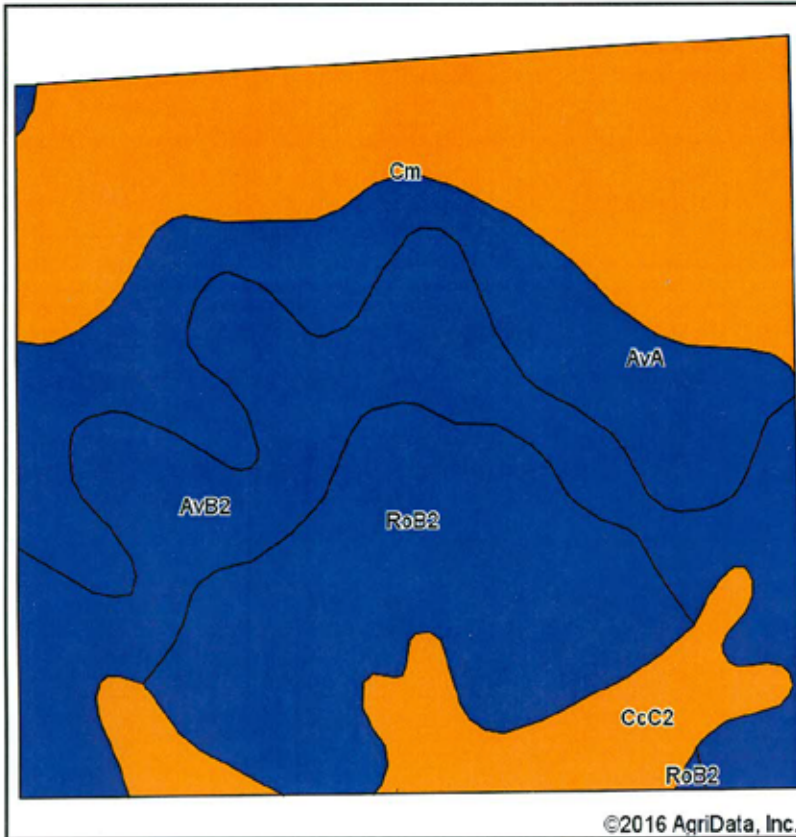
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay
Cm	Cobbefork silt loam	35.17	45.7%		IIW	135	4	42	54	9	1745	
AvA	Avonburg silt loam, 0 to 2 percent slopes	12.22	15.9%		IW	145	5	49	64	10	2558	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	11.54	15.0%		Ile	132	5	45	58	9	2510	
RoB2	Rossmoyne silt loam, 2 to 6 percent slopes, eroded	6.28	8.2%		Ile	130	4	46	59	9	3150	
HkD2	Hickory silt loam, 12 to 18 percent slopes, eroded	5.80	7.5%		Ive	110	4	39	55	7		
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	5.60	7.3%		Ile	120	4	42	54	8	3150	4
CcC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	0.39	0.5%		Ive	110	4	39	50	7		
Weighted Average						132.6	4.3	43.6	56.6	8.9	2065.2	0.3

Area Symbol: IN137, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

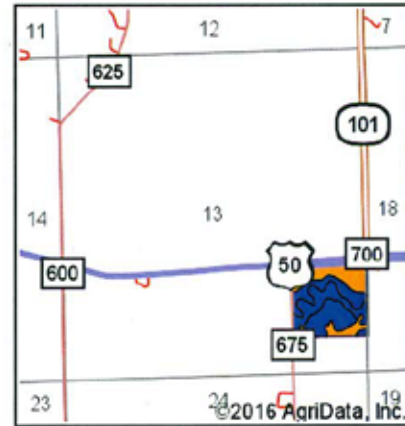
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.



State: **Indiana**
 County: **Ripley**
 Location: **13-7N-12E**
 Township: **Washington**
 Acres: **36.03**
 Date: **9/22/2016**

Tract 9

Maps Provided By:

© AgriData, Inc. 2016



Archived Soils Ending 11/15/2015

Area Symbol: IN137, Soil Area Version: 14

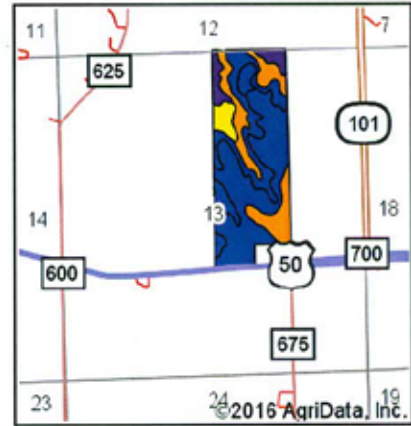
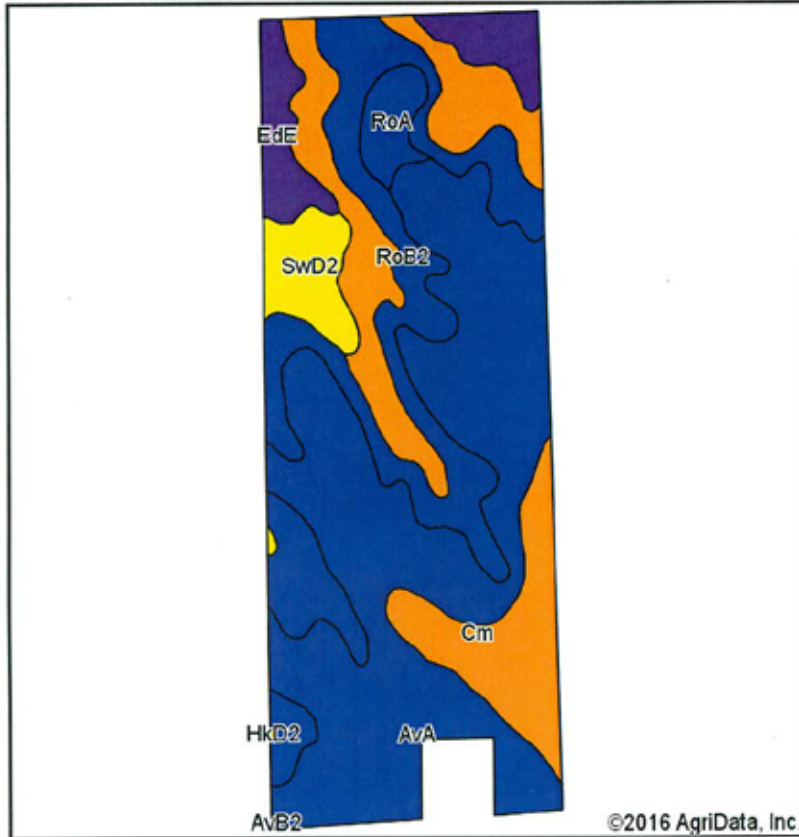
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay
Cm	Cobbsfork silt loam	9.88	27.4%		Illw	135	4	42	54	9	1745	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	8.64	24.0%		Ile	132	5	45	58	9	2510	
RoB2	Rossmoyne silt loam, 2 to 6 percent slopes, eroded	7.52	20.9%		Ile	130	4	46	59	9	3150	
AvA	Avonburg silt loam, 0 to 2 percent slopes	6.64	18.4%		llw	145	5	49	64	10	2558	
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	3.35	9.3%		llle	120	4	42	54	8	3150	4
Weighted Average						133.7	4.4	44.8	57.8	9.1	2502.2	0.4

Area Symbol: IN137, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: Indiana
 County: Ripley
 Location: 13-7N-12E
 Township: Washington
 Acres: 105
 Date: 9/22/2016

Tract 10

Maps Provided By:



Archived Soils Ending 11/15/2015

Area Symbol: IN137, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay
AvA	Avonburg silt loam, 0 to 2 percent slopes	46.94	44.7%		llw	145	5	49	64	10	2558	
RoB2	Rossmoyne silt loam, 2 to 6 percent slopes, eroded	22.60	21.5%		lle	130	4	46	59	9	3150	
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	12.48	11.9%		llle	120	4	42	54	8	3150	4
Cm	Cobbsfork silt loam	9.15	8.7%		lllw	135	4	42	54	9	1745	
EdE	Eden flaggy silty clay loam, 18 to 25 percent slopes	6.60	6.3%		Vle	50	2	18	25	3		
SwD2	Switzerland silt loam, 12 to 18 percent slopes, eroded	4.55	4.3%		lve	110	4	39	55	7		
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	2.68	2.6%		llw	135	5	47	61	9	3150	7
Weighted Average						130.2	4.3	44.5	57.9	8.9	2428.4	0.7

Area Symbol: IN137, Soil Area Version: 14

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

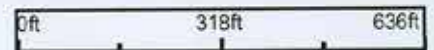
Mills Farms Tract Map

Farm #2



Boundaries are Approximate

map center: 39° 6' 7.71, 85° 8' 55.25



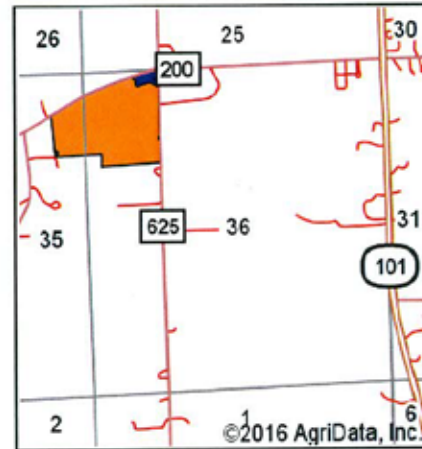
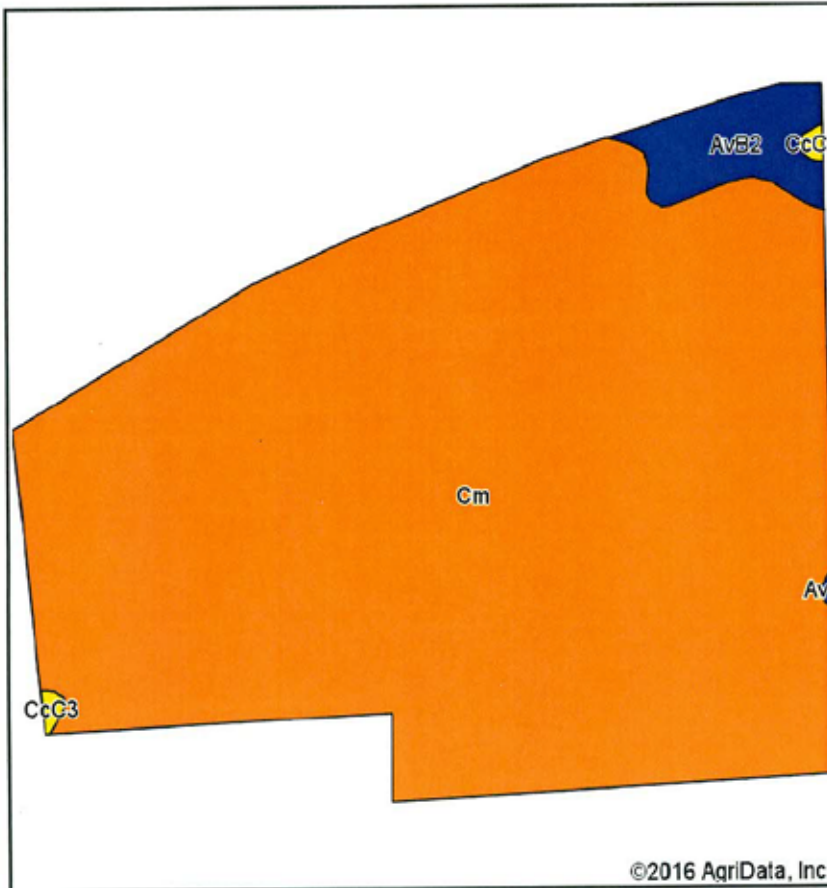
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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36-8N-12E
Ripley County
Indiana



5/17/2016

Soils Map



State: **Indiana**
 County: **Ripley**
 Location: **36-8N-12E**
 Township: **Washington**
 Acres: **51.73**
 Date: **5/17/2016**

Farm #2




Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Pasture	Grass legume hay	Tobacco
Cm	Cobbsfork silt loam, 0 to 1 percent slopes	49.58	95.8%		IIlw	135	42	54	9	4	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	1.99	3.8%		Ile	132	45	58	9	5	2510
CcC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	0.16	0.3%		Ive	108	38	50	7	4	164
Weighted Average						134.8	42.1	54.1	9	4	97.1

Area Symbol: IN137, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Mills Farms Tract Map

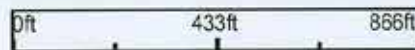
Farm #3

Revised 8/9/16



Boundaries are Approximate

map_center: 39° 8' 15.29, 85° 8' 9.21

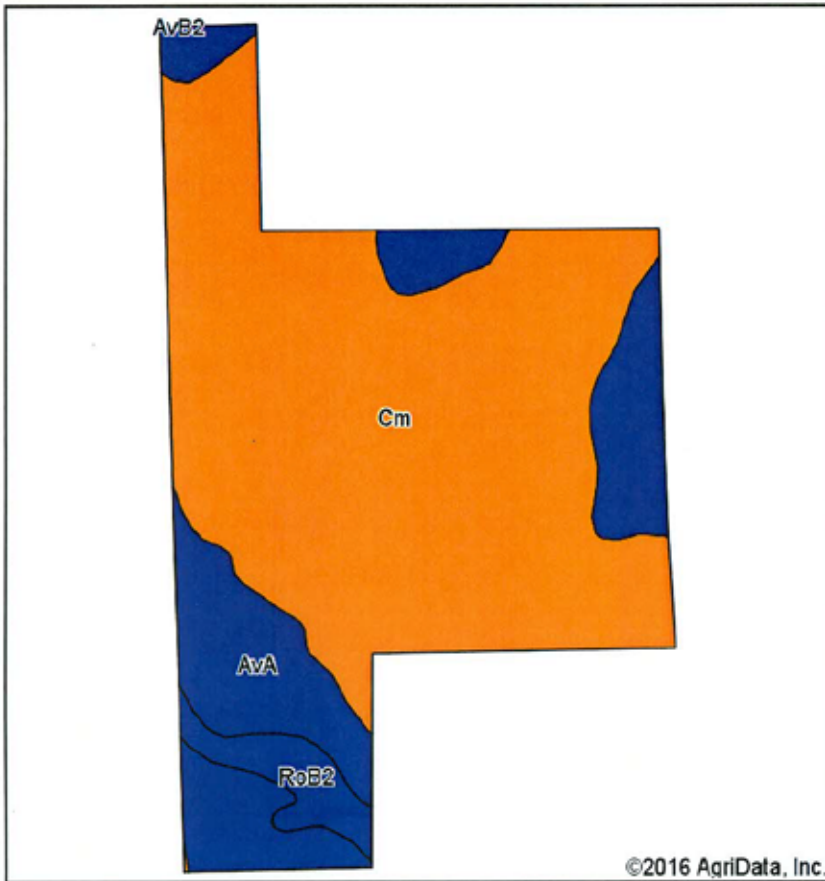


13-8N-12E
Ripley County
Indiana

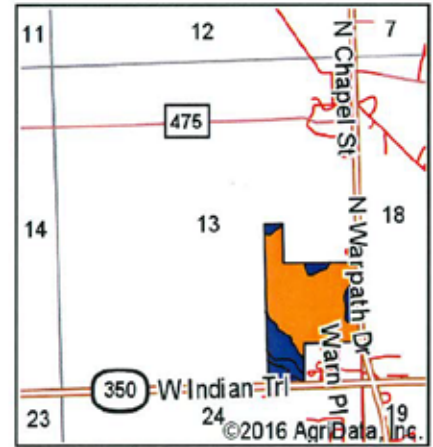


5/17/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Ripley**
 Location: **13-8N-12E**
 Township: **Franklin**
 Acres: **64.11**
 Date: **5/17/2016**

Farm #3

Maps Provided By:



Area Symbol: IN137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Tobacco	Winter wheat	Pasture	Grass legume hay
Cm	Cobbsfork silt loam, 0 to 1 percent slopes	46.34	72.3%		IIIw	135	42		54	9	4
AvA	Avonburg silt loam, 0 to 2 percent slopes	15.29	23.8%		IIw	145	49	2558	64	10	5
RoB2	Nabb silt loam, 2 to 6 percent slopes, eroded	2.48	3.9%		Ile	130	45		57	8	4
Weighted Average						137.2	43.8	610.1	56.5	9.2	4.2

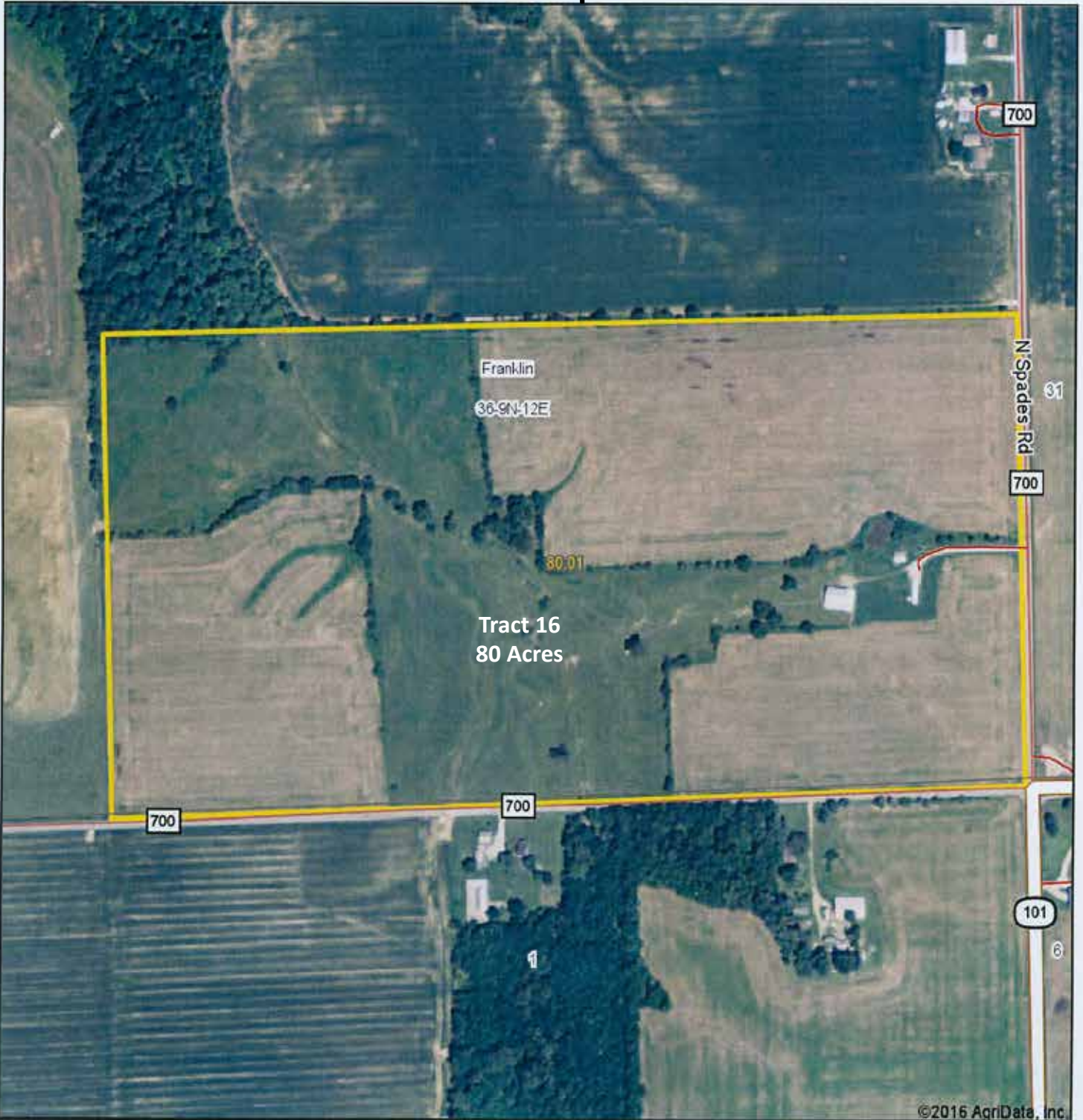
Area Symbol: IN137, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Mills Farms Tract Map

Farm #4



Boundaries are Approximate

map center: 39° 10' 47.01, 85° 8' 12.85



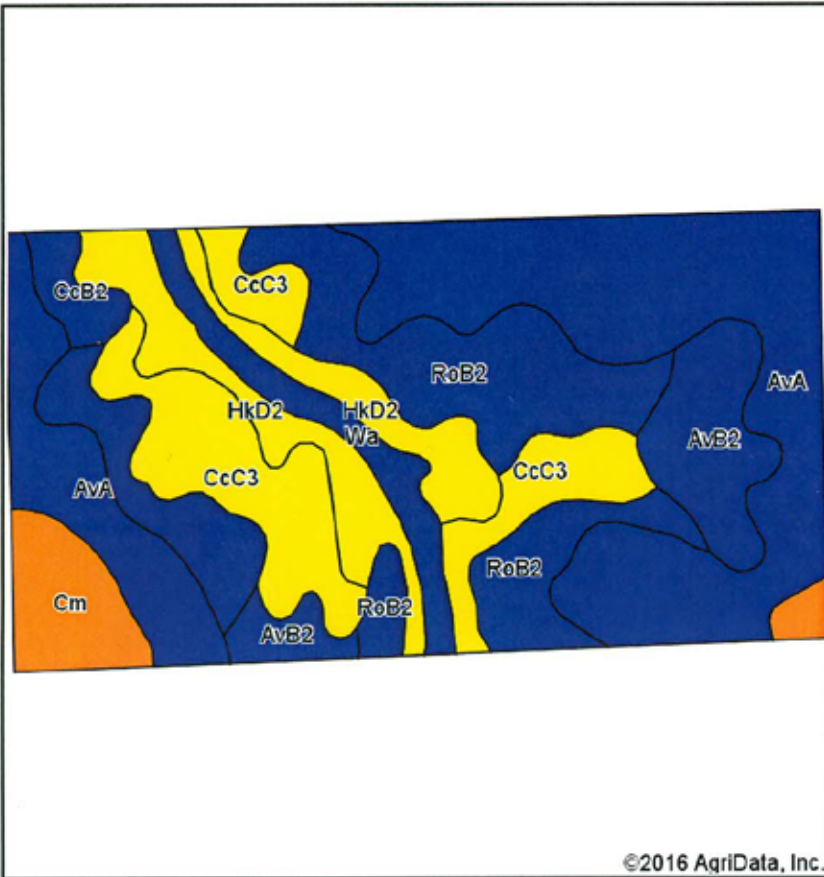
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36-9N-12E
Ripley County
Indiana

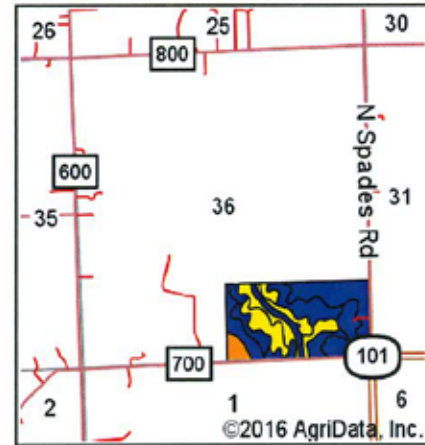


5/17/2016

Soils Map



Soils data provided by USDA and NRCS.



State: Indiana
 County: Ripley
 Location: 36-9N-12E
 Township: Franklin
 Acres: 80.01
 Date: 5/17/2016

Farm #4

Maps Provided By:



Area Symbol: IN137, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Tobacco	Winter wheat	Pasture	Grass legume hay	Alfalfa hay
AvA	Avonburg silt loam, 0 to 2 percent slopes	26.83	33.5%		llw	145	49	2558	64	10	5	
RoB2	Nabb silt loam, 2 to 6 percent slopes, eroded	17.39	21.7%		lle	130	45		57	8	4	
CcC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	11.70	14.6%		IVe	108	38	164	50	7	4	
HKD2	Hickory silt loam, 12 to 18 percent slopes, eroded	8.50	10.6%		IVe	110	39		55	7	4	
AvB2	Avonburg silt loam, 2 to 6 percent slopes, eroded	6.23	7.8%		lle	132	45	2510	58	9	5	
Cm	Cobbsfork silt loam, 0 to 1 percent slopes	4.30	5.4%		lllw	135	42		54	9	4	
Wa	Wakeland silt loam, frequently flooded	3.54	4.4%		llw	130	39					
CcB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	1.52	1.9%		lle	130	46	3120	59	9	4	6
Weighted Average						130.1	44.3	1136.5	55.5	8.2	4.2	0.1

Area Symbol: IN137, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

MUNICIPAL UTILITIES/SERVICES

SECTION 9

Municipal Utilities/Services

Mills Farms Auction 11/1/16 Four Farms

Water – All tracts except Tract 14 are serviced by Hoosier Hills Water (812-654-3200). Tract 14 has an 8” water line running along the south side of Highway 350 provided by the City of Milan (phone is 812-654-3407).

Sewer – The City of Milan sewer is at the intersection of Hwy. 101 and Hwy. 350 running east. A lift station is at the water tower just north of the intersection that services the adjoining nursing home. Milan City Manager is John Ingram (c) 812-756-1624 for information.

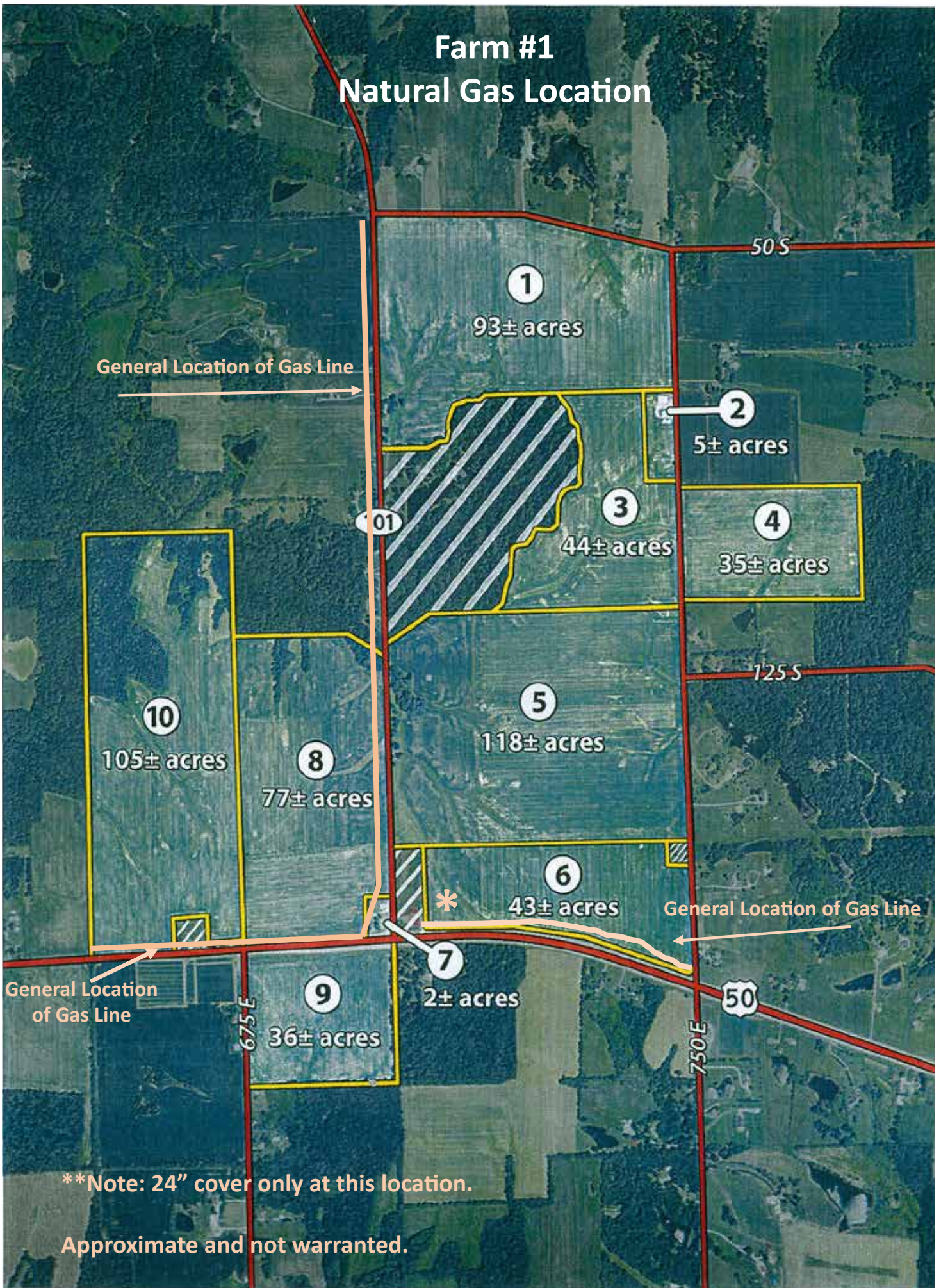
Schools – All farms are in Milan Community School System. Superintendent is Paul Ketcham (812-654-2365).

Electric – Farms 1, 2 and 4 are served by Southeastern Indiana REMC (1-800-373-4111). Farm 3 is serviced by the City of Milan (812-654-3407)

Gas – Natural gas is available at the intersection of Hwy. 101 and Hwy. 50 (Farm 1) and at the intersection of Hwy. 101 and Hwy. 350. Contact Southeastern Indiana Natural Gas Co., Inc., Jeff Fisk, Superintendent (812-654-2444). See the following maps of all tracts for general location of gas lines.

This information is provided by Schrader Real Estate and Auction Company from information available prior to the sale and is not warranted.

Farm #1 Natural Gas Location



**Note: 24" cover only at this location.

Approximate and not warranted.

Farm #2

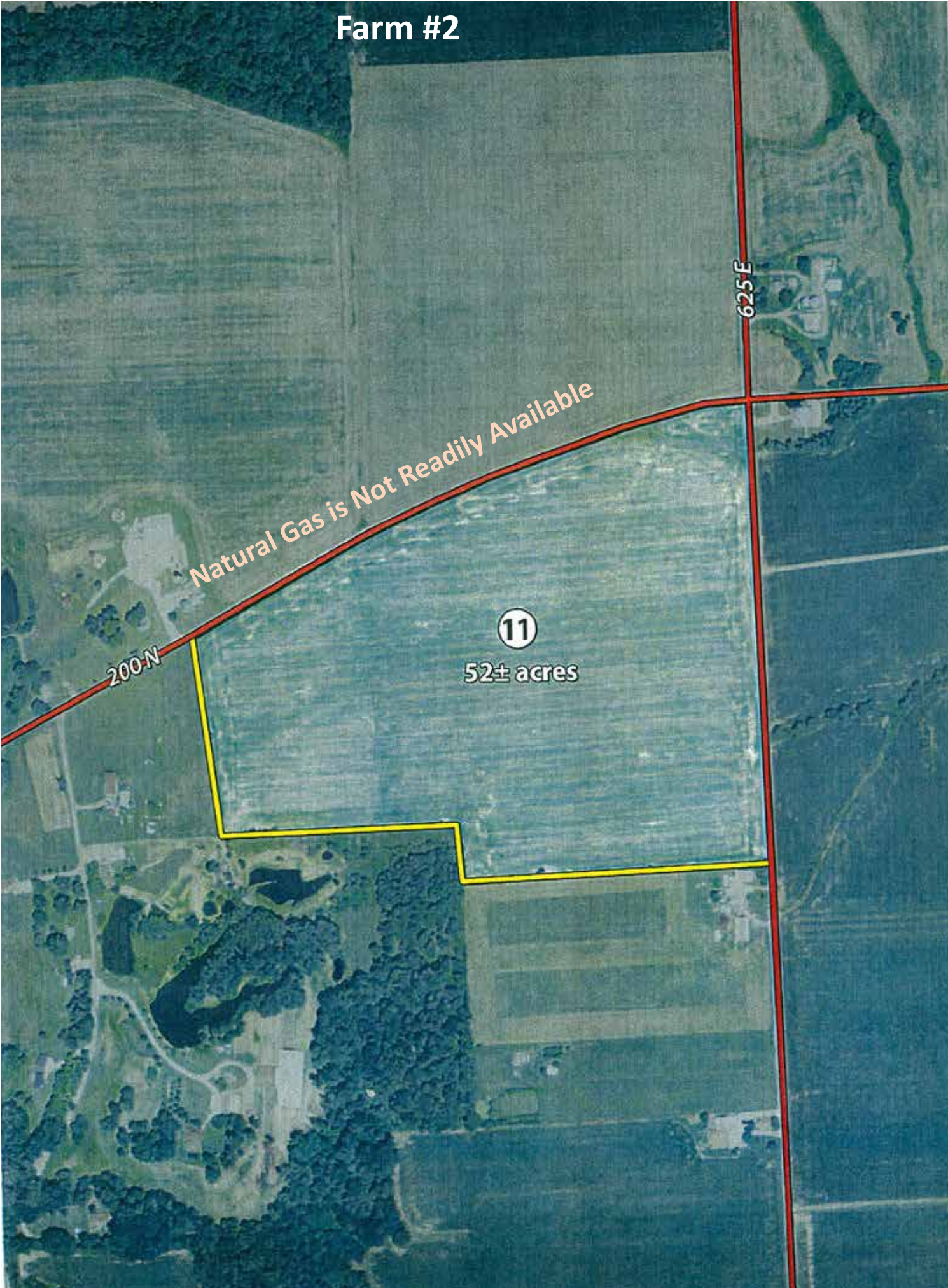
Natural Gas is Not Readily Available

200-N

625 E

11

52± acres

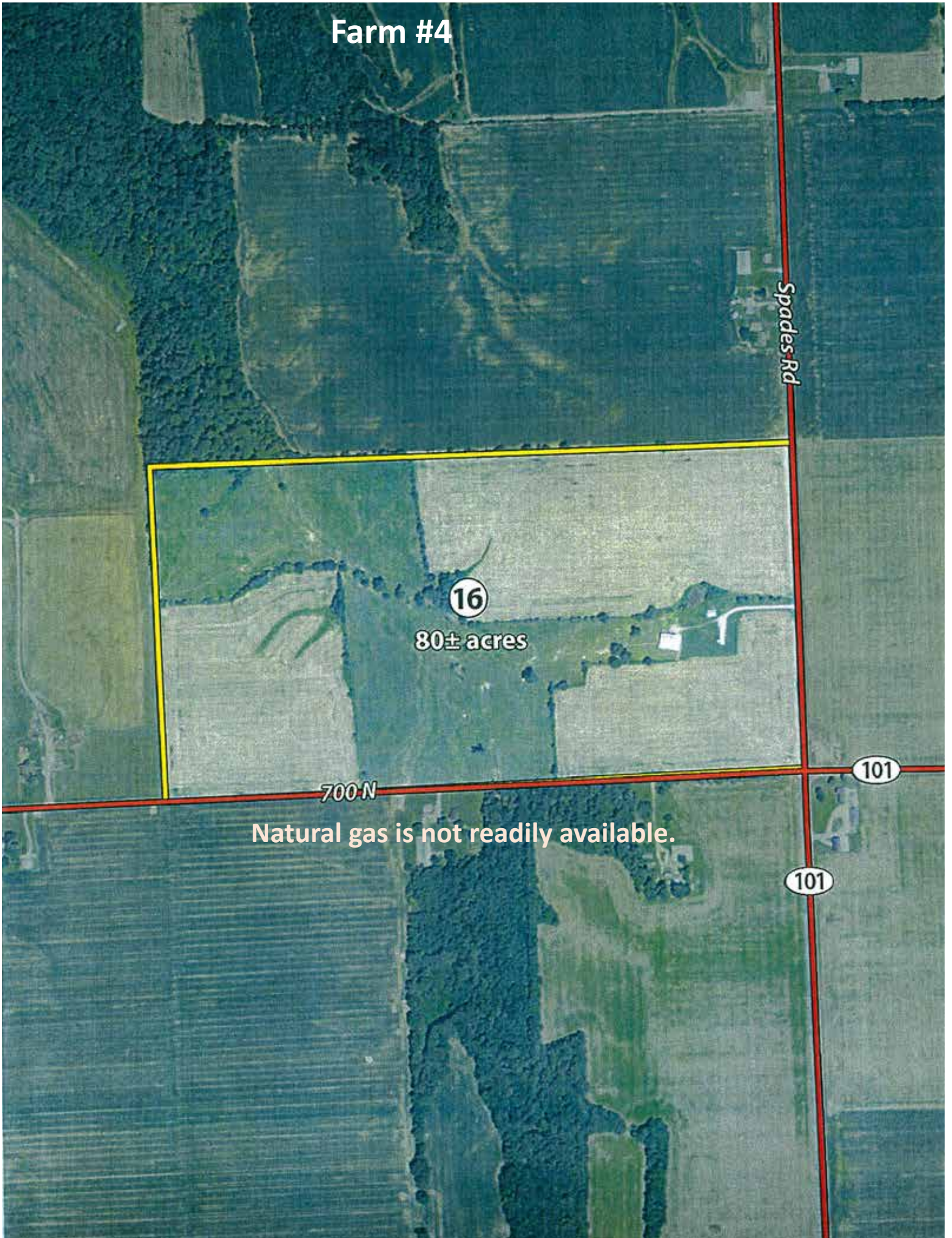


Farm #3 Natural Gas Locations



*Approximate and not warranted.

Farm #4



16
80± acres

Spades Rd

700 N

101

101

Natural gas is not readily available.

PROPOSED SURVEY COST

SECTION 10

JEFFREY P. FRENCH & ASSOCIATES LAND SURVEYING, P.C.

244 NORTH MAIN STREET
VERSAILLES, INDIANA 47042
TELEPHONE: 812-689-5995
www.frenchsurvey.com

Mr. Steve Slonaker and the Denver Mills Family
Schrader Real Estate & Auction Co.
Slonaker Farm Management
7141 College Corner Road
P.O. Box 202
Centerville, IN 47330

September 26, 2016

Re: Proposed cost for survey of Mills Farm

Dear MR. Slonaker and Mills Family,

Thank you for contacting me in regarding the survey of the Mills Farm. Following is my proposal for surveying each parcel, which will require a separate survey, individually for Farm 1 and Farm 3:

Farm 1 Tract 1, 91 acres +/-, Cost \$3800 +/-
Farm 1 Tract 2, 5 acres +/-, Cost \$1200 +/-
Farm 1 Tract 3, 44 acres +/-, Cost \$2500 +/-
Farm 1 Tract 4, 34 acres +/-, Cost \$2800 +/-
Farm 1 Tract 5, 117 acres +/-, Cost \$4000 +/-
Farm 1 Tract 7, 2.5 acres +/-, Cost \$1200 +/-
Farm 1 Tract 8, 75.5 acres +/-, Cost \$3400 +/-
Farm 1 Tract 9, 33 acres +/-, Cost \$2500 +/-

Farm 3 Tract 12, 42 acres +/-, Cost \$3400 +/-
Farm 3 Tract 13, 12 acres +/-, Cost \$1400 +/-
Farm 3 Tract 14, 6 acres +/-, Cost \$1200 +/-
Farm 3 Tract 15, 4 acres +/-, Cost \$1200 +/-

Normal hourly rate:

Field: \$150.00 per hour
Office: \$75.00 per hour

We normally survey tracts of this size based upon our normal hourly rates with the intent not to exceed the proposed cost. It is important to know that if any individual tract sells independent of the remainder of the farm, the cost for that one survey may exceed proposed cost.

The Following items will be billed additionally or separately based upon our hourly rates:

Any changes or additions to the proposed project, or scope of project, from information provided by Client at commencement of this project, will be re-evaluated with the Client, and may be billed at our normal hourly rates.

If a title flaw is found in the course of this survey it may be necessary for Surveyor to obtain a legal opinion of title. Attorney or Abstract fees relating to clarifying title issues will be billed in addition to the previously estimated cost.

Courthouse copy and recording fees will be billed in addition to the previously stated estimate.

Surveyor will set monuments on each corner of the surveyed property. Iron pins set on property lines, at locations not previously discussed, will be set at our normal hourly rates.

Thank you for giving my firm the opportunity to participate in your project.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey P. French". The signature is written in black ink and is positioned above the typed name.

Jeffrey P. French,
Registered Land Surveyor 29600009

+38.5, 112.5', Pwp (3 Guy Anchors)

ILLS

SEC. 13, T-7-N, R-12-E
RIPLEY COUNTY
WASHINGTON TOWNSHIP

+23, 57', Sign

+81.5, 190', Pwp

510

+73, 55.5', Sign

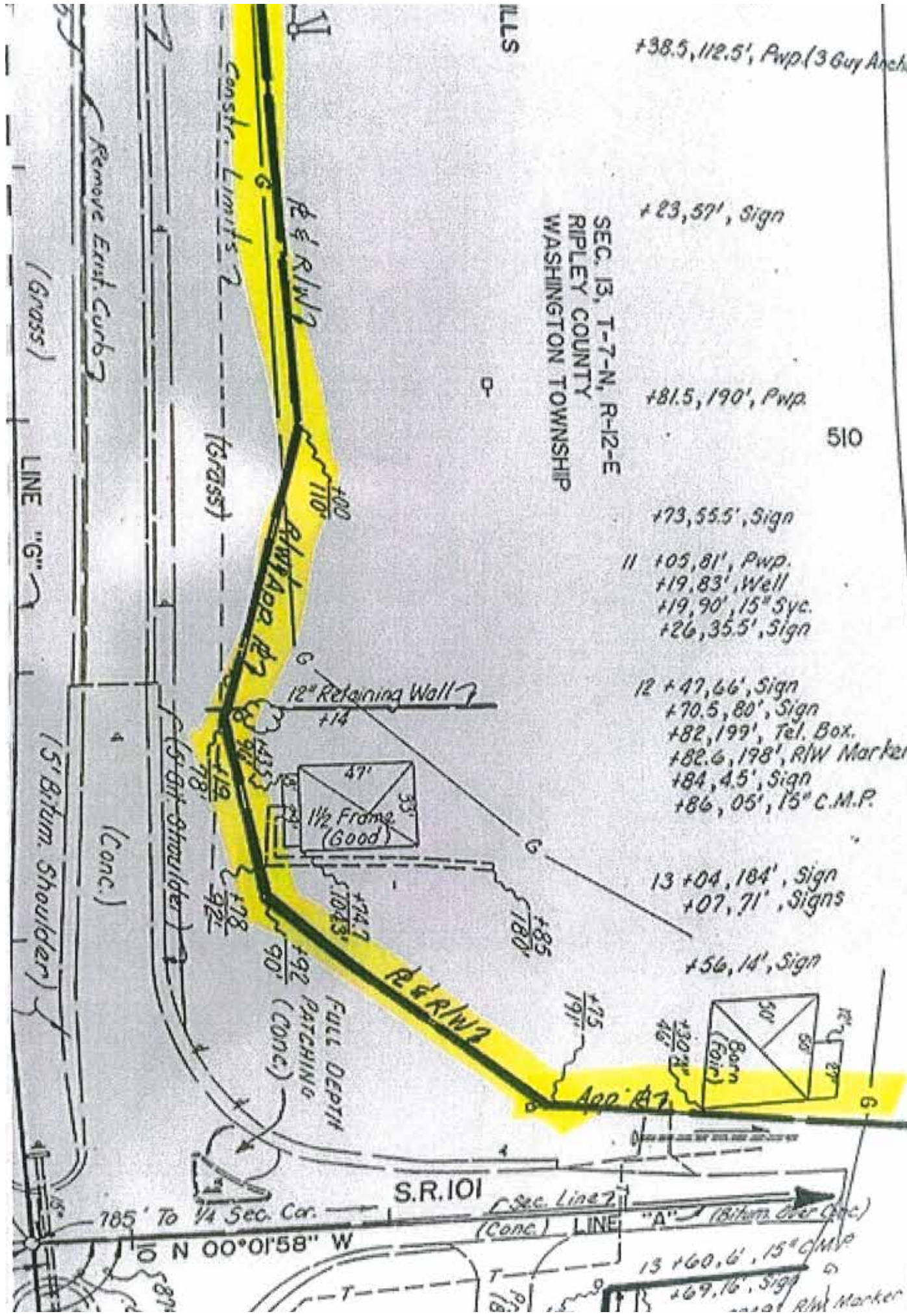
11 +105, 81', Pwp.
+19, 83', Well
+19, 90', 15" Syc.
+26, 35.5', Sign

12 +47, 66', Sign
+70.5, 80', Sign
+82, 199', Tel. Box.
+82.6, 198', R/W Marker
+84, 45', Sign
+86, 05', 15" C.M.P.

13 +04, 184', Sign
+07, 71', Signs

+56, 14', Sign

+75, 191'
+30.2', 46'
Barn (Fair)



Remove Exist. Curb

(Grass)

LINE "G"

(5' Grt. Shoulder)

(Conc.)

(5' Grt. Shoulder)

(Grass)

FULL DEPTH
90" (CONC.)
PATCHING

S.R. 101

LINE "A"

(Bitum. Over Conc.)

785' To 1/4 Sec. Cor.

N 00°01'58" W

13 +60.6, 15" C.M.P.

+69.16', Sign

R/W Marker

RIPLEY COUNTY ZONING

SECTION 11

Mills Farms

Zoning

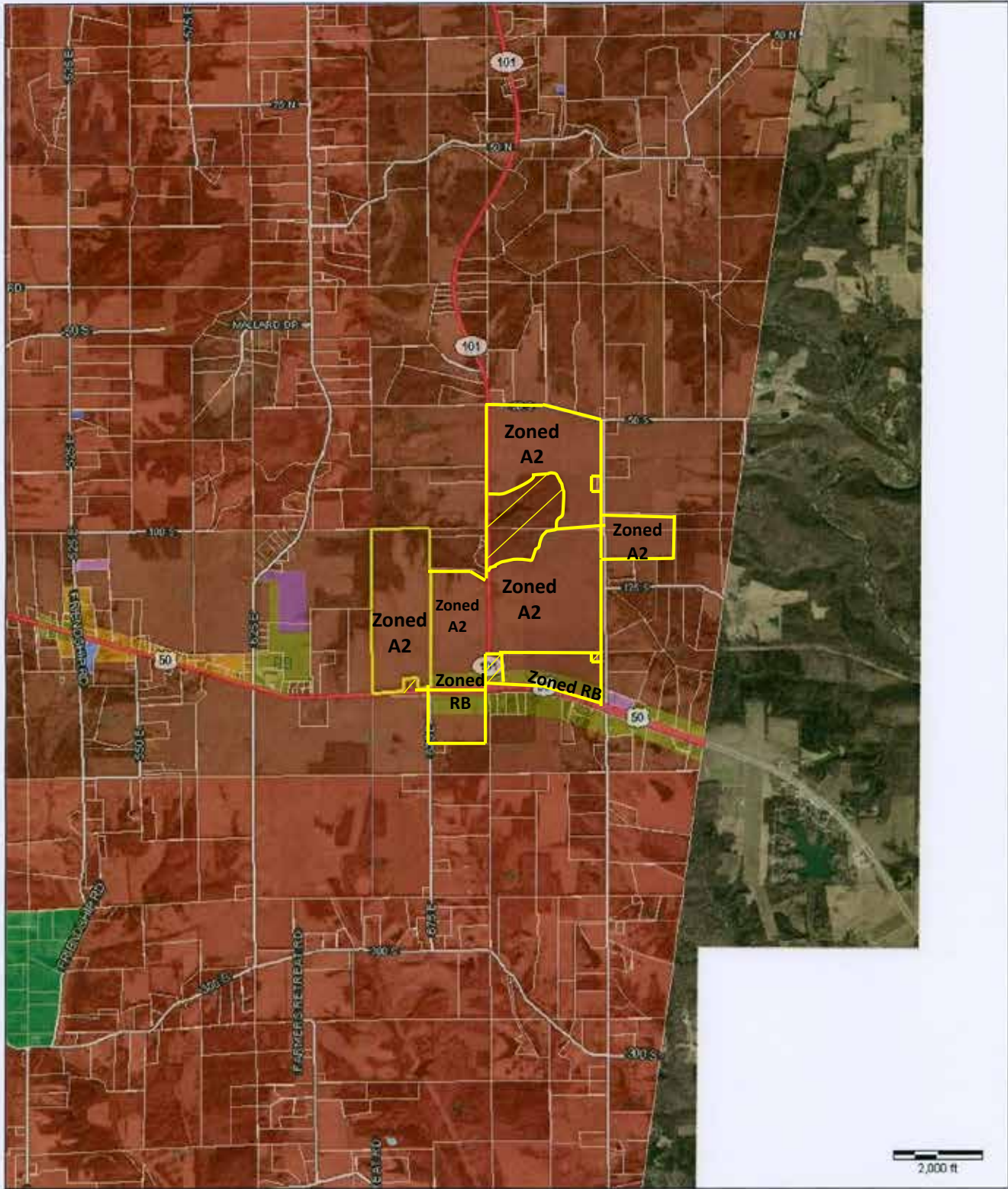
Farm #3 is all within the city limits of Milan. This farm is zoned R2 and A1 per the attached map.

Farms 1, 2 and 4 are all zoned under Ripley County Ordinance. The Planning Director is Tad Brinson (812-689-6062). All zoning maps are attached with zoning definitions.

Ripley County Zoning

Farm 1

Mills Auction November 1st



Type notes here

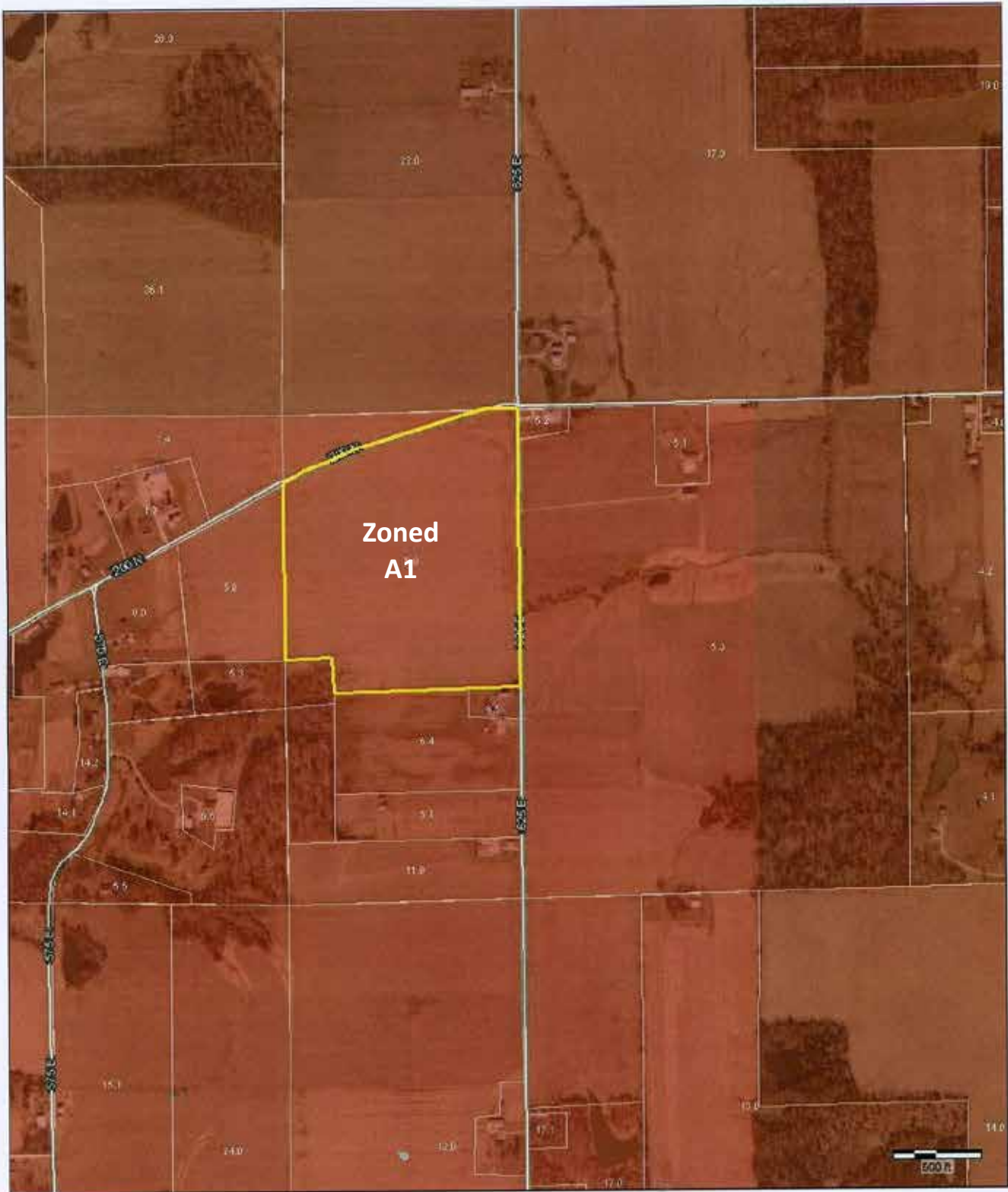
Printed
09/30/2016

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Ripley County Zoning

Farm 2

Mills Auction November 1st



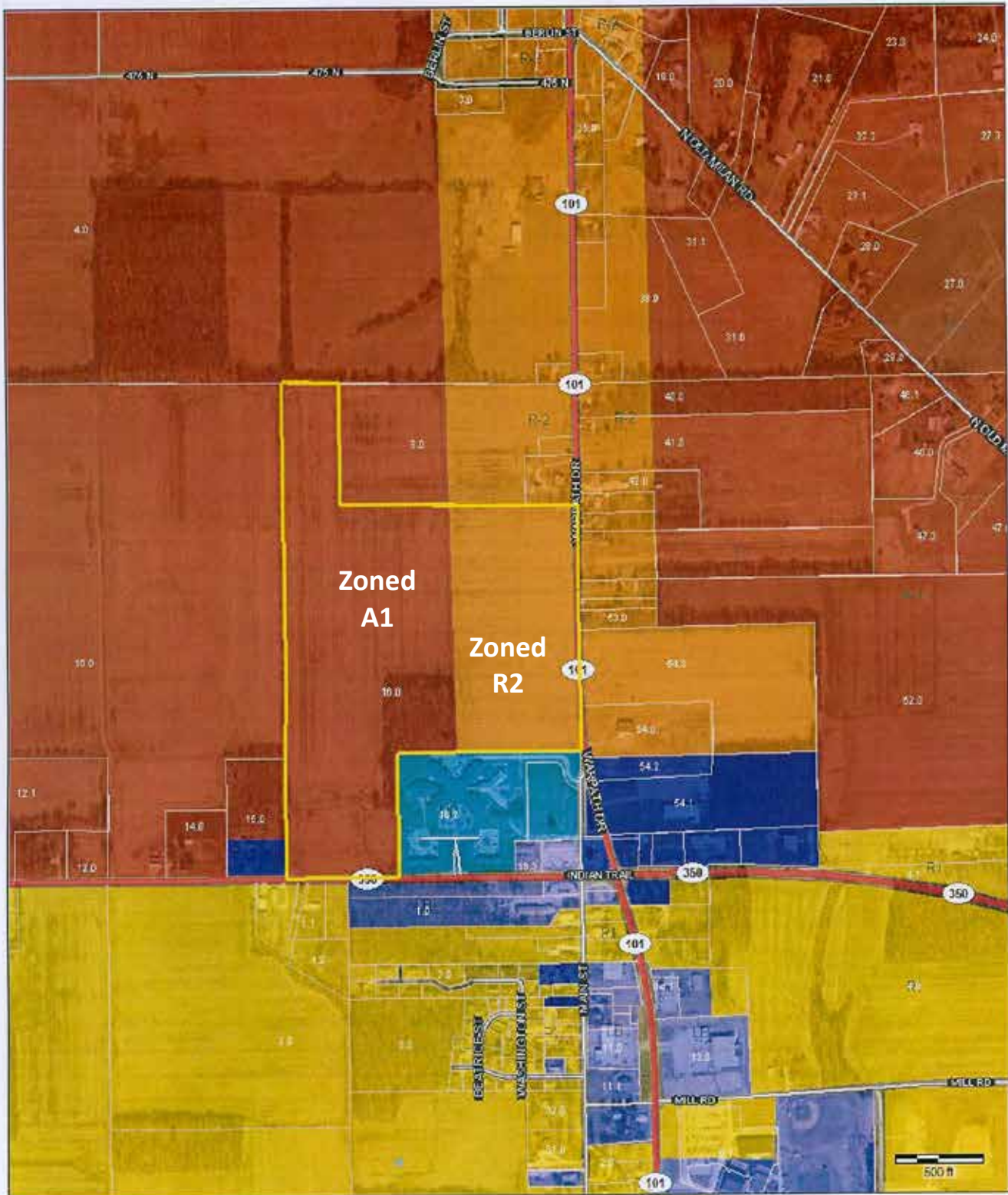
Type notes here

Printed
09/29/2016

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Ripley County Zoning Mills Auction November 1st

Farm 3



Type notes here

Printed
09/29/2016

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Ripley County Zoning Mills Auction November 1st

Farm 4



Type notes here

Printed
09/29/2016

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

CHAPTER 80: AREA ZONING CODE

(H) Honoring Previous Permits.

Nothing herein contained shall require any change in the plans for the construction or designated use of a building for which an Improvement Location Permit or a Building Permit has been heretofore issued, and the actual construction of which has been diligently prosecuted within ninety (90) days of the date of such Permit, and which entire building shall be completed according to such plans filed within three (3) years of such Permit. Actual construction is hereby defined to include the erection of construction materials in permanent position and fastened in a permanent manner.

(I) Buildings May Be Made Safe.

Nothing in this Code shall prevent the strengthening or restoring to a safe condition of any part of any building declared unsafe by proper authority.

(J) Nonconforming Use Resulting From Amendment.

These provisions apply in the same manner to a use, which may become a nonconforming use as a result of an amendment to this Code.

(K) Nonconforming Use in Flood Plain District.

Any building, structure or use of land in the (FP) Flood Plain District which is not in conformance with this Chapter constitutes a Nonconforming Use. All applications to repair, extend or enlarge a nonconforming use in the FP District shall be forwarded to Natural Resources for review and comment. All terms and conditions imposed by Natural Resources shall be incorporated into the issuance of any resulting Improvement Location Permit issued by the Executive Director (or Building Permit issued by the Building Inspector).

SECTION 80.08: NONCONFORMING LOT AREAS AND WIDTHS

A single-family dwelling may be located on any lot in any district in which single-family dwellings are permitted if the lot was a single parcel in single ownership, or a single parcel included in a subdivision of record at the time of passage of the Ordinance comprising this Chapter, even though the lot does not have the minimum lot width or the minimum lot area specified for the district, provided that the lot size and lot width meet the minimum standards of the County Health Department, and provided further that the width of the lot, as measured at the building line, shall be at least seventy-five (75) percent of that required by the terms of this Chapter.

SECTION 80.09: A-1 PRIME AGRICULTURE DISTRICT

This district covers most of the County and is intended to protect and encourage agricultural uses of land by controlling indiscriminate development of urban-type uses. Residences are permitted on large lots with wide frontage. Generally, the prime agriculture district is located where the soil types are most conducive to agricultural operations. All types of agricultural use or uses akin to agricultural operations are

CHAPTER 80: AREA ZONING CODE

SECTION 80.07: NONCONFORMING BUILDINGS AND USES

The lawful use of a building or premise, existing at the time of the passage of the Ordinance comprising this Chapter, may be continued although such use does not conform to all the provisions of this Code, subject to the following conditions:

- (A) **May Be Extended.** A nonconforming use may be extended throughout a building provided the size of the structure is not increased.
- (B) **May Be Changed.** A nonconforming use may be changed to another nonconforming use of the same or greater restrictions, provided the size of the structure is not increased.
- (C) **Use Cannot Be Changed To Nonconforming Use.** Whenever a nonconforming use has been changed to a conforming use or to a use permitted in a district of greater restrictions, it shall not thereafter be changed to a nonconforming use.
- (D) **No Building Erected On Nonconforming Use Premises.** No building shall be erected upon any premises devoted to a nonconforming use, except in conformance with the provisions of this Code.
- (E) **Temporary Nonconforming Use.** The Board may authorize, by written permit, in a district permitting residential use, for a period of not more than one (1) year from the date of such permit, a temporary building for business or industrial use incidental to the residential construction and development of said district. (See Sec. 80.34.)
- (F) **Discontinuance of Nonconforming Use.** In the event that a nonconforming use of any building or premises is discontinued for a period of at least one (1) year, the use of the same shall thereafter conform to the uses permitted in the district in which it is located, and provided further that any nonconforming dwelling which may be removed from a lot, shall relocate on a lot in accordance with the provisions of this Code.
- (G) **Damage to Nonconforming Use.** If a building or other structure containing a nonconforming use is damaged or destroyed by any means to the extent of fifty percent (50%) or more of its replacement value at that time, the building or other structure can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of the district in which it is located. In the event the damage or destruction is less than fifty percent (50%) of its replacement value, based upon prevailing costs, the building may then be restored to its original condition and the occupancy or use of such building may be continued which existed at the time of such partial destruction. It shall be the decision of the Executive Director as to percentage determinations.

In either event, restoration or repair of the building or other structure must be started within a period of six (6) months from the date of damage or destruction, and diligently prosecuted to completion.

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permitted, either outright or by special exception, depending upon their impact to neighboring uses.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Manufactured home.
- (4) Special exceptions set forth in Sec. 80.24
- (5) Contingent uses set forth in Sec. 80.23.
- (6) Accessory uses set forth in Sec. 80.33.
- (7) Temporary uses set forth in Sec. 80.34.

(B) Other Requirements for the A-1 District.

- (1) Lot area, ground floor area, lot width, lot coverage and front, side and rear yard requirements are set forth in Figure 1.
- (2) See Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) Additional height requirements are set forth in Sec. 80.31.
- (4) Off-street parking space requirements are set forth in Sec. 80.36.
- (5) Sign requirements are set forth in Sec. 80.37.
- (6) See Sec. 80.26 for fence requirements and yard exceptions.

SECTION 80.10: A-2 AGRICULTURE DISTRICT

This district is located generally in good agricultural areas where residential subdivisions either have taken place or are anticipated to do so. Residential subdivisions are permitted with large lots; however, all types of agricultural uses or uses akin to agricultural operations may be permitted, either outright or by special exception, depending upon the impact on neighboring uses.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Manufactured home.
- (4) Special exceptions set forth in Sec. 80.24.
- (5) Contingent uses set forth in Sec. 80.23.
- (6) Accessory uses set forth in Sec. 80.33.
- (7) Temporary uses set forth in Sec. 80.34.

(B) Other Requirements for the A-2 District.

- (1) Lot area, ground floor area, lot width, lot coverage, and front, side, and rear yard requirements are set forth Figure 1.
- (2) See Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) Additional height requirements are set forth in Sec. 80.31.
- (4) Off-street parking space requirements are set forth in Sec. 80.36.
- (5) Sign requirements are set forth in Sec. 80.37.
- (6) See Sec. 80.26 for fence requirements and yard exceptions.

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SECTION 80.11: FR FOREST RECREATION DISTRICT

This district is designed to include areas of rolling and rugged topography and public and forestlands.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Manufactured home.
- (4) Special Exceptions set forth in Sec. 80.24.
- (5) Contingent Uses set forth in Sec. 80.23.
- (6) Accessory Uses set forth in Sec. 80.33.
- (7) Temporary Uses set forth in Sec. 80.34.

(B) Other Requirements for the FR District.

- (1) Lot area, ground floor area, lot width, lot coverage and front, side, and rear yard requirements are set forth in Figure 1.
- (2) See Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) Height requirements are set forth in Sec. 80.31.
- (4) Off-street parking space requirements are set forth in Sec. 80.36.
- (5) Sign requirements are set forth in Sec. 80.37.
- (6) See Sec. 80.26 for fence requirements and yard exceptions.

SECTION 80.12: R-1 SINGLE-FAMILY RESIDENCE DISTRICT

This district, although very suitable for agricultural uses in many locations, is designed to also permit low-density single-family residential development, and is adaptable to urban and suburban locations.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Manufactured home.
- (4) Special exceptions set forth in Sec. 80.24.
- (5) Contingent uses set forth in Sec. 80.23.
- (6) Accessory uses set forth in Sec. 80.33.
- (7) Temporary uses set forth in Sec. 80.34.

(B) Other Requirements for the R-1 District.

- (1) Lot area, ground floor area, lot width, lot coverage, and front, side and rear yard requirements are set forth in Figure 1.
- (2) See Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) Additional height requirements are set forth in Sec. 80.31.
- (4) Off-street parking space requirements are set forth in Sec. 80.36.
- (5) Sign requirements are set forth in Sec. 80.37.
- (6) See Sec. 80.26 for fence requirements and yard exceptions.

SECTION 80.13: R-2 TWO-FAMILY RESIDENCE DISTRICT

This district is designed to accommodate two-family dwellings in areas where other multi-family housing would not be desirable. This district may also be used to provide a transition area between single-family residential areas and more intensively used area.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Manufactured home.
- (5) Special exceptions set forth in Sec. 80.24.
- (6) Contingent uses set forth in Sec. 80.23.
- (7) Accessory uses set forth in Sec. 80.33.
- (8) Temporary uses set forth in Sec. 80.34.

(B) Other Requirements for the R-2 District.

- (1) Lot area, ground floor area, lot width, lot coverage, and front, side and rear yard requirements are set forth in Figure 1.
- (2) See Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) Additional height requirements are set forth in Sec. 80.31.
- (4) Off-street parking space requirements are set forth in Sec. 80.36.
- (5) Sign requirements are set forth in Sec. 80.37.
- (6) See Sec. 80.26 for fence requirements and yard requirements.
- (7) Prior to the issuance of an Improvement Location Permit for the conversion of an existing single-family dwelling to a two-family dwelling, all provisions set forth herein for a two-family dwelling shall be met.

SECTION 80.14: R-3 MULTI-FAMILY RESIDENCE DISTRICT

The R-3 multi-family residence district is intended to provide for medium to high-density residential areas. This district may be used as a transitional area between residential and non-residential areas while at the same time providing for multi-family housing in a predominantly low-density rural area.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-Family dwelling.
- (3) Two-family dwelling.
- (4) Multi-family dwelling.
- (5) Manufactured home.
- (6) Special exceptions set forth in Sec. 80.24.
- (7) Contingent uses set forth in Sec. 80.23.
- (8) Accessory uses set forth in Sec. 80.33.
- (9) Temporary uses set forth in Sec. 80.34.

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(B) **Other Requirements for the R-3 District.**

- (1) Lot area, ground floor area, lot width, lot coverage, and front, side and rear yard requirements are set forth in Figure 1.
- (2) See Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) Additional height requirements are set forth in Sec. 80.31.
- (4) Off-street parking space requirements are set forth in Sec. 80.36.
- (5) Sign requirements are set forth in Sec. 80.37.
- (6) See Sec. 80.26 for fence requirements and yard exceptions.
- (7) Prior to the issuance of an Improvement Location Permit by the County, written approval of the building plans must have been received from the Fire Prevention and Building Safety Commission of the State of Indiana, for all residential structures of three or more units.

SECTION 80.15: LB LOCAL BUSINESS DISTRICT

The local business district is designed to meet the day-to-day convenience shopping and service needs of persons living in nearby residential areas. Uses allowed in this district will, in general, be a less intense use than those allowed in the RB or GB districts.

(A) **Permitted Uses.**

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Multi-family dwelling.
- (5) Manufactured home.
- (6) Local business uses which are primarily of a retail or service nature and specifically classified or implied in the following categories of uses: *(See note below.)
 - (a) Automobile service – including:
 1. Public garage, but not including major repair or bodywork.
 2. Sales room (including mobile home or trailer sales area).
 3. Repair (all indoors).
 - (b) Business service – including:
 1. Bank.
 2. Office Building.
 3. Postal station.
 4. Telegraph office.
 5. Telephone exchange or public utility substation.
 6. Utility company business office.
 - (c) Clothing Service – including:
 1. Laundry agency.
 2. Self-service laundry and dry cleaning.
 3. Dry cleaning establishment using not more than three clothes-cleaning units, neither of which shall have a rated capacity of more than forty (40) pounds using cleaning fluid which is non-explosive and non-flammable.
 4. Dressmaking.
 5. Millinery.

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6. Tailor and pressing shop.
7. Shoe repair shop.
- (d) Equipment service:
 1. Radio or television shop and sales.
 2. Electric appliance shop and sales.
 3. Record shop and sales.
- (e) Food Service – including:
 1. Grocery.
 2. Meat market.
 3. Supermarket.
 4. Restaurant.
 5. Delicatessen.
 6. Cold storage lockers, for individual use.
 7. Bakery, provided floor area used for production shall not exceed seven hundred fifty (750) square feet.
- (f) Personal service – including:
 1. Barber shop.
 2. Beauty shop.
 3. Physical fitness facility.
 4. Photographic studio.
- (g) Retail service, retail stores, generally including:
 1. Drug store.
 2. Hardware or paint store.
 3. Stationer.
 4. Newsdealer.
 5. Show room and sales area for articles to be sold at retail.
 6. Apparel shop.
 7. Antique shop.
 8. Shoe store.
 9. Variety store.
 10. Toy store.
 11. Jewelry store.
 12. Flower or garden shop.
 13. Gift shop.
- (h) Business recreational uses – including:
 1. Billiard room.
 2. Dancing academy.
 3. Tavern or nightclub, only in conformity with requirements of laws or ordinances governing such use.
 4. Bait sales
- (i). Club or Lodge.
- (j) Repealed
- (k) Clinic.
- (l) Farm implement (machinery) (new or used) sales and service area or building.
- (m)Mortuary.
- (n) Pet shop.
- (o) Studio – Business (art, interior decorating, music, etc.)

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- (p) Accessory Building or use customarily incident to the above uses which may not have more than forty (40) percent of its floor area devoted to storage purposes, and provided that not more than five (5) persons are employed at one time or on any one shift in connection with such incidental use.

*NOTE: Local business uses, categories (a) through (o) shall be conducted within buildings so constructed that no noise of any kind produced therein shall be audible beyond the confines of the building.

1. Special exceptions set forth in Sec. 80.24.
2. Contingent uses set forth in Sec. 80.23.
3. Accessory uses set forth in Sec. 80.33.
4. Temporary uses set forth in Sec. 80.34.

(B) Other Requirements for the LB District

- (1) For local business uses, each lot shall have at least fifty (50) feet of frontage on a street.
- (2) See Figure 1 for yard requirements. Also see Sec. 80.25 for front yard or setback and additional yard requirements.
- (3) For residential uses the lot area, ground floor area, lot width, lot coverage, and front, side, and rear yard requirements are set forth in Figure 1.
- (4) Additional height requirements are set forth in Sec. 80.31.
- (5) Off-street parking space requirements are set forth in Sec. 80.36.
- (6) See Sec. 80.26 for fence requirements.
- (7) Sign requirements are set forth in Sec. 80.37.
- (8) See Sec. 80.32 for Supplementary Business Standards.

SECTION 80.16: RB ROADSIDE BUSINESS DISTRICT

The R-B Roadside Business District is intended to provide for business uses normally requiring drive-in facilities related to a street or highway; however, all business uses in the RB District require approval of the Board of Zoning Appeals in accordance with the Special Exception procedure set forth in Sec. 80.24.

(A) Permitted Uses.

- (1) Agricultural use.
- (2) Single-family dwelling.
- (3) Two-Family dwelling.
- (4) Multi-family dwelling.
- (5) Manufactured home.
- (6) Local business uses.
- (7) Roadside business uses specifically stated or implied in the following categories:
 - a. Local business uses.
 - b. Filling station.
 - c. Automobile, truck or trailer rental and sales area.

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- d. Automobile and truck repair, entirely within enclosed buildings.
- e. Indoor theater.
- f. Bowling alley, roller rink, or racket sports facility, entirely within enclosed buildings.
- g. Department store.
- h. Hotel or motel.
- i. Veterinary hospital for small animals.
- j. Kennel.
- k. Newspaper publishing.
- l. Motor bus or railroad passenger station.
- m. Greenhouse not exceeding 1,000 sq. ft.
- n. Drive-in restaurant.
- o. Radio or television station or studio.
- p. Boat, sales, service, storage and rentals.
- q. Hospital.
- r. Laboratories for testing and research excluding the raising of animals for research and excluding the testing of fissionable material.
- s. Mini-warehouse in accordance with the requirements of this section.

(8) Special exceptions set forth in Sec. 80.24.

(9) Contingent uses set forth in Sec. 80.23.

(10) Accessory uses set forth in Sec. 80.33.

(11) Temporary uses set forth in Sec. 80.34.

(B) Other requirements for the R-B District.

- (1) For roadside business uses, each lot shall have at least one hundred (100) feet of frontage on a street.
- (2) See Figure 1 for yard requirements and see Sec. 80.25 for front yard road setback and additional yard requirements.
- (3) For residential uses the lot area, ground floor area, lot width, lot coverage, and front, side and rear yard requirements are set forth in Figure 1. The requirements for residential uses in the RB District are the same as those in the R-2 District, except that Multi-family dwellings are the same as those in the R-3 District.
- (4) Additional height requirements are set forth in Sec. 80.31.
- (5) Off-street parking space requirements are set forth in Sec. 80.36.
- (6) See Sec. 80.26 for fence requirements.
- (7) Sign requirements are set forth in Sec. 80.37.
- (8) See Sec. 80.32 for Supplementary Business Standards.
- (9) Mini-warehouse projects may be permitted in the RB District subject to the following development standards:
 - (1) Off-street parking and driveway width.
 - a. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-six feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.

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- b. Two covered parking spaces shall be provided adjacent to the manager's quarters, in the event a manager's quarters is provided.
 - c. One parking space for every fifty (50) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two (2) such spaces shall be provided.
 - d. Required parking spaces may not be rented as, or used for, vehicular storage. However, additional parking area may be provided for recreational vehicle storage, provided that it is adequately screened from view of the frontal street.
- (2) Landscaping. A landscaped strip twenty (20) feet in width shall be provided along all street frontages and a landscaped strip five (5) feet in width shall be provided where subject property abuts any residential district or existing residential use. The five foot landscaped strip abutting residential property shall be designed to provide screening of the mini-warehouse site from residential properties, consisting of planting at least six (6) feet in height and six (6) feet apart, effective at all times of the year.
- (3) Site design. Buildings shall be so situated and/or screened that overhead access doors are not visible from off the site.
- (4) Use restrictions.
- a. No person, on premises occupied by a mini-warehouse, shall conduct:
 - 1. Any business activity (other than rental of storage units) including miscellaneous or garage sales, and transfer/storage businesses that utilize vehicles as part of said business.
 - 2. Servicing or repair of motor vehicles, boats, trailers, lawnmowers, or any similar equipment.
 - b. All mini-warehouse rental contracts shall include clauses prohibiting (a) the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals, and (b) the use of the property for uses other than dead storage.

SECTION 80.17: GB GENERAL BUSINESS DISTRICT

This district provides sites for heavier types of business and commercial uses.

(A) Permitted Uses.

- (1) Agricultural uses.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Multi-family dwelling.
- (5) Manufactured home.
- (6) Local business uses.
- (7) Roadside business uses.
- (8) General business uses specifically stated or applied in the following categories:



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