

INFORMATION BOOKLET

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 Seller(s) or the Auction Company.

HIGH QUALITY LAND AUCTION

HENRY COUNTY, IN
near Knightstown on I-70

- GREAT LOCATION ON I-70 EAST OF INDIANAPOLIS
- HIGH QUALITY SOILS
- I-70 ACCESS NEARBY
- TWO COUNTRY HOMES
- 4 miles North of Knightstown
- About 10 mi. from New Castle & Greenfield

300[±]
Acres

5 TRACTS
Two Country Homes
Investment Cropland

 ONLINE BIDDING
AVAILABLE



TRACT 3



TRACT 4

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

Tuesday FEBRUARY 27 • AT 6:00 PM

held at the Knightstown Sunset Park

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.

OWNER: TERESA G. FORT AND MARK FORT, WESLEY HOOKER TRUSTEE
Auction Company: Schrader Real Estate and Auction Company, Inc.

For Information call Sales Managers:

Mark Smithson at 765-744-1846, mark@schraderauction.com or
Steve Slonaker at 765-969-1697, schrder@parallax.ws, psslonaker@aol.com



SCHRADER REAL ESTATE AND AUCTION CO., INC.

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

260-244-7606 or 800-451-2709 • www.SchraderAuction.com

BOOKLET INDEX

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REGISTRATION FORMS

- (1) Pre-Registration for Attending Bidders (Optional)**
- (2) Online bidding for Non-Attending Bidders (Required)**

BIDDER PRE-REGISTRATION FORM

TUESDAY, FEBRUARY 27, 2018
300 ACRES – KNIGHTSTOWN, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Tuesday, February 20, 2018.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

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

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

Signature: _____ Date: _____

**Online Auction Bidder Registration
300± Acres • Knightstown, Indiana
Tuesday, February 27, 2018**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, February 27, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, February 20, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

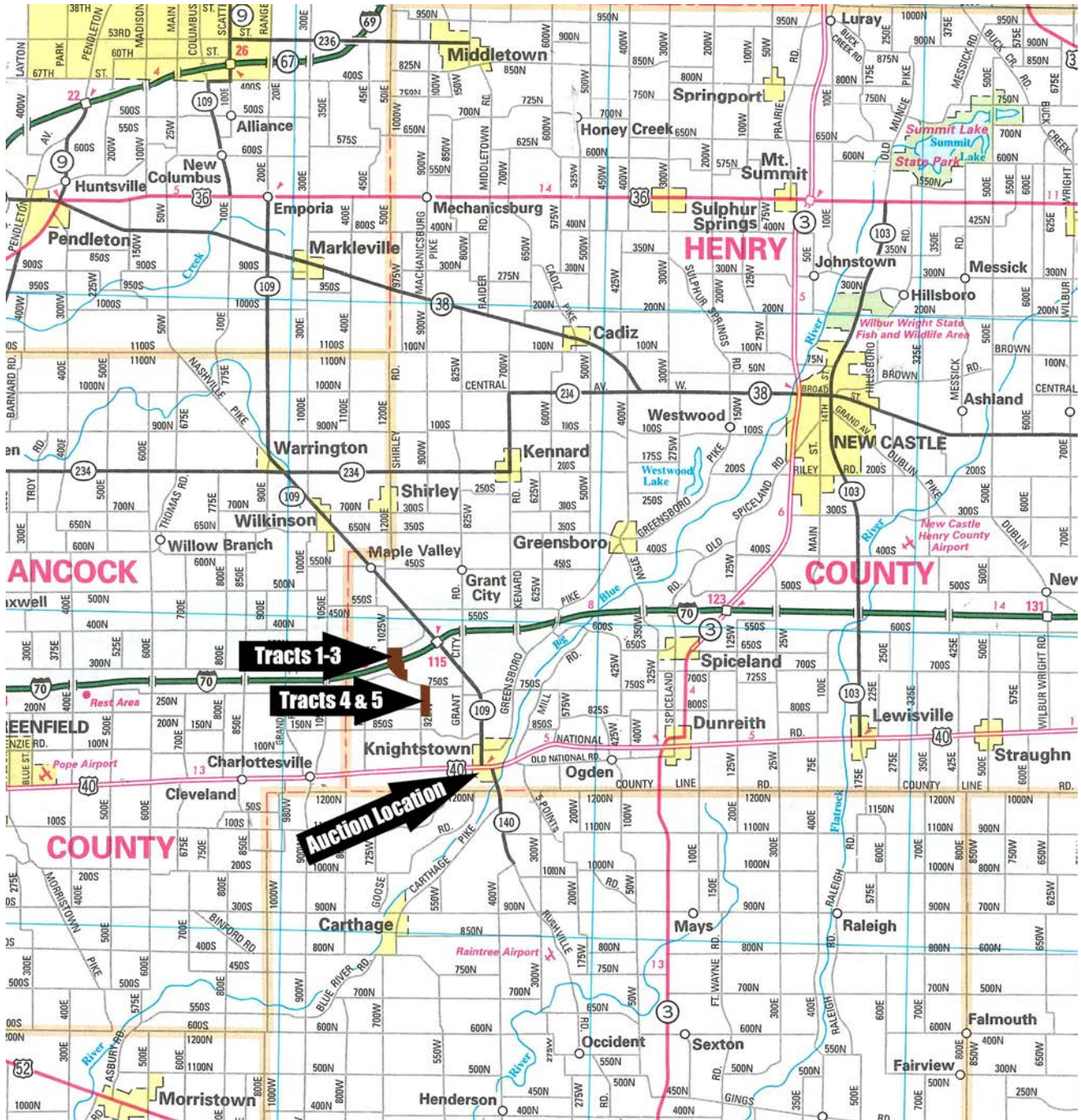
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

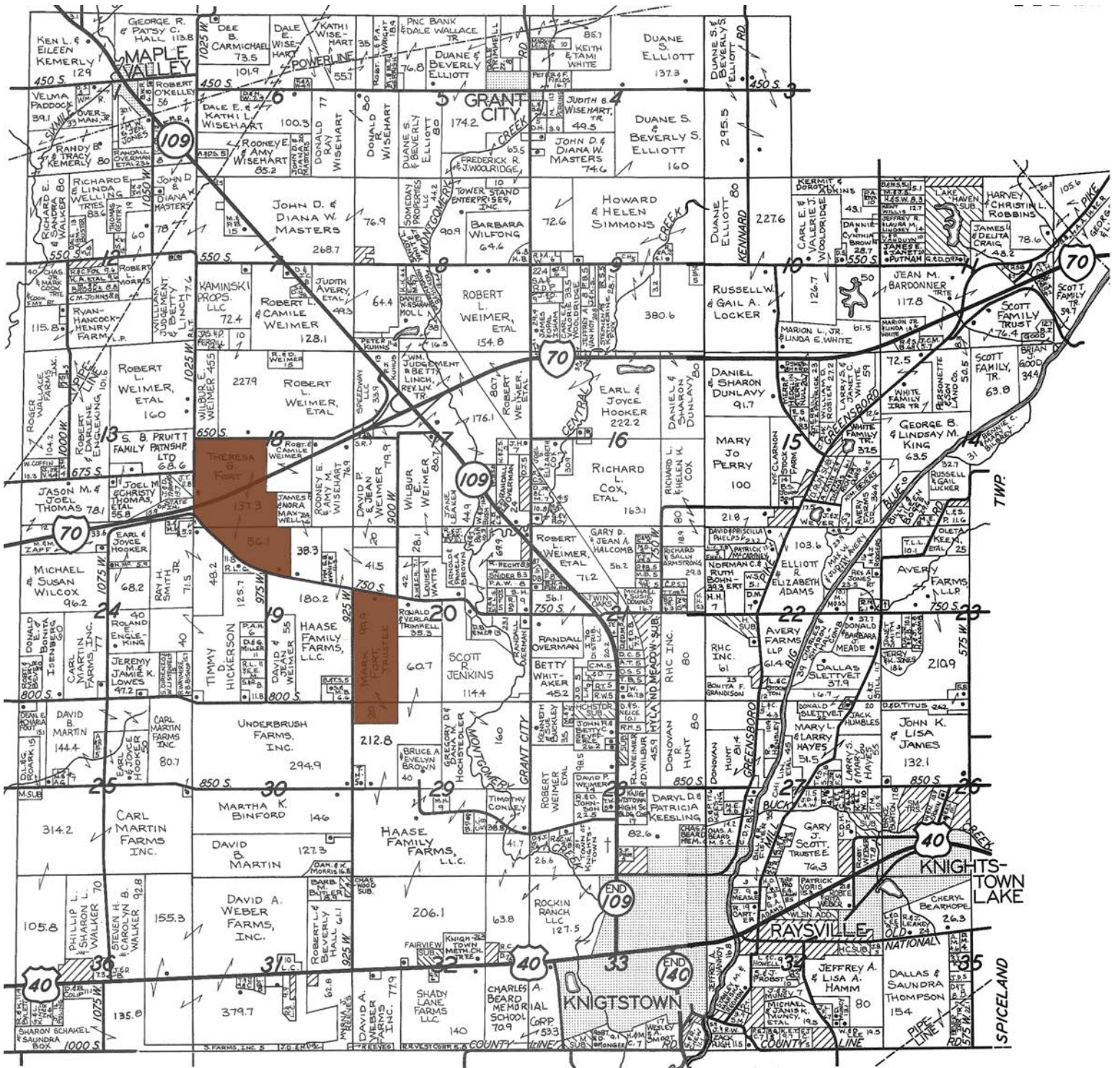
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

MAPS

LOCATION MAP



PLAT MAP



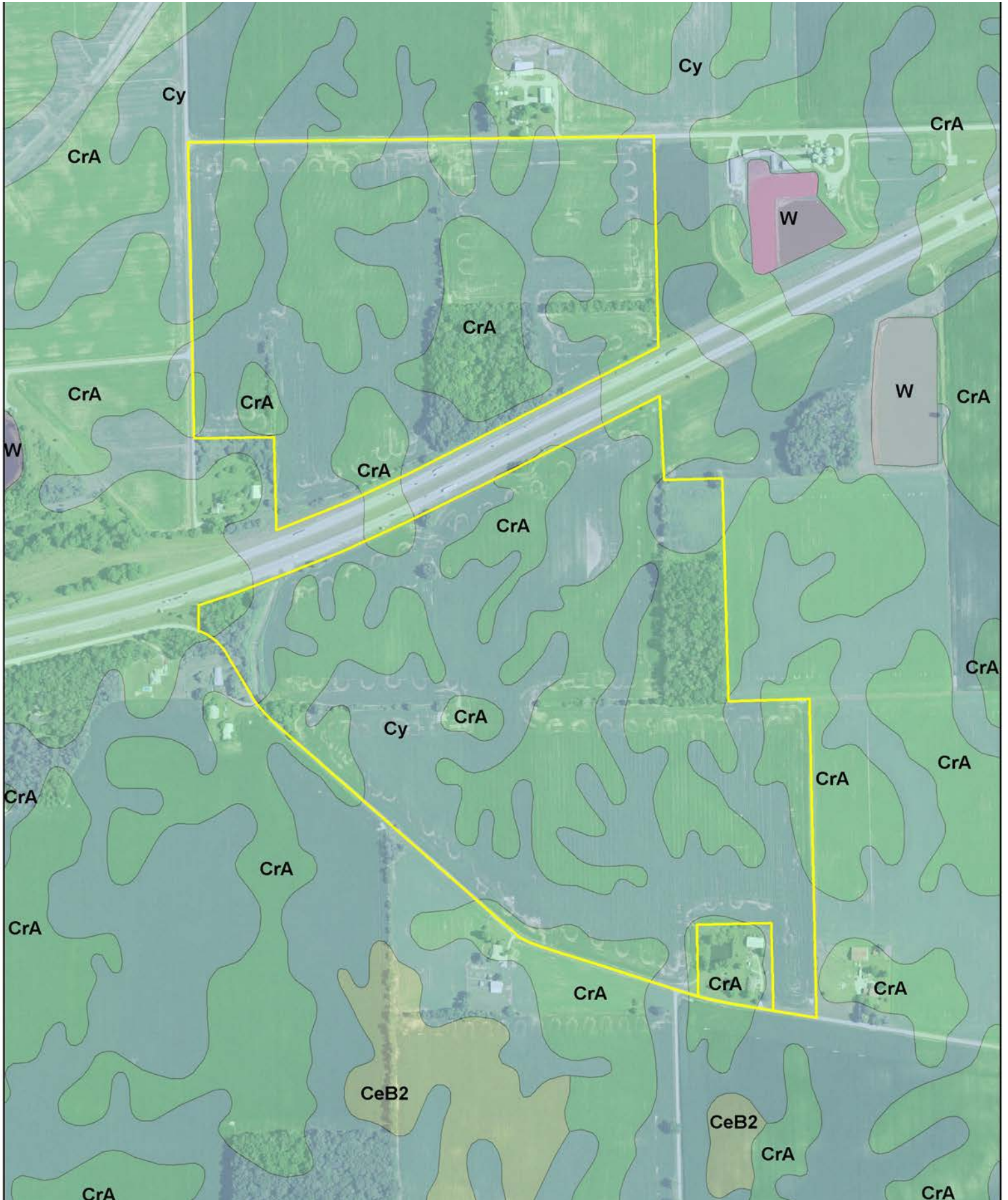
TRACT MAP - Tracts 1 - 3



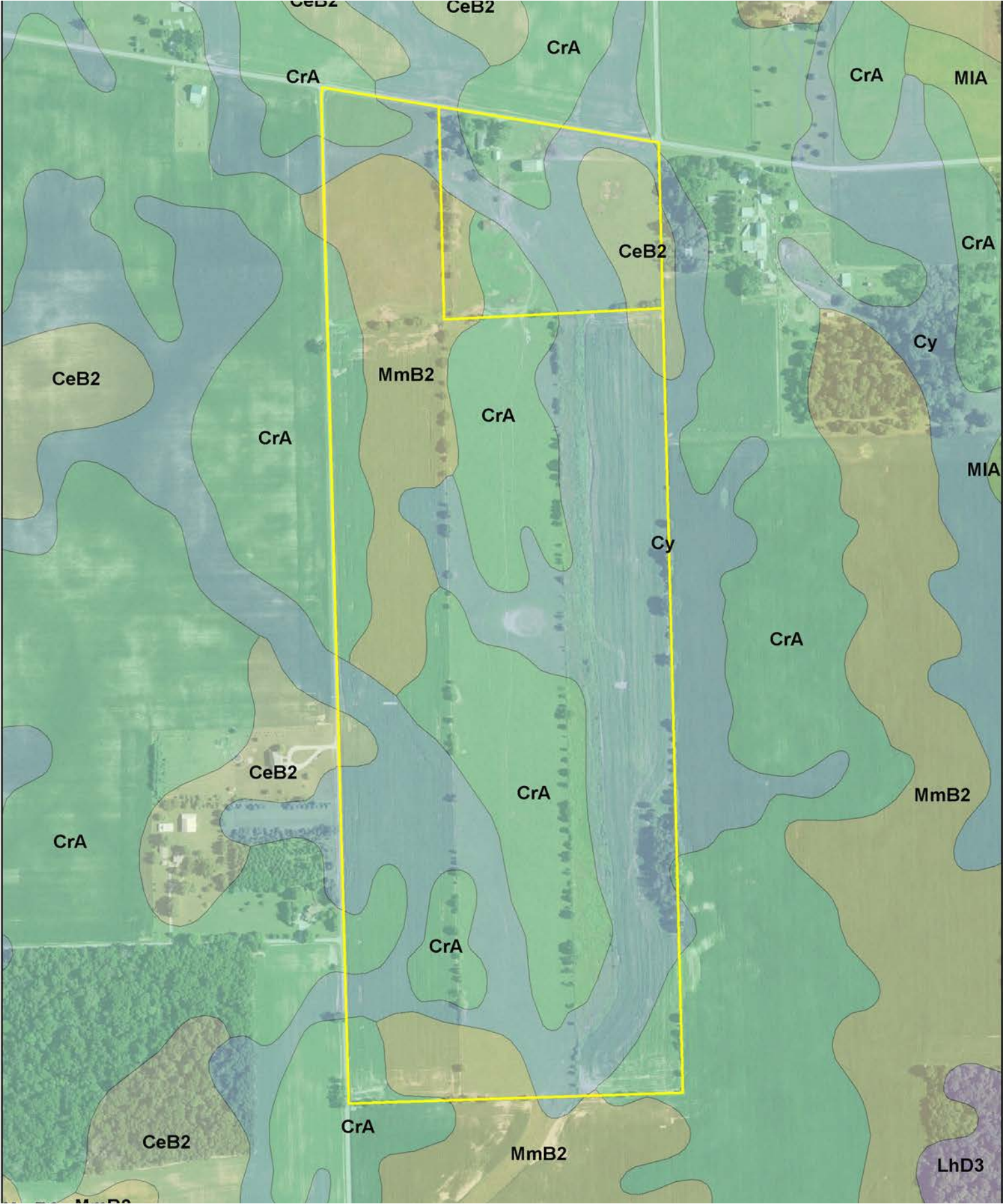
TRACT MAP - Tracts 4 & 5



SOILS - Tracts 1 - 3

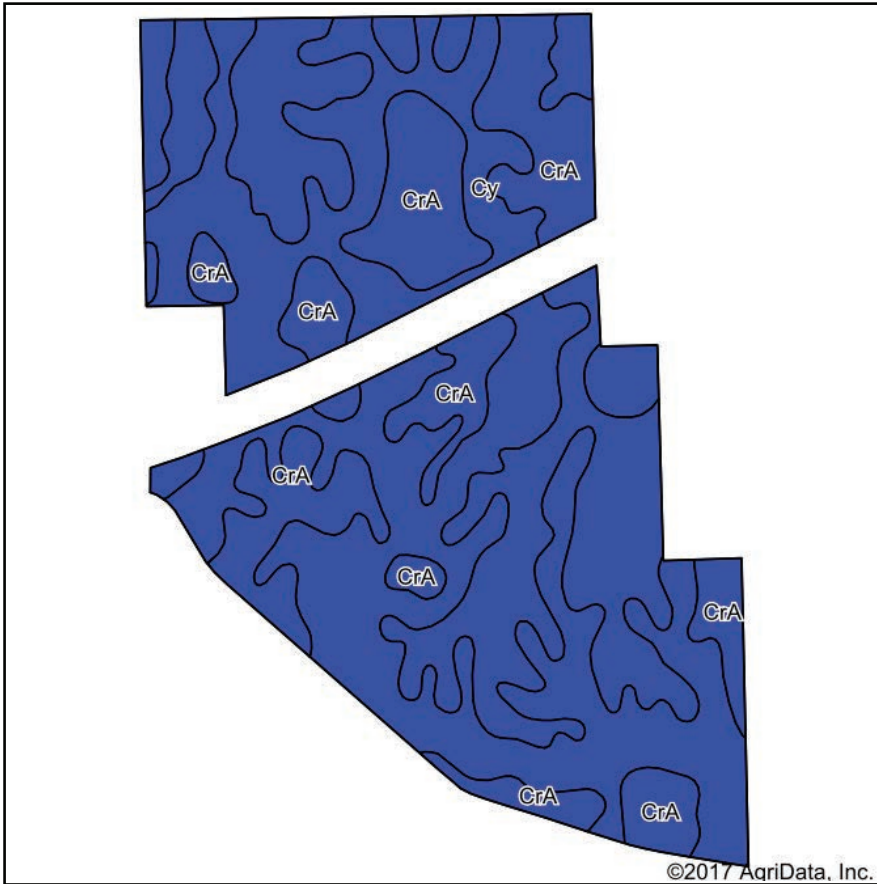


SOILS - Tracts 4 & 5

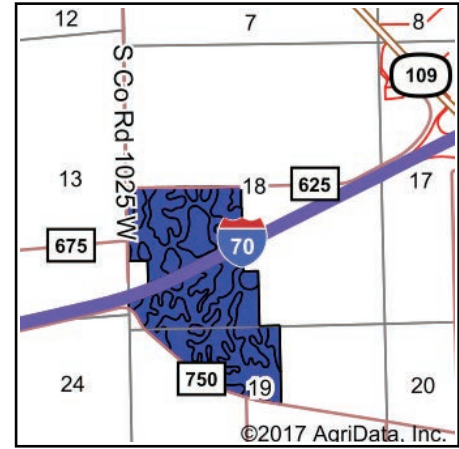


SURETY SOILS - Tracts 1 - 3

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Henry**
 Location: **18-16N-9E**
 Township: **Wayne**
 Acres: **180**
 Date: **1/16/2018**



Maps Provided By:



© AgriData, Inc. 2017 www.AgriDataInc.com



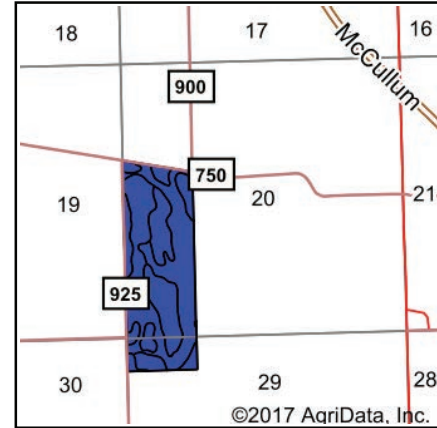
Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	90.34	50.2%		llw	138	62	46	9	5
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	89.66	49.8%		llw	185	75	65	13	6
Weighted Average						161.4	68.5	55.5	11	5.5

Soils data provided by USDA and NRCS.

SURETY SOILS - Tracts 4 & 5

Soils Map



State: **Indiana**
 County: **Henry**
 Location: **20-16N-9E**
 Township: **Wayne**
 Acres: **121.13**
 Date: **1/16/2018**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soybeans	Tall fescue	Winter wheat	Corn	Grass legume hay	Pasture	Orchardgrass alfalfa hay	Alfalfa hay	Kentucky bluegrass	Oats	Orchardgrass red clover hay	v	
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	52.55	43.4%		llw	65		75	185	6	13							
CrA	Crosby silt loam, 0 to 2 percent slopes	42.87	35.4%		llw	46		62	138	5	9							
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	20.96	17.3%		lle	45		57	127	4	8							
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	4.75	3.9%		lle	40	6	52	118	4	8	5	4	4	67		4	
Weighted Average						53.8	0.2	66.4	155.7	5.2	10.5	0.2	0.2	0.2	2.6	0.2		

Soils data provided by USDA and NRCS.

FORT AUCTION 2/27/18

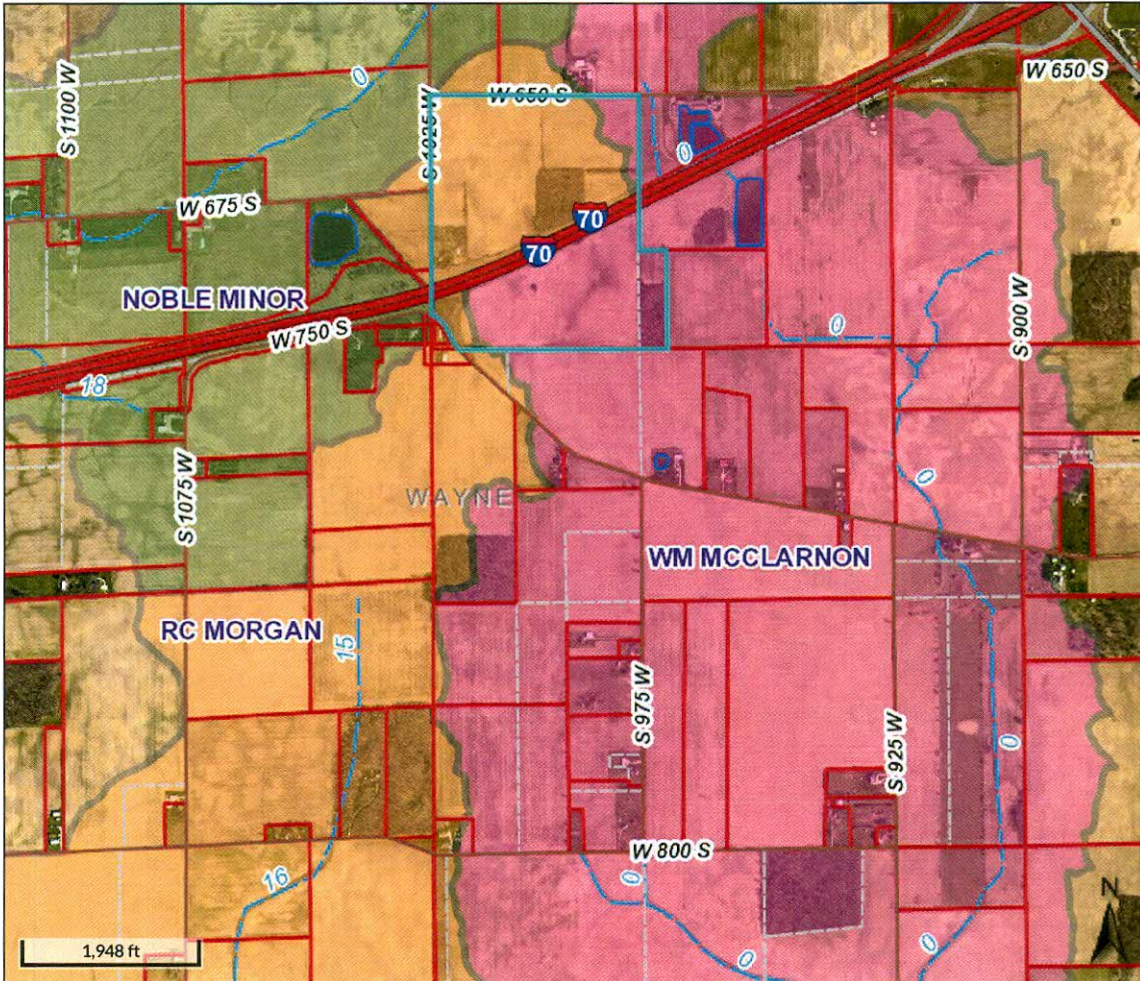
DRAINAGE MAPS INFORMATION

***County Drainage Office Information**

- 1) A new County 24" drainage tile is being installed at the south end of Tract 5 currently. Current county tile is believed to be 18" now thru Tract 5. County plans to continue in the next few years.
- 2) All tracts are currently assessed in drainage watersheds. Tracts 1 and 2 are assessed in the RC Morgan and Wm McClaron watershed per the attached maps. Tracts 3 and 4 are in Wm McClaron watershed.
- 3) No special assessments are anticipated.
- 4) The county tile just east of Tract 1 is believed to be 12".

DRAINAGE INFORMATION

 **Beacon**™ Henry County, IN



Overview





Legend

Streets

-  ALLEY
-  COUNTY
-  INTERSTATE
-  PRIVATE
-  SERVICE
-  STATE Highway
-  TOWN
-  US Highway
-  Railroads
















Parcels

-  Original Parcel Lines
-  Town Boundary
-  Townships

Water Features

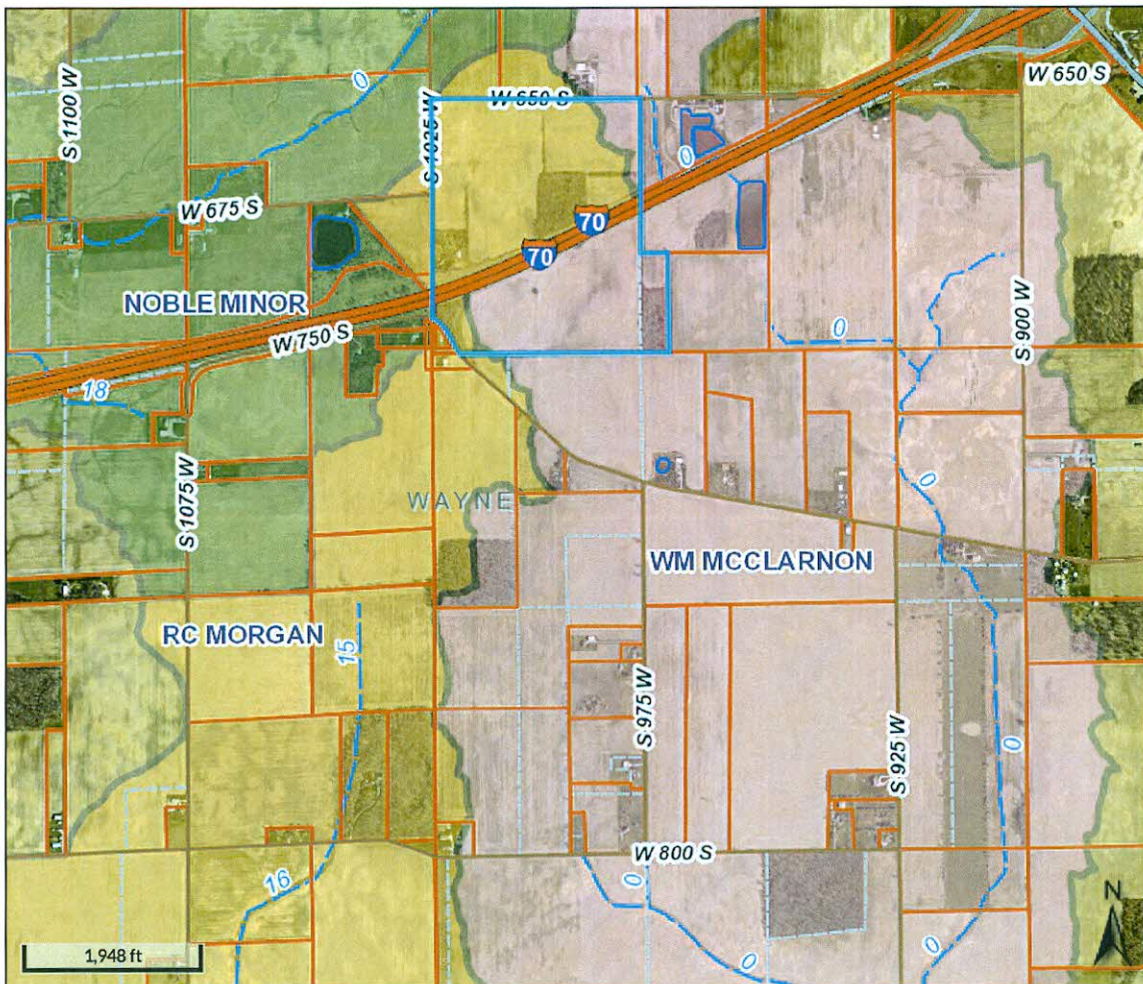
-  FARM LAGOON
-  MAJOR
-  OPEN
-  POND
-  RESERVOIR
-  County Tile Drains

Watersheds New

-  <all other values>
-  501
-  502
-  503
-  504
-  505
-  506
-  507
-  509
-  511
-  512
-  513
-  515
-  516
-  517

DRAINAGE INFORMATION

 Beacon™ Henry County, IN



Overview





Legend

Streets

-  ALLEY
-  COUNTY
-  INTERSTATE
-  PRIVATE
-  SERVICE
-  STATE Highway
-  TOWN
-  US Highway
-  Railroads

Parcels

-  Parcels
-  Original Parcel Lines
















Town Boundary

-  Town Boundary
-  Townships

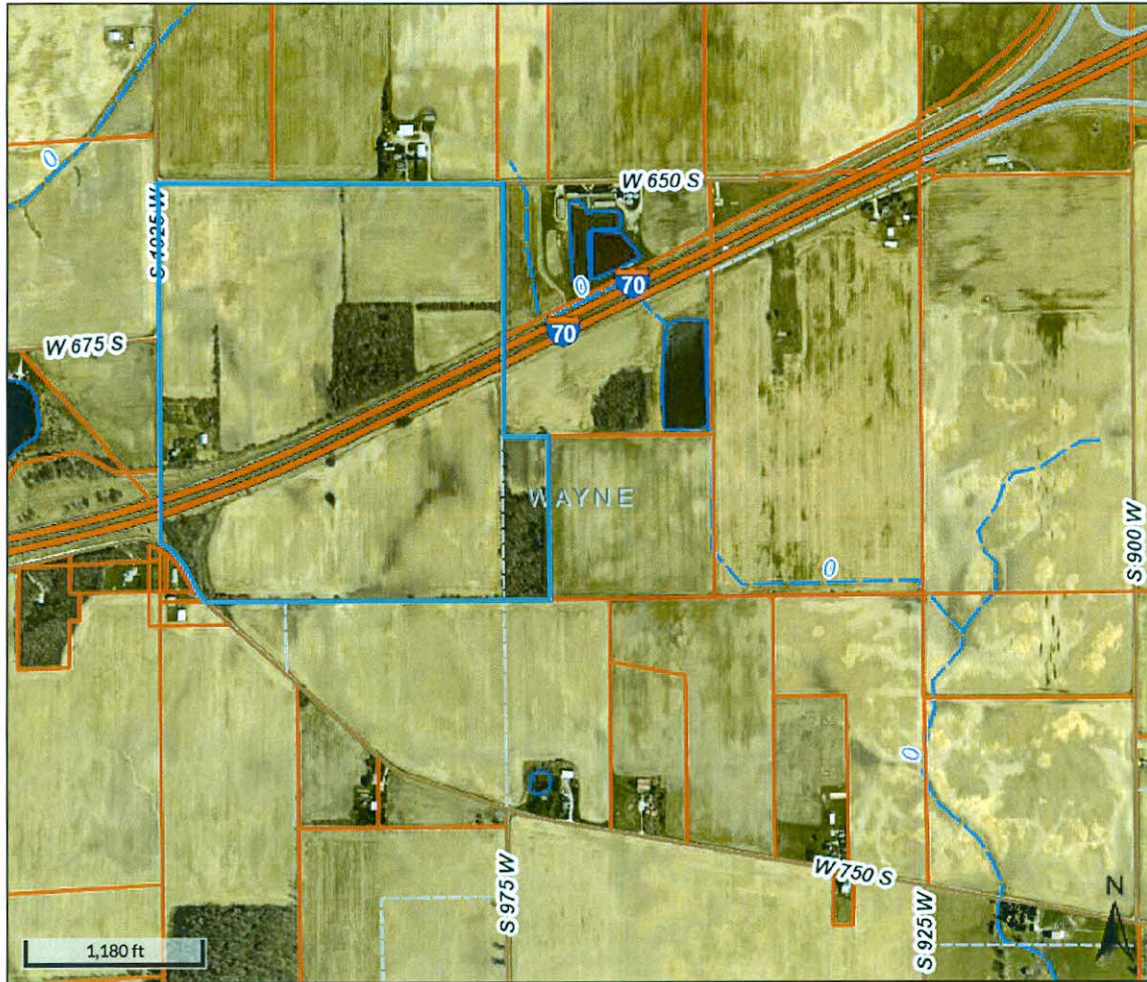
Water Features

-  FARM LAGOON
-  MAJOR
-  OPEN
-  POND
-  RESERVOIR
-  County Tile Drains

Watersheds New

-  <all other values>
-  501
-  502
-  503
-  504
-  505
-  506
-  507
-  509
-  511
-  512
-  513
-  515
-  516
-  517

DRAINAGE INFORMATION



Overview



Legend

- Streets**
 - ALLEY
 - COUNTY
 - INTERSTATE
 - PRIVATE
 - SERVICE
 - STATE Highway
 - TOWN
 - US Highway
- Railroads
- Parcels
- Original Parcel Lines
- Town Boundary
- Townships
- Water Features**
 - FARM LAGOON
 - MAJOR
 - OPEN
 - POND
 - RESERVOIR
 - County Tile Drains

Parcel ID	014-02107-00	Alternate ID	33-16-18-000-301.000-029	Owner Address	FORT THERESA G
Sec/Twp/Rng	18-16N-09E	Class	Cash Grain/General Farm		C/O WESLEY HOOKER
Property Address	7788 S COUNTY RD 1025 W	Acreage	137.25		10538 W 850 S
					KNIGHTSTOWN, IN 46148

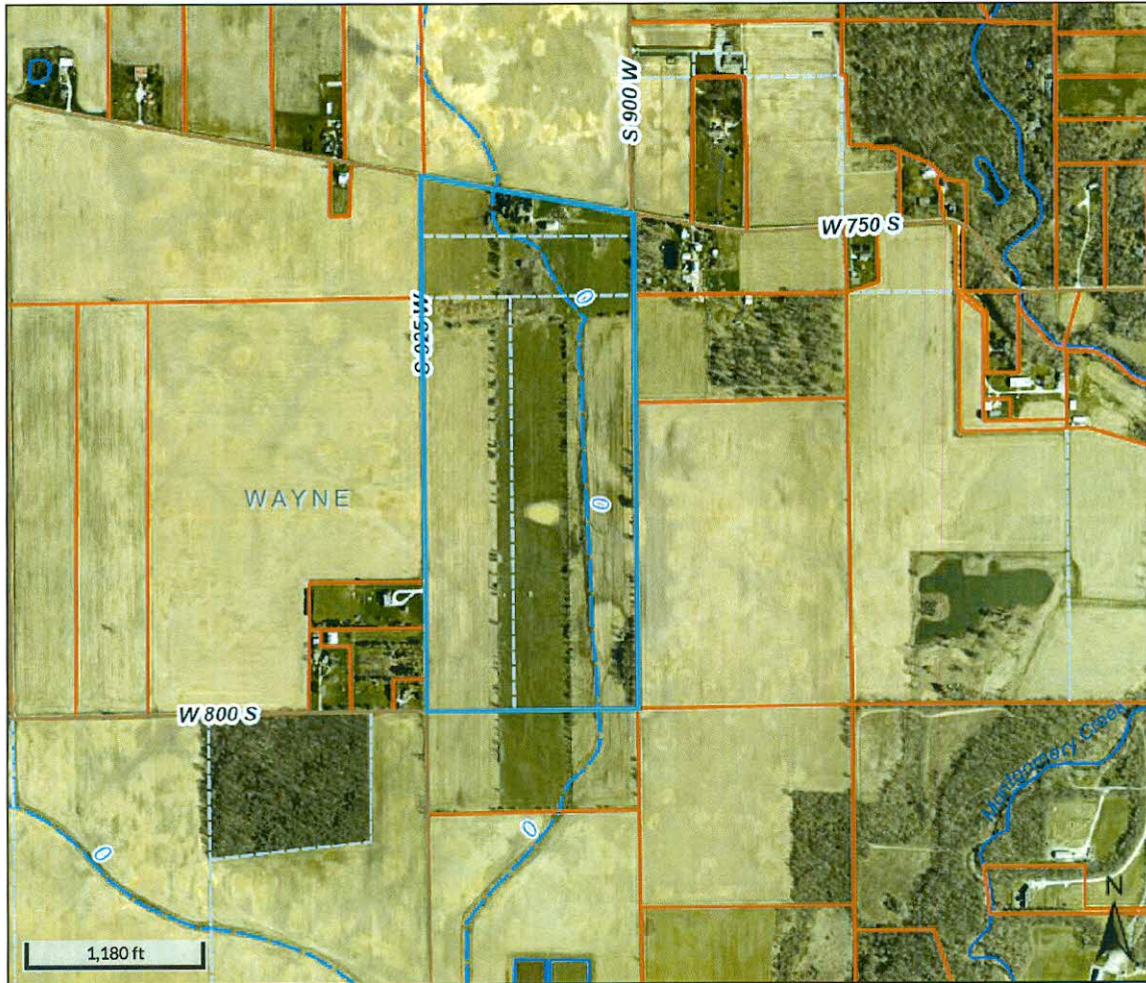
District: WAYNE TOWNSHIP
 Brief Tax Description: PT SW1/4 SE1/4 18-16-9 73.173A, 44.44A, 6.25A & 13.387A I70 RW (TOTAL 137.25A)
 (Note: Not to be used on legal documents)

This data is intended for informational and research purposes only, and is not a substitute for a field survey. By accepting the terms of service, you have agreed to place no liabilities on the owners of this site, the Henry County GIS Office, or the originators of the data contained on this web site.

Date created: 1/19/2018
 Last Data Uploaded: 8/20/2016 12:39:09 AM



DRAINAGE INFORMATION



Overview



Legend

Streets

- ALLEY
- COUNTY
- INTERSTATE
- ... PRIVATE
- SERVICE
- STATE Highway
- TOWN
- US Highway
- + Railroads

Parcels

- Original Parcel Lines

Town Boundary

- Townships

Water Features

- FARM LAGOON
- MAJOR
- OPEN
- POND
- RESERVOIR
- County Tile Drains

Parcel ID 014-02307-00
 Sec/Twp/Rng 20-16N-09E
 Property Address 9093 W COUNTY RD 750 S

Alternate ID 33-16-20-000-301.000-029
 Class Cash Grain/General Farm
 Acreage 99.97

Owner Address FORT MARK TRUSTEE
 C/O WESLEY HOOKER
 10538 W COUNTY ROAD 850 S
 KNIGHTSTOWN, IN 46148

District WAYNE TOWNSHIP
 Brief Tax Description PT NW1/4 SW1/4 20-16-9 9A, 10.97A, 34A & 46A (TOTAL 99.97A)
 (Note: Not to be used on legal documents)

This data is intended for informational and research purposes only, and is not a substitute for a field survey. By accepting the terms of service, you have agreed to place no liabilities on the owners of this site, the Henry County GIS Office, or the originators of the data contained on this web site.

Date created: 1/19/2018
 Last Data Uploaded: 8/20/2016 12:39:09 AM

USDA MAPS/RECORDS

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CROSSROADS FAMILY FARMS GP
 Farms Associated with Operator : 18-059-399, 18-059-448, 18-057-575, 18-059-744, 18-059-980, 18-059-981, 18-059-1129, 18-059-1168, 18-059-1208, 18-057-1232, 18-059-1294, 18-097-1734, 18-097-1839, 18-097-1897, 18-097-1982, 18-097-1984, 18-097-1985, 18-097-2021, 18-059-2324, 18-057-2371, 18-057-2390, 18-059-2464, 18-059-2585, 18-057-2754, 18-059-2824, 18-057-2970, 18-057-3233, 18-057-3342, 18-059-3909, 18-059-3963, 18-059-3964, 18-059-3965, 18-059-4354, 18-059-4436, 18-059-4580, 18-059-4581, 18-095-4582, 18-059-4599, 18-057-4652, 18-057-4862, 18-057-4865, 18-059-4878, 18-057-4987, 18-059-5016, 18-057-5039, 18-059-5053, 18-057-5079, 18-139-5257, 18-059-5351, 18-059-5352, 18-059-5353, 18-057-5400, 18-057-5401, 18-057-5402, 18-059-5618, 18-057-5635, 18-059-5651, 18-095-5672, 18-059-5710, 18-059-5712, 18-063-5753, 18-059-5777, 18-059-5780, 18-059-5854, 18-059-5970, 18-059-6006, 18-059-6007, 18-059-6008, 18-059-6084, 18-059-6174, 18-059-6254, 18-059-6256, 18-059-6297, 18-063-6353, 18-133-6378, 18-059-6438, 18-059-6461, 18-135-7014, 18-095-7319, 18-095-8111, 18-095-8429, 18-095-8430, 18-095-8745, 18-095-8839, 18-095-8898
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
312.73	264.86	264.86	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	264.86	0.00		0.00		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	56.80	0.00	0	140	
Soybeans	161.50	0.00	0	42	
TOTAL	218.30	0.00			

NOTES

Tract Number : 5602
 Description : Henry Co/IT
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : THERESA G FORT TRUST
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
193.75	160.59	160.59	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	160.59	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

Abbreviated 156 Farm Record

Tract 5602 Continued ...

Corn	38.60	0.00	0	128
Soybeans	112.20	0.00	0	42
TOTAL	150.80	0.00		

NOTES

Tract Number : 5603
Description : Henry Co/IT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : THERESA G FORT TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
118.98	104.27	104.27	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	104.27	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	18.20	0.00	0	165
Soybeans	49.30	0.00	0	42
TOTAL	67.50	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (300) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (366) 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.

USDA Farm 5053 Tract 5602

Administered by: Hancock County, Indiana

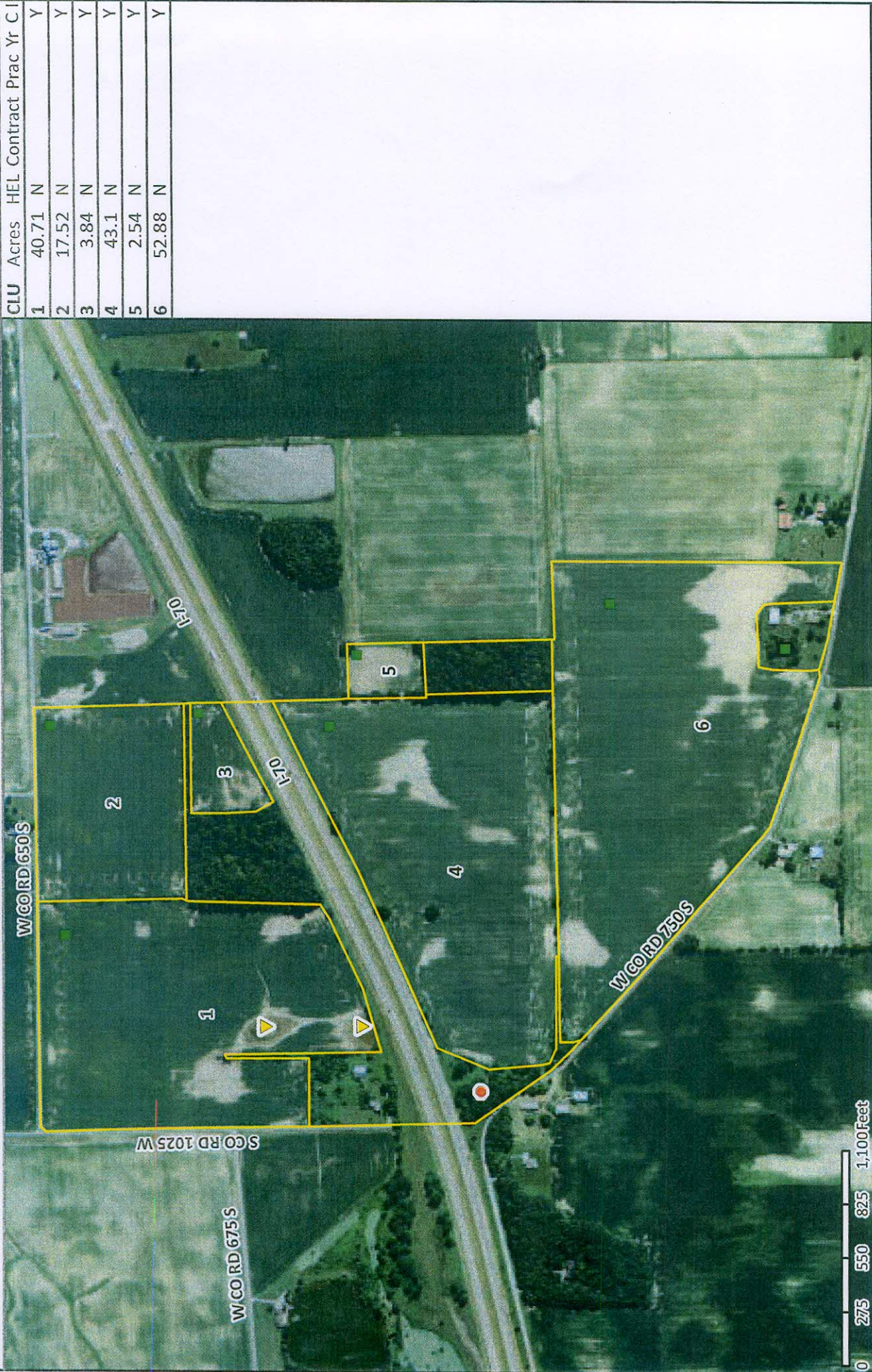
Map prepared on: 4/5/2016
 193.75 Tract acres
 160.59 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance

Henry Co., IN

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



CLU	Acres	HEL	Contract	Prac	Yr	Cl
1	40.71	N				Y
2	17.52	N				Y
3	3.84	N				Y
4	43.1	N				Y
5	2.54	N				Y
6	52.88	N				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.

USDA Farm 5053 Tract 5603
 Administered by: Hancock County, Indiana

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

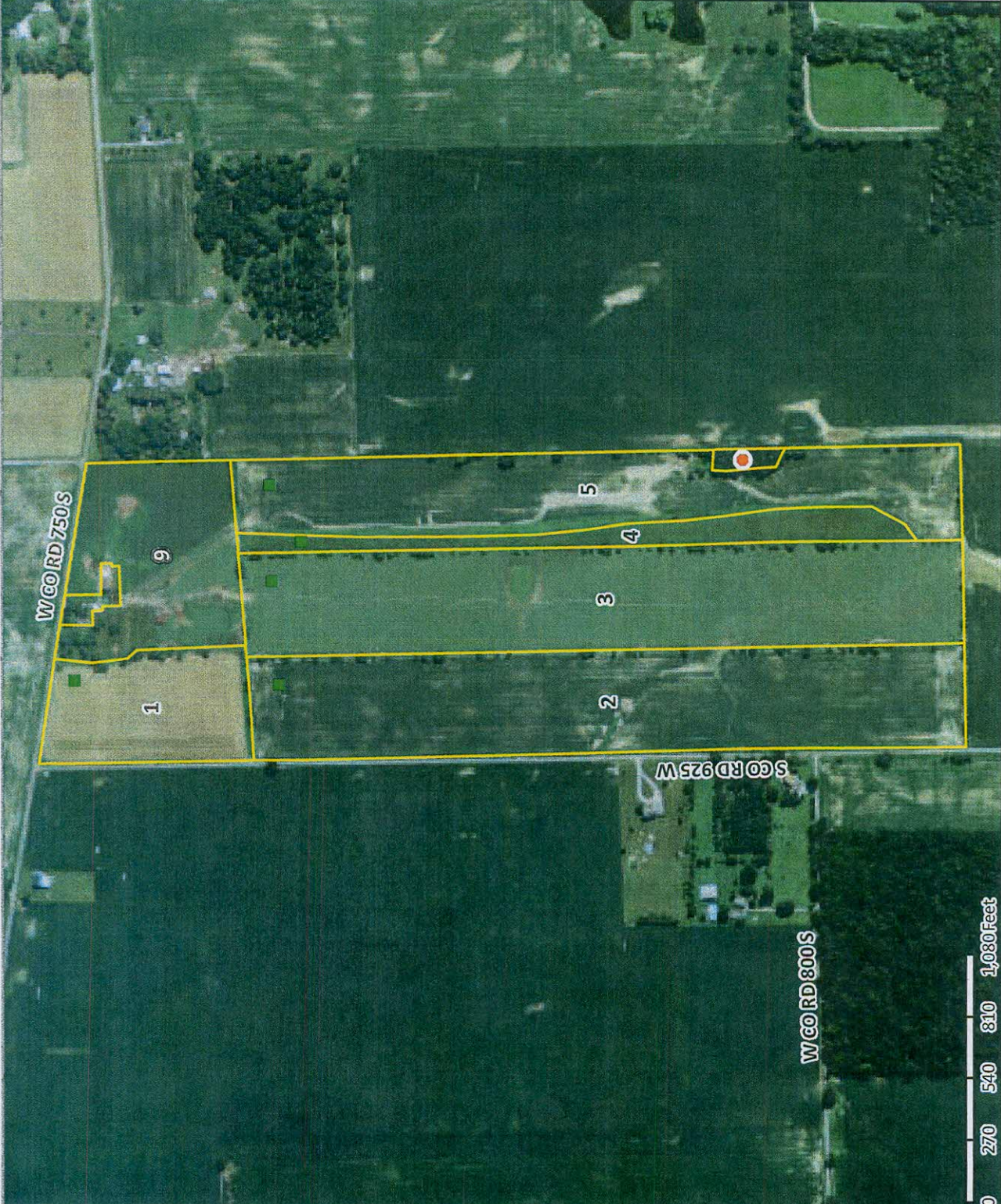
Map prepared on: 4/5/2016
 118.98 Tract acres
 104.27 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions **Henry Co., IN**
 Exempt from Conservation Compliance



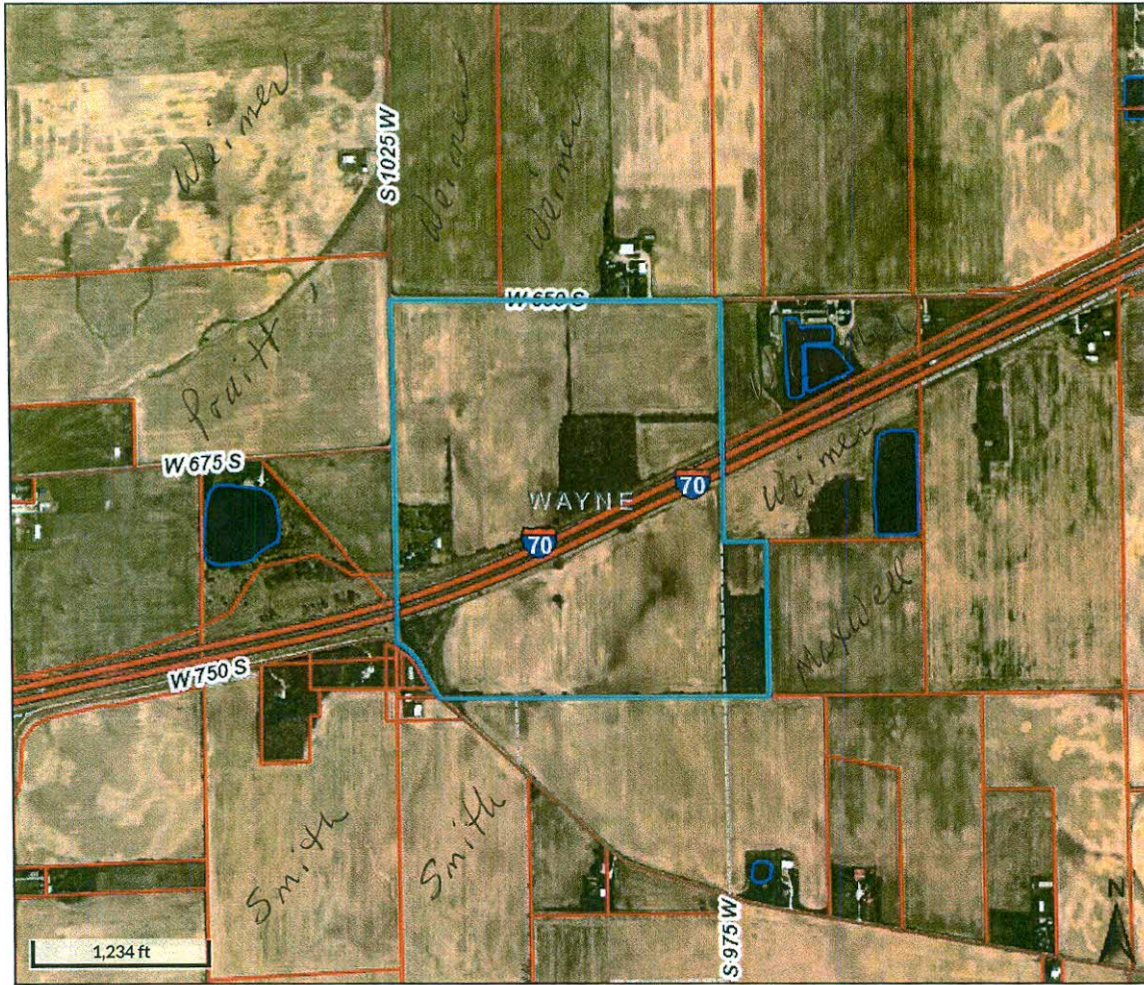
CLU	Acres	HEL	Contract	Prac	Yr	Cl
1	9.79	N				Y
2	32.22	N				Y
3	32.78	N				Y
4	6.26	N				Y
5	23.22	N				Y
9	13.3	U				N



0 270 540 810 1,080 Feet

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HENRY COUNTY PROPERTY RECORD CARDS



Overview



Legend

- Streets**
- ALLEY
 - COUNTY
 - INTERSTATE
 - PRIVATE
 - SERVICE
 - STATE Highway
 - TOWN
 - US Highway
 - Railroads
- Parcels**
- Original Parcel Lines
 - Town Boundary
 - Townships
- Water Features**
- FARM LAGOON
 - MAJOR
 - OPEN
 - POND
 - RESERVOIR

Parcel ID	014-02107-00	Alternate ID	33-16-18-000-301.000-029	Owner Address	FORT THERESA G MARK FORT
Sec/Twp/Rng	18-16N-09E	Class	Cash Grain/General Farm		C/O WESLEY HOOKER
Property Address	7788 S COUNTY RD 1025 W	Acreage	137.25		10538 W 850 S
					KNIGHTSTOWN, IN 46148
District	WAYNE TOWNSHIP				
Brief Tax Description	PT SW1/4 SE1/4 18-16-9 73.173A, 44.44A, 6.25A & 13.387A I70 RW (TOTAL 137.25A)				
	<i>(Note: Not to be used on legal documents)</i>				

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Date created: 11/29/2017
 Last Data Uploaded: 8/20/2016 12:39:09 AM

 Developed by
 The Schneider Corporation



Summary

Parcel ID 014-02107-00
 Alternate ID 33-16-18-000-301.000-029
 Property Address 7788 S COUNTY ROAD 1025 W
 KNIGHTSTOWN, IN 46148
 Brief Tax Description PT SW1/4 SE1/4 18-16-9 73.173A, 44.44A, 6.25A & 13.387A
 I70 RW (TOTAL 137.25A)
 (Note: Not to be used on legal documents)
 Class 101: Cash Grain/General Farm



Tax Rate

2.2941

Owners

FORT THERESA G MARK FORT
 C/O Wesley Hooker
 10538 W 850 S
 Knightstown, IN 46148

Taxing District

County: Henry
 Township: WAYNE TOWNSHIP
 State District 029 WAYNE TOWNSHIP
 Local District: 014
 School Corp: CHARLES A. BEARD MEMORIAL
 Neighborhood: 0014C000-029 0014C000-029 C AV

Site Description

Topography:
 Public Utilities: Electricity
 Street or Road: Unpaved
 Area Quality Static
 Parcel Acreage: 137.25

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	1.0000	\$24,500.00	\$24,500.00	\$24,500.00	\$0.00	\$24,500.00
TILLABLE LAND	CRA	0	0	52.170000	\$1,850.00	\$1,887.00	\$98,444.79	\$0.00	\$98,440.00
NONTILLABLE LAND	CRA	0	0	2.490000	\$1,850.00	\$1,887.00	\$4,698.63	(\$60.00)	\$1,880.00
WOODLAND	CRA	0	0	7.85	\$1,850.00	\$1,887.00	\$14,812.95	(\$80.00)	\$2,960.00
FARM BUILDINGS	CRA	0	0	0.340000	\$1,850.00	\$1,887.00	\$641.58	(\$40.00)	\$380.00
PUBLIC ROAD/ROW	CRA	0	0	5.580000	\$1,850.00	\$1,887.00	\$10,529.46	(\$100.00)	\$0.00
PUBLIC ROAD/ROW	CY	0	0	10.500000	\$1,850.00	\$2,368.00	\$24,864.00	(\$100.00)	\$0.00
FARM BUILDINGS	CY	0	0	0.880000	\$1,850.00	\$2,368.00	\$2,083.84	(\$40.00)	\$1,250.00
WOODLAND	CY	0	0	1.240000	\$1,850.00	\$2,368.00	\$2,936.32	(\$80.00)	\$590.00
NONTILLABLE LAND	CY	0	0	2.440000	\$1,850.00	\$2,368.00	\$5,777.92	(\$60.00)	\$2,310.00
TILLABLE LAND	CY	0	0	52.760000	\$1,850.00	\$2,368.00	\$124,935.68	\$0.00	\$124,940.00

Residential

Description	Single-Family 1
Story Height	1
Style	CAPE COD
Finished Area	1638
# Fireplaces	0
Heat Type	
Air Cond	0
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1014	1014
A		624	624
B		624	0
C		390	0

Features	Area
Porch, Open Frame	90
Porch, Open Frame	66
Stoop, Masonry	63

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family 1	100	D-1	1900	1900	F	1.01	1638	1.15	0
Detached Garage 1	100	D	1900	1900	P	1.01	252	1.15	0
Barn, Bank & Flat (T2) 1	100	D	1900	1900	P	1.01	2592	1.15	0.65
Utility Shed 1	100	D	1900	1900	P	1.01	48	1.15	0

Valuation

Assessment Year	2017	2016	2016 (2)	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	GENERAL REVALUATION	Annual Adjustment
As Of Date	3/29/2017	6/6/2016	5/27/2016	6/23/2015	7/1/2014
Land	\$257,300	\$307,400	\$307,400	\$320,300	\$320,300
Land Res (1)	\$24,500	\$0	\$0	\$0	\$0
Land Non Res (2)	\$232,800	\$307,400	\$307,400	\$320,300	\$320,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$32,600	\$32,600	\$32,600	\$30,700	\$30,500
Imp Res (1)	\$30,700	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$28,500	\$28,500	\$26,800	\$26,800
Imp Non Res (3)	\$1,900	\$4,100	\$4,100	\$3,900	\$3,700
Total	\$289,900	\$340,000	\$340,000	\$351,000	\$350,800
Total Res (1)	\$55,200	\$0	\$0	\$0	\$0
Total Non Res (2)	\$232,800	\$335,900	\$335,900	\$347,100	\$347,100
Total Non Res (3)	\$1,900	\$4,100	\$4,100	\$3,900	\$3,700

Tax History

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Tax	\$3,406.03	\$3,515.36	\$3,514.62	\$3,092.78	\$2,892.20
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$3,406.03	\$3,515.36	\$3,514.62	\$3,092.78	\$2,892.20
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$638.68	\$866.46	\$852.34	\$527.72	\$456.64
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$987.88	\$953.49	\$1,241.57	\$951.29	\$847.90
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$7,450.74	\$7,897.18	\$7,881.58	\$6,713.28	\$6,241.04
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$7,450.74)	(\$7,897.18)	(\$7,881.58)	(\$6,713.28)	(\$6,241.04)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Note: Total due amount rolls forward to the most current year

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2016 Pay 2017	13066695	Annual HC Solid Waste	1	S-Rate	0	0	12
2016 Pay 2017	980912	567-R C MORGAN	84.16	ADV RATE	6	25	504.96
2016 Pay 2017	980842	531-WILLIAM MCCLARNON	53.08	ADV RATE	4	25	0
2016 Pay 2017	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	121.72
2015 Pay 2016	980912	567-R C MORGAN	84.16	ADV RATE	6	25	504.96
2015 Pay 2016	980842	531-WILLIAM MCCLARNON	53.08	ADV RATE	4	25	212.32
2015 Pay 2016	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	149.18
2014 Pay 2015	980912	567-R C MORGAN	84.16	ADV RATE	6	25	504.96
2014 Pay 2015	980842	531-WILLIAM MCCLARNON	53.08	ADV RATE	4	25	212.32
2014 Pay 2015	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	135.06
2013 Pay 2014	980912	567-R C MORGAN	84.16	ADV RATE	6	25	210.4
2013 Pay 2014	980842	531-WILLIAM MCCLARNON	53.09	ADV RATE	4	25	212.36
2013 Pay 2014	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	104.96
2012 Pay 2013	980912	567-R C MORGAN	61.91	ADV RATE	6	25	154.78
2012 Pay 2013	980842	531-WILLIAM MCCLARNON	53.09	ADV RATE	4	25	212.36
2012 Pay 2013	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	89.5

Homestead Assessments

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Land	\$307,400.00	\$320,300.00	\$320,300.00	\$279,000.00	\$260,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$32,600.00	\$30,700.00	\$30,500.00	\$29,700.00	\$28,500.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

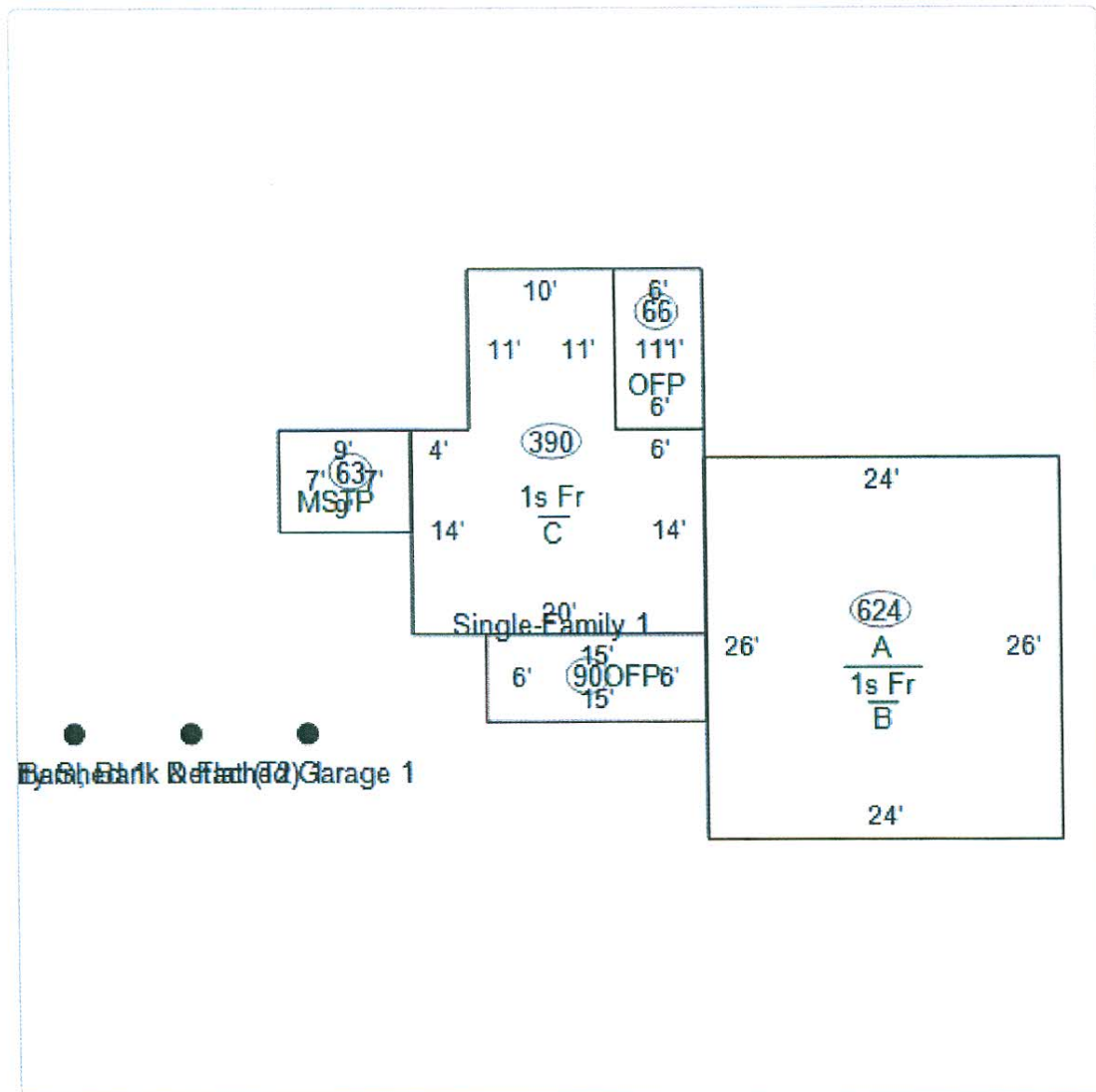
Circuit Break Allocations for 2015

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	32,030	26,800	58,830
3%	Non-Residential	0	3,700	3,700
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	288,270	0	288,270
	Total	320,300	30,500	350,800

Payments

Year	Receipt #	Transaction Date	Amount
2016 Pay 2017	1941783	11/14/2017	\$3,719.37
2016 Pay 2017	1900510	5/4/2017	\$3,731.37
2015 Pay 2016	1872498	10/26/2016	\$3,948.59
2015 Pay 2016	1866949	5/10/2016	\$3,948.59
2014 Pay 2015	1829435	11/10/2015	\$3,940.79
2014 Pay 2015	1792376	5/6/2015	\$3,940.79
2013 Pay 2014	1775703	11/12/2014	\$3,356.64
2013 Pay 2014	1756578	5/13/2014	\$3,356.64
2012 Pay 2013	1712511	11/6/2013	\$3,120.52
2012 Pay 2013	1687250	5/9/2013	\$3,120.52

Sketches



Photos



Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/1/2010	FORT THERESA G MARK FORT			\$0.00

No data available for the following modules: Transfer History (Auditor), Deductions, Property History.

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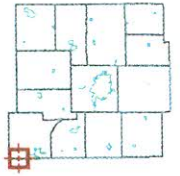


Schneider

Developed by
The Schneider
Corporation



Overview



Legend

- Streets**
- ALLEY
 - COUNTY
 - INTERSTATE
 - PRIVATE
 - SERVICE
 - STATE Highway
 - TOWN
 - US Highway
 - Railroads
- Parcels**
- Original Parcel Lines
 - Town Boundary
 - Townships
- Water Features**
- FARM LAGOON
 - MAJOR
 - OPEN
 - POND
 - RESERVOIR

Parcel ID	014-02204-00	Alternate ID	33-16-19-000-103.000-029	Owner Address	FORT THERESA G MARK FORT
Sec/Twp/Rng	19-16N-09E	Class	Cash Grain/General Farm		C/O WESLEY HOOKER
Property Address	9668 W COUNTY RD 750 S	Acreage	56.05		10538 W COUNTY ROAD 850 S
					KNIGHTSTOWN, IN 46148
District	WAYNE TOWNSHIP				
Brief Tax Description	PT NW1/4 NE1/4 19-16-9 2.60A, 31.95A & 21.5A (TOTAL 56.050A)				
	(Note: Not to be used on legal documents)				

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Date created: 11/29/2017
 Last Data Uploaded: 8/20/2016 12:39:09 AM

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 The Schneider Corporation



Summary

Parcel ID 014-02204-00
 Alternate ID 33-16-19-000-103.000-029
 Property Address 9668 W COUNTY ROAD 750 S
 KNIGHTSTOWN, IN 46148
 Brief Tax Description PT NW1/4 NE1/4 19-16-9 2.60A, 31.95A & 21.5A (TOTAL 56.050A)
 (Note: Not to be used on legal documents)
 Class 101: Cash Grain/General Farm



Tax Rate

2.2941

Owners

FORT THERESA G MARK FORT
 C/O Wesley Hooker
 10538 W County Road 850 S
 Knightstown, IN 46148

Taxing District

County: Henry
 Township: WAYNE TOWNSHIP
 State District 029 WAYNE TOWNSHIP
 Local District: 014
 School Corp: CHARLES A. BEARD MEMORIAL
 Neighborhood: 0014C000-029 0014C000-029 C AV

Site Description

Topography:
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 56.05

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	1.0000	\$24,500.00	\$24,500.00	\$24,500.00	\$0.00	\$24,500.00
PUBLIC ROAD/ROW		0	0	1.3500	\$1,850.00	\$1,850.00	\$2,497.50	(\$100.00)	\$0.00
FARM BUILDINGS	CRA	0	0	0.4820	\$1,850.00	\$1,887.00	\$909.53	(\$40.00)	\$550.00
TILLABLE LAND	CRA	0	0	24.7440	\$1,850.00	\$1,887.00	\$46,691.93	\$0.00	\$46,690.00
FARM BUILDINGS	CY	0	0	0.3550	\$1,850.00	\$2,368.00	\$840.64	(\$40.00)	\$500.00
TILLABLE LAND	CY	0	0	28.1190	\$1,850.00	\$2,368.00	\$66,585.79	\$0.00	\$66,590.00

Residential

Description	Single-Family 1
Story Height	1
Style	RANCH
Finished Area	1257
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	8
Full Baths	1
Full Bath Fixtures	3
Half Baths	1
Half Bath Fixtures	3
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Brick	1257	1257
C		1257	0

Features	Area
Patio, Concrete	140
Porch, Open Frame	21

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family 1	100	C	1975	1975	A	1.01	1257	1.15	0
Barn, Pole (T3) 1	100	C	1975	1975	A	1.01	3168	1.15	0.65
Utility Shed 1	100	D	1960	1960	A	1.01	128	1.15	0
Canopy (free standing) 1	100	D	1960	1960	F	1.01	96	1.15	0

Valuation

Assessment Year	2017	2017 (2)	2016	2016 (2)	2015
Reason	USE CHANGE	Annual Adjustment	Annual Adjustment	Annual Adjustment	GENERAL REVALUATION
As Of Date	5/24/2017	3/29/2017	6/6/2016	5/27/2016	6/23/2015
Land	\$138,800	\$138,800	\$145,600	\$145,600	\$151,200
Land Res (1)	\$24,500	\$0	\$0	\$0	\$0
Land Non Res (2)	\$114,300	\$138,800	\$145,600	\$145,600	\$151,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$100,700	\$100,700	\$101,800	\$101,800	\$100,600
Imp Res (1)	\$91,100	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$91,100	\$91,100	\$91,100	\$90,300
Imp Non Res (3)	\$9,600	\$9,600	\$10,700	\$10,700	\$10,300
Total	\$239,500	\$239,500	\$247,400	\$247,400	\$251,800
Total Res (1)	\$115,600	\$0	\$0	\$0	\$0
Total Non Res (2)	\$114,300	\$229,900	\$236,700	\$236,700	\$241,500
Total Non Res (3)	\$9,600	\$9,600	\$10,700	\$10,700	\$10,300

Tax History

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Tax	\$2,489.74	\$2,532.15	\$2,525.88	\$2,317.97	\$2,190.23
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,489.74	\$2,532.15	\$2,525.88	\$2,317.97	\$2,190.23
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$125.56	\$341.34	\$305.88	\$287.66	\$276.84
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$696.14	\$663.39	\$861.34	\$688.37	\$620.76
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$5,105.04	\$5,405.64	\$5,357.64	\$4,923.60	\$4,657.30
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$5,105.04)	(\$5,405.64)	(\$5,357.64)	(\$4,923.60)	(\$4,657.30)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2016 Pay 2017	13066695	Annual HC Solid Waste	1	S-Rate	0	0	12
2016 Pay 2017	980912	567-R C MORGAN	3.71	ADV RATE	6	25	25
2016 Pay 2017	980842	531-WILLIAM MCCLARNON	52.33	ADV RATE	4	25	0
2016 Pay 2017	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	88.56
2015 Pay 2016	980912	567-R C MORGAN	3.71	ADV RATE	6	25	25
2015 Pay 2016	980842	531-WILLIAM MCCLARNON	52.33	ADV RATE	4	25	209.32
2015 Pay 2016	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	107.02
2014 Pay 2015	980842	531-WILLIAM MCCLARNON	52.33	ADV RATE	4	25	209.32
2014 Pay 2015	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	96.56
2013 Pay 2014	980842	531-WILLIAM MCCLARNON	52.34	ADV RATE	4	25	209.36
2013 Pay 2014	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	78.3
2012 Pay 2013	980842	531-WILLIAM MCCLARNON	52.34	ADV RATE	4	25	209.36
2012 Pay 2013	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	67.48

Homestead Assessments

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Land	\$145,600.00	\$151,200.00	\$151,200.00	\$133,800.00	\$125,700.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$101,800.00	\$100,600.00	\$99,600.00	\$96,500.00	\$92,000.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

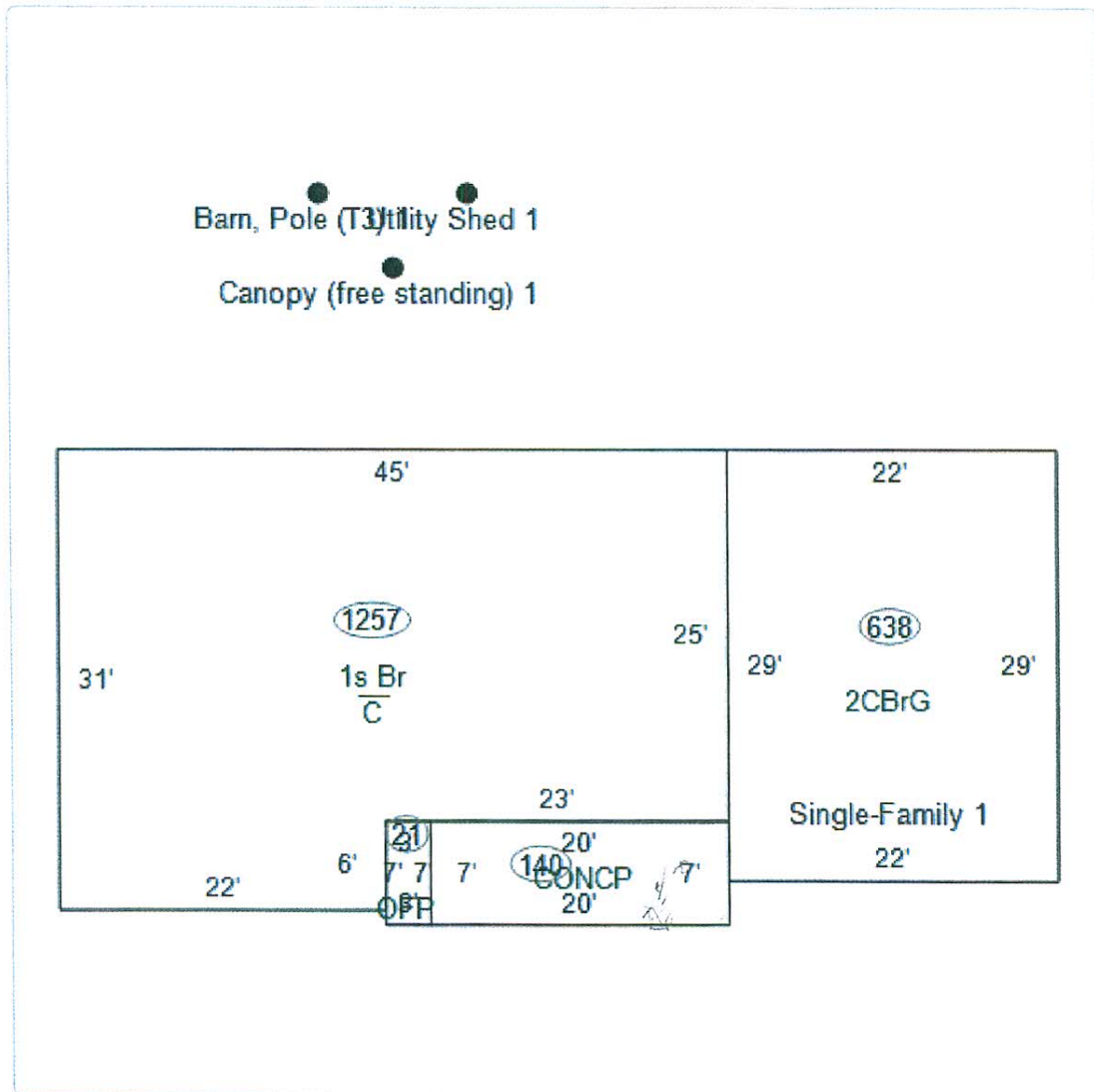
Circuit Break Allocations for 2015

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	31,752	89,600	121,352
3%	Non-Residential	0	10,000	10,000
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	119,448	0	119,448
	Total	151,200	99,600	250,800

Payments

Year	Receipt #	Transaction Date	Amount
2016 Pay 2017	1941782	11/14/2017	\$2,546.52
2016 Pay 2017	1900513	5/4/2017	\$2,558.52
2015 Pay 2016	1872499	10/26/2016	\$2,702.82
2015 Pay 2016	1866948	5/10/2016	\$2,702.82
2014 Pay 2015	1829434	11/10/2015	\$2,678.82
2014 Pay 2015	1792377	5/6/2015	\$2,678.82
2013 Pay 2014	1775702	11/12/2014	\$2,461.80
2013 Pay 2014	1756579	5/13/2014	\$2,461.80
2012 Pay 2013	1712512	11/6/2013	\$2,328.65
2012 Pay 2013	1687249	5/9/2013	\$2,328.65

Sketches



Photos



Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/1/2010	FORT THERESA G MARK FORT			\$0.00

No data available for the following modules: Transfer History (Auditor), Deductions, Property History.

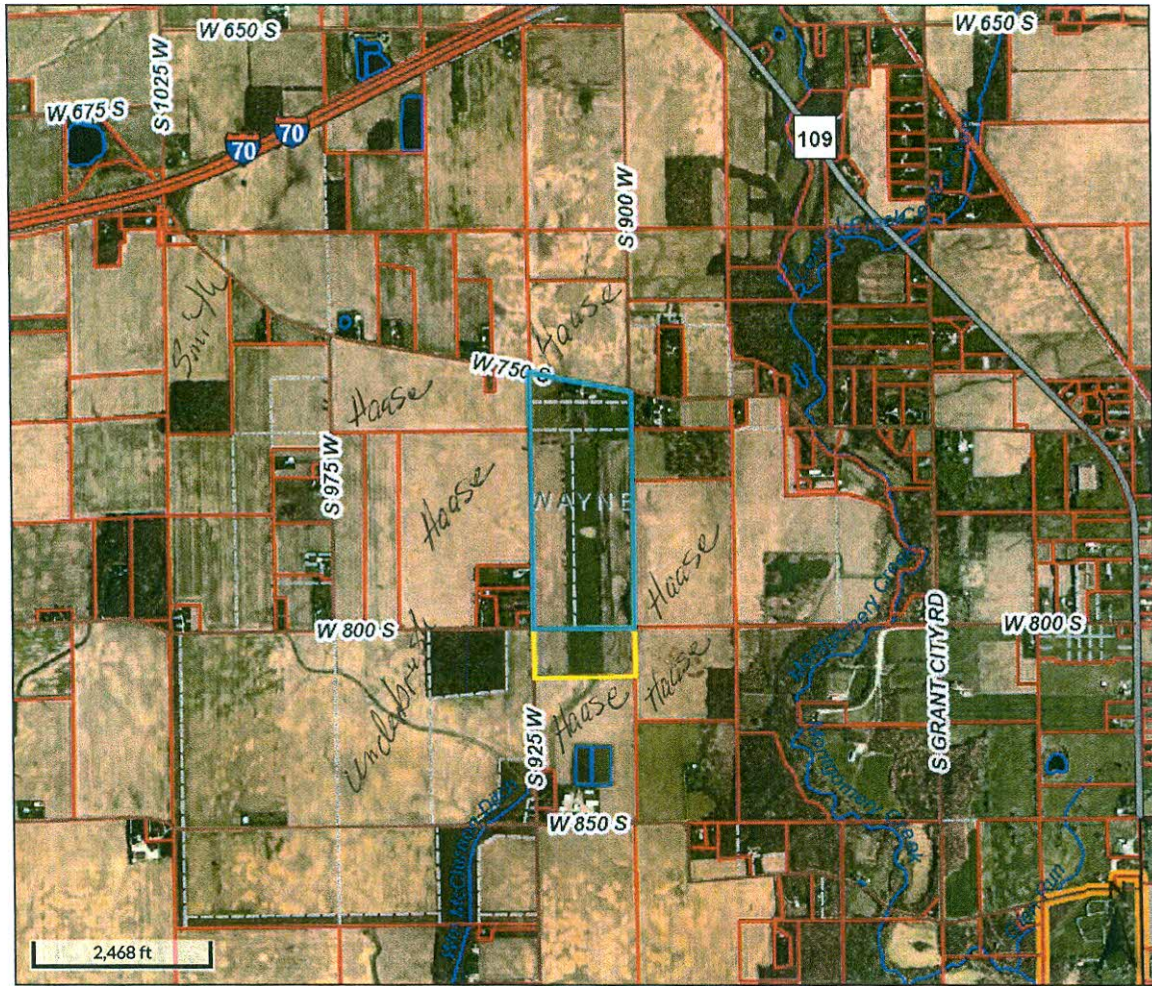
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Schneider

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Overview



Legend

- Streets**
- ALLEY
 - COUNTY
 - INTERSTATE
 - PRIVATE
 - SERVICE
 - STATE Highway
 - TOWN
 - US Highway
- Railroads**
- Railroads
- Parcels**
- Original Parcel Lines
 - Town Boundary
 - Townships
- Water Features**
- FARM LAGOON
 - MAJOR
 - OPEN
 - POND
 - RESERVOIR

Parcel ID	014-02307-00	Alternate ID	33-16-20-000-301.000-029	Owner Address	FORT MARK TRUSTEE
Sec/Twp/Rng	20-16N-09E	Class	Cash Grain/General Farm		C/O WESLEY HOOKER
Property Address	9093 W COUNTY RD 750 S	Acreage	99.97		10538 W COUNTY ROAD 850 S
					KNIGHTSTOWN, IN 46148
District	WAYNE TOWNSHIP				
Brief Tax Description	PT NW1/4 SW1/4 20-16-9 9A, 10.97A, 34A & 46A (TOTAL 99.97A)				
	(Note: Not to be used on legal documents)				

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Date created: 11/29/2017
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Summary

Parcel ID 014-02307-00
 Alternate ID 33-16-20-000-301.000-029
 Property Address 9093 W COUNTY ROAD 750 S
 KNIGHTSTOWN, IN 46148
 Brief Tax Description PT NW1/4 SW1/4 20-16-9 9A, 10.97A, 34A & 46A (TOTAL 99.97A)
 (Note: Not to be used on legal documents)
 Class 101: Cash Grain/General Farm



Tax Rate

2.2941

Owners

FORT MARK TRUSTEE
 C/O Wesley Hooker
 10538 W County Road 850 S
 Knightstown, IN 46148

Taxing District

County: Henry
 Township: WAYNE TOWNSHIP
 State District: 029 WAYNE TOWNSHIP
 Local District: 014
 School Corp: CHARLES A. BEARD MEMORIAL
 Neighborhood: 0014C000-029 0014C000-029 C AV

Site Description

Topography:
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 99.97

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	1.9500	\$1,850.00	\$1,850.00	\$3,607.50	(\$100.00)	\$0.00
9 - HOMESITE		0	0	1.0000	\$24,500.00	\$24,500.00	\$24,500.00	\$0.00	\$24,500.00
TILLABLE LAND	CEB2	0	0	4.5580	\$1,850.00	\$1,425.00	\$6,495.15	\$0.00	\$6,500.00
TILLABLE LAND	CRA	0	0	33.2920	\$1,850.00	\$1,887.00	\$62,822.00	\$0.00	\$62,820.00
WOODLAND	CRA	0	0	0.0480	\$1,850.00	\$1,887.00	\$90.58	(\$80.00)	\$20.00
FARM BUILDINGS	CRA	0	0	1.4660	\$1,850.00	\$1,887.00	\$2,766.34	(\$40.00)	\$1,660.00
FARM BUILDINGS	CY	0	0	0.1530	\$1,850.00	\$2,368.00	\$362.30	(\$40.00)	\$220.00
WOODLAND	CY	0	0	0.1440	\$1,850.00	\$2,368.00	\$340.99	(\$80.00)	\$70.00
TILLABLE LAND	CY	0	0	40.7120	\$1,850.00	\$2,368.00	\$96,406.02	\$0.00	\$96,410.00
TILLABLE LAND	MMB2	0	0	16.6470	\$1,850.00	\$1,425.00	\$23,721.98	\$0.00	\$23,720.00

Residential

Description	Single-Family 1
Story Height	1
Style	RANCH
Finished Area	1556
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Stone	1556	1556
C		1556	0
Features			Area
Porch, Enclosed Frame			16
Stoop, Masonry			128

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family 1	100	C	1966	1966	A	1.01	1556	1.15	0
Detached Garage 1	100	D	1900	1900	F	1.01	672	1.15	0
Barn, Bank & Flat (T2) 1	100	D	1900	1900	F	1.01	2352	1.15	0.65
Lean-To 1	100	C	1972	1972	F	1.01	840	1.15	0
Utility Shed 1	100	C	1978	1978	F	1.01	180	1.15	0

Valuation

Assessment Year	2017	2016	2016 (2)	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	GENERAL REVALUATION	Annual Adjustment
As Of Date	3/29/2017	6/6/2016	5/27/2016	6/23/2015	7/1/2014
Land	\$215,900	\$227,300	\$227,300	\$236,600	\$236,600
Land Res (1)	\$24,500	\$24,500	\$24,500	\$24,500	\$24,500
Land Non Res (2)	\$191,400	\$202,800	\$202,800	\$212,100	\$212,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$91,000	\$97,900	\$97,900	\$99,900	\$99,100
Imp Res (1)	\$82,000	\$88,900	\$88,900	\$86,800	\$86,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$9,000	\$9,000	\$9,000	\$13,100	\$12,700
Total	\$306,900	\$325,200	\$325,200	\$336,500	\$335,700
Total Res (1)	\$106,500	\$113,400	\$113,400	\$111,300	\$110,900
Total Non Res (2)	\$191,400	\$202,800	\$202,800	\$212,100	\$212,100
Total Non Res (3)	\$9,000	\$9,000	\$9,000	\$13,100	\$12,700

Deductions

Type	Description	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Homestead	STANDARD HMST	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	SUPPLEMENTAL HSC	\$23,940.00	\$23,205.00	\$23,065.00	\$22,330.00	\$21,000.00

Tax History

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Tax	\$2,545.65	\$2,678.95	\$2,695.85	\$2,363.48	\$2,184.30
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,545.65	\$2,678.95	\$2,695.85	\$2,363.48	\$2,184.30
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$128.42	\$542.90	\$529.12	\$503.00	\$488.44
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$162.37	\$159.65	\$160.45	\$177.31
LIT Credits	\$191.13	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$596.43	\$582.63	\$758.68	\$567.97	\$501.25
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$5,219.72	\$5,900.80	\$5,920.82	\$5,229.96	\$4,857.04
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$5,219.72)	(\$5,900.80)	(\$5,920.82)	(\$5,229.96)	(\$4,857.04)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2016 Pay 2017	13066695	Annual HC Solid Waste	1	S-Rate	0	0	12
2016 Pay 2017	980842	531-WILLIAM MCCLARNON	99.97	ADV RATE	4	25	0
2016 Pay 2017	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	116.42
2015 Pay 2016	980842	531-WILLIAM MCCLARNON	99.97	ADV RATE	4	25	399.88
2015 Pay 2016	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	143.02
2014 Pay 2015	980842	531-WILLIAM MCCLARNON	99.97	ADV RATE	4	25	399.88
2014 Pay 2015	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	129.24
2013 Pay 2014	980842	531-WILLIAM MCCLARNON	99.97	ADV RATE	4	25	399.88
2013 Pay 2014	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	103.12
2012 Pay 2013	980842	531-WILLIAM MCCLARNON	99.97	ADV RATE	4	25	399.88
2012 Pay 2013	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	88.56

Homestead Assessments

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Land	\$227,300.00	\$236,600.00	\$236,600.00	\$207,100.00	\$193,600.00
Res Land	\$24,500.00	\$24,500.00	\$24,500.00	\$25,000.00	\$25,000.00
Improve	\$97,900.00	\$99,900.00	\$99,100.00	\$96,200.00	\$92,100.00
Res Improve	\$88,900.00	\$86,800.00	\$86,400.00	\$83,800.00	\$80,000.00

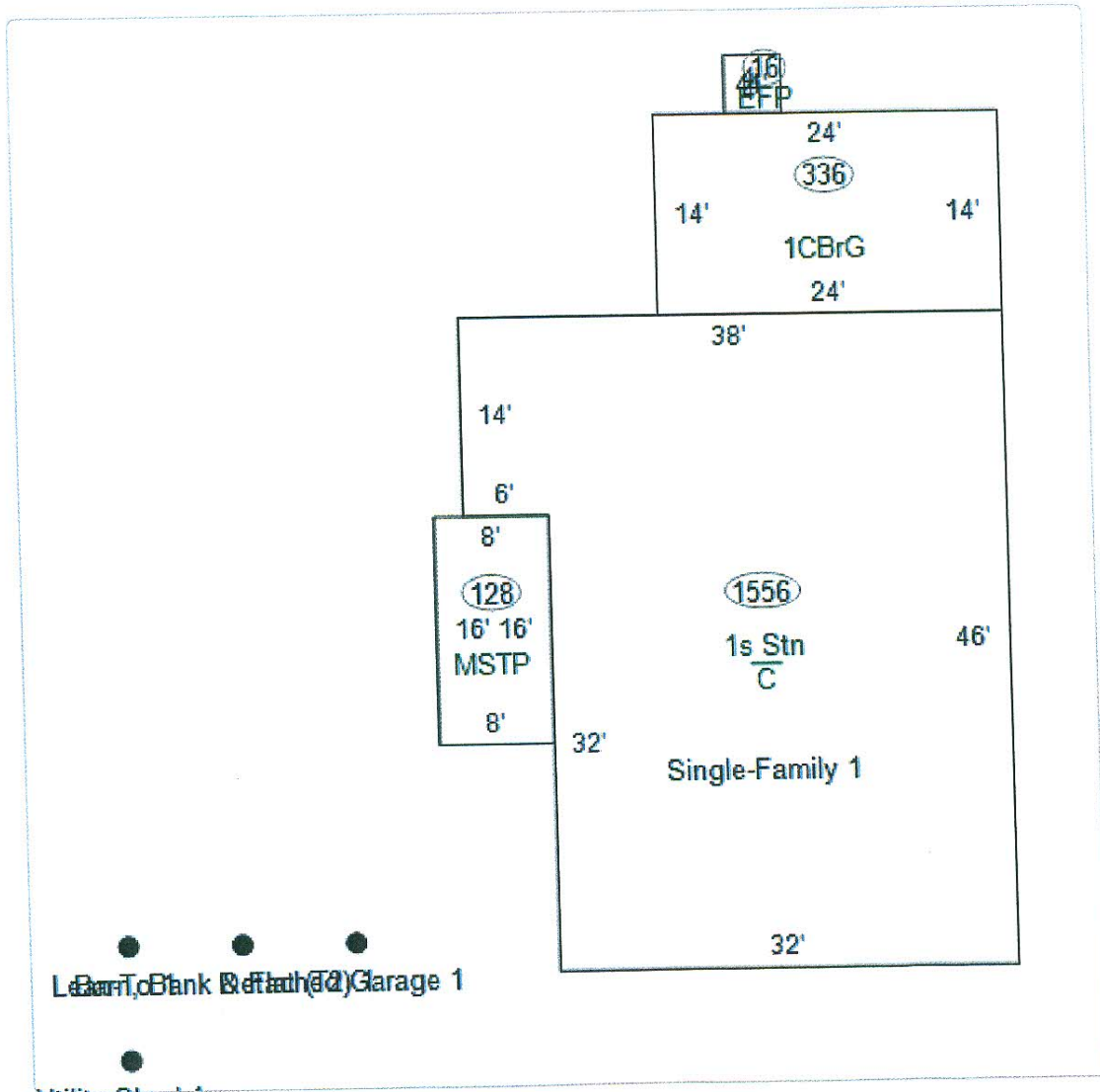
Circuit Break Allocations for 2015

Caps		Land	Improvement	Total
1%	Homestead	24,500	86,400	110,900
2%	Residential	0	0	0
3%	Non-Residential	0	12,700	12,700
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	212,100	0	212,100
	Total	236,600	99,100	335,700

Payments

Year	Receipt #	Transaction Date	Amount
2016 Pay 2017	1941785	11/14/2017	\$2,603.86
2016 Pay 2017	1900512	5/4/2017	\$2,615.86
2015 Pay 2016	1872497	10/26/2016	\$2,950.40
2015 Pay 2016	1866950	5/10/2016	\$2,950.40
2014 Pay 2015	1829436	11/10/2015	\$2,960.41
2014 Pay 2015	1792375	5/6/2015	\$2,960.41
2013 Pay 2014	1775700	11/12/2014	\$2,614.98
2013 Pay 2014	1756581	5/13/2014	\$2,614.98
2012 Pay 2013	1712514	11/6/2013	\$2,428.52
2012 Pay 2013	1687247	5/9/2013	\$2,428.52

Sketches



Photos



Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/1/2010	FORT MARK TRUSTEE			\$0.00

No data available for the following modules: Transfer History (Auditor), Property History.

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Overview



Legend

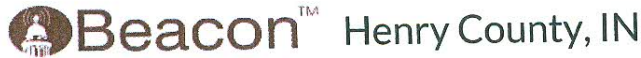
- Streets**
- ALLEY
 - COUNTY
 - == INTERSTATE
 - PRIVATE
 - SERVICE
 - == STATE Highway
 - TOWN
 - == US Highway
 - Railroads
- Parcels**
- Original Parcel Lines
 - Address
- Other Features**
- Town Boundary
 - Townships
- Water Features**
- FARM LAGOON
 - MAJOR
 - OPEN
 - POND
 - RESERVOIR

Parcel ID	014-03101-00	Alternate ID	33-16-29-000-104.000-029	Owner Address	FORT MARK TRUSTEE
Sec/Twp/Rng	29-16N-09E	Class	Vacant Land		C/O WESLEY HOOKER
Property Address		Acreage	20		10538 W COUNTY ROAD 850 S
					KNIGHTSTOWN, IN 46148
District	WAYNE TOWNSHIP				
Brief Tax Description	PT W1/2 NW1/4 29-16-9 20A				
	(Note: Not to be used on legal documents)				

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Summary

Parcel ID 014-03101-00
 Alternate ID 33-16-29-000-104.000-029
 Property Address W COUNTY ROAD 750 S
 KNIGHTSTOWN, IN 46148
 Brief Tax Description PT W1/2 NW1/4 29-16-9 20A
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Tax Rate

2.2941

Owners

FORT MARK TRUSTEE
 C/O Wesley Hooker
 10538 W County Road 850 S
 Knightstown, IN 46148

Taxing District

County: Henry
 Township: WAYNE TOWNSHIP
 State District 029 WAYNE TOWNSHIP
 Local District: 014
 School Corp: CHARLES A. BEARD MEMORIAL
 Neighborhood: 0014C000-029 0014C000-029 C AV

Site Description

Topography:
 Public Utilities: Electricity, Gas
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 20

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	0.2500	\$1,850.00	\$1,850.00	\$462.50	(\$100.00)	\$0.00
TILLABLE LAND	CRA	0	0	7.7190	\$1,850.00	\$1,887.00	\$14,565.75	\$0.00	\$14,570.00
TILLABLE LAND	CY	0	0	8.3360	\$1,850.00	\$2,368.00	\$19,739.65	\$0.00	\$19,740.00
TILLABLE LAND	MMB2	0	0	3.6950	\$1,850.00	\$1,425.00	\$5,265.38	\$0.00	\$5,270.00

Valuation

Assessment Year Reason	2017 Annual Adjustment	2016 Annual Adjustment	2016 (2) Annual Adjustment	2015 GENERAL REVALUATION	2014 Annual Adjustment
As Of Date	3/29/2017	6/6/2016	5/27/2016	6/23/2015	7/1/2014
Land	\$39,600	\$41,900	\$41,900	\$43,900	\$43,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$39,600	\$41,900	\$41,900	\$43,900	\$43,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$39,600	\$41,900	\$41,900	\$43,900	\$43,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$39,600	\$41,900	\$41,900	\$43,900	\$43,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Tax	\$419.00	\$439.00	\$439.00	\$376.00	\$349.00

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$419.00	\$439.00	\$439.00	\$376.00	\$349.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$15.00	\$98.66	\$96.90	\$92.78	\$90.82
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$123.23	\$120.59	\$157.03	\$117.27	\$103.76
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$853.00	\$976.66	\$974.90	\$844.78	\$788.82
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$853.00)	(\$976.66)	(\$974.90)	(\$844.78)	(\$788.82)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.
 Note: Total due amount rolls forward to the most current year

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2016 Pay 2017	980842	531-WILLIAM MCCLARNON	20	ADV RATE	4	25	0
2016 Pay 2017	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	15
2015 Pay 2016	980842	531-WILLIAM MCCLARNON	20	ADV RATE	4	25	80
2015 Pay 2016	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	18.66
2014 Pay 2015	980842	531-WILLIAM MCCLARNON	20	ADV RATE	4	25	80
2014 Pay 2015	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	16.9
2013 Pay 2014	980842	531-WILLIAM MCCLARNON	20	ADV RATE	4	25	80
2013 Pay 2014	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	12.78
2012 Pay 2013	980842	531-WILLIAM MCCLARNON	20	ADV RATE	4	25	80
2012 Pay 2013	980764	CONSERVANCY DISTRICT	0	ADV RATE	0.0358	0	10.82

Homestead Assessments

	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014	2012 Pay 2013
Land	\$41,900.00	\$43,900.00	\$43,900.00	\$37,600.00	\$34,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Circuit Break Allocations for 2015

Caps		Land	Improvement	Total
1%	Homestead	0	0	0
2%	Residential	0	0	0
3%	Non-Residential	0	0	0
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	43,900	0	43,900
	Total	43,900	0	43,900

Payments

Year	Receipt #	Transaction Date	Amount
2016 Pay 2017	1941784	11/14/2017	\$419.00
2016 Pay 2017	1900511	5/4/2017	\$434.00
2015 Pay 2016	1872500	10/26/2016	\$488.33
2015 Pay 2016	1866951	5/10/2016	\$488.33
2014 Pay 2015	1829433	11/10/2015	\$487.45
2014 Pay 2015	1792374	5/6/2015	\$487.45
2013 Pay 2014	1775701	11/12/2014	\$422.39
2013 Pay 2014	1756580	5/13/2014	\$422.39
2012 Pay 2013	1712513	11/6/2013	\$394.41
2012 Pay 2013	1687248	5/9/2013	\$394.41

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
1/1/2010	FORT MARK TRUSTEE			\$0.00

No data available for the following modules: Residential, Improvements, Transfer History (Auditor), Deductions, Sketches, Photos, Property History.

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SURVEY ESTIMATE



February 1, 2018

Steve Slonaker
Shrader Companies
PO Box 202
Centerville, IN 47330
765-855-2045
RE: Fort Trust 297 +/- Acres, Henry County IN

We appreciate the opportunity to provide a bid for this project. Our price to survey each tract separately would be as follows:

Tract 1 \$2500.00

Tract 2 \$3000.00

Tract 3 \$1000.00

Our price to combine tracts 2 and 3 and to stake tract 1 simultaneously would be \$4500.00. Note to survey the three separate tracts simultaneously our cost is \$5000.00.

Tract 4 \$1500.00

Tract 5 \$2500.00

Our price to stake tracts 4 and 5 combined into 1 parcel is \$3000.00. Note to survey the two separate tracts simultaneously our cost is \$3500.00.

Thank you,

Haldon L. Ashton

DISCLOSURES

West House - 9660 W CORN 750

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) PSS 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>Michael A. Hester</u>	<u>1-27-18</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

Bedford STONE / 9093 CORP 7505

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) PSS 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>X</u> _____	<u>X</u> 1-27-18	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

TITLE COMMITMENT

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: IN Title Company/New Castle
Issuing Office: 1319 Indiana Ave, New Castle, IN 47362
ALTA® Universal ID: N/A
Loan ID Number:
Commitment Number: 20176387
Issuing Office File Number: 20176387
Property Address: 9093 W CR 750 S., Knightstown, IN 46148
W CR 750 S., Knightstown, IN 46148
7788 S CR 1025 W, Knightstown, IN 46148
9668 W CR 750 S., Knightstown, IN 46148

Revision Number:

1. Commitment Date: January 24, 2018 at 8:00 A.M.

2. Policy to be issued:		Proposed Policy Amount
(a) ALTA Owner's Policy	Standard	100,000.00
Proposed Insured:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.	
(b) ALTA Loan Policy	Standard	100,000.00
Proposed Insured:	Lender with contractual obligations under a loan agreement with the vested owner identified in Item 4 below.	

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple


4. Title to the said estate or interest in the Land is at the Commitment Date hereof vested in:

Wesley A. Hooker, Trustee or his successor in trust, of the Theresa G. Fort Trust, and any amendments thereto or restatements thereof

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Fidelity National Title Insurance Company
By IN Title Company, Agent


Authorized Countersignature
IN Title Company, New Castle, Indiana

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File No. 20176387

ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 1 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
Fidelity National Title Insurance Company

**EXHIBIT "A"
LEGAL DESCRIPTION**

TRACT 1:

The West half of the Northwest quarter of Section 20, Township 16 North, Range 9 East.

EXCEPT: That part lying North of the road running East and West across said half quarter, leaving 20 acres, more or less.

TRACT 2:

ALSO, The West half of the Southwest quarter of Section 20, Township 16 North, Range 9 East, containing 80 acres, more or less.

TRACT 3:

ALSO, 20 acres off the entire North end of the West half of the Northwest quarter of Section 29, Township 16 North, Range 9 East, containing in all 120 acres, more or less.

TRACT 4:

Part of Section 19, Township 16 North, Range 9 East, described as follows: Beginning at a stone marked "x" situated 40 rods East of the Northwest corner of the Northeast quarter of said Section 19, and running thence due South 90 rods and 18 links to a stone marked "x"; thence North 79 degrees West 31 rods and 11 1/2 links; thence North 71 degrees West 54 rods; thence North 47 3/4 degrees West 51 rods and 9 links to a stone marked "x"; thence Northwestwardly along said Six Mile Pike to the same crosses the North line of said Section 19; thence due East along said Section line 150 rods, more or less, to the place of beginning, containing 56.69 acres, more or less.

TRACT 5:

Part of Section 18 in Township 16 North, Range 9 East, described as follows: Commencing at the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 18, and running thence North 62 rods; thence East 16 rods; thence South 62 rods; thence West 16 rods to the place of beginning, containing 6.31 acres, more or less.

TRACT 6:

Being a part of the Southwest quarter of Section 18, Township 16 North, Range 9 East. Beginning 31 rods North of the Southwest corner of said Section 18, running thence North 37 rods; thence East 133 rods and 18 links; thence South 68 rods; thence West 116 rods, 13 links; thence in a Northwesterly direction to the place of beginning, containing 55.33 acres, more or less.

EXCEPT: A part of the fractional Southwest quarter of Section 18, Township 16 North, Range 9 East in Wayne Township, Henry County, Indiana, described as follows: Beginning at a nail on the West line of the fractional Southwest quarter of Section 18, Township 16 North, Range 9 East, said nail being South 00 degrees 25 minutes 42 seconds East 1395.76 feet (assumed bearing) from a spike at the Northwest corner of said quarter section; thence North 89 degrees 52 minutes 21 seconds East 373.83 feet to a 10-inch wood post; thence South 00 degrees 53 minutes 32 seconds East 376.01 feet along a fence line to the Northerly limited access right of way line of Interstate Highway #70; thence South 76 degrees 08 minutes 41 seconds West 71.26 feet along said right of way line; thence South 78 degrees 00 minutes 46 seconds West

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ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
Fidelity National Title Insurance Company

169.38 feet along said right of way line; thence South 87 degrees 34 minutes 07 seconds West 141.69 feet along said right of way line to a nail on the West line of said quarter section; thence North 00 degrees 25 minutes 42 seconds West 433.40 feet to the point of beginning, containing 3.56 acres, more or less.

ALSO: 20 acres off of the North end of the West half of the Southwest quarter of Section 18, Township 16 North, Range 9 East.

ALSO: 20 acres off of the North end of the East half of the Southwest quarter, fractional quarter of Section 18, Township 16 North, Range 9 East, containing 40 acres, more or less.

ALSO: Beginning 17 chains North of the Southwest corner of Section 18, Township 16 North, Range 9 East; thence North along the Range Line 11 chains, 45 links; thence East 33.24 chains; thence South 11.12 chains; thence West 33.30 chains to the place of beginning, containing 37.44 acres, more or less. ✓

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ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 3 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

ISSUED BY
Fidelity National Title Insurance Company

Requirements

File No.: 20176387

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
 - A. **NOTE:** The real estate described in Schedule A contains non-contiguous parcels and/or is not located in a single taxing district.
 - B. Affidavit transferring tracts 4 through 6, described herein, out of the name of Theresa G. Fort and into the name of Wesley A. Hooker, Successor Trustee, or his successors in trust, of the Theresa G. Fort Trust in compliance with the Will of Theresa G. Fort, deceased probated June 27, 1994 in Probate Cause No. 33C02-9406-EU-000023.
 - C. Trustee's Deed to be executed from Wesley A. Hooker, Trustee or his successor in trust, of the Theresa G. Fort Trust, and any amendments thereto or restatements thereof to To Be Determined.
 - D. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.

Satisfactory evidence shall be produced that all improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and material men are all paid in full.

Disclosure of Sale Information Form completed by Buyer and Seller as required by Indiana Law accompanying the Deed for Transfer.

Beginning July 1, 2009, HEA 1374 (IC 27-7-3.7) concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of "good funds" as defined in the Act.

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File No. 20176387

ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

ISSUED BY
Fidelity National Title Insurance Company

Requirements

Beginning July 1, 2006, any document to be recorded must contain a statement in the following form "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)", before the document will be accepted for recording by the County Recorder. Failure to comply will result in a delay or cancellation of closing. Further, as of July 1, 2006, there will be an additional \$5.00 charge per policy, as a fee required by Indiana Statute for the State of Indiana's Title Insurance Enforcement Fund.

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ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 2 of 2



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
Fidelity National Title Insurance Company

Exceptions

File No.: 20176387

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Standard Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note: The Company has performed a judgment search versus the owner as shown in Schedule A, Item 4, and none were found unless shown in Schedule B.

Special Exceptions:

7. The acreage indicated, if any, in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.

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File No. 20176387

ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 1 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
Fidelity National Title Insurance Company

Exceptions

File No.: 20176387

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Standard Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note: The Company has performed a judgment search versus the owner as shown in Schedule A, Item 4, and none were found unless shown in Schedule B.

Special Exceptions:

7. The acreage indicated, if any, in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.

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File No. 20176387

ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 1 of 3



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
Fidelity National Title Insurance Company

Exceptions

11. TRACTS 5 & 6:

Taxes for the year 2016 in the amount of \$3,406.03 each installment due May 10, 2017 and November 14, 2017. May installment PAID. November installment PAID. Taxes for the year 2017 due and payable in 2018 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Annual Conservancy assessment, each installment in the amount of \$60.86, 1st installment due and payable May 10, 2017; PAID; 2nd installment due and payable November 14, 2017; PAID.

Annual ditch assessment for the R. C. Morgan Drain, each installment in the sum of \$252.48, 1st installment due May 10, 2017; PAID; 2nd installment due November 14, 2017; PAID.

Annual Henry County Solid Waste assessment in the amount of \$12.00 per year, next installment due May 10, 2017; PAID.

Parcel Number 014-02107-00 (#33-16-18-000-301.000-029)

12. Easement for Permanent Right of Way granted to the State of Indiana in Deed Record 131-A, Page 211 recorded December 17, 1964. (NOTE: The temporary easement(s) set out in the deed above were released by Miscellaneous Record 50, Pages 240-241 recorded April 27, 1966.)
13. Terms and provisions of the trust under which title is held.
14. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
15. Rights of the Public, the State of Indiana, and County of Henry and the municipality in and to that part of the premises taken or used for road purposes.
16. Right of way for drainage, flow and maintenance of Legal Ditch (or Legal Drain) as set forth in IC 36-9-27-33.

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File No. 20176387

ALTA Commitment For Title Insurance Schedule 8-1-16 IN5

Page 3 of 3



Commitment No. 20176387

**COMMITMENT FOR TITLE INSURANCE ISSUED
BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within **90 days** after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

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- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

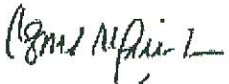

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Fidelity National Title Insurance Company

By: 
 AGENT President

Secretary

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ALSO:
PARCEL 27-T TEMPORARY RIGHT OF WAY:
 THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HERETOFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR OUTLET DITCH ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.
 STATION TO STATION ON CENTERLINE "A"
 1350+00 TO 1352+00 LEFT 350
 1352+00 TO 1353+00 RIGHT 350 TO 115
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, HENRY COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 0 DEGREES 22 MINUTES 18 SECONDS EAST 208.99 FEET; THENCE SOUTH 18 DEGREES 33 MINUTES 43 SECONDS EAST 115.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY 304.52 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 7,754.49 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 70 DEGREES 18 MINUTES 48 SECONDS EAST AND A LENGTH OF 304.50 FEET; THENCE SOUTH 3 DEGREES 14 MINUTES 24 SECONDS WEST 235.59 FEET; THENCE SOUTH 70 DEGREES 41 MINUTES 18 SECONDS WEST 209.16 FEET; THENCE NORTH 18 DEGREES 33 MINUTES 43 SECONDS WEST 235.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES, MORE OR LESS.

PARCEL NO. 27 & 27A PROJECT NO. 1-70-4(4)107 SHEET 2 of 3 SHEETS

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homestead on the real estate above described will be surrendered within _____ days from the date first payment is received, and \$_____ will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of _____ Dollars (\$18,383.00), which sum shall be paid or held in escrow

as specified to the order of Helen M Fort and Donald C Fort
R# 2 Knightstown Ind.
 (Give address of Payee)

The right of way hereby conveyed may be used, subject to the discretion of the grantee, for the establishment, construction, control and maintenance of a limited access facility as defined in the act of 1945 (Act 1945, ch. 246, page 1118) and is subject to such regulations as therein provided and to such subsequent regulations or use as may be made, adopted or provided under or by law governing such facilities or highways in general.
 It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highway.
 Any and all timber, shrubbery, fences, buildings and all other physical improvements on the above granted right of way, not specifically reserved by special provision stated above, shall become the property of the State of Indiana.
 When, by special provisions as stated above, any trees and/or shrubs are to be left standing on said right of way, it is mutually agreed and understood by grantor and grantee, that such special provision is only for such period as the accepted trees and/or shrubs shall not constitute an obstruction to future construction or hazard to power lines or traffic as shall be determined from time to time by the Indiana State Highway Commission through its authorized representatives.
 It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are binding.
 It is also mutually agreed by grantor and grantee that this is a permanent easement unless otherwise specified for Highway purposes and shall be binding until specifically vacated by resolution by the Indiana State Highway Commission.

The undersigned GRANTORS being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantor further represent that there are no encumbrances, leases, liens or options of any kind on character on said land as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.
 Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.
 Mortgagee: NONE

This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.
 Land and improvements 5,353.00 Damages 1,301.80; Total consideration 18,383.00

(Grantor)		(Grantor)
(Grantor)	Helen M. Fort	(Grantor)
(Grantor)	HELEN M. FORT	(Grantor)
(Grantor)	Donald C. Fort	(Grantor)
(Grantor)	DONALD C. FORT	(Grantor)
(Grantor)	May G. Fort	(Grantor)
(Grantor)	MAY G. FORT	(Grantor)
(Grantor)	Rebecca J. Fort	(Grantor)
(Grantor)	BEVERLY J. FORT	(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)

10-20-64
 920

Dated 10-19-1964

This instrument prepared and checked with project plans for Division of Right of Way. DEC 2 1964

AMOUNT APPROVED 11-12-64
 PAID BY AD 24633
 WARRANT NO. DATED 11-20-1964

THE ABOVE GRANT IS HEREBY ACCEPTED STATE OF INDIANA BY David Cohen

DESCRIPTION OCT 30 1964 & FORM OK'D BY [Signature]

Indiana State Highway Commission DATE November 12 1964

HEB 11-16-64

State of Indiana, County of _____ ss:

Personally appeared _____ before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____ Notary Public.

State of Indiana, County of Henry ss:

Personally appeared before me Helen M Fort a widow and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 19 day of Oct, 1964.

Witness my hand and official seal.

My Commission expires 3-1-1965 Claud F. Wilson Notary Public.

State of Indiana, County of Henry ss:

Personally appeared before me Donald C Fort and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 19 day of Oct, 1964.

Witness my hand and official seal.

My Commission expires 3-1-1965 Claud F. Wilson Notary Public.

State of Indiana, County of Henry ss:

Personally appeared before me Hand W Max G Fort and Beverly J Fort and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 19 day of Oct, 1964.

Witness my hand and official seal.

My Commission expires 3-1-1965 Claud F. Wilson Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____ Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____ Notary Public.

The undersigned owner of a mortgage and/or lien on the land of which the right of way described in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this _____ day of _____, 19____.

RECEIVED FOR RECORD

12241

(Seal) THE 17 DAY OF Dec (Seal)

(Seal) A. D. 1964 AT 9:00 O'CLOCK A M. (Seal)

State of _____ } ss:
County of _____ }

AND RECORDED IN RECORD 131-A

PAGE _____ FEE \$ _____

Personally appeared before me _____ above named and duly acknowledged the execution of the above release the _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____ Recorder Henry County Notary Public.

RELEASE OF EASEMENTS TAKEN FOR TEMPORARY

RIGHT OF WAY

THIS INDENTURE, executed this 22nd day of April, 1966,

WITNESSETH:

WHEREAS, the following parcel of real estate in Henry County, State of Indiana, to-wit:

<u>PARCEL</u>	<u>PROJECT</u>	<u>GRANTOR</u>
27T	I-70-4(4)	Helen M. Fort and Donald G. Fort

is subject to temporary easements:

WHEREAS, said temporary easements are described therein as follows:
Station to Station on Centerline "A" 1350+00 to 1352+00, 350 feet right,
1352+00 to 1353+00, 350 to 115 feet right. Parcel 27T, recorded in deed record
131-A, Page 211, Instrument #12241, Grant dated 10-19-64.

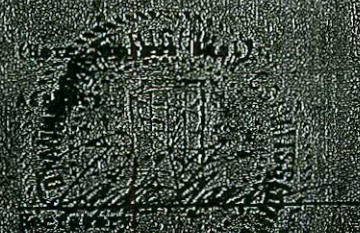
WHEREAS, the purposes for which said temporary easements were acquired
have been accomplished and a release of said temporary easements will not interfere
with any operations or construction of whatsoever character of the undersigned;

NOW THEREFORE, in consideration of the premises the undersigned does
hereby irrevocably release the above described temporary easement unto the present
owner or owners of record, their heirs, administrators, executors, personal
representatives, devisees, grantees, successors, and assigns.

IN WITNESS WHEREOF, the Indiana State Highway Commission has caused
this instrument to be duly executed and its seal to be hereunto affixed as of the
day, month and year first above written.

INDIANA STATE HIGHWAY COMMISSION

By: M. L. Wray



2343
Recorded 4-27-1966
1000 Book 50 P 270-271
Raymond Gordon
Recorder of Deeds, Henry County, Indiana

PHOTOS



TRACT 1



TRACT 2



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 3



TRACT 4



TRACT 4



TRACT 4



TRACT 4



TRACT 4



SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.

P.O. Box 508

950 North Liberty Drive

Columbia City, IN 46725

260-244-7606 • 800-451-2709

www.SchraderAuction.com

