

*Outstanding*

# LAND AUCTION

*High Quality Cropland • Beautiful Woodland*



170<sup>±</sup> ACRES  
5 tracts

*Historic Centerville  
Wayne County, TN*

THURSDAY, SEPTEMBER 13, 6PM  
*Golay Community Center, Cambridge City, TN*

# INFORMATION BOOKLET

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

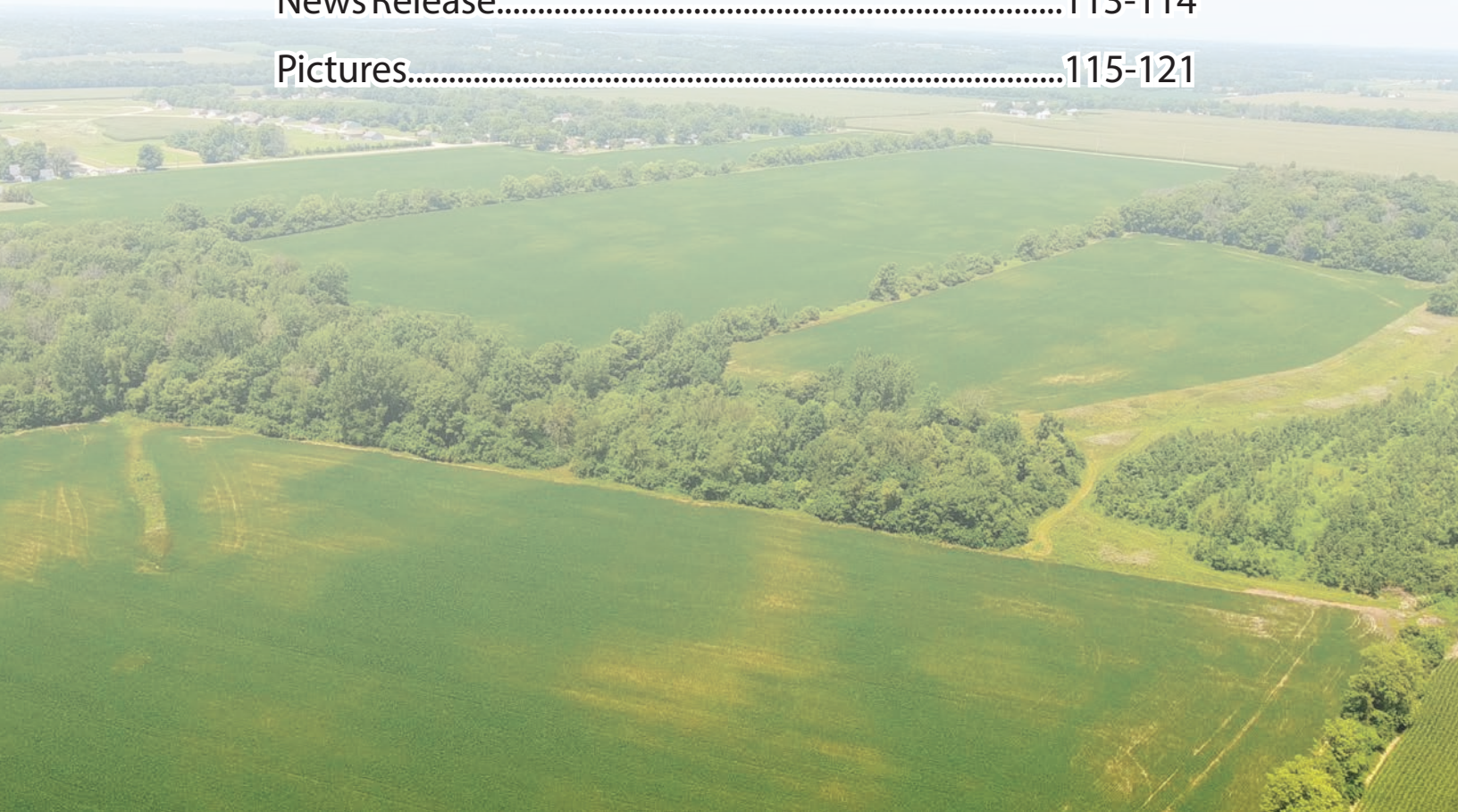
**800-451-2709**

**[www.schraderauction.com](http://www.schraderauction.com)**



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AUCTION  
REGISTRATION

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, SEPTEMBER 13, 2018  
170 ACRES – CENTERVILLE, 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 Thursday, September 6, 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  
170± Acres • Centerville, Indiana  
Thursday, September 13, 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 Thursday, September 13, 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](http://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, Thursday, September 6, 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.





FARM  
SUMMARY

— Outstanding —  
**LAND AUCTION**  
*High Quality Cropland • Beautiful Woodland*  
THURSDAY, SEPTEMBER 13, 6PM

**170** ACRES  
*5 tracts*  
Historic Centerville, Wayne Co. IN



*This property is part of the Westcott Place Farm and is a Hoosier Homestead Farm in the same family for over 100 years.*

## FEATURES:

- **All Tracts are within Centerville City Limits**
- **High Quality Cropland**
- **City Water, Sewer and Gas Nearby**
- **Nice Hardwood Wooded Tract with Tree Plantation**
- **Frontage on 3 Roads**
- **Improved Tile/Drainage**
- **2 Miles South of I-70 Interchange**
- **Great Investment Potential**

## TRACT DESCRIPTIONS:

ALL ACREAGES ARE APPROXIMATE.

**Tract 1 (Site at 205 Township Rd 4 E)** frontage on College Corner Rd.

**Tract 2: 29+ acres** all cropland with lots of frontage on Centerville Rd. adjoining the town. Great investment tract.

**Tract 3: 76+ acres** all cropland with quality soils and improved tile drainage. Great investment.

**Tract 4: 33+ acres** with 5+ acres cropland, 14+ acres nice woodland and 5+ acres hardwood tree plantation 12 yrs. old. Don't miss this for a lifetime of family recreation. Trails and campsite ready to go. Great frontage and timber investment.

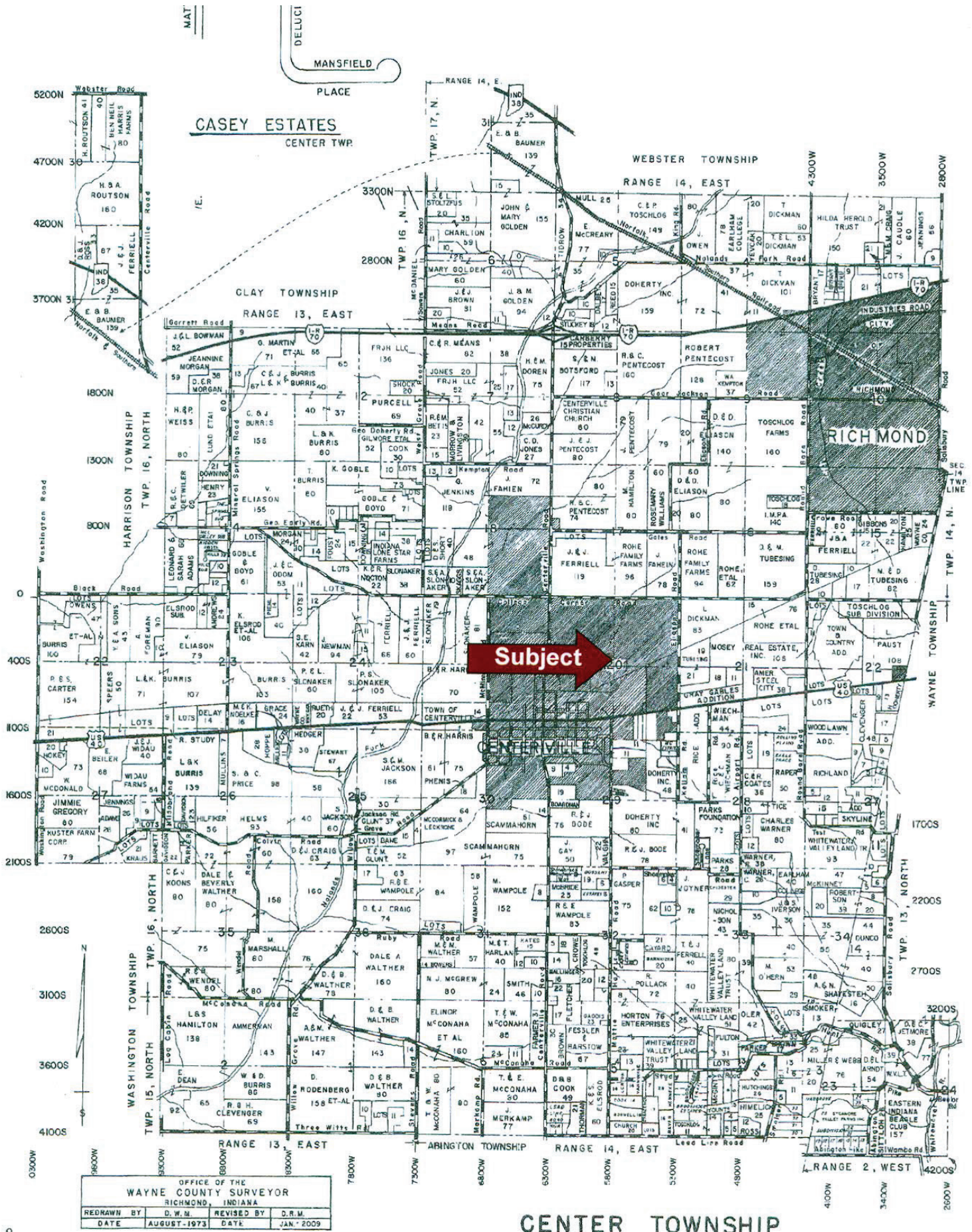
**Tract 5: 17+ acres** all cropland with nice frontage on Crown Creek Blvd. Here is a good long term investment with crop income now and development potential.



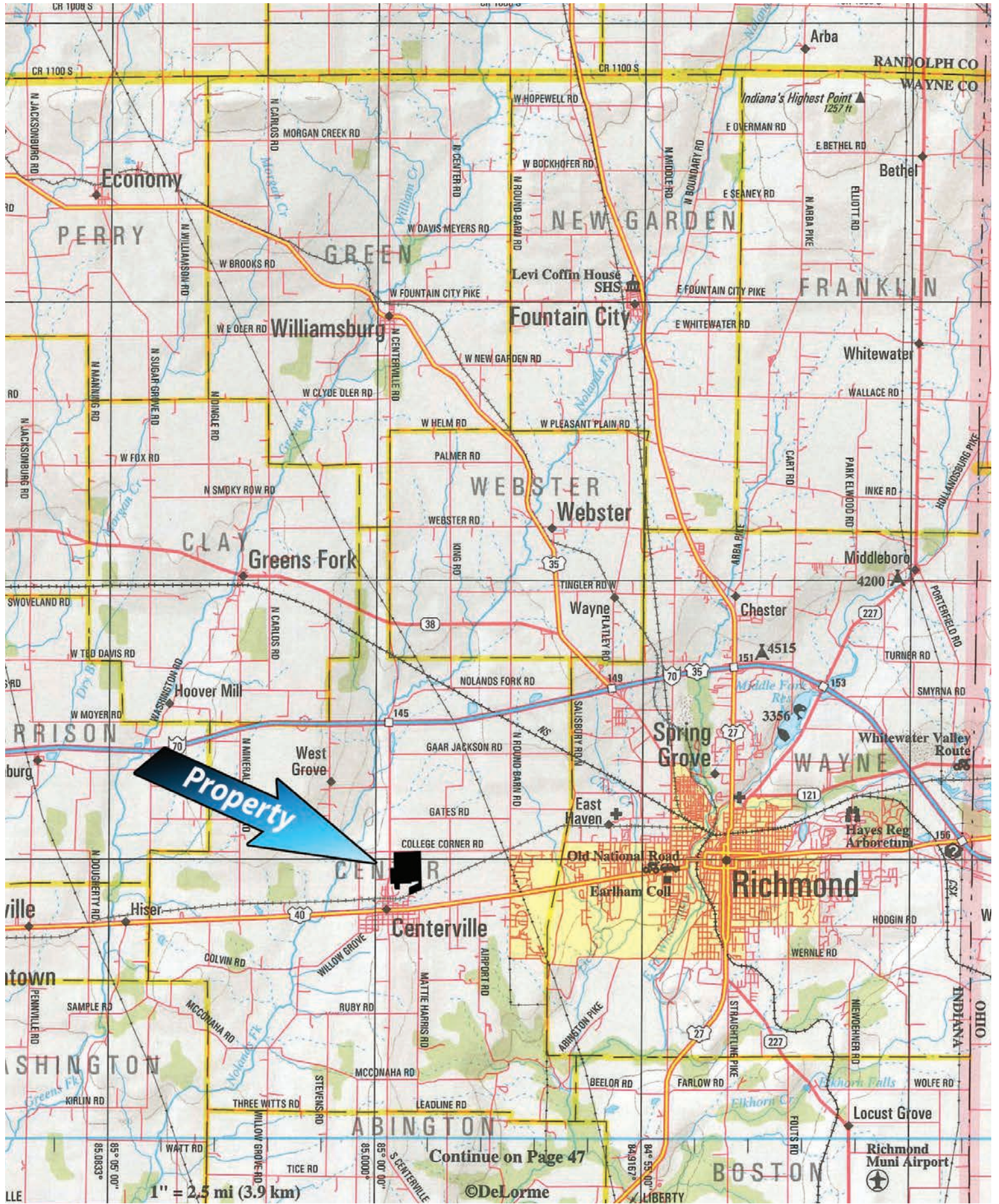


LOCATION/  
PLAT/TRACT MAPS

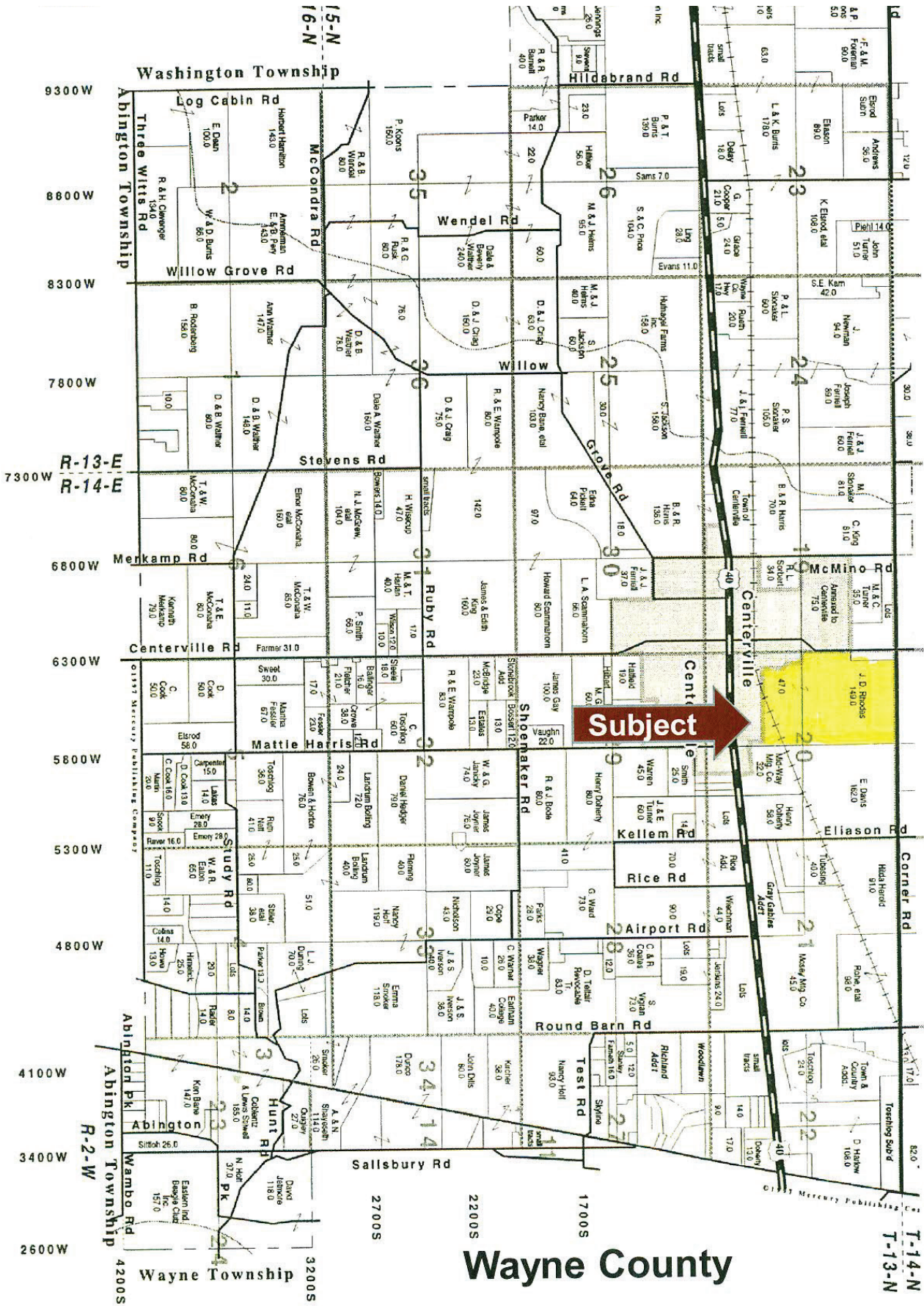














# AERIAL TRACT MAP









TITLE COMMITMENT  
& UTILITY EASEMENTS

American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016

**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 EXTRACONTRACTUAL 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.

*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.*

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## American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016

- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (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:
- 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].
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**
- 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:
    - comply with the Schedule B, Part I—Requirements;
    - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
    - acquire the Title or create the Mortgage covered by this Commitment.
  - 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.
  - 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.

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American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016

- (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.
- (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>.]

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American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

Fidelity National Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: Freedom Title Company, Inc.  
Issuing Office: 700 East Main St., Richmond, IN 47374  
ALTA® Universal ID: 0044380  
Loan ID Number:  
Commitment Number: 18075096  
Issuing Office File Number: 18075096  
Property Address: 0 Westcott Pl, 0 Crown Creek Blvd, Centerville, IN 47330

**SCHEDULE A**

1. Commitment Date: July 13, 2018 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (6/17/06)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
Proposed Policy Amount: \$ 265,400.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
TRACT 1: Carrol M. Rhodes as Trustee under the Carrol M. Rhodes Living Trust executed November 24, 1999  
  
TRACT 2: Robert K. Coddington and Carrol R. Coddington, Trustees of the Coddington Rhodes Trust dated December 3, 2005
5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

Fidelity National Title Insurance Company

By:   
Freedom Title Company, Inc.

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American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

Fidelity National Title Insurance Company

**SCHEDULE B, PART I  
Requirements**

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.
5. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
6. TRACT 1: The Company requires a copy of the Trust Agreement and any amendments for review prior to the issuance of any title insurance predicated upon a conveyance by the Successor Trustee(s) under the Carrol M. Rhodes Living Trust executed November 24, 1999.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

7. TRACT 2: The Company requires a copy of the Trust Agreement and any amendments for review prior to the issuance of any title insurance predicated upon a conveyance by the Trustee(s) under the Coddington Rhodes Trust dated December 3, 2005.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. TRACT 1: A Warranty Deed from the Successor Trustee(s) under the Carrol M. Rhodes Living Trust executed November 24, 1999, to proposed insured purchaser.

Deed to recite that grantor(s) is/are the duly qualified Successor Trustee(s) of the Carrol M. Rhodes as Trustee under the Carrol M. Rhodes Living Trust executed November 24, 1999, that said trust is in writing and in force and effect on the date of the deed; and, the Successor Trustee(s) is/are authorized by said trust to make the conveyance.

9. TRACT 2: A Warranty Deed from Robert K. Coddington and Carrol R. Coddington as Trustees under the Coddington Rhodes Trust dated December 3, 2005, to proposed insured purchaser.

Deed to recite that Robert K. Coddington and Carrol R. Coddington are the duly qualified Co-Trustees of

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(18075096.PFD/18075096/4)



American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016**SCHEDULE B**  
(Continued)

the Coddington Rhodes Trust dated December 3, 2005, that said trust is in writing and in force and effect on the date of the deed; and, the Co-Trustees are authorized by said trust to make the conveyance.

10. A Vendor's Affidavit to be furnished.
11. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Wayne County Auditor's office.

NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for EACH policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]." Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.

12. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 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 cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1.

**SCHEDULE B, PART II**  
**Exceptions**

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:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public

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American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016**SCHEDULE B**  
(Continued)

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. GENERAL EXCEPTIONS:
  - A. Rights of claims of parties in possession not shown by the public records.
  - B. Easements, or claims of easements, not shown by the public records.
  - C. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - D. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - E. Taxes or special assessments which are not shown as existing liens by the public records
3. TRACTS 1 AND 2: Taxes assessed for the year 2017 due and payable in 2018.  
Taxing Unit: Centerville, Tax Parcel #020-00850-01, State ID #89-10-20-000-111.000-007  
Auditor's Legal: NW SEC 20-16-14 147.868A (not split for tax purposes)  
Assessed Value: Land \$223,500.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$2,235.00, PAID  
b) Second Installment: \$2,235.00, PAID
4. TRACT 1: Taxes assessed for the year 2017 due and payable in 2018.  
Taxing Unit: Centerville, Tax Parcel #020-00850-04, State ID #89-10-20-320-101.000-007  
Auditor's Legal: NW SW SEC 20-16-14 16.944A  
Assessed Value: Land \$32,900.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$328.99, PAID  
b) Second Installment: \$328.99, PAID
5. TRACT 1: Taxes assessed for the year 2017 due and payable in 2018.  
Taxing Unit: Centerville, Tax Parcel #020-00850-05, State ID #89-10-20-310-119.000-007  
Auditor's Legal: N D SW SEC 20-16-14 5.219A  
Assessed Value: Land \$9,000.00, Improvements \$0.00  
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.  
a) First Installment: \$90.00, PAID  
b) Second Installment: \$90.00, PAID
6. Taxes for subsequent years which are not yet due and payable.
7. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
8. Municipal assessments, if any, assessed against the land.

*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.*

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(18075096.PFD/18075096/4)



American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016**SCHEDULE B**  
(Continued)

9. Easement granted to Eastern Indiana Telephone, recorded in Miscellaneous Record 32, page 521, in the Office of the Wayne County Recorder. (Exact location cannot be determined from the record.)
10. TRACT 1: Easement granted to the Richmond Gas Corporation, Town of Centerville, Indiana, and General Telephone Company of Indiana, Inc., recorded in Deed Record 327, page 80, in the Office of the Wayne County Recorder.
11. TRACT 1: Dedication of Public Way granted to Wayne County, Indiana, recorded in Deed Record 377, page 580, in the Office of the Recorder of Wayne County.
12. TRACT 1: Easement granted to the Town of Centerville, Wayne County, Indiana, recorded in Deed Record 435, page 146, in the Office of the Wayne County Recorder.
13. TRACT 1: Easement granted to GTE North Incorporated, recorded in Deed Record 473, page 473, in the Office of the Wayne County Recorder.
14. TRACT 1: Rights of the Public, the State of Indiana, and County of Wayne and the municipality in and to that part of the premises taken or used for road purposes.
15. Right of way for drainage tiles, ditches, feeders and laterals, if any.
16. Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
17. Any adverse claim based upon assertion that:
  - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of Dunbar Ditch.
  - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
  - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Dunbar Ditch, or has been formed by accretion to such portion so created.
18. The acreage indicated 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.
19. Rights of tenants under unrecorded leases.
20. TRACT 2: Easement for ingress and egress for the benefit of Tract 1 of subject real estate reserved in Trustee's Deed recorded at Instrument #2018005630 in the Office of the Wayne County Recorder.
21. NOTE: Easement for ingress and egress for the benefit of subject real estate reserved in Warranty Deed recorded at Instrument #1997006087; however, policy when issued will not insure the ownership of

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(18075096.PFD/18075096/4)

American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

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**SCHEDULE B**  
(Continued)

said easement.

- 22. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey, if any.
- 23. NOTE: Subject to an examination for judgments against the proposed insured.

*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.*

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(18075096.PFD/18075096/4)



## Fidelity National Title Insurance Company

Commitment Number: 18075096

**EXHIBIT A  
PROPERTY DESCRIPTION**

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

**TRACT 1:**

Being a part of the Northwest and Southwest Quarters of Section 20, Township 16 North, Range 14 East in Center Township, and part of the Original Plat of the Town of Centerville, all in Wayne County, Indiana and being more particularly described as follows:

Beginning at an iron rod found at the northeast corner of the Northwest Quarter of said Section 20, and running thence south 00 degrees, 36 minutes and 55 seconds west, along the east line of said Northwest Quarter, 2645.18 feet to an iron rod found at the southeast corner of said Northwest Quarter; thence continuing south 00 degrees, 36 minutes and 55 seconds west, along the east line of the Southwest Quarter of said Section 20, 562.69 feet to a point on the north line of the Consolidated Rail Corporation tract, as recorded in Deed Record Book 130, Page 158 in the Office of the Wayne County Recorder, Wayne County, Indiana, witness an angle iron corner fence post 0.40 feet south 69 degrees, 27 minutes and 15 seconds west of the true corner; thence along the north line of said Consolidated Rail Corporation tract the following courses and distances; south 67 degrees, 03 minutes and 45 seconds west, 524.74 feet to a point of curve; thence along a 5879.60 foot radius curve to the right, a chord which bears south 70 degrees, 19 minutes and 15 seconds west, a chord distance of 645.75 feet to a point, witness a concrete end post 0.41 feet north 01 degree, 09 minutes and 40 seconds west of the true corner; thence continuing along said 5679.60 foot radius curve to the right, a chord which bears [south] 79 degrees, 59 minutes and 20 seconds west, a chord distance of 1267.95 feet to an iron rod found on the East line of First Street; thence leaving the north line of said Consolidated Rail Corporation tract, north 00 degrees, 25 minutes and 40 seconds east, along the east line of said First Street, 162.13 feet to an iron rod set on the south line of North Street; thence north 14 degrees, 47 minutes and 05 seconds east, 68.42 feet to an iron pipe on the north line of said North Street, and being the southwest corner of Lot Number 1 in Westcott Place First Addition; thence north 89 degrees 30 minutes and 50 seconds east, along said north line and along the south line of Lot Number 1 in said Addition 140.13 feet to an iron pipe at the southeast corner of said Addition; thence along the east line of said Addition the following courses and distances; north 00 degrees, 05 minutes and 25 seconds west, 404.47 feet to an iron pipe; thence north 27 degrees, 43 minutes and 10 seconds west, 77.97 feet to an iron rod; thence north 27 degrees, 43 minutes and 35 seconds west, 145.85 feet to an iron pipe; thence north 00 degrees, 04 minutes and 40 seconds west, 100.04 feet to an iron pipe at the northeast corner of said Addition; thence leaving the east line of said Addition south 89 degrees, 54 minutes and 30 seconds west, along the north line of said Addition, 330.03 feet to a point at the northwest corner of said Addition, witness an iron pipe found 1.04 feet north 80 degrees, 45 minutes and 25 seconds east of the true corner; thence north 00 degrees, 02 minutes and 20 seconds east, 263.98 feet to a marked stone at the northwest corner of said Southwest Quarter; thence north 00 degrees, 21 minutes and 35 seconds east, along the west line of said Northwest Quarter, 1325.65 feet to a road nail; thence south 89 degrees, 34 minutes and 25 seconds east, 348.48 feet to an iron pipe; thence north 00 degrees, 21 minutes and 10 seconds east, 1331.49 feet to an iron rod found on the north line of said Northwest Quarter; thence east along said north line (assuming said north line runs east and west) 2285.31 feet to the place of beginning, containing a total area of 200.359 acres, there being 149.206 acres in the Northwest Quarter of said Section 20 and 51.153 acres in the Southwest Quarter of said Section 20.

**EXCEPTING THEREFROM:**

Being a part of Lots Numbered One, Two and Three and part of North Street, Second Street and Third Street in the Original Plat to the Town of Centerville, and part of the Southwest Quarter, all within the Corporation Limits of the Town of Centerville, and part of the Southwest and Northwest Quarters of Section 20, Township 16 North, Range 14 East, in Center Township, Wayne County, and being more particularly described as

# TITLE COMMITMENT & UTILITY EASEMENTS

## EXHIBIT A (Continued)

Commitment Number: 18075096

follows:

Beginning at an iron rod set on the east line of Westcott Place, First Subdivision, said iron rod being more particularly described as follows: Commencing at a marked stone at the northwest corner of the Southwest Quarter of said Section 20, and running thence south 00 degrees, 02 minutes and 20 seconds west, 263.98 feet to a point at the northwest corner of said Subdivision, witness an iron pipe found 1.04 feet north 80 degrees, 45 minutes and 25 seconds east of the true corner; thence north 89 degrees 54 minutes and 30 seconds east along the north line of said Subdivision 330.03 feet to an iron pipe at the northeast corner of said Subdivision; thence south 00 degrees, 04 minutes and 40 seconds east along the east line of said Subdivision, 100.04 feet to an iron pipe; thence south 27 degrees, 43 minutes and 35 seconds east, continuing along the east line of said Subdivision, 145.85 feet to the beginning point of this description, and running thence from said beginning point, north 89 degrees, 14 minutes and 20 seconds east, 401.08 feet to an iron rod set; thence north 00 degrees, 39 minutes and 35 seconds east, 490.21 feet to an iron rod set on the north line of said Southwest Quarter, thence north 89 degrees, 47 minutes and 35 seconds east, along said north line, 1002.96 feet to a point, witness a concrete end post 3.22 feet south 01 degree, 01 minute and 40 seconds west of the true corner; thence north 01 degree, 01 minute and 40 seconds east, entering the Northwest Quarter of said Section 20, 97.66 feet to an iron rod set; thence north 84 degrees, 26 minutes and 40 seconds east, 534.28 feet to an iron rod set; thence south 00 degrees, 36 minutes and 55 seconds west, parallel to the east line of said Northwest Quarter, 130.53 feet to an iron rod set; thence south 67 degrees, 23 minutes and 30 seconds west, entering the Southwest Quarter of said Section 20, 897.25 feet to a concrete end post; thence south 01 degree, 09 minutes and 40 seconds west, 655.73 feet to a point on a curve on the north line of the Consolidated Rail Corporation tract, as recorded in Deed Record 130, Page 158 in the Office of the Wayne County Recorder, Wayne County, Indiana, witness a concrete post 0.41 feet north 01 degree, 09 minutes and 40 seconds west of the true corner; thence along a 4679.60 foot radius curve to the right, and along the north line of said Consolidated Rail Corporation tract, a chord which bears south 79 degrees, 59 minutes and 20 seconds west, a chord distance of 1267.95 feet to an iron rod found on the east right-of-way line of First Street; thence north 00 degrees, 25 minutes and 40 seconds east, along said east right-of-way line 162.13 feet to an iron rod set at the intersection of said east right-of-way line with the south right-of-way line of North Street; thence north 14 degrees, 47 minutes and 05 seconds east, 68.42 feet to an iron pipe at the southwest corner of Lot Number 1 in said Subdivision; thence north 89 degrees, 30 minutes and 50 seconds east, along the south line of said Subdivision, 140.13 feet to an iron pipe at the southeast corner of said Subdivision; thence north 00 degrees, 05 minutes and 25 seconds west, along the east line of said Subdivision, 404.47 feet to an iron pipe; thence north 27 degrees, 43 minutes and 10 seconds west, continuing along the east line of said Subdivision, 77.97 feet to the place of beginning, containing a total area of 28.462 acres, there being 26.975 acres in the Southwest Quarter of said Section 20, with 4.204 acres being inside the Corporation of the Town of Centerville, and 1.487 acres in the Northwest Quarter of said Section 20.

### ALSO EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section Twenty (20), Township Sixteen (16) North, Range Fourteen (14) East, in the Town of Centerville, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a marked stone found at the northwest corner of the Southwest Quarter of Section Twenty (20), and running thence north eighty-nine (89) degrees, forty-seven (47) minutes and thirty-five (35) seconds east, along the north line of said Southwest Quarter, three hundred twenty-nine and forty-nine hundredths (329.49) feet to an iron rod set; thence south zero (00) degrees, four (04) minutes and along the corporation line of the Town of Centerville, three hundred twenty-nine and forty-nine hundredths (329.49) feet to an iron rod set; thence south zero (00) degrees, four (04) minutes and forty (40) seconds east, along the corporation line of said Town of Centerville, two hundred sixty-four and sixty-four hundredths (264.64) feet to an iron pipe found at the northeast corner of Lot Number Seven (7) of Westcott Place First Subdivision, as recorded in Plat Book 10, Page 165 in the Office of the Wayne County Recorder, Wayne County, Indiana; thence north eighty-nine (89) degrees, fifty-four (54) minutes and thirty (30) seconds west, along the north line of said Subdivision,



# TITLE COMMITMENT & UTILITY EASEMENTS

## EXHIBIT A (Continued)

Commitment Number: 18075096

three hundred thirty and three hundredths (330.03) feet to a point at the northwest corner of Lot Number Eight (8) in said Subdivision, witness an iron pipe found one and four hundredths (1.04) feet north eighty (80) degrees, forty-five (45) minutes and twenty-five (25) seconds east of the true corner; thence north zero (00) degrees, two (02) minutes and twenty (20) seconds east, two hundred sixty-three and ninety-eight hundredths (263.98) feet to the place of beginning, containing an area of two and one thousandth (2.001) acres.

### ALSO EXCEPTING THEREFROM:

Situated in the Northwest Quarter, Section 20, Township 16 North, Range 14 East, Town of Centerville, Center Township, Wayne County, Indiana, being part of a 200.359 acre tract, as described in Instrument 2000006649, as recorded in the Wayne County Recorder's Office, being more particularly described as follows:

Commencing at an iron rod found at the southeast corner of said Northwest Quarter: thence North 00°24'53" West (bearings are based upon GPS Coordinates, Projection set: USA/NAD83/Indiana East) 134.08 feet along the east line of said Northwest Quarter, to an iron rod set at the POINT OF BEGINNING for the tract herein described (all iron rods set are 5/8" rebar with a plastic cap stamped Beals-Moore RLS 2040025); thence South 66°21'42" West 307.37 feet, to an iron rod found at an east corner of a 28.462 acre tract, as described in Instrument 1997006087; thence North 00°24'53" West 130.53 feet along an east line of said 28.462 acre tract, to an iron rod found with a plastic cap stamped RLS 7955; thence South 83°24'52" West 380.80 feet along a north line of said 28.462 acre tract, to an iron rod set; thence North 66°40'29" East 197.91 feet, to an iron rod set; thence North 29°45'32" East 143.85 feet, to an iron rod set; thence North 21°09'27" East 414.32 feet, to an iron rod set; thence North 06°47'55" East 117.08 feet, to an iron rod set; thence North 01°10'13" East 454.15 feet, to an iron rod set; thence North 88°58'12" East 226.87 feet, to an iron rod set on the east line of said Northwest Quarter; thence South 00°24'53" East 1127.66 feet along said east line, to the point of beginning, containing 8.297 acres, more or less.

### TRACT 2:

Situated in the Northwest Quarter, Section 20, Township 16 North, Range 14 East, Town of Centerville, Center Township, Wayne County, Indiana, being part of a 200.359 acre tract, as described in Instrument 2000006649, as recorded in the Wayne County Recorder's Office, being more particularly described as follows:

Commencing at an iron rod found at the southeast corner of said Northwest Quarter: thence North 00°24'53" West (bearings are based upon GPS Coordinates, Projection set: USA/NAD83/Indiana East) 134.08 feet along the east line of said Northwest Quarter, to an iron rod set at the POINT OF BEGINNING for the tract herein described (all iron rods set are 5/8" rebar with a plastic cap stamped Beals-Moore RLS 2040025); thence South 66°21'42" West 307.37 feet, to an iron rod found at an east corner of a 28.462 acre tract, as described in Instrument 1997006087; thence North 00°24'53" West 130.53 feet along an east line of said 28.462 acre tract, to an iron rod found with a plastic cap stamped RLS 7955; thence South 83°24'52" West 380.80 feet along a north line of said 28.462 acre tract, to an iron rod set; thence North 66°40'29" East 197.91 feet, to an iron rod set; thence North 29°45'32" East 143.85 feet, to an iron rod set; thence North 21°09'27" East 414.32 feet, to an iron rod set; thence North 06°47'55" East 117.08 feet, to an iron rod set; thence North 01°10'13" East 454.15 feet, to an iron rod set; thence North 88°58'12" East 226.87 feet, to an iron rod set on the east line of said Northwest Quarter; thence South 00°24'53" East 1127.66 feet along said east line, to the point of beginning, containing 8.297 acres, more or less.

MISC 32-521

#5287 EASEMENT - Samuel I. Harlan to Eastern Indiana Telephone Co.

\$2.00

Received of Eastern Indiana Telephone Company Two Dollars, in consideration of which I hereby grant unto said Company, its associates and allied companies, there respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cable, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which I own or in which I have any interest in section \_\_\_\_\_ in the City of Centerville, County of Wayne and State of Indiana. On or near alley line first South of Main St. in Centerville, Ind. in Elliott Doherty's Addition to the town of Centerville in said County & State, and upon, along and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. Said sum being received in full payment for the rights herein granted.

Said Eastern Indiana Telephone Co. further agrees to move cables and lines at any time to prevent interference with any permanent improvements desired on said property by this Lessor or his successors.

Witness my hand and seal this 13<sup>th</sup> day of June, A. D. 1938, at Centerville Indiana.

Samuel I. Harlan (Seal)  
Land Owner

Recorded August 8, 1938 @ 9:45 a. m.

Calvin R. Davis, R. W. C.

\*\*\*\*\*

#5288 EASEMENT - L. J. McConaha to Eastern Indiana Telephone Co.

\$2.00

Received of Eastern Indiana Telephone Company Two Dollars, in consideration of which I hereby grant unto said Company, its associates and allied companies, there respective successors, assigns, lessees and agents, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, cables, conduits, guys, anchors and other fixtures and appurtenances as the grantee may from time to time require, upon, across, over and/or under the property which I own or in which I have any interest, in section 20 in the City of Centerville, County of Wayne and State of Indiana. Being part of they South West corner Section #20 Township #16 #14 East - Also a Part of lot #64 on the Original Plat of Town of Centerville, and upon, along, and/or under the roads, streets or highways adjoining the said property, with the right to trim from time to time any trees along said lines so as to keep the wires and cables cleared at least thirty six inches and the right to permit the attachment of and/or carry in conduit wires and cables of any other company. Said sum being





BOOK 327 PAGE 80

1553

MAR 10 1966

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E A S E M E N T

THIS INDENTURE WITNESSETH, That Joel D. Rhodes and Carrol M. Rhodes, husband and wife, hereinafter designated as "GRANTORS", for and in consideration of the sum of One Dollar (\$1.00) paid to them, do hereby grant to the Richmond Gas Corporation, Town of Centerville, Indiana, and General Telephone Company of Indiana, Inc., hereinafter referred to as "GRANTEES", their successors and assigns, a perpetual Easement and right-of-way for the installation, erection, maintenance, repair and removal of utility pipes and lines owned by GRANTEES and, each of them, on, over and through the land of said GRANTORS, located in Center Township, Wayne County, Indiana, more particularly described as follows, to-wit:

Being an easement of five (5) feet in equal width for the use of public utilities across a part of Lots Numbered Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), in Westcott Place First Sub-Division, in the Southwest Quarter of Section Twenty (20), Township Sixteen (16) North, Range Fourteen (14) East, Center Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a point, said point being fifteen (15) feet east and five (5) feet south zero (0) degrees and five (05) minutes west of the northwest corner of Lot Number Eight (8), in said Westcott Place First Sub-Division, as recorded in Plat Book Number Ten (10), Page One Hundred Sixty-five (165) in the Office of the Wayne County, Indiana Recorder, and running thence, from said beginning point, south zero (0) degrees and five (05) minutes west, a distance of five hundred seventy-five and ninety hundredths (575.90) feet; thence south eighty-nine (89) degrees and forty-seven (47) minutes west, five (5) feet; thence north zero (0) degrees and five (05) minutes east, a distance of five hundred seventy-five and ninety hundredths (575.90) feet; thence east, five (5) feet to the place of beginning, and the end of this easement description.

ALSO: Being an easement of fifteen (15) feet in width for the use of public utilities along the west side of the Northwest and Southwest Quarters, both being in Section Twenty (20), Township Sixteen (16) North, Range Fourteen (14) East in Center Township.



BOOK 327 PAGE 81

- 2 -

Wayne County, Indiana, and being more particularly described as follows:

Beginning at a marked stone at the northwest corner of the Southwest Quarter of said Section Twenty (20), and running thence south zero (0) degrees and five (05) minutes west, along the west line of said Southwest Quarter, Two Hundred sixty-three and ninety-eight hundredths (263.98) feet to the northwest corner of Westcott Place First Sub-division; thence east, along the north line of said Sub-division, fifteen (15) feet; thence north zero (0) degrees and five (05) minutes east, parallel with the west line of said Section Twenty (20), seven hundred three and seventy five hundredths (703.75) feet; thence west fifteen (15) feet; thence south zero (0) degrees and five (05) minutes west, along the west line of the Northwest Quarter of said Section Twenty (20), four hundred thirty-nine and seventy-seven hundredths (439.77) feet to the place of beginning.

Said GRANTEES shall have the right of ingress and egress, to and over the above described premises at any and all times for the purpose of laying, erecting, patrolling, repairing and removing any and all utility pipes and lines which GRANTEES or any one of them may install, and for doing anything necessary and useful for the enjoyment of said easement, with provision, however, that if any damage be done to the premises of said GRANTORS, or to any fences, buildings, trees, flowers or property upon the same by reason of the abuse of this easement, then such damages shall be paid for by the GRANTEE causing such damage, provided claims for such damages, if any, are filed with the GRANTEE who has performed such work, within thirty (30) days after such damages occur.

IN WITNESS WHEREOF, said GRANTORS have hereunto affixed their names this 2nd day of March, 1966.

Joel D. Rhodes  
(Joel D. Rhodes)

Carol M. Rhodes  
(Carol M. Rhodes)

"GRANTORS"



BOOK 377 PAGE 580

2389

MAY 2 1975

4.25

DEDICATION OF PUBLIC WAY

THIS INDENTURE WITNESSETH, that Joel D. & Carol McConaha Rhodes of Wayne County, State of Indiana, grant and convey unto Wayne County, Indiana, a right of way for a public highway, said right of way being more particularly described, to wit:

Being a part of the Northwest Quarter of Section 20, Township 16 North, Range 14 East in Center Township, Wayne County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence south, along the west line of said quarter, 1,329.36 feet; thence south 89 degrees and 55 minutes east 16.50 feet to the true beginning point of this description, which point is on the east boundary of Centerville Road; thence south, along said east boundary, 765.29 feet; thence north 6 degrees and 20 minutes east 317.60 feet; thence north parallel to the west line of said quarter, 598.41 feet; thence north 89 degrees and 55 minutes west 16.50 feet to the place of beginning and containing an area of 0.290 of an acre.

Grantor recites that this Dedication of Public Way is for the use of Wayne County, Indiana as a right of way for a public highway and is not a conveyance of fee simple title to the above described real estate. Executed this 17 day of March, 1975.

JOEL D. RHODES =

Grantor

Carol M. McConaha Rhodes

Grantor

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of March, 1975, appeared Joel D. & Carol McConaha Rhodes

and acknowledged the execution of this dedication of public way to be voluntary act and deed.

WITNESS my hand and notarial seal.

Non Richard Jackson  
Notary Public

My Commission expires: 1-7-79


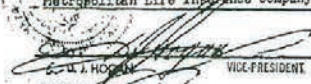
This instrument prepared by: Gayle Gardner.



TRIM 377 PAGE 581

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

28th day of April, 19 75.

 Metropolitan Life Insurance Company (Seal) \_\_\_\_\_ (Seal)  
 (Seal) \_\_\_\_\_ (Seal)  
D. J. HOGAN VICE-PRESIDENT

State of Kansas  
County of Johnson ss.:

Be It remembered, that on this 28th day of April, 1975, before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared D. J. HOGAN VICE-PRESIDENT of Metropolitan Life Insurance Company, a New York Corporation, who is personally known to me to be the \_\_\_\_\_ of said corporation, and the same person who executed the foregoing instrument, and he duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



  
Notary Public

My Commission expires January 1977

Loan X 13 89 01

F.M. 60 (P. 7) PRINTED IN U.S.A. RECORDED MAY 2 1975 4:25 PM RUTH CRANDALL, R.W.G.

Mr. Harry Gaudin  
Box 7  
Crandallville  
875-5211



BOOK 435 PAGE 146

7981

NOV 1 1985

9:25

## UTILITY EASEMENT

JOEL DANTZLER RHODES and CARROL McCONAHA RHODES, husband and wife, of Wayne County, Indiana, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grant, convey and sell to the Town of Centerville, Wayne County, Indiana, an easement to install, maintain and repair a water line on the following described real estate situate in Wayne County, Indiana, to-wit:

Being a 15.00 foot wide waterline easement for the Town of Centerville and being in a part of the Northwest and Southwest Quarters of Section 20, Township 16 North, Range 14 East in Center Township, Wayne County, Indiana, the centerline of said easement being more particularly described as follows: Commencing at a stone found at the southwest corner of the Northwest Quarter of said Section 20, and running thence north, along the west line of said Northwest Quarter (assuming said west line runs north and south), 409.23 feet to a point; thence north 11 degrees, 49 minutes and 25 seconds east, 36.60 feet to a point and the beginning point of this easement description; and running thence, from said beginning point, south, along the centerline of said easement, and parallel to the west line of said Northwest Quarter, 445.02 feet to a point; thence south 0 degrees, 32 minutes and 20 seconds east, along said centerline, and parallel to the west line of the Southwest Quarter of said Section 20, 256.28 feet to a point; thence north 89 degrees, 37 minutes and 20 seconds east, along said centerline, 140.00 feet to a point; thence south 0 degrees, 32 minutes and 20 seconds east, parallel to the west line of said Southwest Quarter, 7.50 feet to a point on the north line of First Street as platted in the Westcott Place First Subdivision and the end of this easement description.

This easement is intended to be a perpetual easement which shall run with the land described herein.

IN WITNESS WHEREOF, we have hereunto set and hands and seals this

28<sup>th</sup> day of November, 1984.

Joel Dantzler Rhodes

Joel D. Rhodes (SEAL)  
Joel Dantzler Rhodes

Carrol McConaha Rhodes (SEAL)  
Carrol McConaha Rhodes

BOOK 435 PAGE 147

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF WAYNE )

Before me, a Notary Public in and for said County and State, personally appeared Joel Dantzler Rhodes and Carrol McConaha Rhodes, husband and wife, who acknowledged the execution of the foregoing Utility Easement, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 28th day of November, 1984.



Carolyn S. Klein  
Notary Public - Resident of  
Wayne County  
Carolyn S. Klein

My commission expires:

11-85

This instrument prepared by David D. Gethers, Attorney at Law.

RECORDED NOV 1 1985 DORIS J. WILT, R.W.C 9:25 A.M.



BOOK 473 PAGE 473

UTILITY EASEMENT

THIS INDENTURE WITNESSES that the undersigned Joel Rhodes & Carrol Rhodes, thereafter referred to as the Grantor, whether one or more) in consideration of the sum of Ten Dollars (\$10) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants, conveys, and warrants unto GTE North Incorporated, its successors and assigns (hereafter referred to as the Grantee), a perpetual easement and right, to install, construct, operate, patrol, maintain, repair, revise, supplement, remove, and replace telecommunications lines, systems, and facilities, including without limitation all poles, attachments, anchors, wires, cables, conduits, manholes, and all other fixtures or components at any time forming parts of or in connection therewith, in, under, along, over, and above the following described real estate located in Section 20, Township 16N, Range 14E, in Center Township, Wayne County, Indiana; and recorded in deed Record Book 229 Page 207.

Location more precisely described in a survey Attachment A made a part hereof:

Expressly including the right of access to the above described real estate, and the right and privilege at any time, and from time to time, to clear and remove from said real estate any and all timber, brush, debris, and other obstructions at any time located thereon which, in the Grantee's judgment, should be removed to prevent interference with said telecommunications lines, systems, and facilities.

The Grantee shall be responsible and shall compensate the Grantor for any damages to fences, crops, or other property of Grantor, caused either by the original construction of said lines, systems, and facilities, or by any subsequent activities of or on behalf of the Grantee in connection with said lines, systems, and facilities.

The Grantor warrants that he/she is the legal owner of said property and has the right to enter into this agreement.

In witness whereof the Grantor has executed this indenture, this 20 day of DECEMBER 1990.

Duly entered for taxation this

DAY of \_\_\_\_\_ 19\_\_

By: JOEL RHODES  
By: CARROL RHODES

CLERK OF WAYNE COUNTY

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF Allen )

Before me, a notary public in and for the County of Allen State of Indiana, this day appeared the above-named JOEL RHODES and CARRAL RHODES and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this 20 day of DEC., 1990.

Boris V. Kuzoff  
Notary Public, Allen County, Indiana

My Commission Expires: February 1, 1995

This Instrument Prepared by: David C. Lee  
Attorney-at-Law  
19845 North U.S. 31  
Westfield, IN 46074

ENTERED ON AND FORS  
RECORDED IN 1  
DAY OF February 1991

001101  
007737

91 AUG 16 AM 10:27  
WAYNE COUNTY RECORDER



BOOK 473 PAGE 474

## EASEMENT DESCRIPTION:

(outlined in red on the attached plat)

Being a part of the Southwest Quarter of Section 20, Township 16 North, Range 14 East, in Center Township, Wayne County, Indiana and being more particularly described as follows:

Being an easement 15.00 feet and 10.00 feet equal in width, for the installation of telephone lines, said easement being described as follows: Beginning at a point in the centerline of said 15.00 foot easement (being 7.50 feet either side of said centerline) on the east line of an existing 15.00 foot utility easement, said point being, 7.50 feet, north 00 degrees, 05 minutes and 00 seconds east, and 15.00 feet, south 89 degrees, 46 minutes and 40 seconds east of an iron pipe found, at the northwest corner of Lot 8 in Westcott Place First Subdivision, as recorded in Plat Book 10 page 165 in the Office of The Wayne County Recorder; and running thence from said beginning point, south 89 degrees, 46 minutes and 40 seconds east, along the centerline of said 15.00 foot easement, and parallel to the north lines of Lots 8 and 7 in said Subdivision, 319.06 feet to the end of said 15.00 foot easement and the beginning point of the centerline of said 10.00 foot wide easement (being 5.00 feet either side of said centerline); thence south 00 degrees, 14 minutes and 45 seconds west, along the centerline of said 10.00 foot easement, and parallel to the east line of Lot 7 in said Subdivision, 106.30 feet to a point; thence south 27 degrees, 26 minutes and 20 seconds east, along said centerline, and parallel to the east lines of Lots 6 and 5 and the northeast part of the east line of Lot 4, 223.81 feet to a point; thence south 00 degrees, 10 minutes and 15 seconds west, along said centerline, and parallel to the southeast part of the east line of Lot 4 and the east lines of Lots 3, 2 and 1, in said Subdivision, 410.71 feet to a point; thence south 89 degrees, 49 minutes and 20 seconds west, along said centerline, and parallel to the south line of Lot 1 in said Subdivision, 145.22 feet to a point on the east line of First Street and the end of this easement description.

SUBJECT TO: Any easement of record.

This is to certify that the above description and attached plat were prepared this 21st day of November from a recent survey and are true and correct to the best of my knowledge and belief.



*John E. Beals*  
 BEALS SURVEYING CORPORATION  
 By: John E. Beals  
 Reg. Surveyor No. 7955  
 State of Indiana  
 W/O 15073



BOOK 473 PAGE 475

PLAT OF SURVEY

FOR

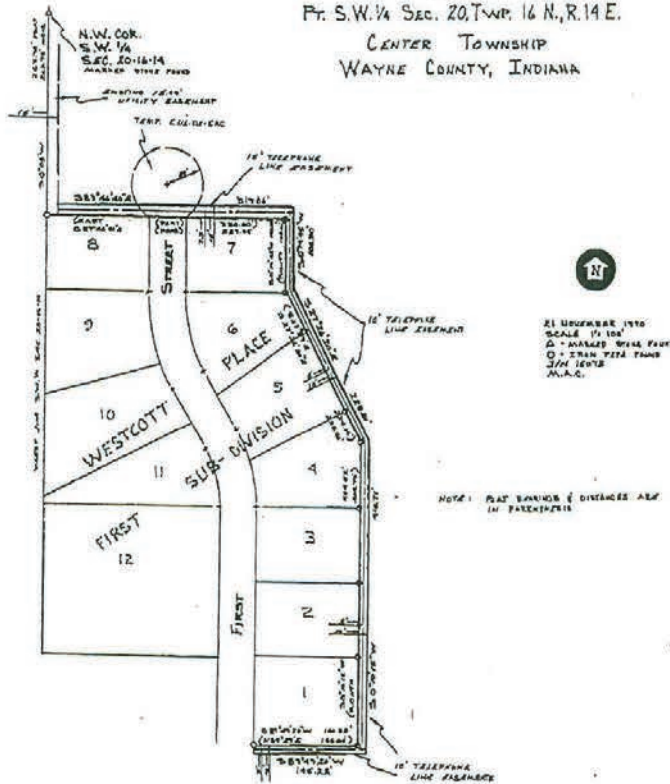
TELEPHONE LINE EASEMENTS

IN

Pr. S.W. 1/4 Sec. 20, Twp. 16 N., R. 14 E.

CENTER TOWNSHIP

WAYNE COUNTY, INDIANA



PREPARED & CERTIFIED BY  
*J. E. Beals*  
 JOHN E. BEALS  
 REG. SURVEYOR NO. 7955  
 STATE OF INDIANA  
 BEALS SURVEYING CO., INC.  
 122 SOUTH 8TH STREET  
 RICHMOND, INDIANA 47374  
 (317) 762-1428



RECORDED AUG 16 1991 DEBORAH S. SMITH R.W.L 10:27 AM

*Renton & Centerville*

*6-9-97*

*1997006087*

WARRANTY DEED

THIS INDENTURE WITNESSETH, That

CARROL M. RHODES, a/k/a CARROL McCONAHA RHODES

of Wayne County, in the State of Indiana Conveys and Warrants to

**ROBERT K. CODDINGTON and CARROL R. CODDINGTON, husband and wife**

of Hennepin County, in the State of Minnesota, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described Real Estate in Wayne County in the State of Indiana, to-wit:

Being a part of Lots Numbered One, Two and Three and part of North Street, Second Street and Third Street in the Original Plat to the Town of Centerville, and part of the Southwest Quarter, all within the Corporation Limits of the Town of Centerville, and part of the Southwest and Northwest Quarters of Section 20, Township 16 North, Range 14 East, in Center Township, Wayne County, and being more particularly described as follows:

Beginning at an iron rod set on the east line of Westcott Place, First Subdivision, said iron rod being more particularly described as follows: Commencing at a marked stone at the northwest corner of the Southwest Quarter of said Section 20, and running thence south 00 degrees, 02 minutes and 20 seconds west, 263.98 feet to a point at the northwest corner of said Subdivision, witness an iron pipe found 1.04 feet north 80 degrees, 45 minutes and 25 seconds east of the true corner; thence north 89 degrees 54 minutes and 30 seconds east along the north line of said Subdivision 330.03 feet to an iron pipe at the northeast corner of said Subdivision; thence south 00 degrees, 04 minutes and 40 seconds east along the east line of said Subdivision, 100.04 feet to an iron pipe; thence south 27 degrees, 43 minutes and 35 seconds east, continuing along the east line of said Subdivision, 145.85 feet to the beginning point of this description, and running thence from said beginning point, north 89 degrees, 14 minutes and 20 seconds east, 401.08 feet to an iron rod set; thence north 00 degrees, 39 minutes and 35 seconds east, 490.21 feet to an iron rod set on the north line of said Southwest Quarter, thence north 89 degrees, 47 minutes and 35 seconds east, along said north line, 1002.96 feet to a point, witness a concrete end post 3.22 feet south 01 degree, 01 minute and 40 seconds west of the true corner; thence north 01 degree, 01 minute and 40 seconds east, entering the Northwest Quarter of said Section 20, 97.66 feet to an iron rod set; thence north 84 degrees, 26 minutes and 40 seconds east, 534.28 feet to an iron rod set; thence south 00 degrees, 36 minutes and 55 seconds west, parallel to the east line of said Northwest Quarter, 130.53 feet to an iron rod set; thence south 67 degrees, 23 minutes and 30 seconds west, entering the Southwest Quarter of said Section 20, 897.25 feet to a concrete end post; thence south 01 degree, 09 minutes and 40 seconds west, 655.73 feet to a point on a curve on the north line of the Consolidated Rail

*31-20-310-202.010-20  
31-20-320 101.010-03  
31-20-000-111.010-03*





Corporation tract, as recorded in Deed Record 130, Page 158 in the Office of the Wayne County Recorder, Wayne County, Indiana, witness a concrete post 0.41 feet north 01 degree, 09 minutes and 40 seconds west of the true corner; thence along a 4679.60 foot radius curve to the right, and along the north line of said Consolidated Rail Corporation tract, a chord which bears south 79 degrees, 59 minutes and 20 seconds west, a chord distance of 1267.95 feet to an iron rod found on the east right-of-way line of First Street; thence north 00 degrees, 25 minutes and 40 seconds east, along said east right-of-way line 162.13 feet to an iron rod set at the intersection of said east right-of-way line with the south right-of-way line of North Street; thence north 14 degrees, 47 minutes and 05 seconds east, 68.42 feet to an iron pipe at the southwest corner of Lot Number 1 in said Subdivision; thence north 89 degrees, 30 minutes and 50 seconds east, along the south line of said Subdivision, 140.13 feet to an iron pipe at the southeast corner of said Subdivision, thence north 00 degrees, 05 minutes and 25 seconds west, along the east line of said Subdivision, 404.47 feet to an iron pipe; thence north 27 degrees, 43 minutes and 10 seconds west, continuing along the east line of said Subdivision, 77.97 feet to the place of beginning, containing a total area of 28.462 acres, there being 26.975 acres in the Southwest Quarter of said Section 20, with 4.204 acres being inside the Corporation of the Town of Centerville, and 1.487 acres in the Northwest Quarter of said Section 20.

Subject to a telephone easement, said easement being 10.00 in equal width adjacent to the east and south lines of Westcott Place First Subdivision, as described within the above 28.862 acre tract.

Also subject to the rights-of-way of North Street, Second Street and Third Street as platted in the Original Plat of the Town of Centerville, and any easements of record.

Subject to a perpetual easement retained by Grantor over and across the driveway leading to the dwelling house on the above described real estate, for the purpose of ingress and egress to and from a building lot retained by Grantor along the south property line of the real estate now owned by Grantor.

Subject to the second installment real estate taxes for the year 1995, due and payable in 1996, and all subsequent taxes, which the Grantees assume and agree to pay.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal this 27<sup>th</sup> day of March, 1996.

*Carrol M. Rhodes*  
CARROL M. RHODES

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, a Notary Public in and for said County and State personally appeared CARROL M. RHODES, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27<sup>th</sup> day of March, 1996.

*Carol E. Williams*

Carol E. Williams, Notary Public  
Residing in Wayne County, Indiana

My Commission Expires:

November 11, 1996

This instrument prepared by Willard G. Bowen, Attorney At Law.

Return to: Grantees, 2425D Upland Lane North, Plymouth, MN 55447

Duly entered for taxation this 9  
day of June 1997  
*Joseph L. Kavin*  
AUDITOR OF WAYNE COUNTY



2018005630 TRTEE DEED \$25.00  
07/12/2018 03:34:50P 4 PGS  
Debra S Tiemann  
Wayne County Recorder IN  
Recorded as Presented

EDM

MAIL TAX BILLS TO: Robert K. Coddington, Trustee of the Coddington Rhodes Trust  
Dated December 3, 2005, Grantee

PARCEL ID: \_\_\_\_\_

MAP NUMBER: Split PT 31-20-000-111.000.20 new 31-20-000-111.020-20

GRANTEE'S ADDRESS: 11 South 27<sup>th</sup> Street  
Richmond, Indiana 47374

**TRUSTEE'S DEED**

THIS INDENTURE WITNESSETH, That Carrol Rhodes Coddington, Successor Trustee of The Trust Agreement of Carrol M. Rhodes executed November 24, 1999, of Wayne County, in the State of Indiana, **HEREBY** Conveys and Transfers to Robert K. Coddington and Carrol R. Coddington, Trustees of the Coddington Rhodes Trust Dated December 3, 2005, in fee simple and free and clear from all trusts, all Right, Title, and Interest in the following described Real Estate in Wayne County, in the State of Indiana, to-wit:

"Situating in the Northwest Quarter, Section 20, Township 16 North, Range 14 East, Town of Centerville, Center Township, Wayne County, Indiana, being part of a 200.359 acre tract, as described in Instrument 2000006649, as recorded in the Wayne County Recorder's Office, being more particularly described as follows:

Commencing at an iron rod found at the southeast corner of said Northwest Quarter;

thence North 00°24'53" West (bearings are based upon GPS Coordinates, Projection set: USA/NAD83/Indiana East) 134.08 feet along the east line of said Northwest Quarter, to an iron rod set at the POINT OF BEGINNING for the tract herein described (all iron rods set are 5/8" rebar with a plastic cap stamped Beals-Moore RLS 2040025);

Approved By  
Gene Kates  
Bldg. Commissioner  
Town of Centerville

DULY ENTERED FOR TAXATION  
This 12 day of July, 2018  
Kimberly Walker  
AUDITOR OF WAYNE COUNTY

Date 7-10-2018

Sales Disclosure **NOT** Required  
Wayne County Assessor

thence South 66°21'42" West 307.37 feet, to an iron rod found at an east corner of a 28.462 acre tract, as described in Instrument 1997006087;

thence North 00°24'53" West 130.53 feet along an east line of said 28.462 acre tract, to an iron rod found with a plastic cap stamped RLS 7955;

thence South 83°24'52" West 380.80 feet along a north line of said 28.462 acre tract, to an iron rod set;

thence North 66°40'29" East 197.91 feet, to an iron rod set;

thence North 29°45'32" East 143.85 feet, to an iron rod set;

thence North 21°09'27" East 414.32 feet, to an iron rod set;

thence North 06°47'55" East 117.08 feet, to an iron rod set;

thence North 01°10'13" East 454.15 feet, to an iron rod set;

thence North 88°58'12" East 226.87 feet, to an iron rod set on the east line of said Northwest Quarter;

thence South 00°24'53" East 1127.66 feet along said east line, to the point of beginning, containing 8.297 acres, more or less, as shown on Drawing No. D-2592, dated 23 July 2012, being subject to all legal easements of record.

ALSO SUBJECT TO: A 50.00 foot wide Ingress and Egress Easement lying 25.00 feet on each side of the following described centerline, the sidelines of the easement to be extended or shortened to meet at angle points;

Commencing at an iron rod found at the southeast corner of said Northwest Quarter;

thence North 00°24'53" West 134.08 feet along the east line of said Northwest Quarter, to an iron rod set at the southeast corner of the above described 8.297 acre tract;



thence South 66°21'42" West 280.17 feet along a south line of said 8.297 acre tract, to the POINT OF BEGINNING for the centerline of the easement herein described;

thence North 00°24'53" West 128.34 feet along said centerline;


thence North 38°06'22" West 226.19 feet along said centerline, to a west line of said 8.297 acre tract, and being the end of the easement herein described."

Subject to all liens and encumbrances.

Subject to installment of unpaid real estate taxes due in 2018, and all subsequent taxes which Grantee assumes and agrees to pay.

Grantor herein represents that the terms of **The Trust Agreement of Carrol M. Rhodes executed November 24, 1999** are in full force and effect, and that by those terms Successor Trustee Carrol Rhodes Coddington is authorized to serve in this circumstance as Trustee, with full and exclusive authority to make this conveyance and transfer of real estate in accordance with Indiana Code § 30-4-3-4.

IN WITNESS WHEREOF, the said **Carrol Rhodes Coddington, Successor Trustee of The Trust Agreement of Carrol M. Rhodes executed November 24, 1999** has hereunto set her hand and seal this 3<sup>rd</sup> day of July, 2018

 (Seal)  
Carrol Rhodes Coddington  
Successor Trustee of The Trust Agreement of  
Carrol M. Rhodes executed November 24, 1999

SALES DISCLOSURE EXEMPT: GIFT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF WAYNE )

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of July, 2018 personally appeared the within named Carrol Rhodes Coddington, Successor Trustee of The Trust Agreement of Carrol M. Rhodes executed November 24, 1999, Grantor in the above conveyance, and acknowledged the execution of the same to be his voluntary act and deed, for the uses and purposes herein mentioned.



WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official

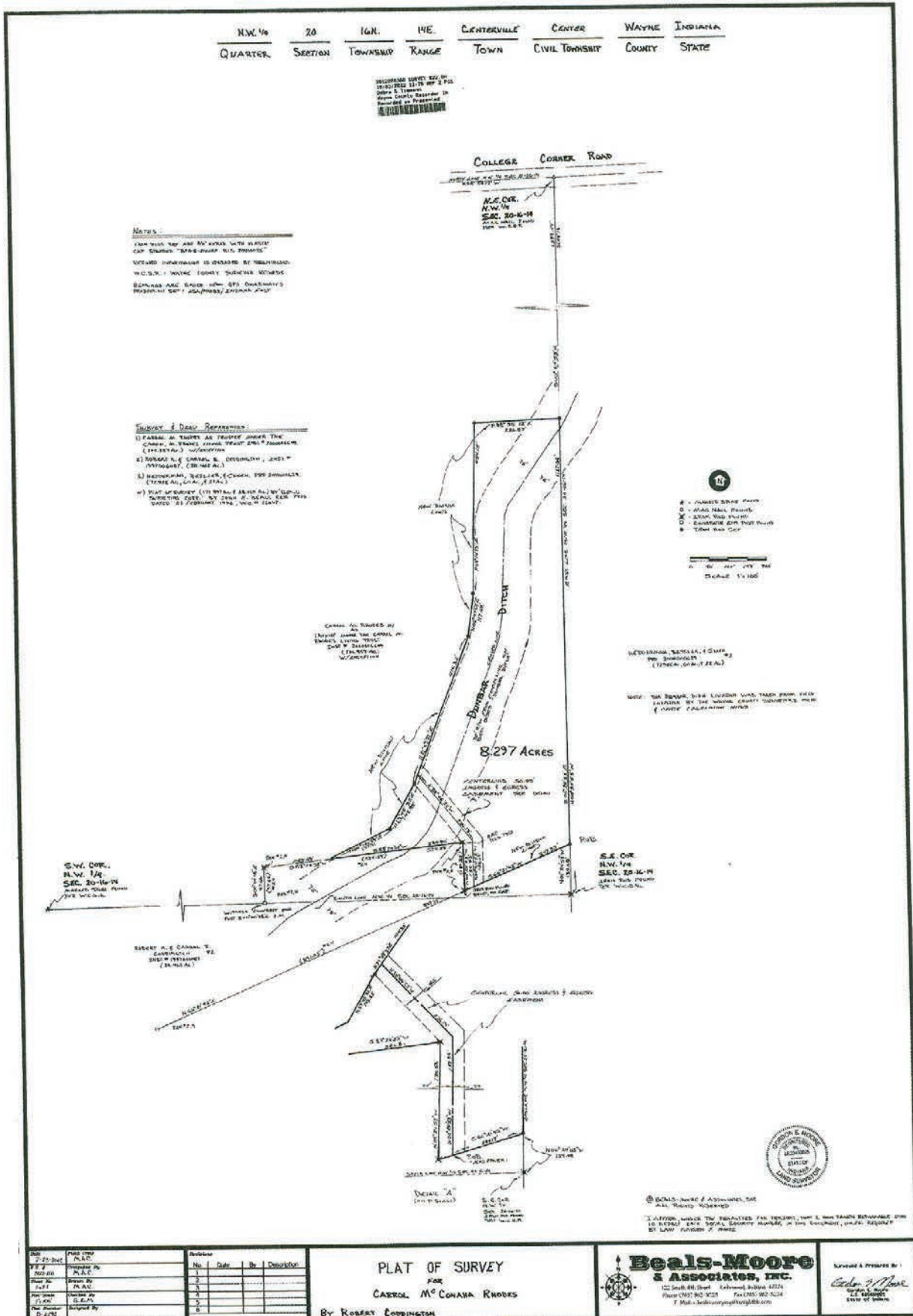
*Edward O. Martin*  
Printed: Edward O. Martin  
Notary Public #671417  
Resident of Wayne County

This instrument was prepared by Edward O. Martin, Attorney at Law.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number from this document, unless required by law.

Printed: Jan L. Cranor





*Beals-Moore & Associates, Inc.*122 South 8<sup>th</sup> Street – Richmond, IN 47374

Phone: (765) 962-1023

Fax: (765) 962-5274

P# 31-20-000-111.000-20

23 July 2012

**SURVEYORS REPORT**  
For Carrol M. Rhodes

The within survey and Surveyor's Report is in accordance with Indiana Administrative Code Rule 12, Survey Standards Title 865 Article 1, Chapter 12. The following observations and opinions are submitted regarding the various uncertainties of this survey as a result of variances and uncertainties in the:

- a) Reference Monuments
- b) Occupation or possession lines
- c) Record descriptions including adjoiners descriptions, and record plats
- d) Random errors in measurements (Theoretical Uncertainty)

**Description and Location**

This survey is situated in the Northwest Quarter, Section 20, Township 16 North, Range 12, Town of Centerville, Center Township, Wayne County, State of Indiana.

**Bearing Base**

Bearings are based upon GPS Coordinates, Projection Set: USA/ NAD83/Indiana East.

**Survey Type & Purpose**

The purpose of this survey was to split an 8.297 acre tract from a 200.359 acre tract, as described in Instrument 2000006649 and to prepare a 50.00 foot wide Ingress and Egress Easement to provide access across said tract;

**Reference Monuments**

The northeast corner of the Northwest Quarter, Section 20—A mag nail was found, in College Corner Road, as referenced by the Wayne County Surveyor's Records.

The southeast corner of the Northwest Quarter, Section 20—An iron rod was found, as referenced by the Wayne County Surveyor's Records.

Iron rods were found at corners along the east and north lines of a 28.462 acre tract which adjoins said 8.297 acre tract. Iron rods are called for in Instrument 1997006087.

**Occupation & Possession Lines**

There is an existing fence along the east line of said Northwest Quarter.

**Record Description, including Adjoiners and Record Plats**

There are no discrepancies between adjacent deeds.

There is a Plat of Survey by John E. Beals, RLS 7955, dated 23 February 1996, WO 16647, listed as Item 4, which is a survey of the 200.359 acre tract along with the split of the 28.462 acre tract.

This survey adjoins the east line of the Northwest Quarter and a north and east line of said 28.464 acre tract. All other lines are new division lines, established per owner's direction.

The Dunbar Ditch crosses the 89.297 acre tract. The County Surveyor's in-house location of said ditch was used to show location of the ditch (75 foot wide easement on each side of the centerline).

Random errors in measurements Relative Positional Accuracy of the location of the corners established by this survey is within the specifications of a Rural Survey (0.26 feet)/Urban Survey (0.07 feet)/Suburban Survey (0.13 feet).

This survey was completed without the benefit of a Title Commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. There may be easements, restrictions and right-of-ways of record on this property that are not shown on this survey.

All monuments were set in July of 2012 unless noted otherwise on this plat.

**CERTIFICATE OF SURVEY**

I hereby certify that this survey work performed under my direction and supervision, all information contained within this report is true and correct to the best of my knowledge and belief, and that this report and associated plat meets or exceeds the minimum standards for survey practice in the State of Indiana as set forth in IAC 865.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. – Gordon E. Moore.



*Gordon E. Moore*  
BEALS-MOORE & ASSOCIATES, INC.  
Gordon E. Moore  
L.S. 20400025  
State of Indiana  
W/O 2012-110srac

Page 1 of 1

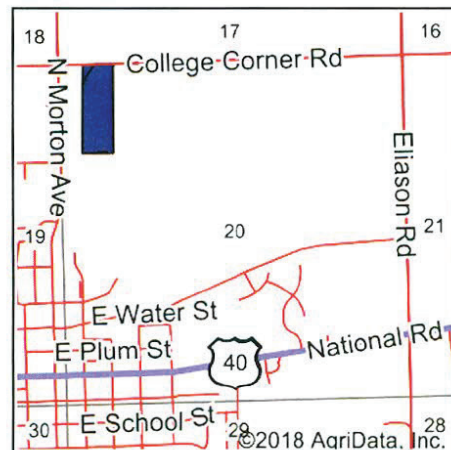
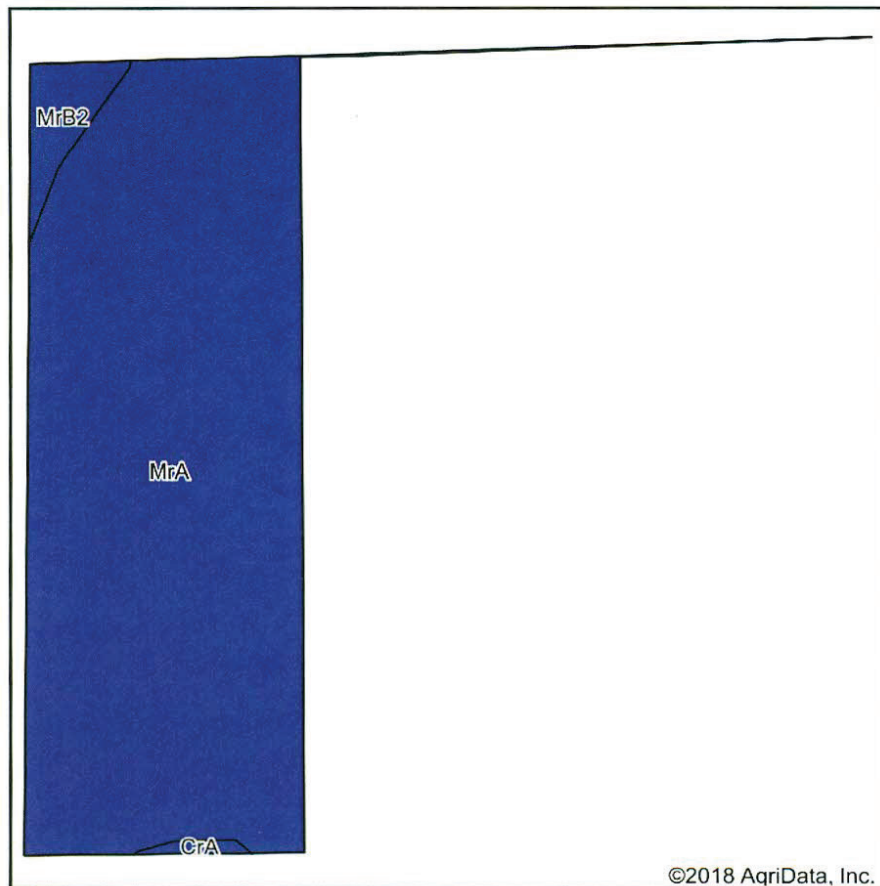
RECORDED OCT - 3 2012 DEBRA S. TIEMANN, R.#.C





SOIL MAPS

## Soils Map



State: **Indiana**  
 County: **Wayne**  
 Location: **20-16N-14E**  
 Township: **Center**  
 Acres: **14.77**  
 Date: **7/20/2018**

Tract 1

Maps Provided By:



Soils data provided by USDA and NRCS.

©2018 AqriData, Inc.

Area Symbol: IN177, Soil Area Version: 19

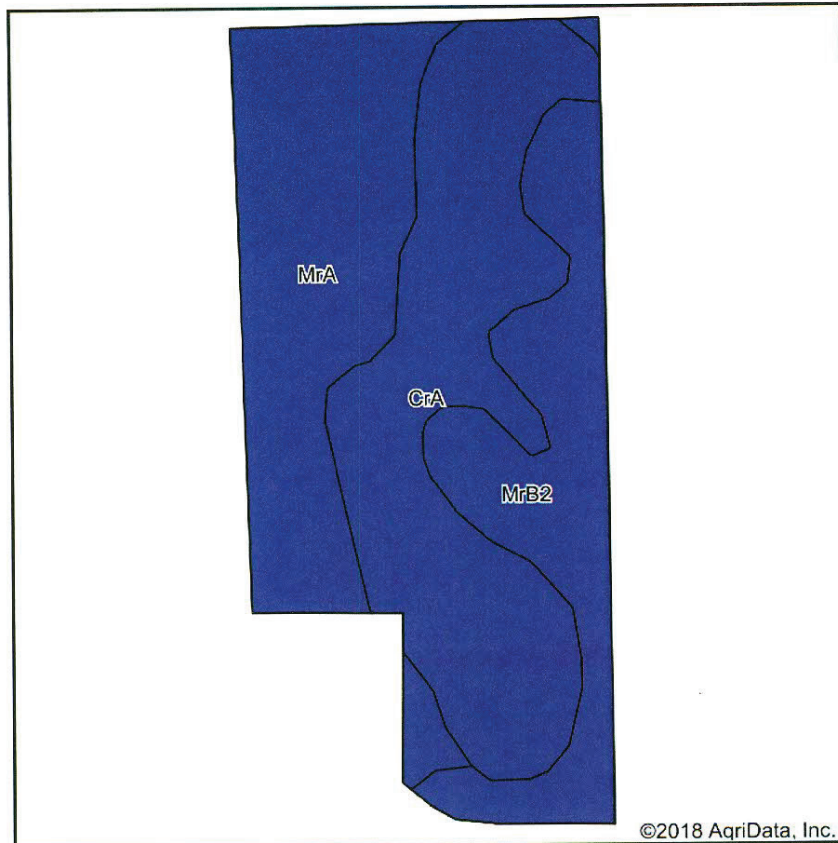
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	14.16	95.9%		Ils		66		45			5 131	9
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	0.53	3.6%		Ile			63		45		4 126	9
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.08	0.5%		Ilw	59	49	6	41		3 5	123	1
<b>Weighted Average</b>						<b>0.3</b>	<b>65.8</b>	<b>*-</b>	<b>45</b>	<b>*-</b>	<b>5</b>	<b>130.8</b>	<b>9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

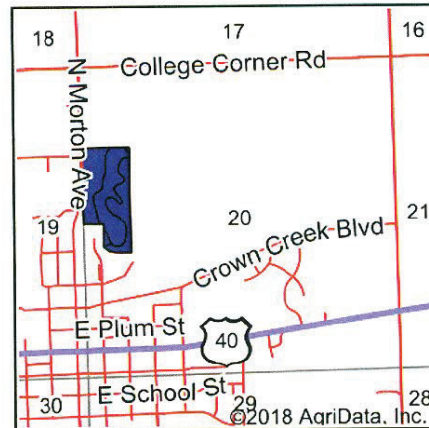
Soils data provided by USDA and NRCS.



## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Wayne**  
 Location: **20-16N-14E**  
 Township: **Center**  
 Acres: **28.57**  
 Date: **7/20/2018**

Tract 2



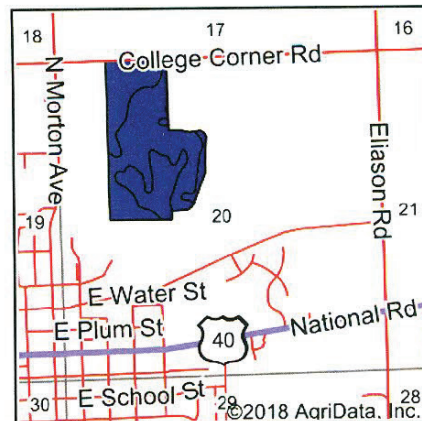
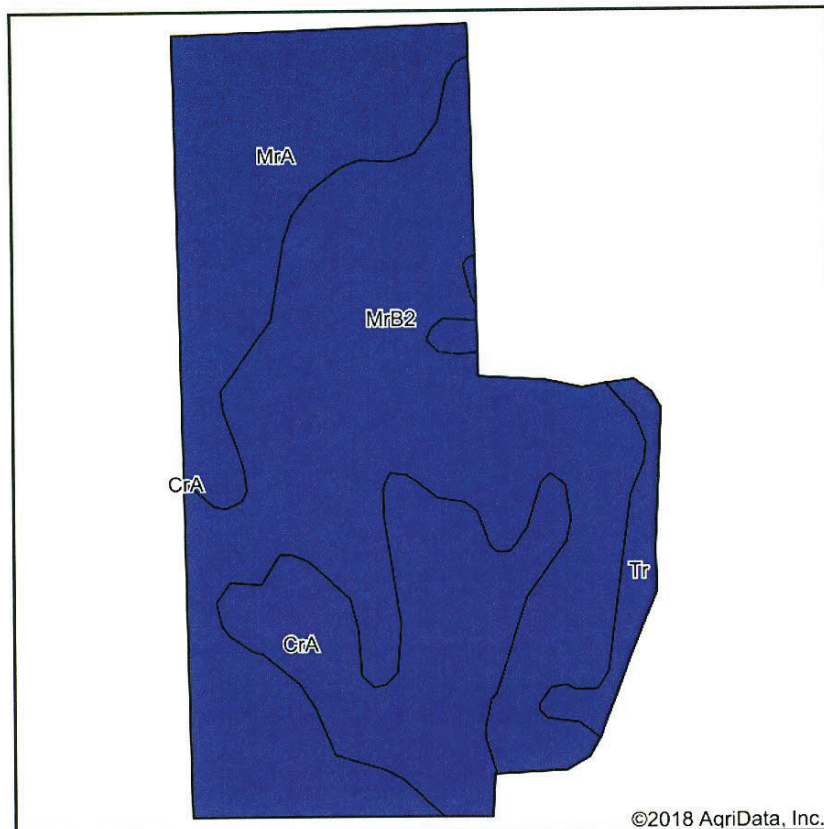
Area Symbol: IN177, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	11.76	41.2%		llw	59	49	6	41	3	5	123	1
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	9.80	34.3%		lls		66		45		5	131	9
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	7.01	24.5%		lle		63		45		4	126	9
<b>Weighted Average</b>						<b>24.3</b>	<b>58.3</b>	<b>2.5</b>	<b>43.4</b>	<b>1.2</b>	<b>4.8</b>	<b>126.5</b>	<b>5.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Soils Map



State: **Indiana**  
 County: **Wayne**  
 Location: **20-16N-14E**  
 Township: **Center**  
 Acres: **75.64**  
 Date: **7/20/2018**

Tract 3



Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 19

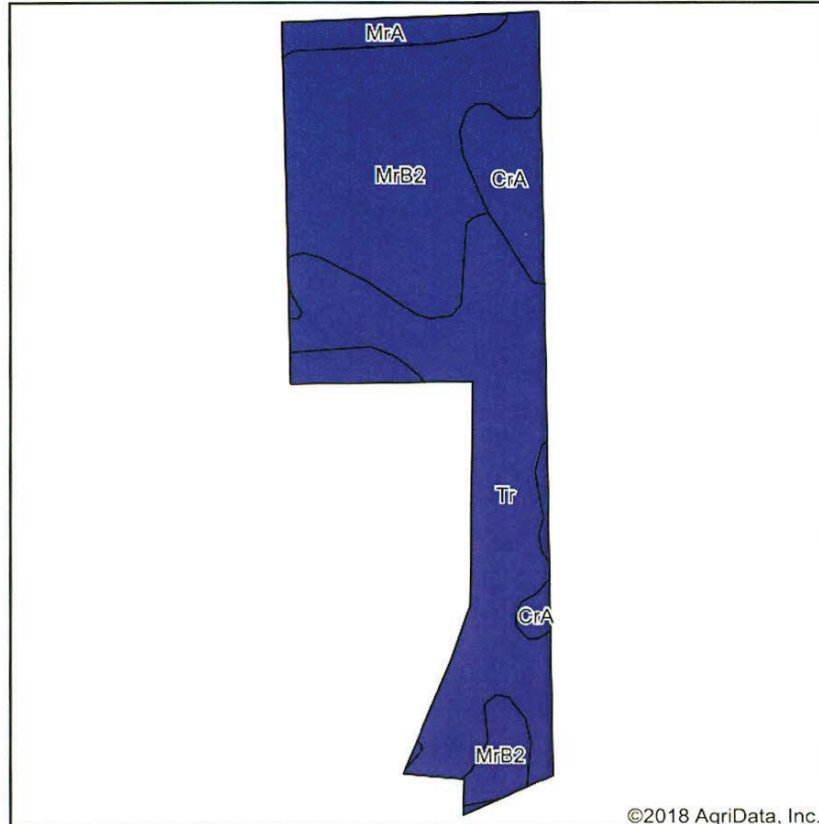
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture	
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	41.75	55.2%		Ile		63		45			4	126	9
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	16.36	21.6%		IIs		66		45			5	131	9
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	14.30	18.9%		Ilw	59	49	6	41		3	5	123	1
Tr	Treaty silty clay loam, 0 to 1 percent slopes	3.23	4.3%		Ilw		69		51			6	173	12
<b>Weighted Average</b>						<b>11.2</b>	<b>61.3</b>	<b>1.1</b>	<b>44.5</b>		<b>0.6</b>	<b>4.5</b>	<b>128.5</b>	<b>7.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

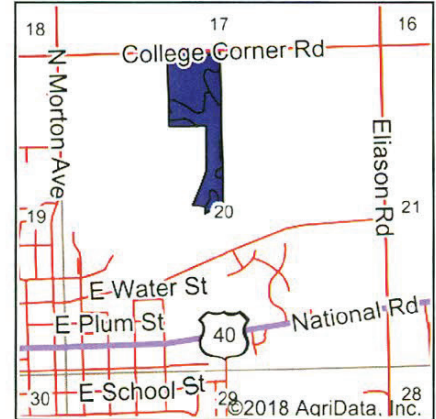


## Soils Map



Soils data provided by USDA and NRCS.

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State: **Indiana**  
 County: **Wayne**  
 Location: **20-16N-14E**  
 Township: **Center**  
 Acres: **33.03**  
 Date: **7/27/2018**

Tract 4

Maps Provided By

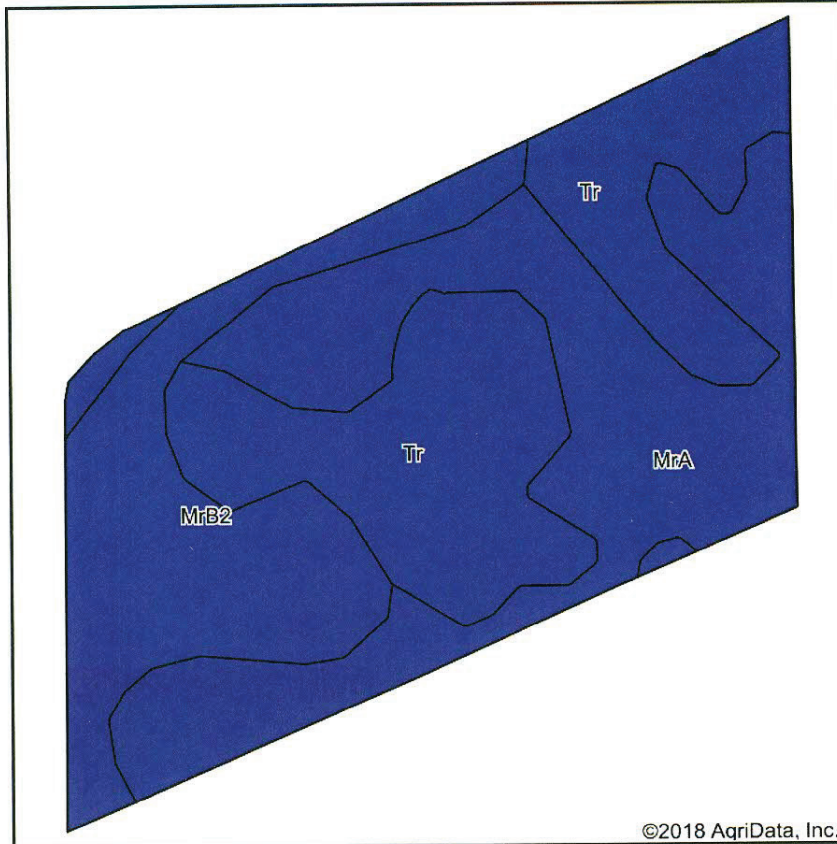


Area Symbol: IN177, Soil Area Version: 19														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture	
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	14.85	45.0%		Ille		63		45			4	126	9
Tr	Treaty silty clay loam, 0 to 1 percent slopes	13.68	41.4%		Ilw		69		51			6	173	12
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	3.00	9.1%		Ilw	59	49	6	41		3	5	123	1
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	1.50	4.5%		Ille		66		45			5	131	9
Weighted Average						5.4	64.3	0.5	47.1		0.3	5	145.4	9.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

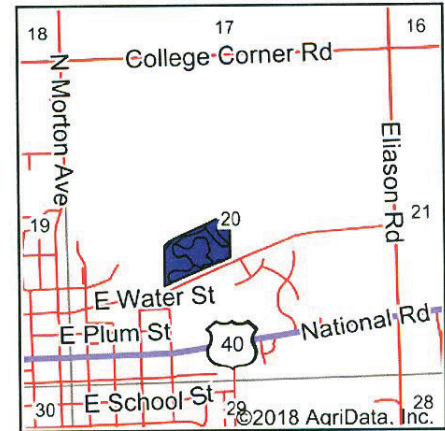
Soils data provided by USDA and NRCS.

## Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Indiana**  
 County: **Wayne**  
 Location: **20-16N-14E**  
 Township: **Center**  
 Acres: **16.75**  
 Date: **7/20/2018**

Tract 5

Maps Provided By:



Area Symbol: IN177, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	6.53	39.0%		lls	131	5	9	45	66
Tr	Treaty silty clay loam, 0 to 1 percent slopes	5.97	35.6%		llw	173	6	12	51	69
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	4.25	25.4%		lle	126	4	9	45	63
<b>Weighted Average</b>						<b>144.7</b>	<b>5.1</b>	<b>10.1</b>	<b>47.1</b>	<b>66.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





USDA  
INFORMATION

PROGRAM YEAR: 2018

DATE: 8-13-2018  
PAGE: 2

Original: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Cropland: 147.43  
Farmland: 195.55

## REPORT OF COMMODITIES FARM SUMMARY

Wayne, Indiana

FSA - 578 (09-13-16)

Farm Number: 378

Operator Name and Address



**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producers request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Planting Period	Crop/Commodity		Intended Use	Irrigation Practice	Share	Crop/Commodity		Planting Period	Crop/Commodity	Share	Crop/Commodity		Intended Use	Irrigation Practice	Share	Crop/Commodity		Determined Quantity
	Variety/Type	Type				Variety/Type	Type				Variety/Type	Type				Variety/Type	Type	
01	IDLE	SOYBN	N	N	100.00	SOYBN	COM	01	IDLE	100.00	SOYBN	COM	GR	N	100.00	SOYBN	COM	139.73

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

Operator's Signature (By) \_\_\_\_\_ Date \_\_\_\_\_

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



Wayne, Indiana

FSA - 578 (05-13-16)

Farm Number: 378

Operator Name and Address

**MATT WALTHER FARMS LLC**  
**622 CHILCOT WARD**  
**CENTERVILLE IN 47330-9773**

PROGRAM YEAR: 2018

DATE: 8-13-2018  
 PAGE: 1

Original: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 Cropland: 147.43  
 Farmland: 195.55

## REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Int Use	Int Use GR	Actual Use	Land Use	Organic Status	Native Scd	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
1188	5	SOYBN	COM	N	GR			C	N	I	A	15.31		Yes		RO	5-7-2018	01			
			Producer MATT WALTHER FARMS LLC						Share 100.00			FSA Physical Location: Wayne, Indiana								NAP Unit 942	
	6	IDLE		N				C	N	I	A	5.04		Yes		RO		01			
			Producer MATT WALTHER FARMS LLC						Share 100.00			FSA Physical Location: Wayne, Indiana									NAP Unit 942
	7	SOYBN	COM	N	GR			C	N	I	A	16.24		Yes		RO	5-7-2018	01			
			Producer MATT WALTHER FARMS LLC						Share 100.00			FSA Physical Location: Wayne, Indiana									NAP Unit 942
	8	IDLE		N				C	N	I	A	2.66		Yes		RO		01			
			Producer MATT WALTHER FARMS LLC						Share 100.00			FSA Physical Location: Wayne, Indiana									NAP Unit 942
	15	SOYBN	COM	N	GR			C	N	I	A	42.23		Yes		RO	5-7-2018	01			
			Producer MATT WALTHER FARMS LLC						Share 100.00			FSA Physical Location: Wayne, Indiana									NAP Unit 942
	16	SOYBN	COM	N	GR			C	N	I	A	65.95		Yes		RO	5-7-2018	01			
			Producer MATT WALTHER FARMS LLC						Share 100.00			FSA Physical Location: Wayne, Indiana									NAP Unit 942

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
01	IDLE		N		7.70		01	SOYBN	COM	N	GR	139.73									

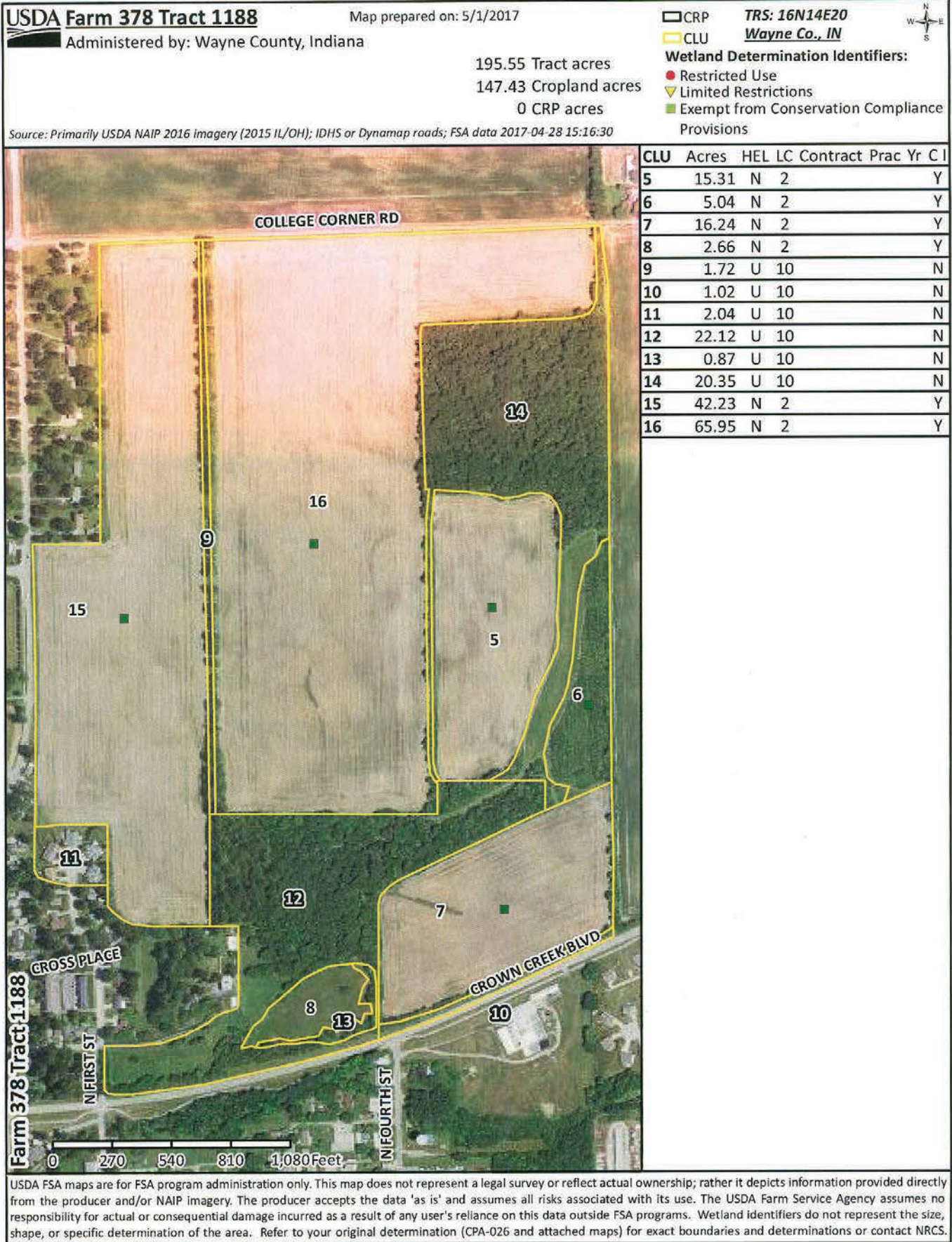
Photo Number/Legal Description: H8/2A SEC20 TWP16N R14E

Cropland: 147.43

Reported on Cropland: 147.43

Difference: 0.00

Reported on Non-Cropland: 0.00





INDIANA WAYNE  Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency  <b>Abbreviated 156 Farm Record</b>	<b>FARM : 378</b> Prepared : Jul 30, 2018 Crop Year : 2018
------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------

**Operator Name** : MATT WALTHER FARMS LLC  
**Farms Associated with Operator** : 18-177-348, 18-177-378, 18-177-392, 18-177-455, 18-177-2197, 18-177-3906, 18-177-4320, 18-177-4794, 18-177-4795, 18-177-5347  
**CRP Contract Number(s)** : None  
**Recon ID** : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
195.55	147.43	147.43	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	147.43	0.00		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	77.50	0.00	0	122	
Soybeans	69.90	0.00	0	39	
TOTAL	147.40	0.00			

**NOTES**

**Tract Number** : 1188  
**Description** : H8/2A SEC20 TWP16N R14E  
**FSA Physical Location** : INDIANA/WAYNE  
**ANSI Physical Location** : INDIANA/WAYNE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : CARROL M RHODES  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
195.55	147.43	147.43	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	147.43	0.00	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	77.50	0.00	0	122

INDIANA WAYNE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 378 Prepared : Jul 30, 2018 Crop Year : 2018
-------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

**Tract 1188 Continued ...**

Soybeans	69.90	0.00	0	39
<b>TOTAL</b>	<b>147.40</b>	<b>0.00</b>		

**NOTES**

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

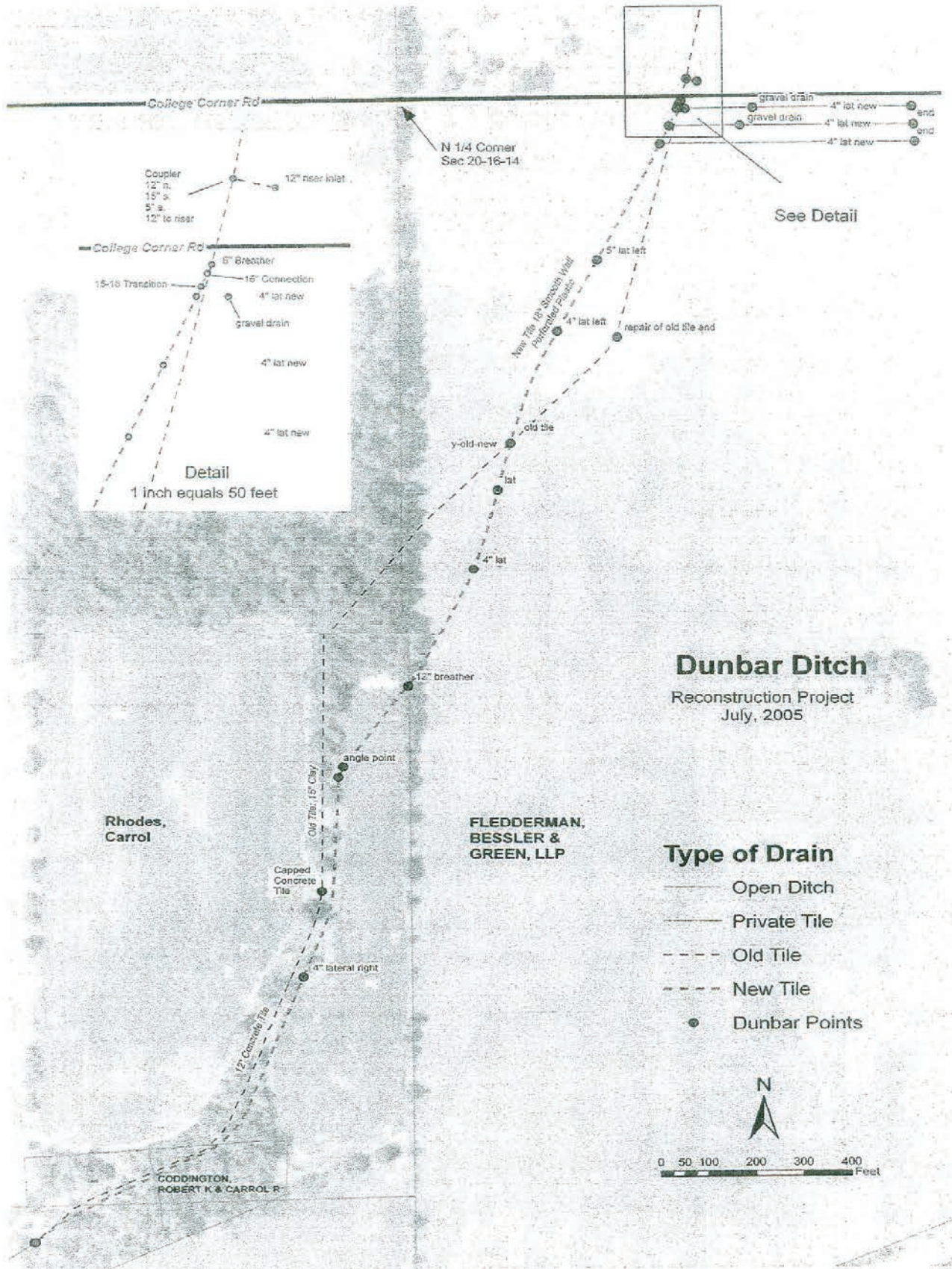




DRAINAGE  
INFORMATION



# DRAINAGE INFORMATION



See Detail

Detail  
1 inch equals 50 feet

**Dunbar Ditch**  
Reconstruction Project  
July, 2005

Rhodes,  
Carrol

FLEDDERMAN,  
BESSLER &  
GREEN, LLP

**Type of Drain**

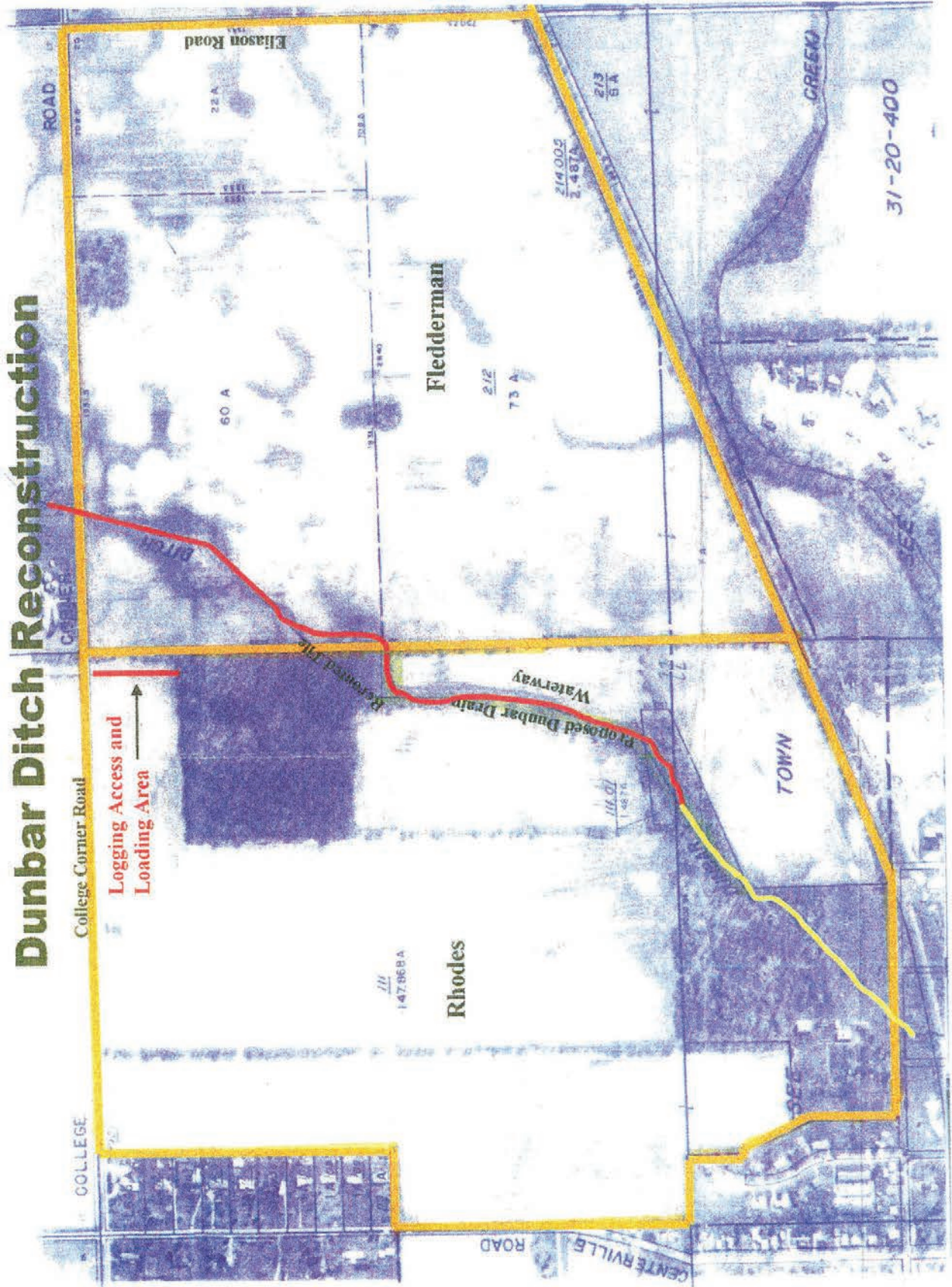
- Open Ditch
- Private Tile
- - - Old Tile
- - - New Tile
- Dunbar Points



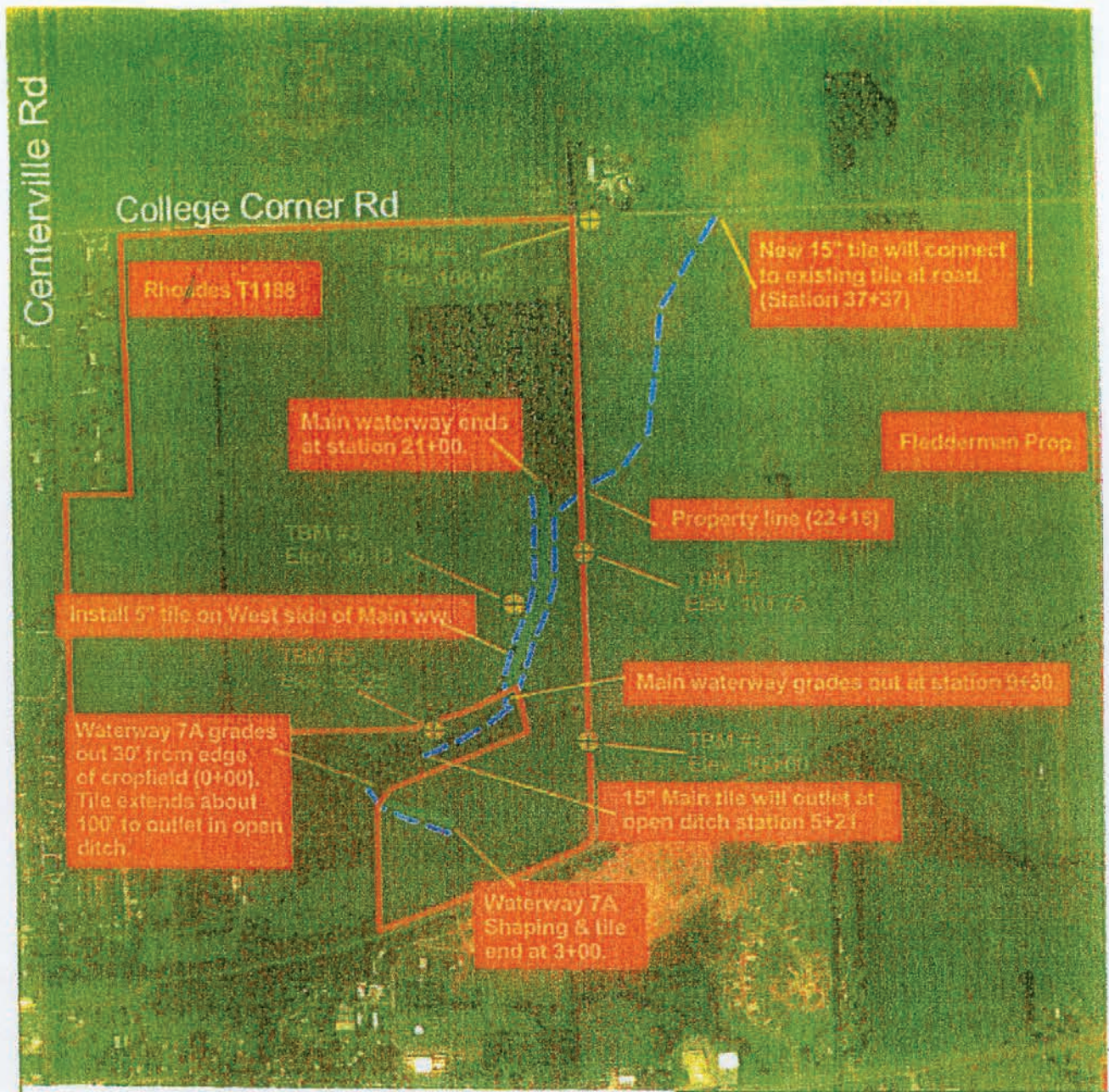
GODDINGTON,  
ROBERT K & CARROL R



## Dunbar Ditch Reconstruction







See "Project Narrative" sheet for Benchmark descriptions.

Landuser Carrol Rhoades T1188  
 Wayne County SWCD, Indiana  
 Location Center Township  
Sec 20 T16N R14E

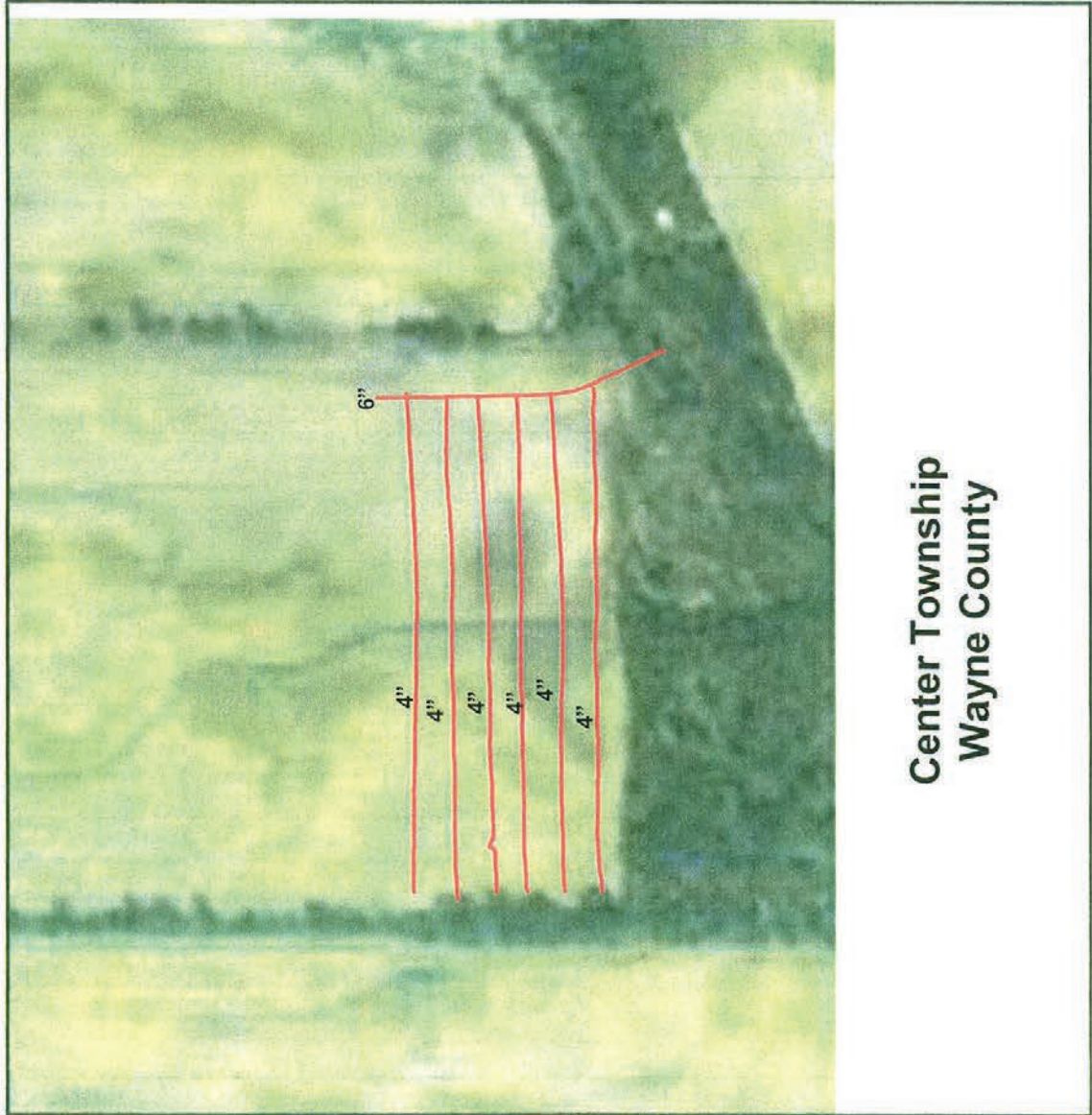
**PLAN VIEW**

U.S. DEPARTMENT OF AGRICULTURE  
 NATURAL RESOURCES CONSERVATION SERVICE

Project	5/1/85, 2/86	Scale	1" = 100'
Date		Drawn by	
Drawn by		Checked by	
Approved by		Drawn by	



## Carrol Rhodes Farm



### Drainage Improvements Completed 3/2012

- Cost \$6,766.62
- Buell Drainage LLC Contractor
- Surface Area Improved 25 Acres  
or \$220/acre
- All Plastic Tile



## *Dunbar Tile Reconstruction 2005*



*P. Steven Slonaker  
Farm Manager*

*SLONAKER FARM MANAGEMENT  
300 North Morton, PO Box 202  
Centerville, IN 47330  
Office 765-855-2045  
Home: 765-855-2418*



## Dunbar Drain Easement

retained by the board or by the county surveyor in the manner in which similar documents prepared by the county surveyor or the board are retained.

(c) The compensation of a contract deputy shall be assessed against the drainage project for which the deputy was employed, and may be paid from the general drain improvement fund before the order for the construction or reconstruction.

*As added by Acts 1981, P.L.309, SEC.101. Amended by P.L.206-1984, SEC.2; P.L.57-2013, SEC.102.*

### IC 36-9-27-33

#### **Right of entry over private land; extension of spoil banks beyond right-of-way**

Sec. 33. (a) The county surveyor, the board, or an authorized representative of the surveyor or the board acting under this chapter has the right of entry over and upon land lying within seventy-five (75) feet of any regulated drain. The seventy-five (75) foot limit shall be measured at right angles to:

- (1) the center line of any tiled drain; and
- (2) the top edge of each bank of an open drain;

as determined by the surveyor.

(b) Spoil bank spreading resulting from the construction, reconstruction, or maintenance of an open drain may extend beyond the seventy-five (75) foot right-of-way if:

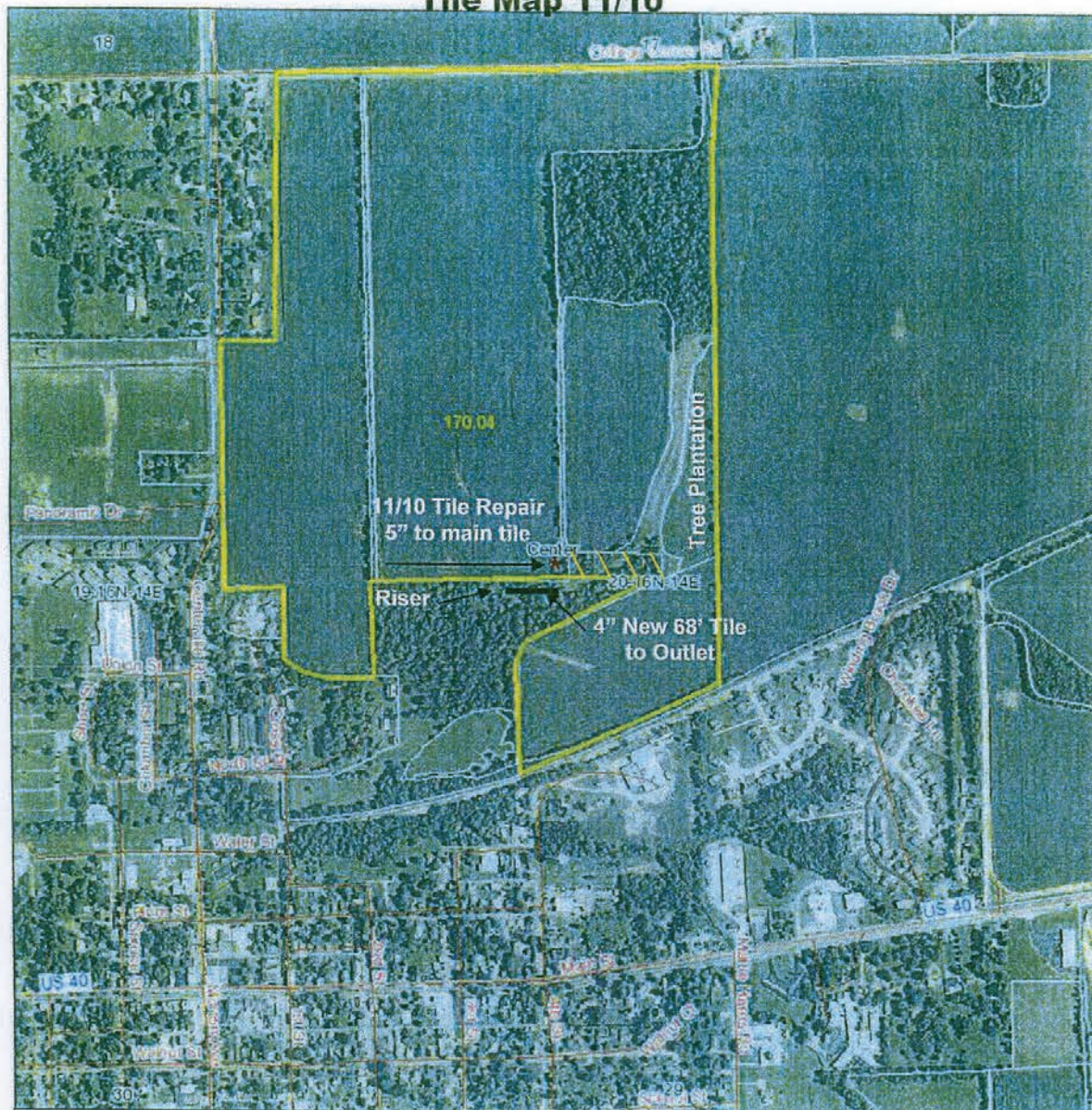
- (1) the county surveyor finds that the extension is necessary; and
- (2) the extension has been provided for in the engineer's report on the construction, reconstruction, or maintenance.

(c) All persons exercising the right given by this section shall, to the extent possible, use due care to avoid damage to crops, fences, buildings, and other structures outside of the right-of-way, and to crops and approved structures inside the right-of-way. The county surveyor shall give oral or written notice of the entry on the land to the property owner of record, and in the case of a municipality, to the executive of that municipality. The notice must state the purpose for the entry.

(d) The owners of land over which the right-of-way runs may use the land in any manner consistent with this chapter and the proper operation of the drain. Permanent structures may not be placed on any right-of-way without the written consent of the board. Temporary structures may be placed upon or over the right-of-way without the written consent of the board, but shall be removed immediately by the owner when so ordered by the board or by the county surveyor. Crops grown on a right-of-way are at the risk of the owner, and, if necessary in the reconstruction or maintenance of the drain, may be damaged without liability on the part of the surveyor, the board, or their representatives. Trees, shrubs, and woody vegetation may not be planted in the right-of-way without the written consent of the board, and trees and shrubs may be removed by the surveyor if necessary to the proper operation or maintenance of the drain.



## Westcott Place Farm Carrol Rhodes Trustee Tile Map 11/10



Boundaries are Approximate

map center: 39° 49' 25.57, 84° 59' 21.09  
scale: 10005

20-16N-14E  
Wayne County  
Indiana



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www.AgriDataInc.com

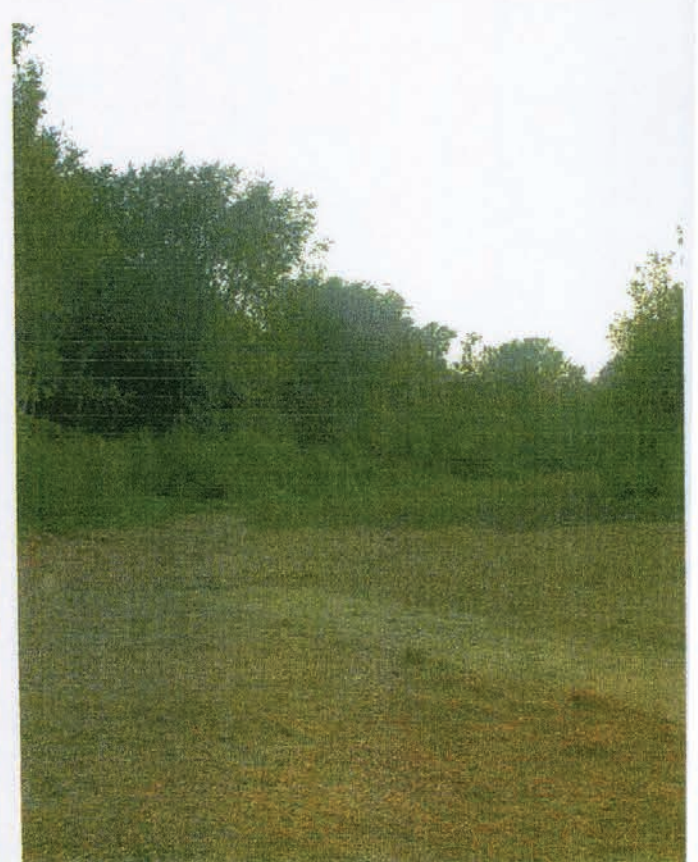
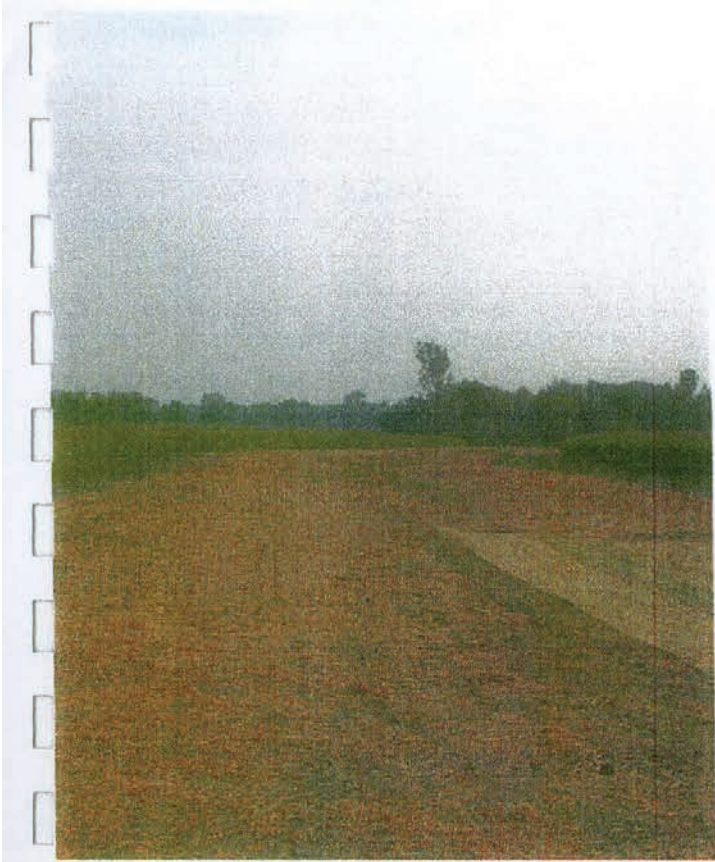


6/9/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.



# DRAINAGE INFORMATION







300 N. Morton Street, P.O. Box 202, Centerville, IN 47330  
(765) 855-2045 Bus. - (765) 855-2418 Home - (765) 855-3192 Fax

January 16, 2006

Bill Brown, Surveyor  
Wayne County Drainage Board  
Wayne County Annex  
402 East Main Street  
Richmond, IN 47374

RE: Dunbar Ditch Reconstruction 2005

Dear Officials:

Please find attached a check from Carrol Rhodes to Wayne County Treasurer for \$2,266 to be applied to the Dunbar Ditch Account. During the initial proposal for this reconstruction project, Carrol Rhodes agreed to apply for USDA cost using funds for the portion of Dunbar Tile on her farm. This tile was paid for by the County Drainage Board. These funds represent the portion of funds allocated by Wayne County Soil and Water for the tile and recently received by Carrol. It is my understanding these funds will be applied to reduce the annual landowner assessment in the watershed.

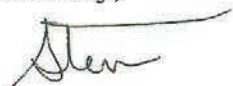
The above project was completed in September 2005 with 3,205 ft. of Dunbar tile replaced. This project was successful due to the outstanding cooperation of the Wayne County Drainage Board, Wayne County Soil and Water District, Town of Centerville, and the nine landowners in the watershed. Carrol Rhodes' commitment to this project was outstanding as the majority of the work was done on her property and provides the outlet as you know. Mr. Fledderman also should be commended for his cooperation allowing for this project to be extended thru his property to



# DRAINAGE INFORMATION

Centerville Road. He provided for ½ of the surface drain cost and additional tile at his expense. The Town of Centerville should also be recognized for their agreement to pay for upgrading the tile from 15" to 18" to reduce the flooding on College Corner Road. Please find attached the documentation for this project. On behalf of the Rhodes and Fledderman Farms please express our thanks to the Wayne County Drainage Board and the fine cooperation from your office.

Sincerely,



P. Steven Slonaker  
Farm Manager

PSS/lm

Attach.

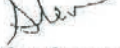
cc: Carrol Rhodes, Landowner  
Ron Fledderman, Landowner  
Gene Kates, Town of Centerville

## SLONAKER FARM MANAGEMENT

300 N. Morton Street, P. O. Box 202, Centerville, IN 47330  
(765) 855-2045 Bus. - (765) 855-2418 Home - (765) 855-3192 Fax

July 2, 2004

To: Bill Brown  
Wayne County Surveyor

From: Steve Slonaker   
Farm Manager/Rhodes and Fledderman Farms

RE: Dunbar Ditch

Per our past discussions I would like to provide you the following information. The above property owners are interested in pursuing a ditch petition to repair the county tile in poor repair. The Rhodes Farm applied and has received state soil and water conservation (EQU) funding. This project scored the highest priority in Wayne County for the funds however, the owner offered to plant 3.2 acres of trees, establish approximately 2 tenths acre of cropland for filter strip and complete timber stand improvement on adjoining woodland. The total projected cost is estimated by SWCD at \$37,000 not including these additional stewardship projects. Tile and outlet structure cost is estimated at \$23,000 however, SWCD cost sharing will contribute \$4,971 for a balance of \$18,029. Waterway construction costs are not included however, could be considered. The following is an example of the potential prorated share for each landowner in the watershed. The owners are requesting this project to be on the agenda at the next drainage meeting. The proposed work would be fall 2004 to spring 2005. I look forward to hearing from you.





August 3, 2005

Slonaker Farm Management  
P.O. Box 202  
300 N Morton St  
Centerville, IN 47330  
Attn: Mr. Steve Slonaker

Re: Dunbar Ditch Project

Dear Steve:

Enclosed you will find the completed subsurface drain installation report along with 5 original GPS maps of the work performed. One map should go with the report and the other remaining maps are for you, Carrol Rhodes, Wayne County Drainage Board and the Centerville Drainage Board.

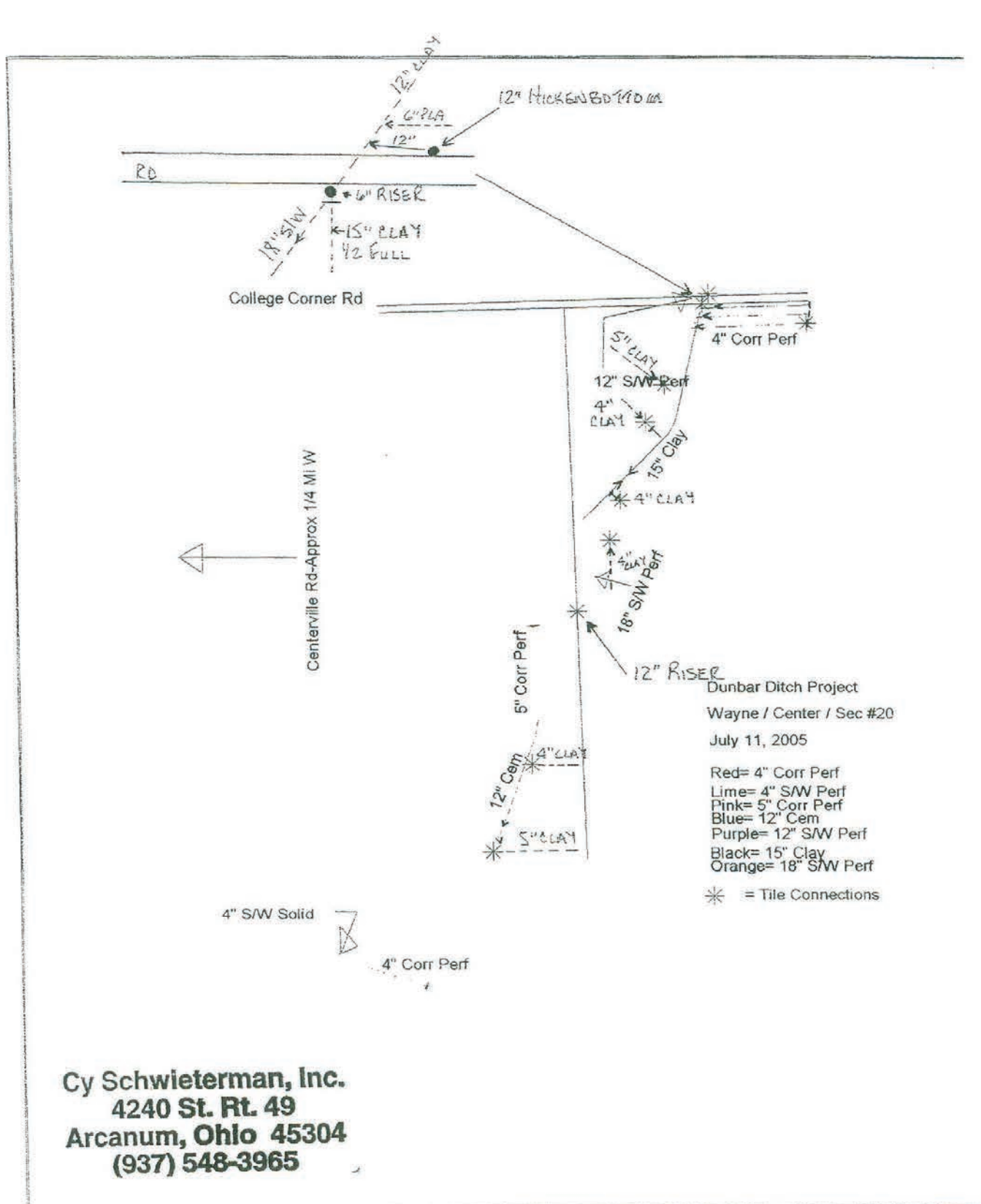
Thank you again for the opportunity to have serviced your drainage needs. We hope we can be of service to you again in the future.

Very truly yours,

A handwritten signature in cursive script that reads 'Mike C. Schwieterman'.

Mike C. Schwieterman  
President

# DRAINAGE INFORMATION



Dunbar Ditch Project  
 Wayne / Center / Sec #20  
 July 11, 2005

Red= 4" Corr Perf  
 Lime= 4" SW Perf  
 Pink= 5" Corr Perf  
 Blue= 12" Cem  
 Purple= 12" SW Perf  
 Black= 15" Clay  
 Orange= 18" SW Perf

\* = Tile Connections

**Cy Schwieterman, Inc.**  
 4240 St. Rt. 49  
 Arcanum, Ohio 45304  
 (937) 548-3965



Wayne Dunbar Ditch  
 Center Twp Sec 20  
 Year 2005





# DRAINAGE INFORMATION

IN-ENG-12 (REV. 3-90)

UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

## SUBSURFACE DRAIN INSTALLATION REPORT

OWNER / USER NAME & ADDRESS CARROL RHODES FARM  
 LOCATION NW 1/4 SECTION 20 T16N R14E  
 DOMINANT OR CRITICAL SOILS \_\_\_\_\_ DRAINAGE COEFFICIENT \_\_\_\_\_

### DESIGN AND INSTALLATION DATA

PLANNED (SCS)	INSTALLED (CONTRACTOR)
ALLOWABLE GRADES - MINIMUM _____ MAXIMUM _____	DRAIN MANUFACTURER <u>HANCOR</u>
LATERAL SPACING _____	LATERAL SPACING _____
EXISTING OUTLET (CHECK ONE)	EXISTING OUTLET (CHECK ONE)
OPEN DITCH _____	OPEN DITCH <input checked="" type="checkbox"/>
OR EXISTING DRAIN _____	OR EXISTING DRAIN _____
SIZE _____ CONDITION _____	SIZE _____ CONDITION _____
OUTLET PIPE - NUMBER _____	OUTLET PIPE - NUMBER _____
DIAMETER _____ LENGTH _____	DIAMETER <u>18" &amp; 4"</u> LENGTH <u>20' &amp; 20'</u>
HEIGHT ABOVE NORMAL WATER _____	HEIGHT ABOVE NORMAL WATER <u>SAME AS U.</u>
ANIMAL GUARD YES _____ NO _____	ANIMAL GUARD YES <input checked="" type="checkbox"/> <u>ON BOTH</u> NO _____
DRAIN 4" _____ 5" _____	DRAIN 4" <u>466'</u> 5" <u>1,055'</u>
6" _____ 8" _____	6" _____ 8" _____
10" _____ 12" _____	10" _____ 12" _____
_____	18" <u>1,659'</u>
TOTAL FOOTAGE _____	TOTAL FOOTAGE <u>3,220'</u>
STRUCTURES & CONNECTIONS (NO. AND TYPE)	STRUCTURES & CONNECTIONS (NO. AND TYPE)
_____	_____
_____	_____
_____	_____
_____	_____
REMARKS AND SPECIAL ITEMS	REMARKS AND SPECIAL ITEMS
_____	_____
_____	_____
_____	_____

# DRAINAGE INFORMATION

## MAINS AND LATERALS

NAME OR LINE NUMBER	STATION TO STATION (IF MAIN)	DRAINAGE AREA	DRAIN SIZE	LENGTH	GRADE %	COVER	
						MIN.	MAX.
MAIN EAST SIDE	5+21 to 22+00	200	18"	1.679	.21	24"	48"
MAIN WEST SIDE	9+50 to 19+00		5"	950'	.25	36"	48"
MAIN WEST SIDE	19+00 20+05		5"	105'	.60	36"	48"
WIW 7A	0+00		4"	486'	1.00	24"	36"

\*NOTE: SHOW ONLY RANGE OF GRADES FOR LATERALS.

I CERTIFY THAT I HAVE INSTALLED THE TILE IN ACCORDANCE WITH THIS REPORT AND SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS

CONTRACTOR: X CY SCHWIETERMAN BY: X *Michael C. Schwietenman*  
 ADDRESS: X 4240 (PRINT) ST RT 49 TITLE: X (SIGNATURE) PRESIDENT  
 AREANUM. OH 45304 DATE: AUGUST 3, 2005





TAX  
INFORMATION

**Carrol M. Rhodes Trustee  
c/o Carrol Coddington**

**170+ Acres, Wayne County, IN**

**Estimated 2018 Payable Tax  
Per Tax Parcel/Year**

**Tracts 1 Thru 5**

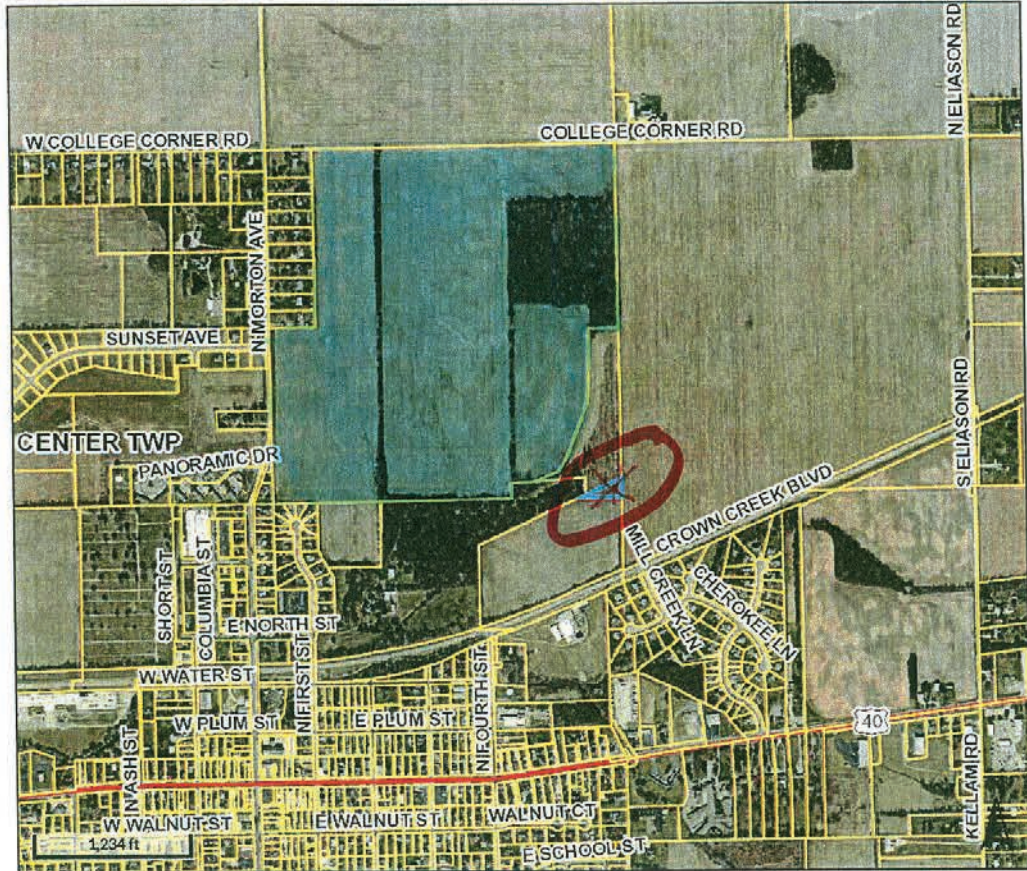
Tax Parcel #1	139.57 Acres	Tracts 1, 2, 3, & 5	\$4,470.00 or \$32.03/ac.
Tax Parcel #2	16.944 Acres	Tract 5	\$ 657.98 or \$38.83/ac.
Tax Parcel #3	8.297 Acres	Tract 4	*Est. \$ 234.00 or \$28.20/ac.
Tax Parcel #4	<u>5.219</u> Acres	Tract 2	<u>\$ 180.00</u> or \$34.49/ac.
Total Acres	170.030		\$5,541.98/yr.
Total Estimated Tax	\$5,307.98/yr.		

\*Parcel #3 approximate estimate per Wayne County Auditor and is part of Tract 4. Total Tract 4 is estimated @ \$10/acre/yr.

\*Information provided by Schrader Real Estate and Auction Co. for auction on 9/13/18 taken from 2018 Wayne County tax records. This information is not warranted.



# TAX INFORMATION



- Legend**
- Parcel Boundary
  - Civil Township Boundary
  - County Boundary
  - Street Centerline
  - <all other values>
  - STATE
  - HWY
  - Interstate

Parcel ID	891020000111000007	Alternate ID	020-00850-01	Owner	RHODES, CARROL M, TRUSTEE	Last 2 Sales			
Sec/Twp/Rng	--	ID		Address	C/O CARROL CODDINGTON	Date	Price	Reason	Qual
Property	WESTCOTT PL	Class	100 VACANT		11 S 27TH ST	n/a	0	n/a	n/a
Address	CENTERVILLE		AGRICULTURAL-100		RICHMOND, IN 47374	n/a	0	n/a	n/a
		Acreage	n/a						

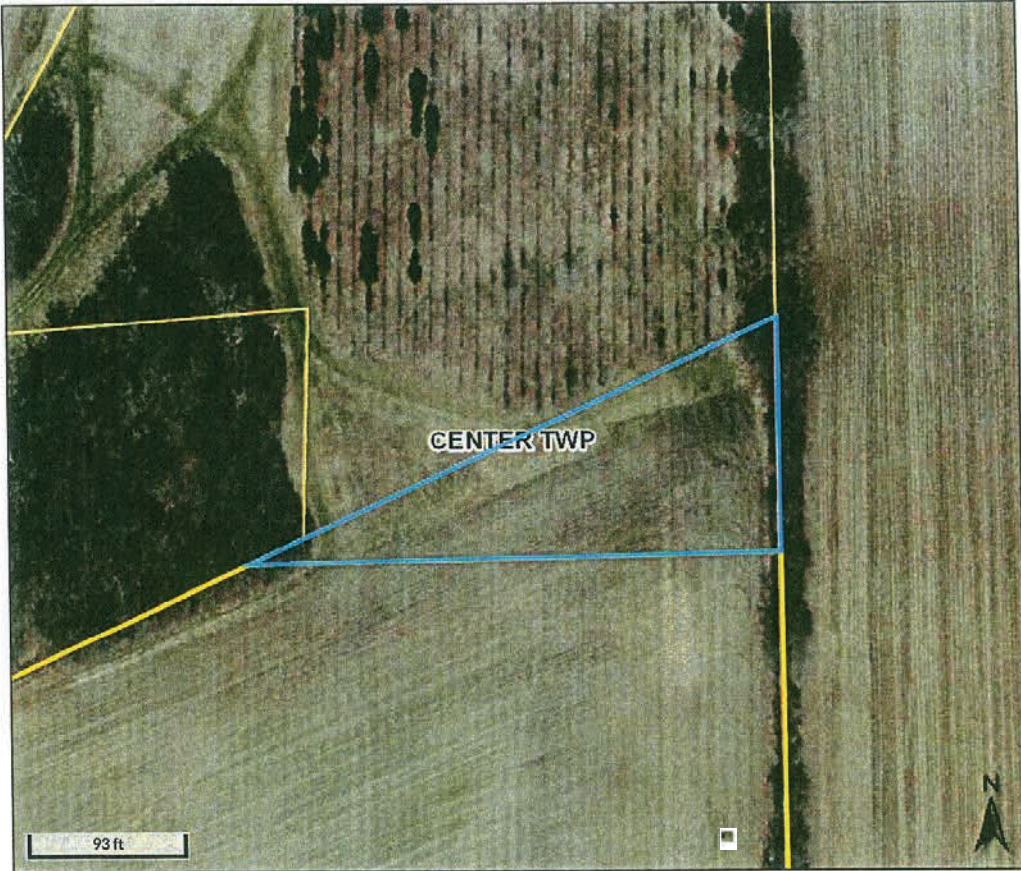
District: CENTERVILLE  
 Brief Tax Description: PT NW 20-16-14 139.571A  
 (Note: Not to be used on legal documents)







Date created: 7/20/2018  
 Last Data Uploaded: 7/20/2018 3:40:43 AM





 **Beacon**™ Wayne County, IN



- Legend**
-  Parcel Boundary
  -  Civil Township Boundary
  -  County Boundary
  - Street Centerline**
  - <all other values>
  -  STATE
  -  HWY
  -  Interstate

Parcel ID	891020000111000007	Alternate ID	020-00850-01	Owner	RHODES, CARROL M, TRUSTEE	Last 2 Sales			
Sec/Twp/Rng	--	ID		Address	C/O CARROL CODDINGTON	Date	Price	Reason	Qual
Property	WESTCOTT PL	Class	100 VACANT		11 S 27TH ST	n/a	0	n/a	n/a
Address	CENTERVILLE		AGRICULTURAL-100		RICHMOND, IN 47374	n/a	0	n/a	n/a
		Acreage	n/a						
District	CENTERVILLE								
Brief Tax Description	PT NW 20-16-14 139.571A								
	<i>(Note: Not to be used on legal documents)</i>								

Date created: 7/20/2018  
 Last Data Uploaded: 7/20/2018 3:40:43 AM

Developed by  Schneider  
 GEOSPATIAL



# TAX INFORMATION

89-10-20-000-111.000-007

**General Information**  
**Parcel Number**  
 89-10-20-000-111.000-007  
**Local Parcel Number**  
 31-20-000-111.000-20

**Tax ID:**  
 020-00850-01  
**Routing Number**

RHODES, CARROL M, TRUSTEE

**Ownership**  
 RHODES, CARROL M, TRUSTEE  
 C/O CARROL CODDINGTON  
 11 S 27TH ST  
 RICHMOND, IN 47374

**Legal**  
 NW SEC 20-16-14 147.868A

100, Vacant Land

**Transfer of Ownership**  
**Doc ID**   **Code**   **Book/Page**   **Adj Sale Price**   **VI**  
 CO   /   \$0   I

CENTER-934008 (020)/9340

**Notes**  
 10/27/2008 : 2004 MEMO ORG # 2003020932  
 ANNEX PARCEL FROM CENTER TOWNSHIP TO  
 CENTERVILLE, 12-29-2003 MEM. UPDATED FOR  
 ROLL OVER 3-1-03 FORM 11; REMOVED CRIB 3-  
 1-91 CLT; NO CHG 12-07-89 2-20-89 LEGALS  
 SPLIT PER AUDITORS CERT #1560 DR 228-203  
 TB. 149.355A ID. #4-45 ARE UNSOUND ID. ALL  
 FIRE PLACES NON-WORKING AC 1997. # 6316  
 SPLITS LEGAL AS OF 6-31-99

**Property Class** 100  
 Vacant Land

**Year: 2018**

**Location Information**  
**County**  
 WAYNE  
**Township**  
 CENTER TOWNSHIP  
**District 007 (Local 020)**  
 CENTERVILLE TOWN  
**School Corp 8360**  
 CENTERVILLE-ABINGTON COMM  
**Neighborhood 934008-020**  
 CENTER-934008 (020)

**Section/Plat**  
 WESTCOTT PL  
 CENTERVILLE, IN 47330

**Agricultural**

Valuation Records (Work In Progress values are not certified values and are subject to change)

	2018	2017	2016	2015	2014
<b>Assessment Year</b>	AA	AA	Misc	Misc	Misc
<b>Reason For Change</b>	03/05/2018	05/02/2017	01/01/2016	03/01/2015	03/01/2014
<b>As Of Date</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Valuation Method</b>	1,0000	1,0000	1,0000	1,0000	1,0000
<b>Equalization Factor</b>					
<b>Notice Required</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$194,500	\$223,500	\$236,800	\$247,600	\$247,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$194,500	\$223,500	\$236,800	\$247,600	\$247,600
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$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
<b>Total</b>	\$194,500	\$223,500	\$236,800	\$247,600	\$247,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$194,500	\$223,500	\$236,800	\$247,600	\$247,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig. %	Res Market Factor	Value
4 A	CRA		0	23.9500000	1.02	\$1,610	\$1,642	\$39,326	0%	0%	1,0000	\$39,330
4 A	MRA		0	38.9900000	0.94	\$1,610	\$1,513	\$58,992	0%	0%	1,0000	\$58,990
4 A	MRB2		0	52.8900000	0.89	\$1,610	\$1,433	\$75,791	0%	0%	1,0000	\$75,790
4 A	TR		0	4.0600000	1.28	\$1,610	\$2,061	\$8,368	0%	0%	1,0000	\$8,370
5 A	CRA		0	0.4300000	1.02	\$1,610	\$1,642	\$706	-60%	0%	1,0000	\$280
5 A	MRB2		0	1.1600000	0.89	\$1,610	\$1,433	\$1,662	-60%	0%	1,0000	\$660
5 A	TR		0	5.6900000	1.28	\$1,610	\$2,061	\$11,727	-60%	0%	1,0000	\$4,690
6 A	CRA		0	1.8000000	1.02	\$1,610	\$1,642	\$2,956	-80%	0%	1,0000	\$590
6 A	MRA		0	1.4900000	0.94	\$1,610	\$1,513	\$2,254	-80%	0%	1,0000	\$450
6 A	MRB2		0	8.8000000	0.89	\$1,610	\$1,433	\$12,610	-80%	0%	1,0000	\$2,520
6 A	TR		0	6.7500000	1.28	\$1,610	\$2,061	\$13,912	-80%	0%	1,0000	\$2,780
82 A			0	1.8600000	1.00	\$1,610	\$1,610	\$2,995	-100%	0%	1,0000	\$00

Appraiser 01/02/1900

Collector 01/01/1900

Data Source N/A

**Characteristics**  
**Topography**   **Flood Hazard**  
 ERA   
**Public Utilities**  
 Electricity   
**Streets or Roads**  
 Paved   
 TIF   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed   Friday, May 4, 2016  
 Review Group

**Land Computations**

Calculated Acreage	147.87
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	147.87
81 Legal Drain NV	0.00
82 Public Roads NV	1.86
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	146.01
Farmland Value	\$194,450
Measured Acreage	146.01
Avg Farmland Value/Acre	1332
Value of Farmland	\$194,480
Classified Total	\$0
Farm / Classified Value	\$194,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$194,500
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$194,500</b>

[My Results](#) [Search Form](#)

▼ **Owner Information**

- ▶ **Map #:** 312000011100020
- ▶ **State Parcel ID:** 891020000111000007
- ▶ **Owner Name:** RHODES, CARROL M, TRUSTEE
- ▶ **Legal Description:** PT NW 20-16-14 139.571A
- ▶ **Billing Add:** 11 S 27TH ST
- ▶ **City:** RICHMOND
- ▶ **State:** IN
- ▶ **ZIP:** 47374

▼ **Tax Value Information - - 2018 Contact Treasurer office for payment status @ 765-973-9238**

- ▶ **Tax Bill ID:** 0200085001
- ▶ **Semi-Annual Tax:** 2235.00
- ▶ **Deduction:**

*\$4,470.00/yr.*

▼ **Parcel Information**

- ▶ **House #:** 0
- ▶ **Street:** COLLEGE CORNER RD
- ▶ **Tax Unit:** CENTERVILLE
- ▶ **Deed Record:** DR: 229-203 \* AFF: 5-30-97 AUD1997012 \* QCD: 2000006649
- ▶ **Year Built:** 0
- ▶ **Plat Map:** [View Plat](#)
- ▶ **Permit Document:** [Search Laserfiche](#)

▼ **Property Report Card**

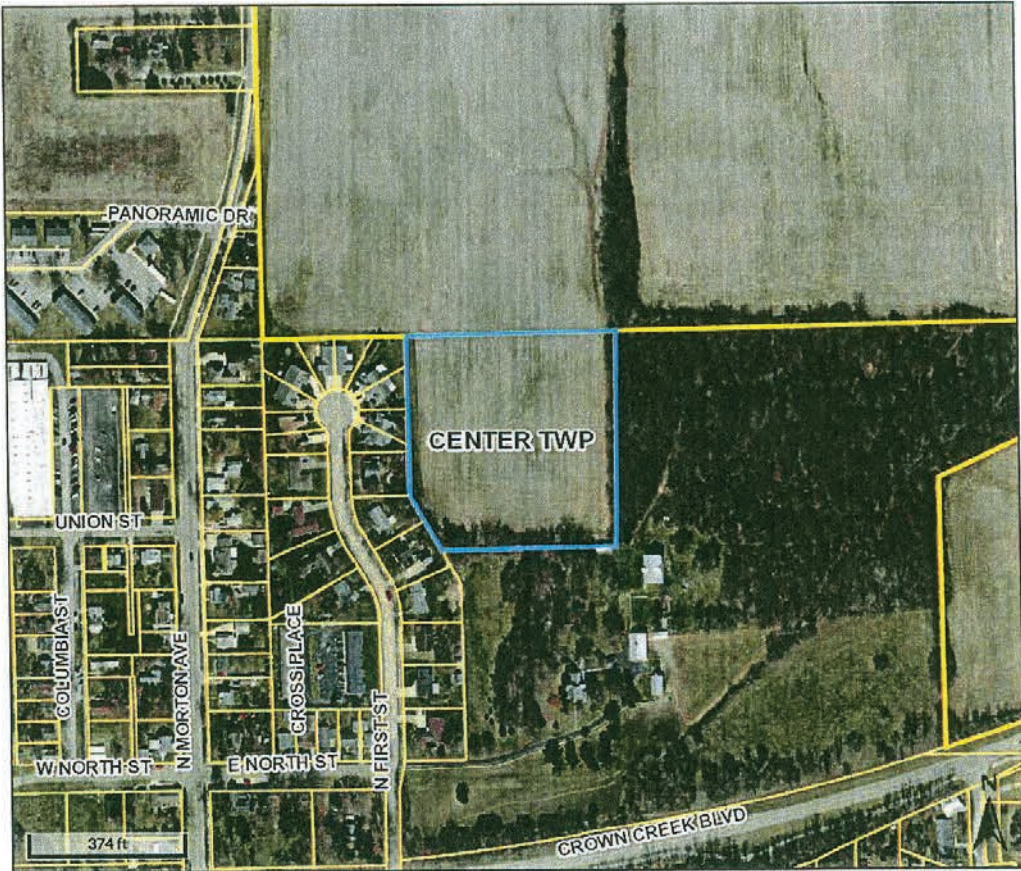
- ▶ **2018:** [View Card](#)
- ▶ **2017:** [View Card](#)
- ▶ **2016:** [View Card](#)
- ▶ **2015:** [View Card](#)
- ▶ **2014:** [View Card](#)
- ▶ **2013:** [View Card](#)
- ▶ **2012:** [View Card](#)
- ▶ **2011:** [View Card](#)
- ▶ **2010:** [View Card](#)

[Print Map](#)

[Print Report](#)



# TAX INFORMATION



**Overview**

**Legend**

- Parcel Boundary
- Civil Township Boundary
- County Boundary
- Street Centerline
- <all other values>
- STATE
- HWY
- Interstate

Parcel ID	891020310119000007	Alternate ID	020-00850-05	Owner	RHODES, CARROL M, TRUSTEE	Last 2 Sales			
Sec/Twp/Rng	--	ID		Address	C/O CARROL CODDINGTON	Date	Price	Reason	Qual
Property	WESTCOTT PL	Class	100 VACANT		11 S 27TH ST	n/a	0	n/a	n/a
Address	CENTERVILLE		AGRICULTURAL-100		RICHMOND, IN 47374	n/a	0	n/a	n/a
		Acreage	n/a						
District	CENTERVILLE								
Brief Tax Description	N D SW SEC 20-16-14 5.219A								
	(Note: Not to be used on legal documents)								

Date created: 7/20/2018  
 Last Data Uploaded: 7/20/2018 3:40:43 AM



# TAX INFORMATION

**89-10-20-310-119.000-007**  
**Parcel Number**  
 89-10-20-310-119.000-007  
**Local Parcel Number**  
 31-20-310-119.000-20  
**Tax ID:**  
 020-00850-05  
**Routing Number**

**General Information**  
**RHODES, CARROL M, TRUSTEE**  
 RHODES, CARROL M, TRUSTEE  
 C/O CARROL CODDINGTON  
 11 S 27TH ST  
 RICHMOND, IN 47374

**Ownership**  
**RHODES, CARROL M, TRUSTEE**  
 Date: 01/01/1900  
 Owner: RHODES, CARROL M

**Transfer of Ownership**  
**100, Vacant Land**  
 Doc ID: CO  
 Book/Page: /  
 Adj Sale Price: \$0  
 VI

**Notes**  
 10/27/2008 : 2004 MEMO ORD # 2003020932  
 ANNEX PARCEL FROM CENTER TOWNSHIP TO  
 CENTERVILLE, 12-29-2033 MEM - AC 1868#6555  
 SPLITS LEGALS TO SEPERATE MAPS 11-6-97  
 SPLIT 98 : 315A SPLIT & ANNEXED INTO  
 CENTERVILLE BY ORD#012-727, 11-4-97 RW: 08-  
 16-91, 473-473 SPLIT: LEGALS SPLIT PER AC #  
 1590 2-20-96 DR: 229-201, 205, 215-197, 204 TB  
 47,34A AC 1997: # 5316 CORRECTS & SPLITS  
 LEGALS 5-31-9

**Property Class** 100  
**Vacant Land**

**Year:** 2018

**Location Information**  
**County**  
 WAYNE

**Township**  
 CENTER TOWNSHIP

**District 007 (Local 020)**  
 CENTERVILLE TOWN  
 School Corp 8388  
 CENTERVILLE-ABINGTON COMM

**Neighborhood** 934008-020  
 CENTER-934008 (020)

**Section/Plat**

**Location Address (1)**  
 WESTCOTT PL  
 CENTERVILLE, IN 47330

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
 N/A

**Characteristics**  
**Topography**  
 Flood Hazard  
 ERA  
 Electricity  
 TIF  
 Streets or Roads Paved  
**Neighborhood Life Cycle Stage**  
 Static  
 Printed

**Data Source** N/A  
**Collector**  
**Appraiser**

**Review Group**  
 Friday, May 4, 2018

**Valuation Records (Work in Progress values are not certified values and are subject to change)**

2018	2017	2016	2015	2014
WIP	AA	Misc	Misc	Misc
Reason For Change	AA	Misc	Misc	Misc
As Of Date	05/01/2018	01/01/2016	03/01/2015	03/01/2014
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$7,800	\$9,000	\$9,900	\$9,900
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,800	\$9,000	\$9,900	\$9,900
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$7,800</b>	<b>\$9,000</b>	<b>\$9,900</b>	<b>\$9,900</b>
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$7,800	\$9,000	\$9,900	\$9,900
Total Non Res (3)	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 100', Cl 100')**

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
4	A	CRA	0	2.650000	1.02	\$1,642	\$1,642	\$4,351	0%	0%	1.0000	\$4,350
4	A	MRA	0	0.530000	0.94	\$1,610	\$1,513	\$802	0%	0%	1.0000	\$800
4	A	MRB2	0	1.800000	0.89	\$1,610	\$1,433	\$2,579	0%	0%	1.0000	\$2,580
6	A	MRB2	0	0.240000	0.89	\$1,610	\$1,433	\$344	-80%	0%	1.0000	\$70

**Land Computations**

Calculated Acreage	5.22
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.22
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.22
Farmland Value	\$7,800
Measured Acreage	5.22
Avg Farmland Value/Acre	1494
Value of Farmland	\$7,800
Classified Total	\$0
Farm / Classified Value	\$7,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$7,800
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$7,800</b>



# TAX INFORMATION

My Results

Search Form

My Selections: 312031011900020 ▼

▼ Owner Information

- ▶ Map #: 312031011900020
- ▶ State Parcel ID: 891020310119000007
- ▶ Owner Name: RHODES, CARROL M, TRUSTEE
- ▶ Legal Description: N D SW SEC 20-16-14 5.219A
- ▶ Billing Add: 11 S 27TH ST
- ▶ City: RICHMOND
- ▶ State: IN
- ▶ ZIP: 47374

▼ Tax Value Information -- 2018 Contact Treasurer office for payment status @ 765-973-9238

- ▶ Tax Bill ID: 0200085005
- ▶ Semi-Annual Tax: 90.00
- ▶ Deduction:

*\$180.00/yr.*

▼ Parcel Information

- ▶ House #: 0
- ▶ Street: NORTH ST?
- ▶ Tax Unit: CENTERVILLE
- ▶ Deed Record: AFF: 5-30-97 FILED \* QCD: 6-16-00 2000006649
- ▶ Year Built: 0
- ▶ Plat Map: [View Plat](#)
- ▶ Permit Document: [Search Laserfiche](#)

▼ Property Report Card

- ▶ 2018: [View Card](#)
- ▶ 2017: [View Card](#)
- ▶ 2016: [View Card](#)
- ▶ 2015: [View Card](#)
- ▶ 2014: [View Card](#)
- ▶ 2013: [View Card](#)
- ▶ 2012: [View Card](#)
- ▶ 2011: [View Card](#)
- ▶ 2010: [View Card](#)

Print Map

Print Report

# TAX INFORMATION



**Overview**

**Legend**

- Parcel Boundary
- Civil Township Boundary
- County Boundary
- Street Centerline
- <all other values>
- STATE
- HWY
- Interstate

Parcel ID	891020000111002007	Alternate ID	020-00850-06	Owner	CODDINGTON RHODES TRUST	Last 2 Sales			
Sec/Twp/Rng	--	ID		Address	11 S 27TH ST	Date	Price	Reason	Qual
Property	CROWN CREEK	Class	100 VACANT		RICHMOND, IN 47374	n/a	0	n/a	n/a
Address	BLVD	Acreage	8.297			n/a	0	n/a	n/a
District	CENTERVILLE								
Brief Tax Description	PT NW 20-16-14 8.297A								
	<i>(Note: Not to be used on legal documents)</i>								

*Es*

Date created: 7/20/2018  
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Beacon - Wayne County, IN

Page 1 of 1



### Summary

Tax ID	020-00850-06
State Parcel ID	89-10-20-000-111.002-007
Map #	31-20-000-111.020-20
Property Address	CROWN CREEK BLVD
Sec./Twp/Rng	n/a
Tax Set	CENTERVILLE
Subdivision	n/a
Brief Tax Description	PT NW 20-16-14 B.297A (Note: Not to be used on legal documents)
Book/Page	TRST: 7-12-18 2018005630
Acres	8.297
Class	100 VACANT AGRICULTURAL-100

### Owners

Deeded Owner  
CODDINGTON RHODES TRUST  
11 S 27TH ST  
RICHMOND, IN 47374

### Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
07/12/2018	CODDINGTON RHODES TRUST	RHODES, CARROL M, TRUSTEE	Split	Trustee's Deed - 2018005630

No data available for the following modules: Homestead Verification, Land, Residential Dwellings, Commercial Buildings, Improvements, Valuation, Deductions, Tax History, Payments, Property Record Cards, Photos, Sketches, Permits.

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Last Data Upload: 7/20/2018 3:40:43 AM



# TAX INFORMATION

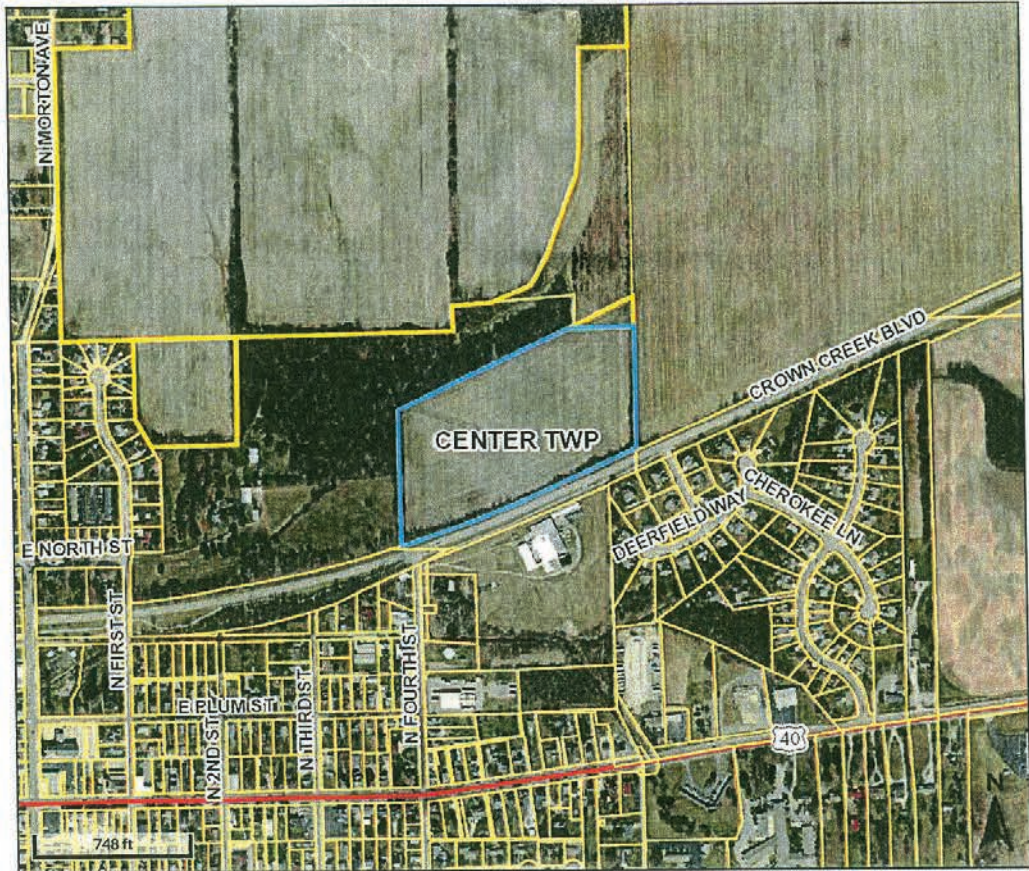
My ResultsSearch Form

My Selections:

- ▼ **Owner Information**
  - ▷ **Map #:** 312000011102020
  - ▷ **State Parcel ID:** 891020000111002007
  - ▷ **Owner Name:** CODDINGTON RHODES TRUST
  - ▷ **Legal Description:** PT NW 20-16-14 8.297A
  - ▷ **Billing Add:** 11 S 27TH ST
  - ▷ **City:** RICHMOND
  - ▷ **State:** IN
  - ▷ **ZIP:** 47374
- ▼ **Tax Value Information - - 2018 Contact Treasurer office for payment status @ 765-973-9238**
  - ▷ **Tax Bill ID:** 0200085006
  - ▷ **Semi-Annual Tax:** *Estimated Tax \$234.00/yr.*
  - ▷ **Deduction:** *Per Assessor's Office (Heather)*
- ▼ **Parcel Information**
  - ▷ **House #:** 0
  - ▷ **Street:** CROWN CREEK BLVD
  - ▷ **Tax Unit:** CENTERVILLE
  - ▷ **Deed Record:** TRST: 7-12-18 2018005630
  - ▷ **Year Built:**
  - ▷ **Plat Map:**
  - ▷ **Permit Document:**
- ▼ **Property Report Card**
  - ▷ **2018:**
  - ▷ **2017:**
  - ▷ **2016:**
  - ▷ **2015:**
  - ▷ **2014:**
  - ▷ **2013:**
  - ▷ **2012:**
  - ▷ **2011:**
  - ▷ **2010:**



# TAX INFORMATION



- Legend**
- Parcel Boundary
  - Civil Township Boundary
  - County Boundary
  - Street Centerline
  - <all other values>
  - STATE
  - HWY
  - Interstate

Parcel ID	891020320101000007	Alternate ID	020-00850-04	Owner	RHODES, CARROL M, TRUSTEE	Last 2 Sales			
Sec/Twp/Rng	--	ID		Address	C/O CARROL CODDINGTON	Date	Price	Reason	Qual
Property	WESTCOTT PL	Class	100 VACANT		11 S 27TH ST	n/a	0	n/a	n/a
Address	CENTERVILLE		AGRICULTURAL-100		RICHMOND, IN 47374	n/a	0	n/a	n/a
		Acreage	n/a						
District	CENTERVILLE								
Brief Tax Description	ND SW SEC 20-16-14 16.944A								
	(Note: Not to be used on legal documents)								

Date created: 7/20/2018  
 Last Data Uploaded: 7/20/2018 3:40:43 AM



# TAX INFORMATION

89-10-20-320-101.000-007

RHODES, CARROL M, TRUSTEE

WESTCOTT PL

100, Vacant Land

CENTER-934008 (020)/9340

**General Information**  
 Parcel Number  
 89-10-20-320-101.000-007  
 Local Parcel Number  
 31-20-320-101.000-20  
 Tax ID:  
 020-00850-04  
 Routing Number

**Ownership**  
 RHODES, CARROL M, TRUSTEE  
 C/O CARROL CODDINGTON  
 11 S 27TH ST  
 RICHMOND, IN 47374

**Transfer of Ownership**  
 Owner  
 RHODES, CARROL M  
 Date  
 01/01/1900  
 Doc ID Code Book/Page Adj Sale Price VI  
 CO / / \$0 I

**Legal**  
 ND SW SEC 20-16-14 16.944A

**Notes**  
 10/27/2008 : 2004 MEMO ORD # 2003020932  
 ANNEX PARCEL FROM CENTER TOWNSHIP TO  
 CENTERVILLE 12-29-2003 2003 MEMO FORM 11  
 QUALITY CONTROL CHECK. 11/09/05 MEM. AC  
 1988 #5559 SPLITS LEGALS TO SEPARATE MAPS  
 11-4-97 RAW 08-16-91 473-473 DR. 228-201, 205,  
 215-197, 204 TB 47-34A

Property Class 100  
 Vacant Land

Year: 2018

Location Information

County  
 WAYNE

Township  
 CENTER TOWNSHIP

District 007 (Local 020)  
 CENTERVILLE TOWN

School Corp 9380  
 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-020  
 CENTER-934008 (020)

Section/Plat

Location Address (1)  
 WESTCOTT PL  
 CENTERVILLE, IN 47330

**Valuation Records (Work in Progress: values are not certified values and are subject to change)**

2018	2017	2016	2015	2014
Assessment Year	Reason For Change	Misc	Misc	Misc
As Of Date	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
03/05/2018	1,0000	05/02/2017	03/01/2015	03/01/2014
1,0000	1,0000	1,0000	1,0000	1,0000
\$28,600	\$32,900	\$34,800	\$36,400	\$36,400
\$0	\$0	\$0	\$0	\$0
\$28,600	\$32,900	\$34,800	\$36,400	\$36,400
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$28,600	\$32,900	\$34,800	\$36,400	\$36,400
\$0	\$0	\$0	\$0	\$0
\$28,600	\$32,900	\$34,800	\$36,400	\$36,400
\$0	\$0	\$0	\$0	\$0

**Land Pricing**

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	MRA	0	6.240000	0.94	\$1,610	\$1,513	\$9,441	0%	0%	1.0000	\$9,440
4	A	MRB2	0	4.610000	0.89	\$1,610	\$1,433	\$6,606	0%	0%	1.0000	\$6,610
4	A	TR	0	6.090000	1.28	\$1,610	\$2,061	\$12,551	0%	0%	1.0000	\$12,550

**Land Computations**

Calculated Acreage	16.94
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel/Acreage	16.94
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	16.94
Farmland Value	\$28,600
Measured Acreage	16.94
Avg Farmland Value/Acre	1688
Value of Farmland	\$28,600
Classified Total	\$0
Farm / Classified Value	\$28,600
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$28,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$28,600</b>

**Land Data (Standard Depth: Res: 100', Cl: 100')**

Land Type	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	0	6.240000	0.94	\$1,610	\$1,513	\$9,441	0%	0%	1.0000	\$9,440
4	0	4.610000	0.89	\$1,610	\$1,433	\$6,606	0%	0%	1.0000	\$6,610
4	0	6.090000	1.28	\$1,610	\$2,061	\$12,551	0%	0%	1.0000	\$12,550

**Market Model**  
 N/A

**Topography**  
 Flood Hazard   
 Public Utilities   
 Electricity   
 Streets or Roads   
 Paved   
 Neighborhood Life Cycle Stage   
 Static   
 Printed

**Characteristics**  
 ERA   
 TIF

**Review Group**  
 Friday, May 4, 2018  
 Appraiser 01/01/1900  
 Collector 01/01/1900  
 Data Source N/A



My Results

Search Form

My Selections: 312032010100020

▼ Owner Information

- ▶ Map #: 312032010100020
- ▶ State Parcel ID: 891020320101000007
- ▶ Owner Name: RHODES, CARROL M, TRUSTEE
- ▶ Legal Description: ND SW SEC 20-16-14 16.944A
- ▶ Billing Add: 11 S 27TH ST
- ▶ City: RICHMOND
- ▶ State: IN
- ▶ ZIP: 47374

▼ Tax Value Information - - 2018 Contact Treasurer office for payment status @ 765-973-9238

- ▶ Tax Bill ID: 0200085004
- ▶ Semi-Annual Tax: 328.99
- ▶ Deduction:

*\$657.98/yr.*

▼ Parcel Information

- ▶ House #: 0
- ▶ Street: N 4TH ST
- ▶ Tax Unit: CENTERVILLE
- ▶ Deed Record: DR: 215-197 \* DR: 215-204 \* DR: 229-201 \* R/W: 473-473 \* AFF: 5-30-97 AUD1997012 \* QCD: 6-16-00 2000006649
- ▶ Year Built: 0
- ▶ Plat Map: [View Plat](#)
- ▶ Permit Document: [Search Laserfiche](#)

▼ Property Report Card

- ▶ 2018: [View Card](#)
- ▶ 2017: [View Card](#)
- ▶ 2016: [View Card](#)
- ▶ 2015: [View Card](#)
- ▶ 2014: [View Card](#)
- ▶ 2013: [View Card](#)
- ▶ 2012: [View Card](#)
- ▶ 2011: [View Card](#)
- ▶ 2010: [View Card](#)

Print Map

Print Report







# SOIL TESTS



**Agrow One Central - Soil Test Maps**

---

**Matt Walther**

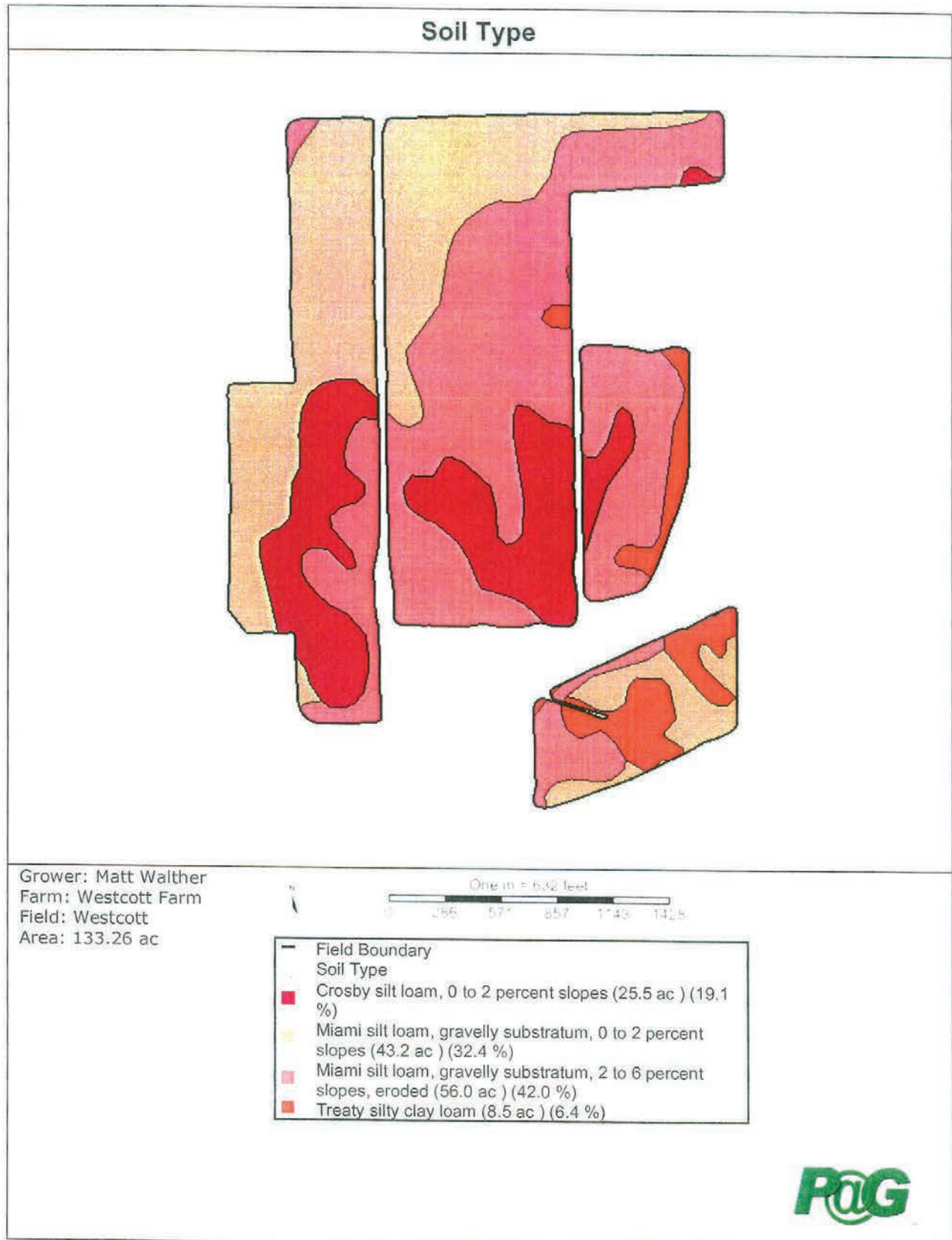
**Westcott Farm**

**Westcott**

**Area: 133.26 ac**

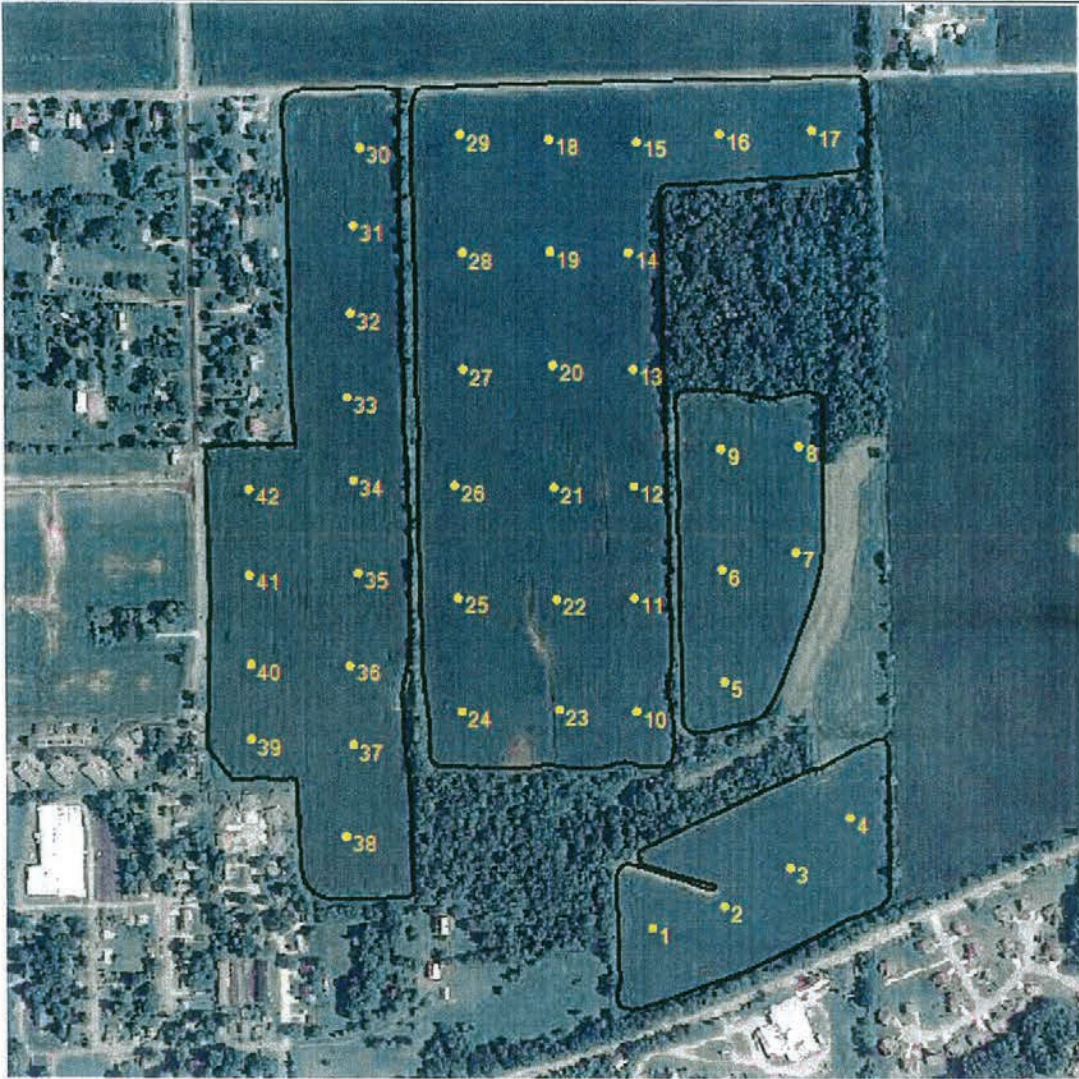




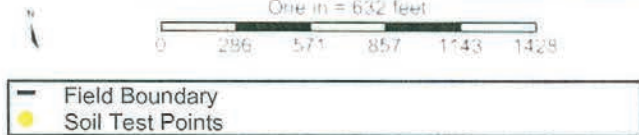


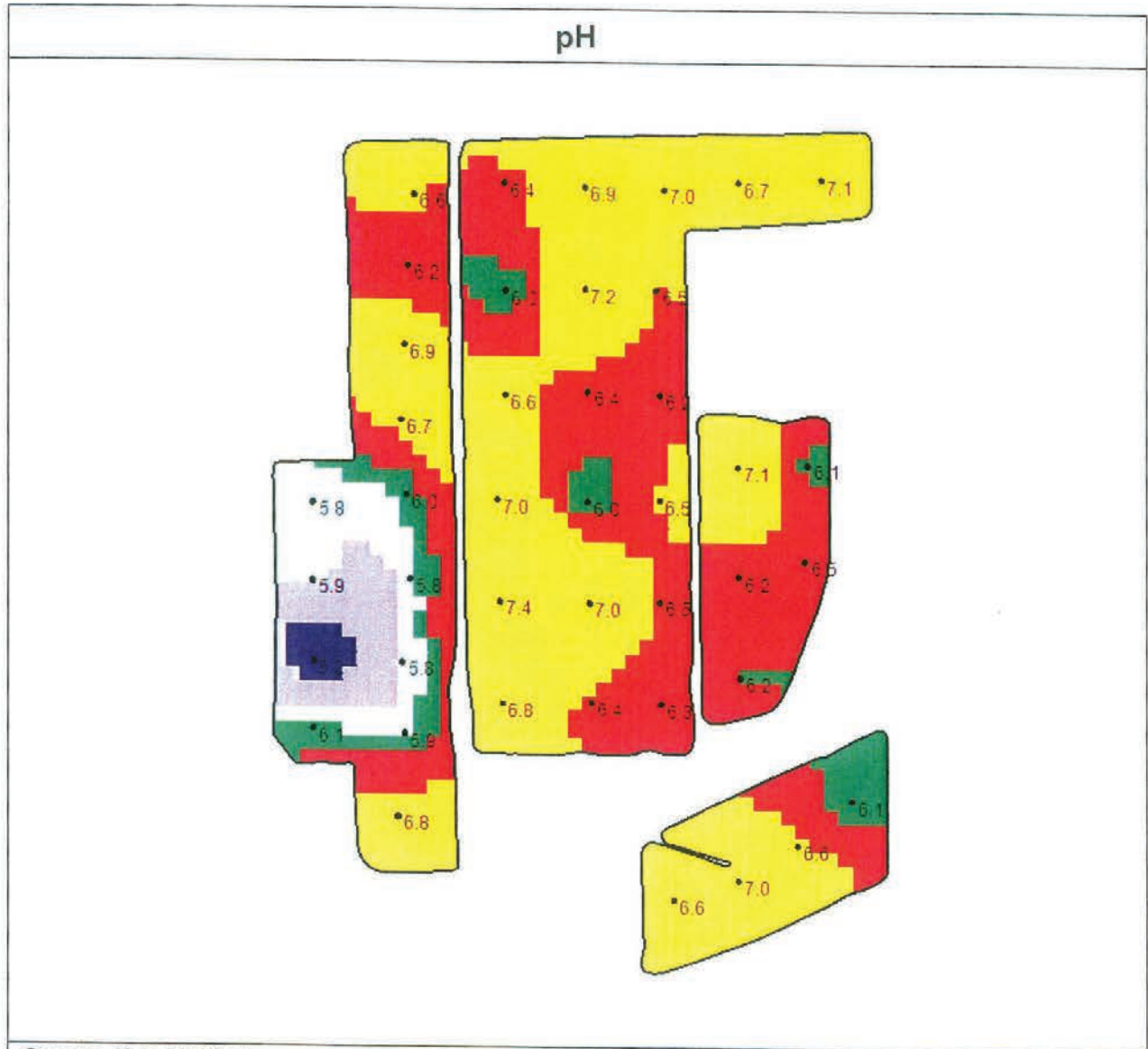


## Soil Test Points



Grower: Matt Walther  
Farm: Westcott Farm  
Field: Westcott  
Area: 133.26 ac  
Event Date(s): 3/31/2014





Grower: Matt Walther  
 Farm: Westcott Farm  
 Field: Westcott  
 Area: 133.26 ac

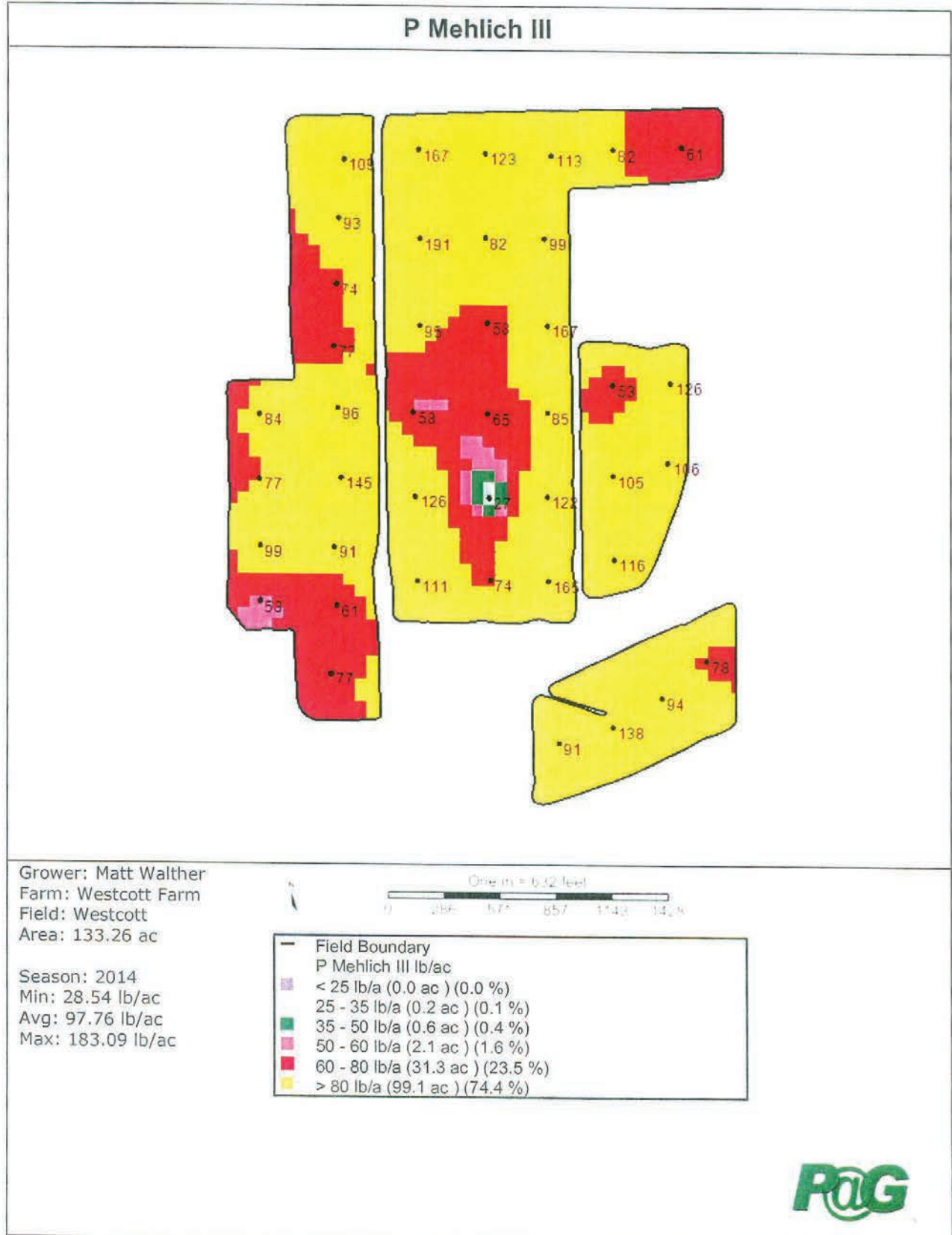
Season: 2014  
 Min: 5.27 PH SCALE  
 Avg: 6.47 PH SCALE  
 Max: 7.35 PH SCALE

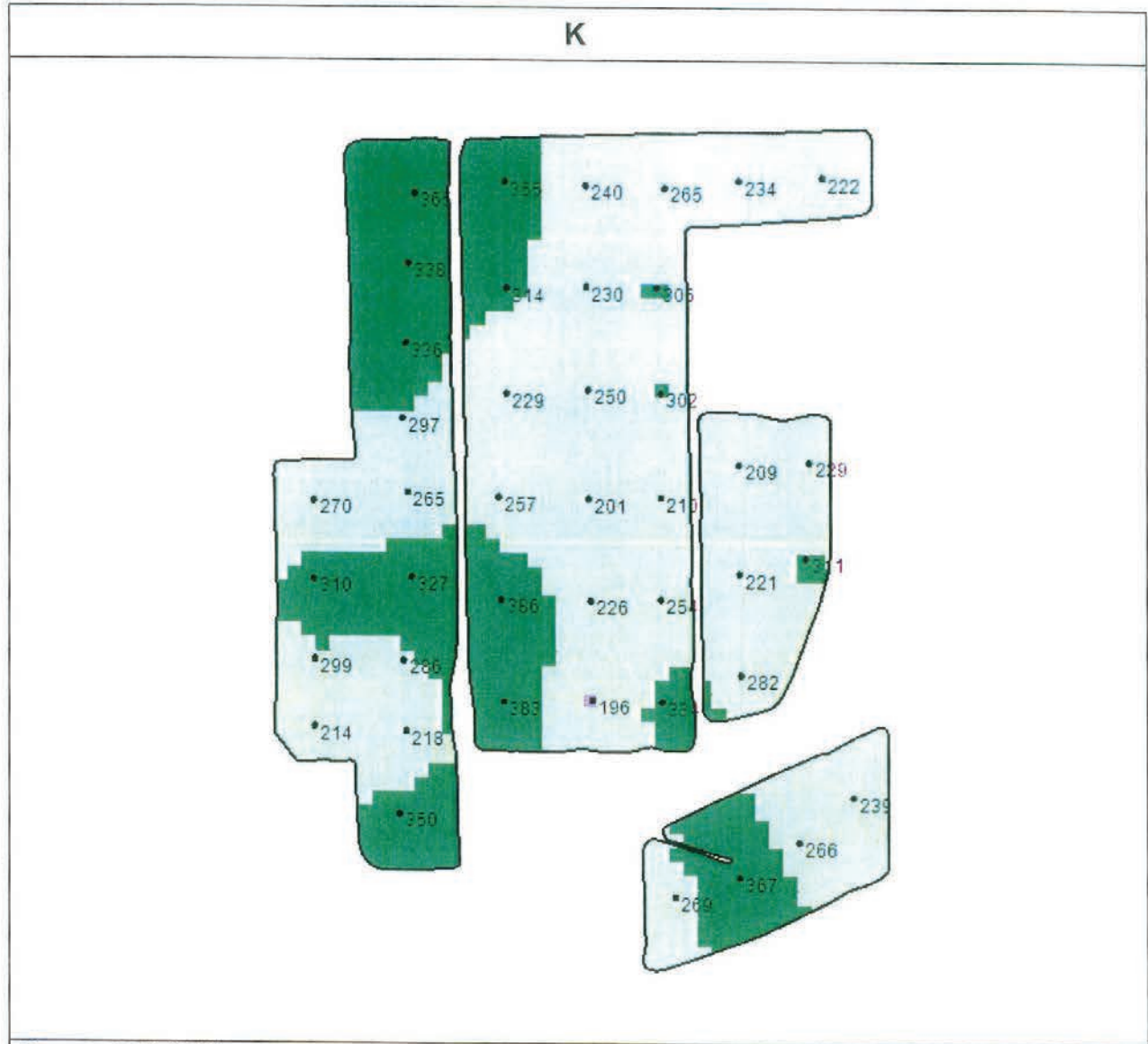


Field Boundary	
pH PH SCALE	
<span style="color: blue;">■</span>	< 5.5 (1.4 ac) (1.1 %)
<span style="color: lightgrey;">■</span>	5.5 - 5.8 (6.0 ac) (4.5 %)
<span style="color: green;">■</span>	5.8 - 6.0 (7.5 ac) (5.6 %)
<span style="color: teal;">■</span>	6.0 - 6.2 (9.0 ac) (6.7 %)
<span style="color: red;">■</span>	6.2 - 6.5 (42.3 ac) (31.8 %)
<span style="color: yellow;">■</span>	> 6.5 (67.1 ac) (50.4 %)



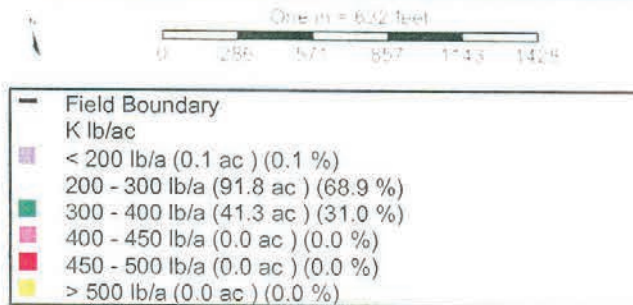




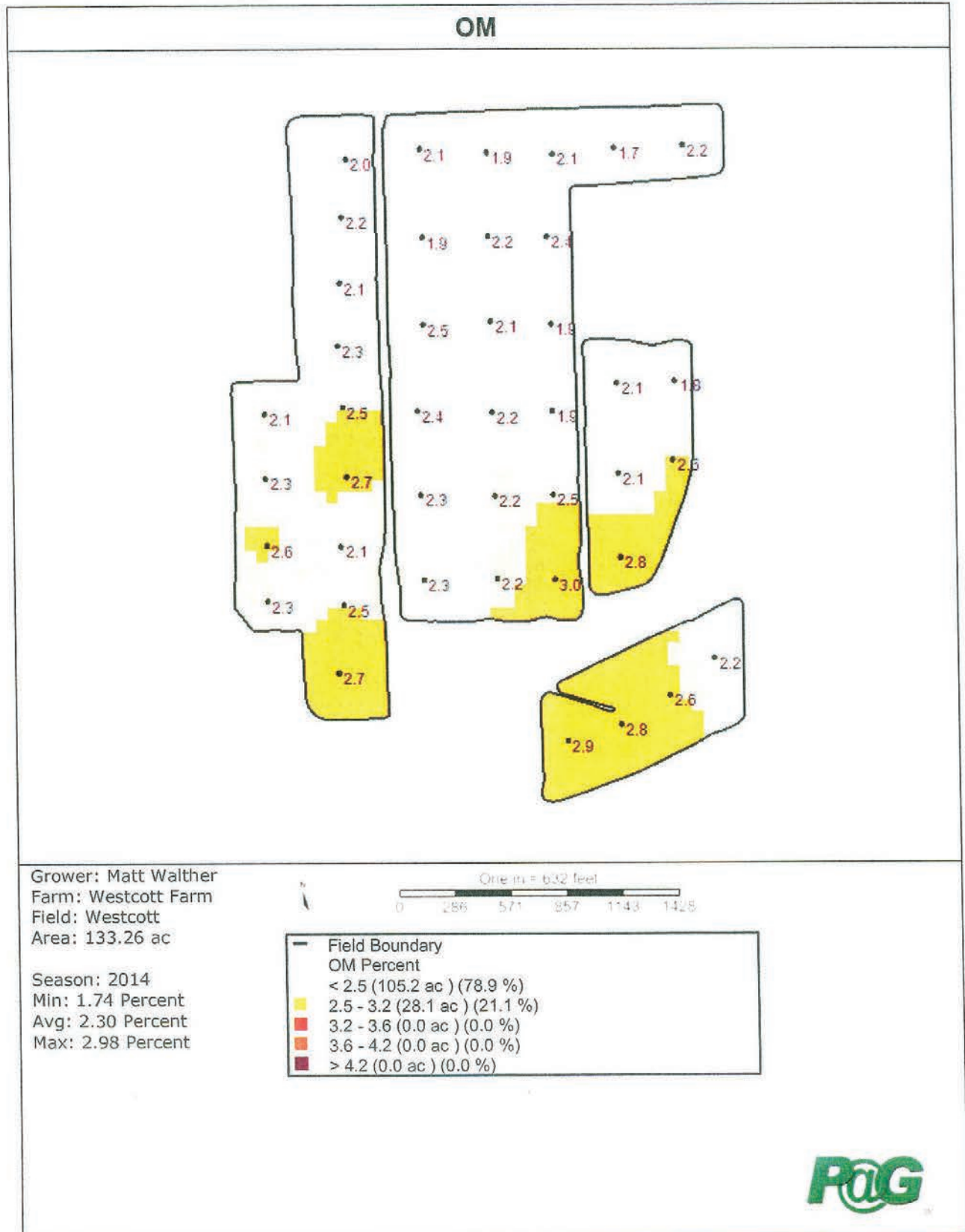


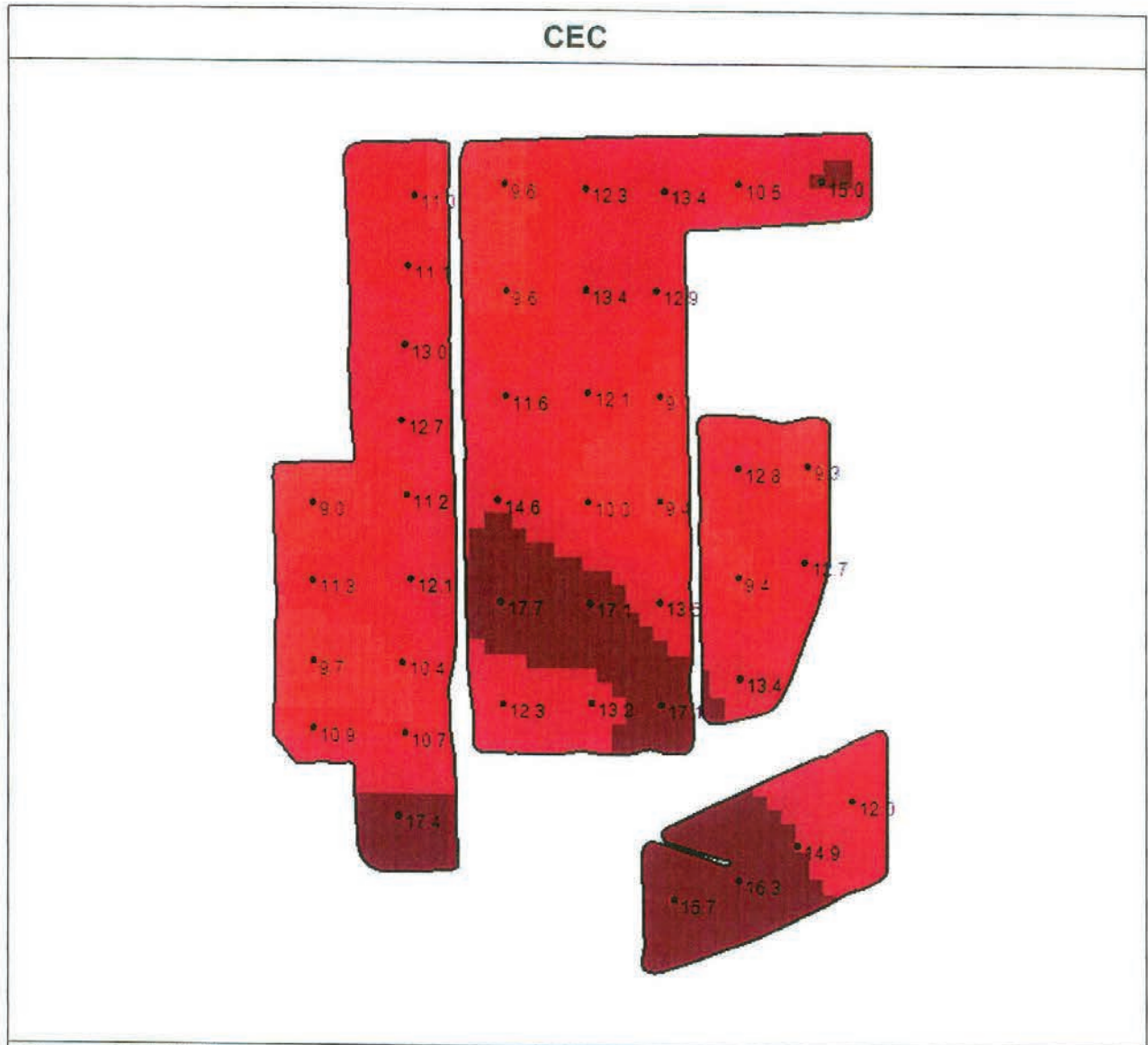
Grower: Matt Walther  
 Farm: Westcott Farm  
 Field: Westcott  
 Area: 133.26 ac

Season: 2014  
 Min: 198.72 lb/ac  
 Avg: 279.46 lb/ac  
 Max: 381.02 lb/ac



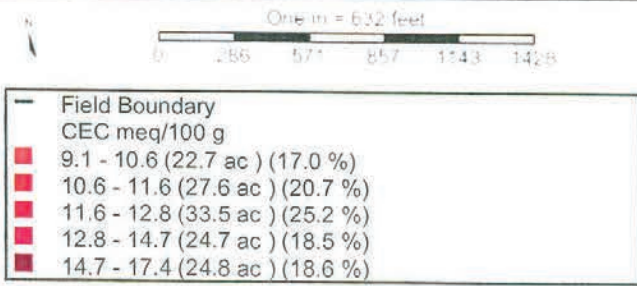




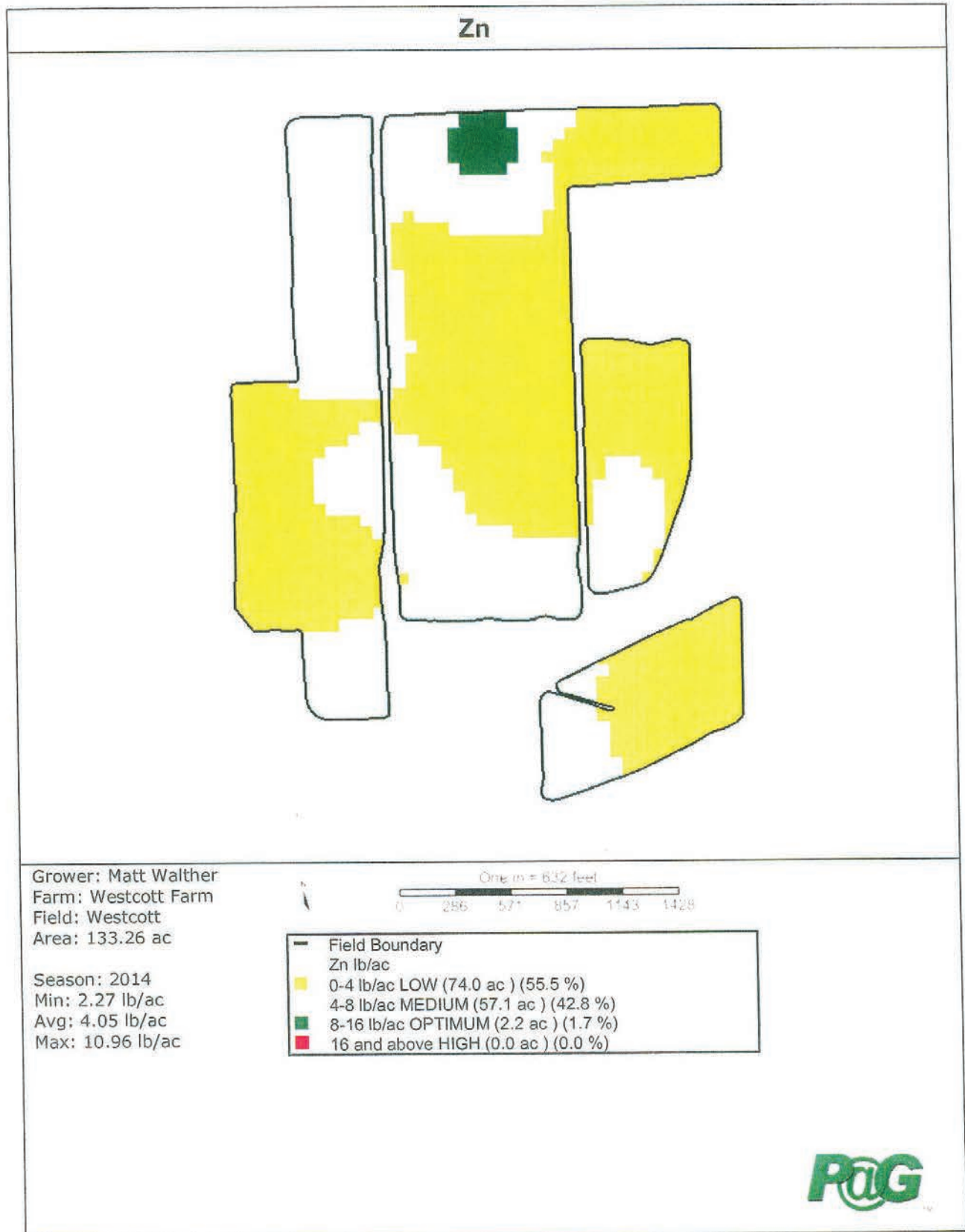


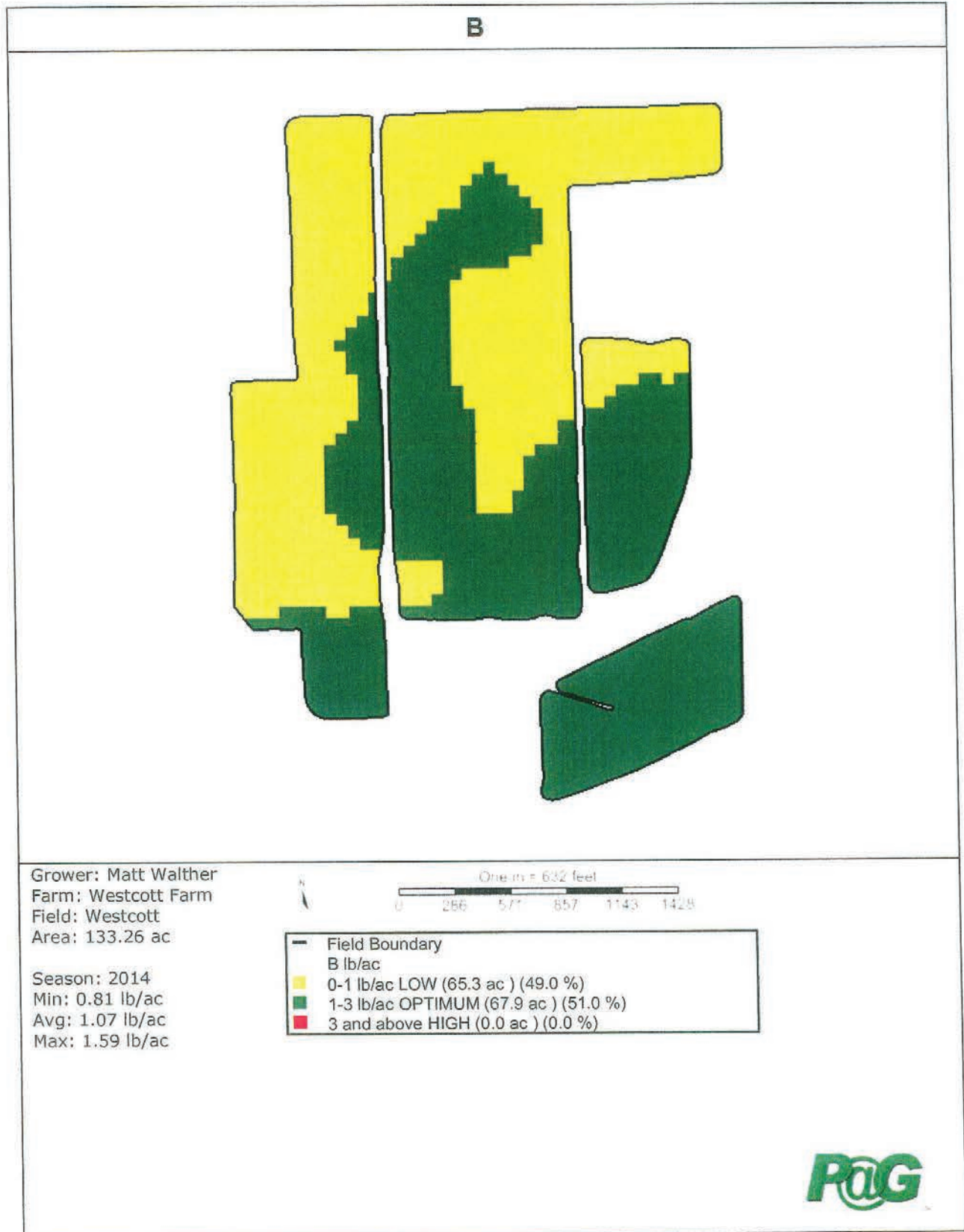
Grower: Matt Walther  
 Farm: Westcott Farm  
 Field: Westcott  
 Area: 133.26 ac

Season: 2014  
 Min: 9.10 meq/100 g  
 Avg: 12.54 meq/100 g  
 Max: 17.44 meq/100 g

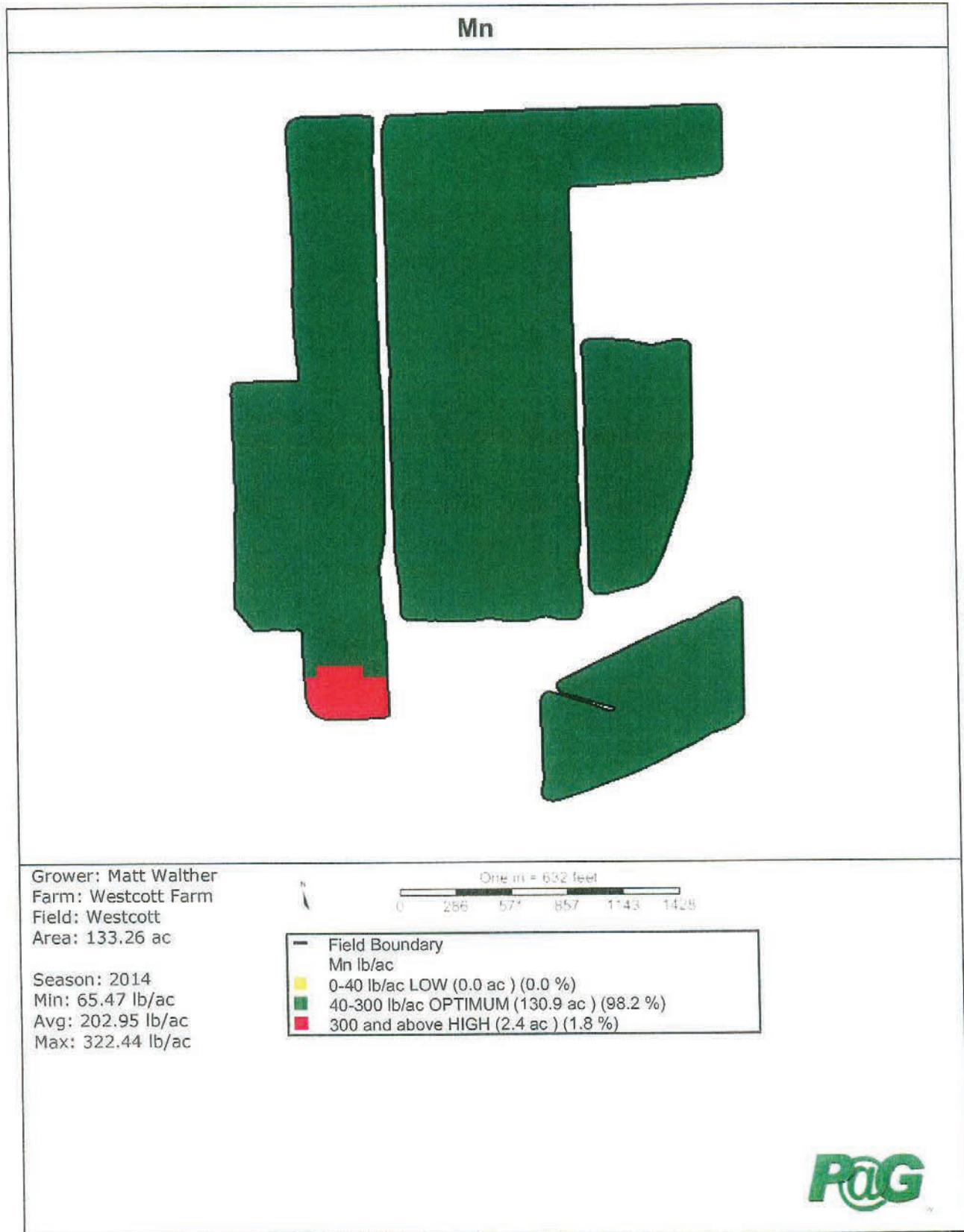
















# SOIL TESTS

Rock River Laboratory  
 P.O. Box 169  
 Watertown, WI 53094-0169  
 920-261-0446 Phone  
 office@rockriverlab.com

Account No. 421  
 Precision Agronomics Inc. #421  
 24552 Oakbridge Court  
 Danville, IL 61834

Report for:  
 Matt Walther-Westcott Farm



Field	Sample	pH	BpH	Om	Mehlich Mehlich III								Base Saturation								Salt mmho /cm																											
					P	K	Ca	Mg	B	Mn	Zn	S	Na	CEC	Ca	Mg	K	NO3	Cu	Fe		Al																										
			%	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a	lb/a														
Westcott	24	6.8	2.3	111	383	3026	720	0.9	260	4.1	12	69	27	4																																		
Westcott	25	7.4	2.3	125	387	3978	1017	1.6	294	5.5	18	68	29	3																																		
Westcott	26	7.0	2.4	58	257	3492	864	1.2	310	3.5	15	69	28	3																																		
Westcott	27	6.6	7.0	2.5	95	2938	689	1.1	250	3.6	12	70	27	3																																		
Westcott	28	6.0	6.8	1.9	191	2219	610	1.0	162	3.2	10	66	30	5																																		
Westcott	29	6.4	7.0	2.1	167	2303	549	0.8	199	4.8	10	68	27	5																																		
Westcott	30	6.6	7.1	2.0	109	2662	558	1.0	196	4.6	11	71	24	5																																		
Westcott	31	6.2	6.9	2.2	93	2694	562	1.0	230	5.0	11	71	24	5																																		
Westcott	32	6.9	2.1	74	336	3147	709	0.9	237	6.3	13	70	26	4																																		
Westcott	33	6.7	2.3	77	297	3161	727	1.0	245	6.9	13	70	26	3																																		
Westcott	34	6.0	6.8	2.5	96	3004	554	0.9	193	3.5	11	74	22	3																																		
Westcott	35	5.8	6.7	2.7	145	3222	561	1.1	64	4.9	12	75	21	4																																		
Westcott	36	5.8	6.7	2.1	91	2675	488	0.9	98	3.0	10	74	22	4																																		
Westcott	37	5.9	6.7	2.5	61	2844	525	0.9	181	3.3	11	75	23	3																																		
Westcott	38	6.8	2.7	77	350	4375	981	1.6	314	5.5	17	71	26	3																																		
Westcott	39	6.1	6.8	2.3	58	2852	590	0.9	241	3.3	11	73	25	3																																		
Westcott	40	5.2	6.4	2.6	99	2389	458	0.9	114	3.6	10	73	23	5																																		
Westcott	41	5.9	6.7	2.3	77	2837	609	0.9	252	3.7	11	71	25	4																																		
Westcott	42	5.8	6.7	2.1	84	2247	483	0.9	176	2.7	9	71	25	4																																		
Westcott	Adj Avg	6.5	6.9	2.3	98	3085	677	1.1	201	4.0	12	71	26	3																																		







UTILITY, FRONTAGES,  
AND  
ZONING INFORMATION

# UTILITY, FRONTAGES & ZONING INFORMATION

## **RHODES TRUST AUCTION 9/13/18**

### **UTILITY INFORMATION**

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The property (Tracts 1, 2 & 5) is served by Centerville Water and Sewer. The area natural gas is provided by Vectren (800-227-1376). The road sides on Centerville Road and Crown Creek Blvd. are mowed with lawnmower regularly by Centerville. The attached map shows the locations of each service.

We understand Tract 2 has city water on the east side of Centerville Road and sewer is in R/W on the east/center. Gas is across Centerville Road at the Panoramic Apartments at the southwest corner and at the south end of Tract 2. Tract 5 water and gas is available across Crown Creek Blvd. at the southeast corner. (See map attached)

If a single house on Tracts 3 & 4 is desired, would likely need a well and septic, then would require a variance from Centerville that the manager indicated is very likely to be agreed.

### **ZONING INFORMATION**

---

All tracts are currently zoned Agriculture. Tract 2 would likely be the most cost effective to develop now. This would likely be changed to R-2 Zoning if requested by the buyer, with possible minimum 12,000 sq. ft. lots on 80 ft. frontage by 100 ft. depth. This would achieve 19 lots. In addition, 1 acre lots with frontage on Centerville Road would be possible to achieve 9 lots. The market for 1 acre lots in this area is believed \$15,000 to \$30,000 currently.

Any Zoning or Utility questions may be directed to Centerville Zoning and Planning, Gene Cates at 765-855-2215.

\*Above information is believed to be accurate, but not warranted by owner of agents.



# UTILITY, FRONTAGES & ZONING INFORMATION



FOR INFORMATION ONLY  
MAY BE RESPONSIBLE FOR ACCURACY  
**VECTREN**

Gas Line Map of Centerville provided by Gene Cates, City Planning and not Warranted.



# UTILITY, FRONTAGES & ZONING INFORMATION

**Rhodes Trust**  
**Utility Frontage Map**      Auction 9/13/18  
 Currently Zoned AG



Boundaries and Utility Lines are Approximate and Not Warranted

**170± Total Acres**

**20-16N-14E**  
**Wayne County**  
**Indiana**

map center: 39° 49' 34.36, 84° 59' 28.8

scale: 7157



6/23/2015

Maps Provided By:  
  
 CUSTOMER ONLINE MAPPING  
 © AgriData, Inc. 2014    www.AgridataInc.com





# YIELD HISTORY



## RHODES TRUST

### YIELD HISTORY

<u>YEAR</u>	<u>CROP</u>	<u>YIELD</u>	<u>ACRES</u>
2012	Corn	105*	42*
*Drought Yr.	Beans	44	97
2013	Corn	183	97
	Beans	54	42
2014	Beans	62.5	140
2015	Corn	175	140
2016	Beans	56.2	140
2017	Corn	181	140

---

\*Data was supplied by tenant at end of each year and not warranted by owners or agents.





NEWS RELEASE

News Release

**For Immediate Release  
For additional information  
Contact Steve Slonaker  
Schrader Companies  
1-877-747-0212**

**Historic 170 Acres  
Centerville, Indiana  
To Be Auctioned**

The Rhodes Trust Farm located at the north side of the Town of Centerville will be auctioned on Thursday, September 13<sup>th</sup> @ 6:00 PM. This farm has been in the McConaha Rhodes family since 1900 and received the Hoosier Homestead Award in 2000 for 100 years in the same family. The farm was known as the Wescott Stock Farm with house and barns listed on the National Register of Historic Places. This was the family home of Carrol McConaha Rhodes, longtime newspaper publisher and featured columnist for many area papers. The homestead was sold in 2017, and the property consists of 147 acres cropland, 14 acres maintained woodland and 5 acres of 12 year old hardwood tree plantation. Carrol passed in February 2018 and was known for her passion for land stewardship and conservation. The farm windmill can be seen just east of Centerville Road and is still turning. The farm is all within the city limits of Centerville. The farm has frontage on College Corner Road, Centerville Road and Crown Creek Blvd. The farm will be offered in 5 tracts by national land marketing specialists, Schrader Real Estate and Auction Company, Centerville office. The auction is expected to attract farmers, developers, home site buyers and family recreational enthusiasts. The auction will be held at the Golay Community Center in Cambridge City with the public invited. For additional information and inspection dates contact 1-877-747-0212, Steve Slonaker, Sales Manager or website at [schraderauction.com](http://schraderauction.com).





PICTURES























**CORPORATE HEADQUARTERS**

950 North Liberty Dr.  
Columbia City, IN 46725

**800-451-2709**

**[www.SchraderAuction.com](http://www.SchraderAuction.com)**