

East Central Indiana – Delaware County

Important
Land

AUCTION

Thursday, June 25 at 6 pm

320±
Acres

offered in 10 Tracts

**INFORMATION
BOOKLET**

Matthews

1/2 mile or Marion and 60 minutes to Ft. Wayne

Wes-Del Schools (Wes-Del)

AUCTION LOCATION: Delaware County Fairgrounds – Heartland Hall Building, 1210 N. Wheeling Ave., Muncie, IN



SCHRADER
Real Estate and Auction Company, Inc.



ONLINE BIDDING AVAILABLE

800-451-2709 • SchraderAuction.com

DISCLAIMER:

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

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

SELLERS: Donal R. Johnson Estate and Joanne E. Troutner & The Purdue University Foundation



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

Auction Manager: Mark Smithson

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, JUNE 25, 2020
320± ACRES – GASTON, 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,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, June 18,
2020. 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
320± Acres • Delaware County, Indiana
Thursday, June 25, 2020, 6:00PM

Bidder#

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, June 25, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. **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.
7. This document must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, June 25, 2020**. Return this form via fax to: **260-244-4431** or it can be emailed to **mark@schraderauction.com**.

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, 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: _____

Questions about ONLINE BIDDING

kevin@schraderauction.com or call Kevin Jordan @ 260-244-7606

Questions about the PROPERTY or PHONE BIDDING....

Please call Mark Smithson 765-744-1846.

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

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

TERMS & CONDITIONS

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts and as a total 320± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, with the targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing subject to 2020 tenant crop rights. *A credit for partial 2020 farm cash rent shall be credited to the buyer at closing in the amount of \$85 per tillable acre.*

REAL ESTATE TAXES: Prorated to date of closing. 2018/2019 Taxes were \$7659.06 or about \$24.50/acre

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Sellers disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

FARM PROGRAM INFO: Farm 3185: Corn Base Acres-145.1, Yield 147. Soybean Base Acres-132.4, Yield 48. Wheat Base Acres-15.3, Yield 68.

SURVEY: The Sellers shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Sellers. Sellers and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers' option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

TRACT DESCRIPTIONS

TRACT DESCRIPTIONS

Tracts 1-10: Sections 10 & 14, Township 22 North, Range 9 East, Washington Township

TRACT 1: 72.5± ACRES, All tillable tract, mostly Pewamo and Blount-Del Rey soils, frontage along CR 600W. County legal drain crosses west end.

TRACT 2: 40± ACRES, All tillable tract, mostly Pewamo and Blount-Del Rey soils, frontage along CR 600W. County legal drain for excellent drainage outlet.

TRACT 3: 46.5± ACRES, All tillable parcel, mostly Pewamo and Blount-Del Rey soils. Frontage along CR 600W and CR 1300N. County legal drain for excellent drainage outlet.

TRACT 4: 8± ACRES, Beautiful partially-open, partially-wooded building site. Perfect for that new Country Home. Frontage along Eaton-Wheeling Pike.

TRACT 5: 8± ACRES, Attractive mostly-open building site. Small wooded area in the rear. Great location. Frontage on Eaton-Wheeling Pike.

TRACT 6: 16.5± ACRES, All tillable with good frontage along Eaton-Wheeling Pike. Nice location for a hobby farm or homesite. Pewamo, Glynwood and Blount-Del Rey soils.

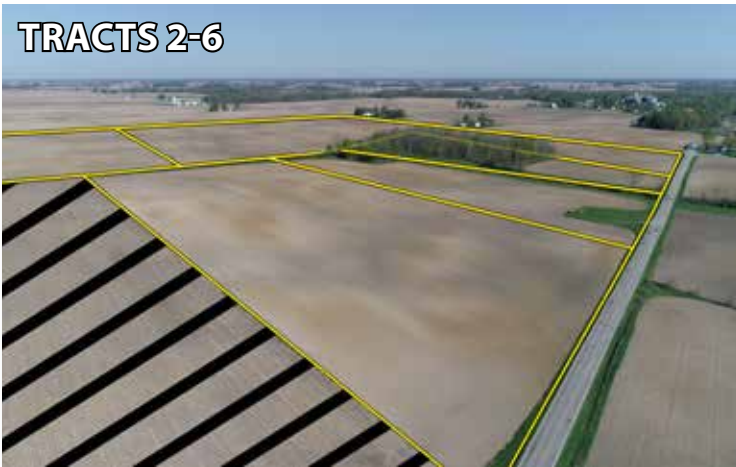
TRACT 7: 7.5± ACRES, Beautiful, modern Country Home in an impressive setting along CR 600W. 3,336 SF with 3 BR, 2 baths, natural gas fireplace, central air, full basement and attached garage. Outbuildings include two older post and beam barns, an open-sided pole barn approximately 32'x48', and two grain bins (4,000 bu. & 12,000 bu.), both with fans. This is a well-cared for property - don't miss this opportunity! Property is located at 19810 N County Road 600 W, Gaston, IN 47342

TRACT 8: 55± ACRES, About 49± acres tillable, mostly Pewamo and Blount-Del Rey soils. Frontage along Eaton-Wheeling Pike.

TRACT 9: 54± ACRES, Nearly all tillable with frontage along Eaton-Wheeling Pike. Pewamo, Blount-Del Rey and Glynwood soils. Frontage along Eaton-Wheeling Pike.

TRACT 10: 12± ACRES, Uniquely attractive building site. Rolling wooded acreage with open land. Frontage on Eaton-Wheeling Pike.

TRACTS 2-6



TRACTS 1-7



PART OF TRACTS 9 & 10

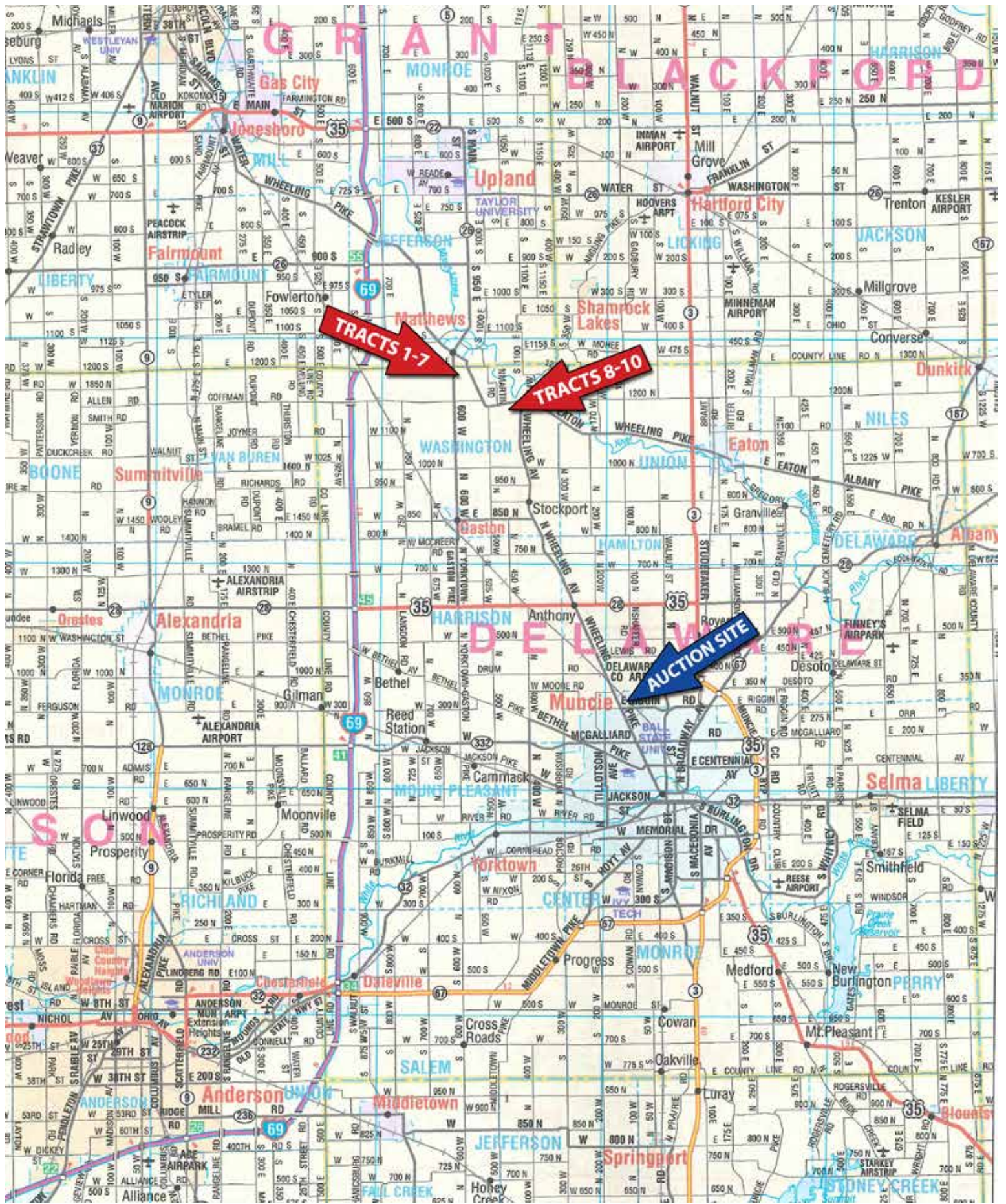


TRACT 7



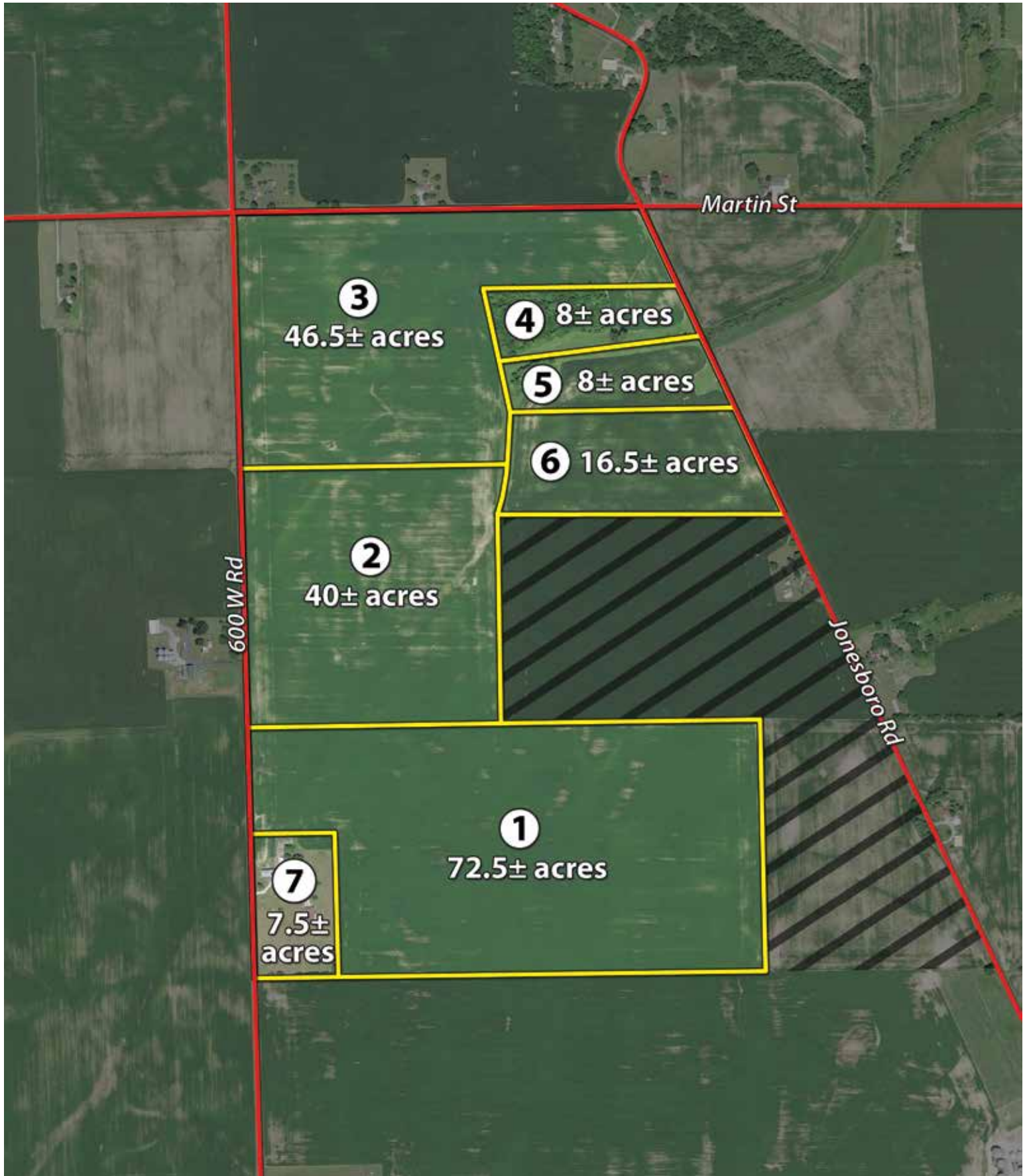
LOCATION MAP

LOCATION MAP



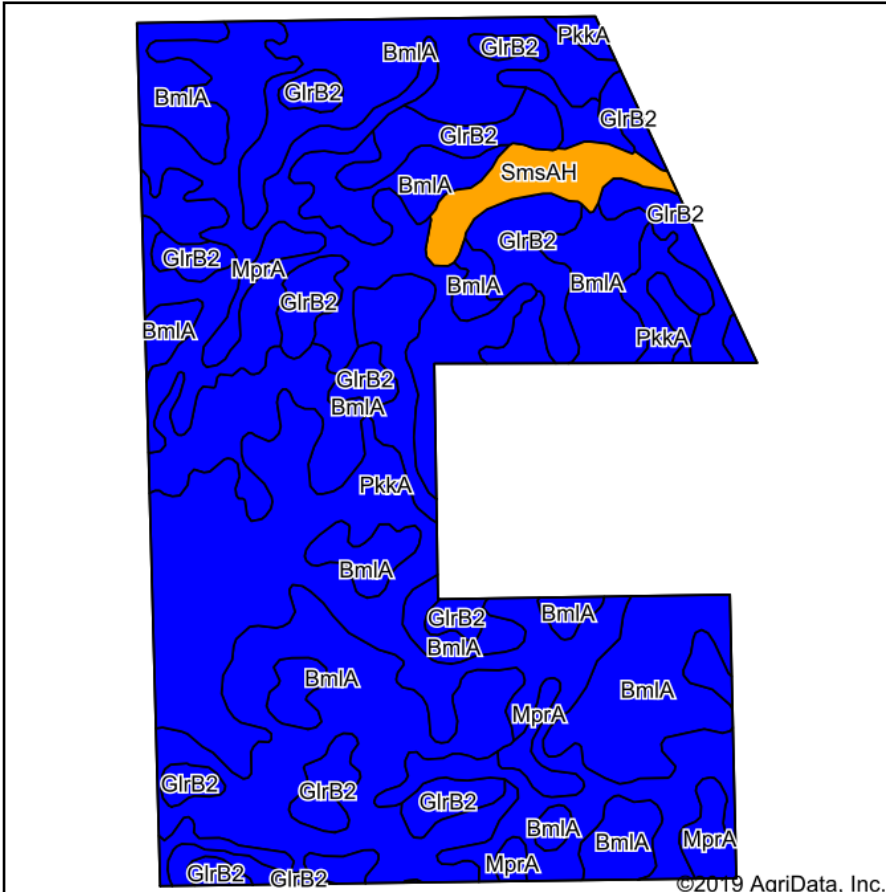
AERIAL & SOIL MAPS

AERIAL & SOIL MAPS

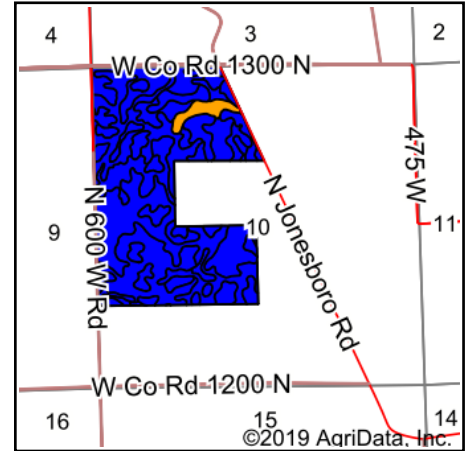


AERIAL & SOIL MAPS

Surety Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Delaware**
 Location: **10-22N-9E**
 Township: **Washington**
 Acres: **204.91**
 Date: **3/6/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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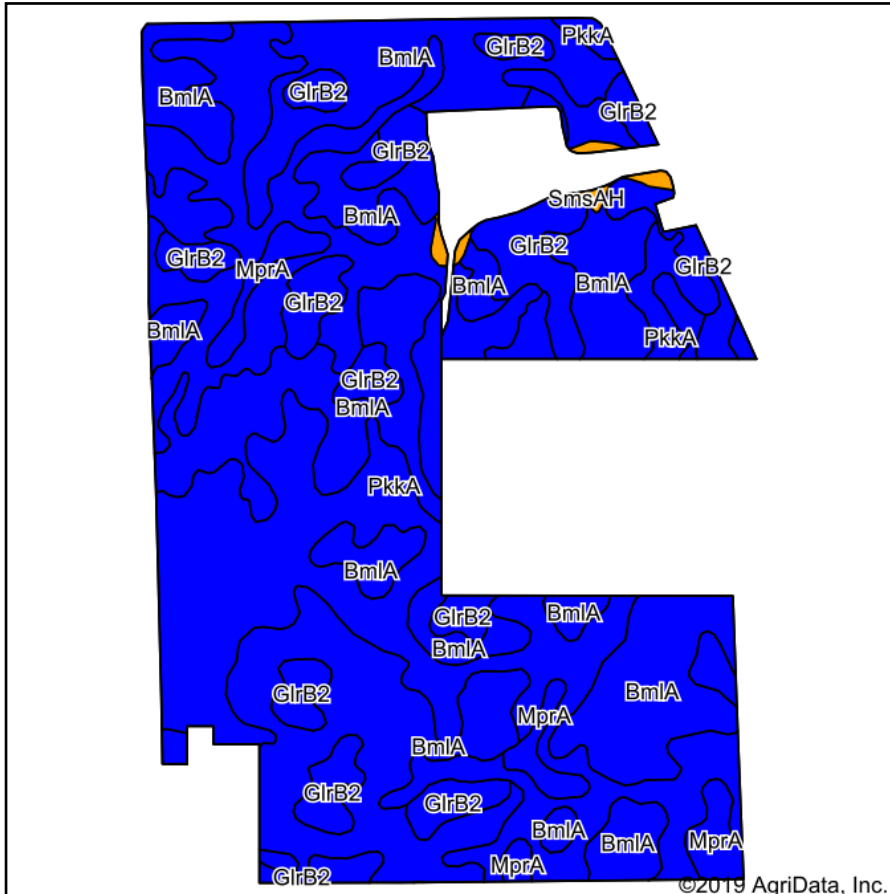


Area Symbol: IN035, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	91.65	44.7%		Ilw	141	5		9	46	63
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	74.14	36.2%		Ilw	157	5	11		47	64
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	27.80	13.6%		Ile	129	4	8		44	57
MprA	Milford silty clay loam, till substratum, 0 to 1 percent slopes	5.85	2.9%		Ilw	157	5		11	43	63
SmsAH	Sloan silt loam, 0 to 2 percent slopes, frequently flooded	5.47	2.7%		Illw	147	1		1	40	6
Weighted Average						145.8	4.8	5.1	4.4	45.8	61

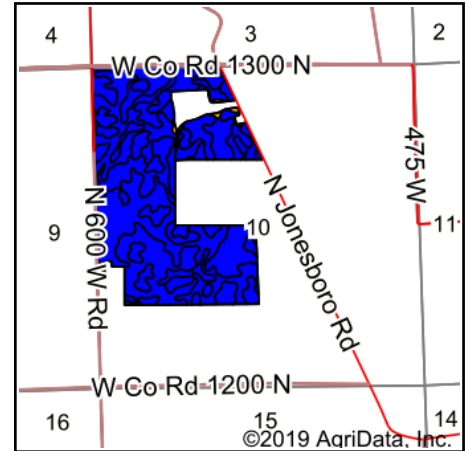
Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Delaware**
 Location: **10-22N-9E**
 Township: **Washington**
 Acres: **186.3**
 Date: **3/6/2020**

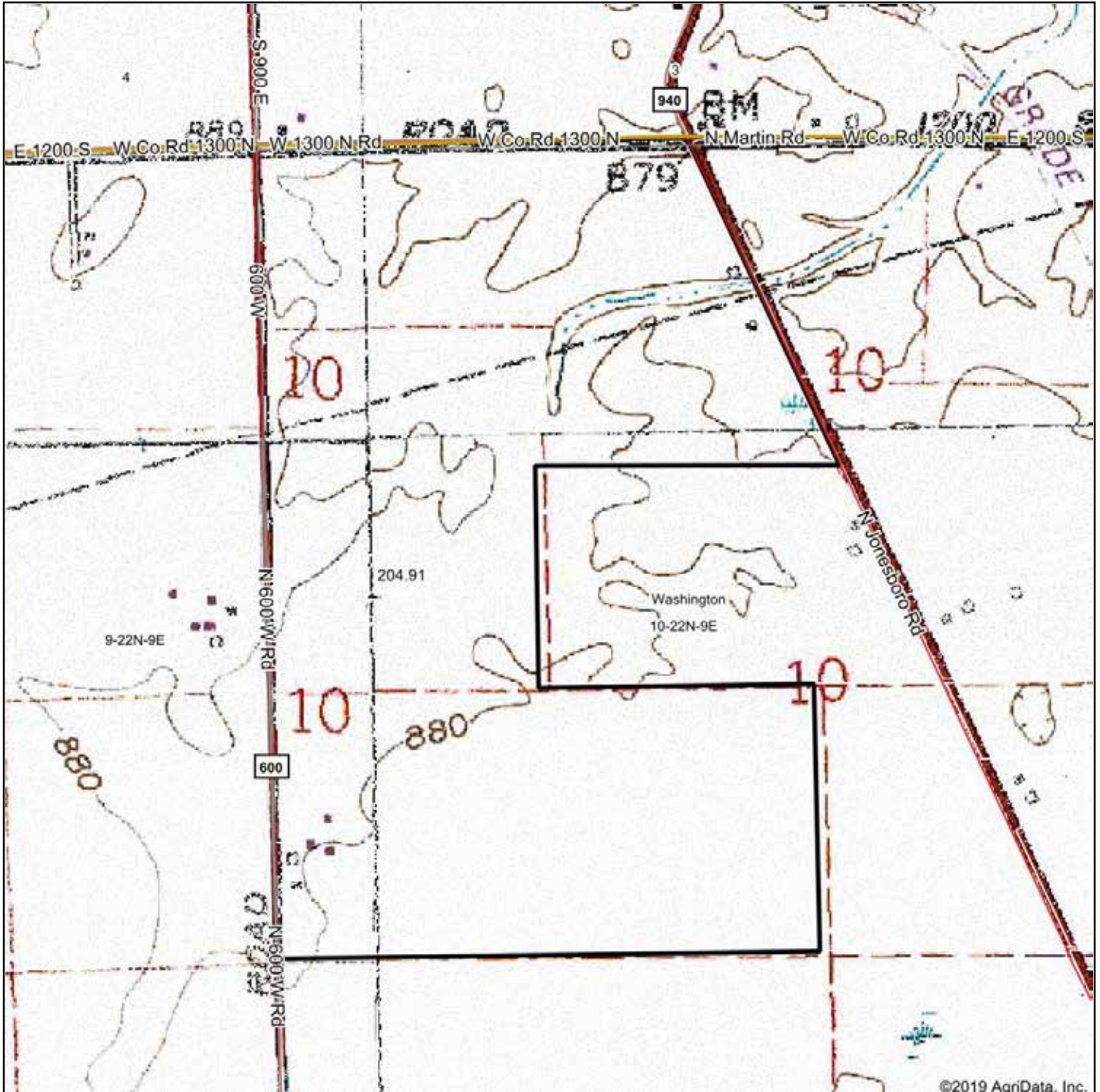


Area Symbol: IN035. Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	85.17	45.7%		IIw	141	5		9	46	63
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	71.55	38.4%		IIw	157	5	11		47	64
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	22.64	12.2%		Ile	129	4	8		44	57
MprA	Milford silty clay loam, till substratum, 0 to 1 percent slopes	5.82	3.1%		IIw	157	5		11	43	63
SmsAH	Sloan silt loam, 0 to 2 percent slopes, frequently flooded	1.12	0.6%		IIIw	147	1		1	40	6
Weighted Average						146.2	4.9	5.2	4.5	46	62.3

Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

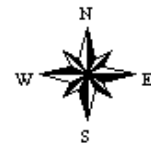
Topography Map



map center: 40° 22' 24.58, -85° 29' 48.45



10-22N-9E
Delaware County
Indiana



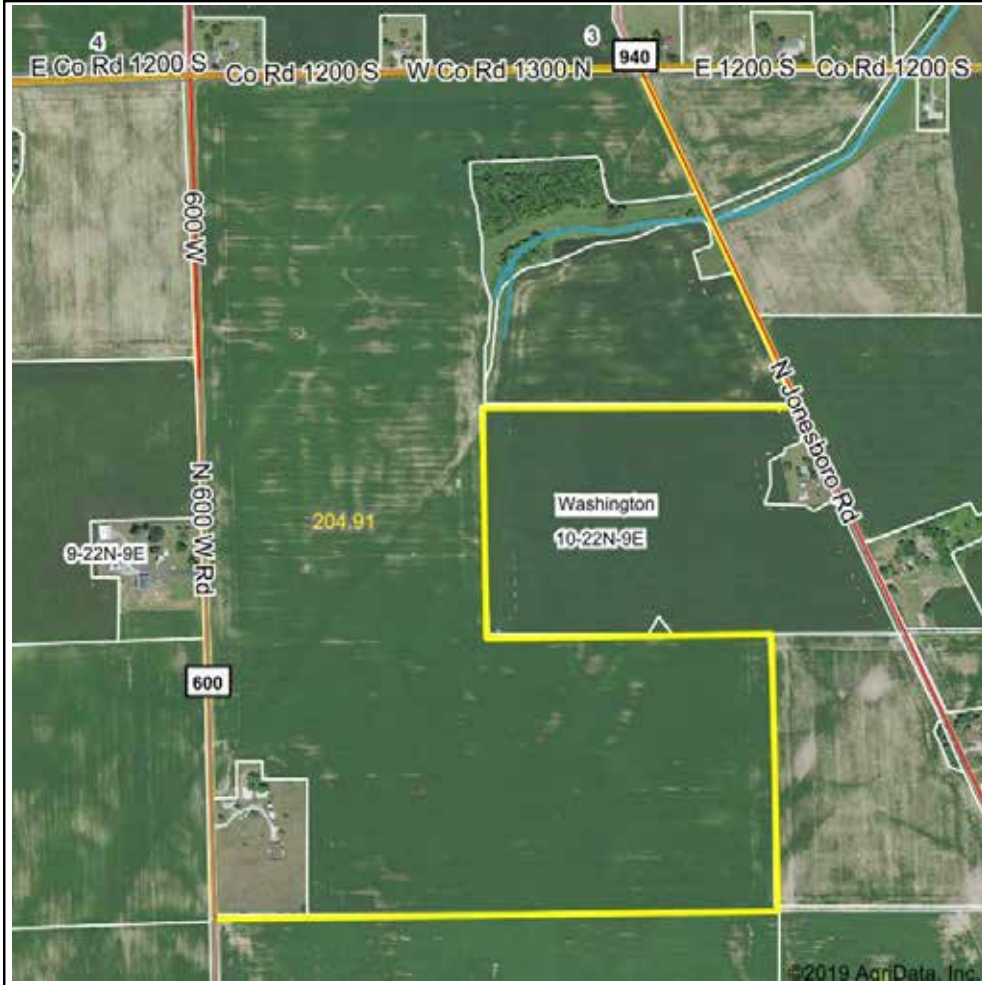
3/6/2020

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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AERIAL & SOIL MAPS

Wetlands Map

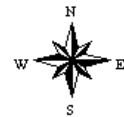


State: **Indiana**
 Location: **10-22N-9E**
 County: **Delaware**
 Township: **Washington**
 Date: **3/6/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 1112ft 2224ft

Classification Code	Type	Acres
R2UBHx	Riverine	0.71
R4SBC	Riverine	0.16
Total Acres		0.87

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

AERIAL & SOIL MAPS

Floodzone Map



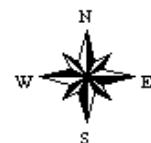
©2019 AgriData, Inc.



Map Center: 40° 21' 36.48, -85° 28' 22.12



14-22N-9E
Delaware County
Indiana



3/6/2020

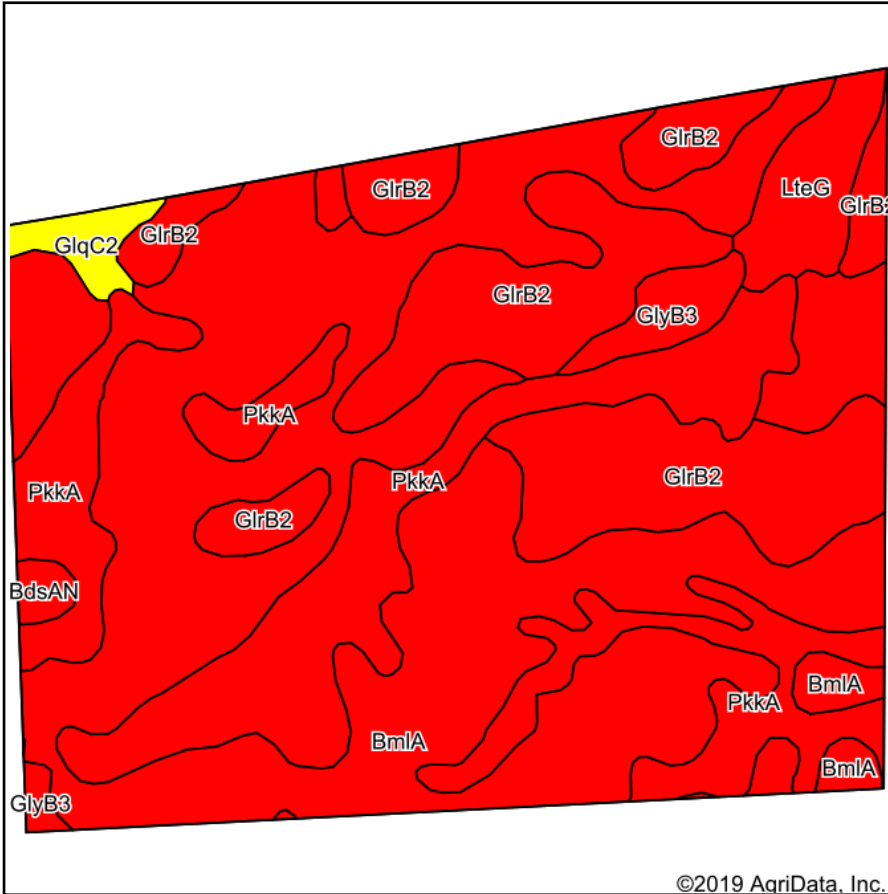


AERIAL & SOIL MAPS

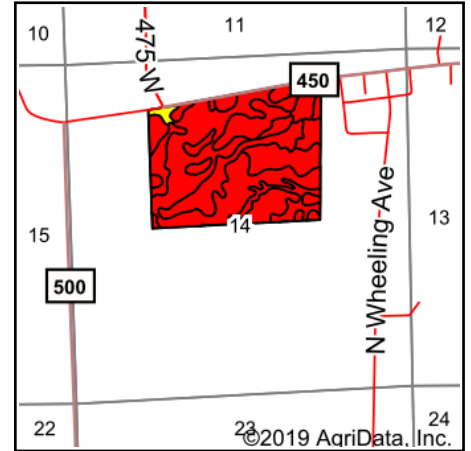


AERIAL & SOIL MAPS

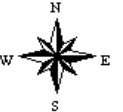
Surety Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Delaware**
 Location: **14-22N-9E**
 Township: **Washington**
 Acres: **125.04**
 Date: **3/6/2020**

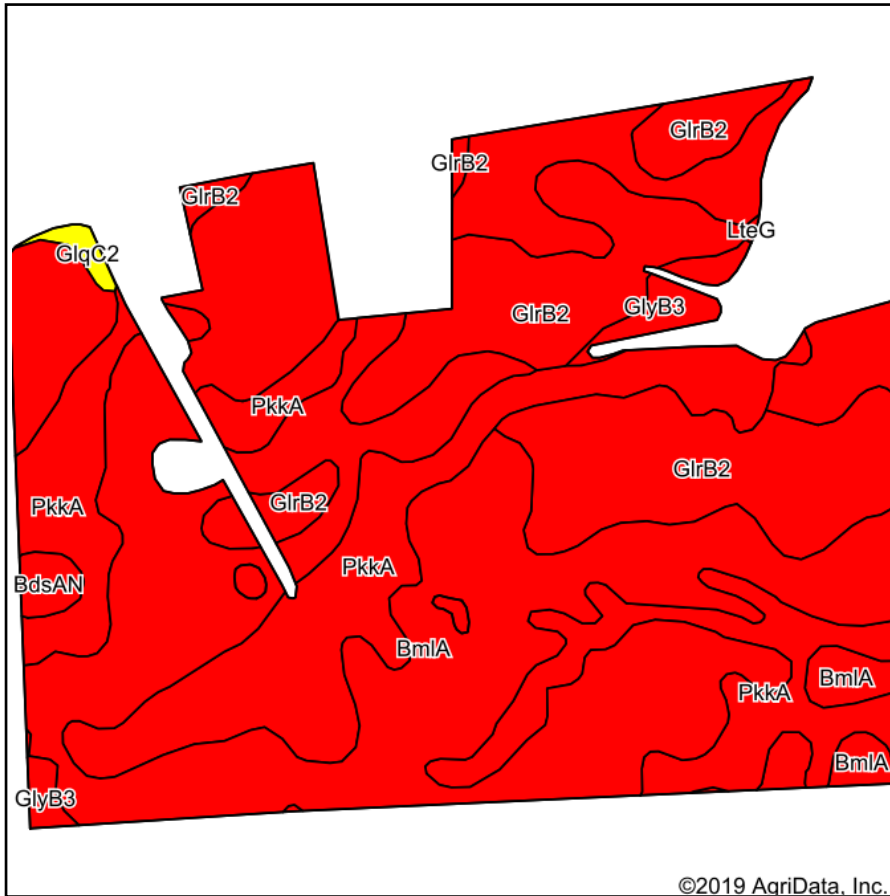


Area Symbol: IN035, Soil Area Version: 24												
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	63.07	50.4%		IIw	0	141	5		9	46	63
Pkka	Pewamo silty clay loam, 0 to 1 percent slopes	27.38	21.9%		IIw	0	157	5	11		47	64
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	25.62	20.5%		Ile	0	129	4	8		44	57
LteG	Lybrand-Belmore loams, 30 to 50 percent slopes	4.24	3.4%		Vlle	0	77	2		5	27	35
GlyB3	Glynwood-Mississinewa clay loams, 2 to 6 percent slopes, severely eroded	2.46	2.0%		IIle	0	118	4		8	41	53
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	1.58	1.3%		IIle	65	120	4	8		30	54
BdsAN	Benadum silt loam, drained, 0 to 1 percent slopes	0.69	0.6%		IIIw	0	156	5		10	46	62
Weighted Average						0.8	139.2	4.7	4.1	4.9	44.9	60.7

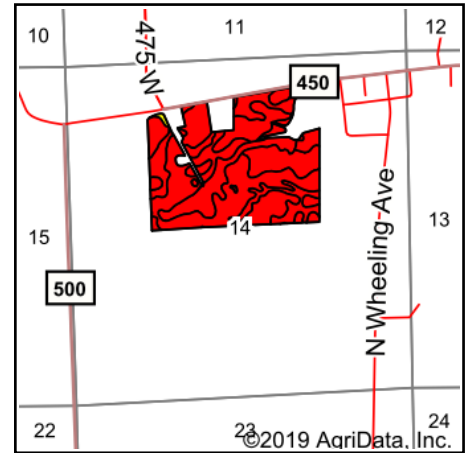
Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

Tillable Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Delaware**
 Location: **14-22N-9E**
 Township: **Washington**
 Acres: **106.77**
 Date: **3/6/2020**

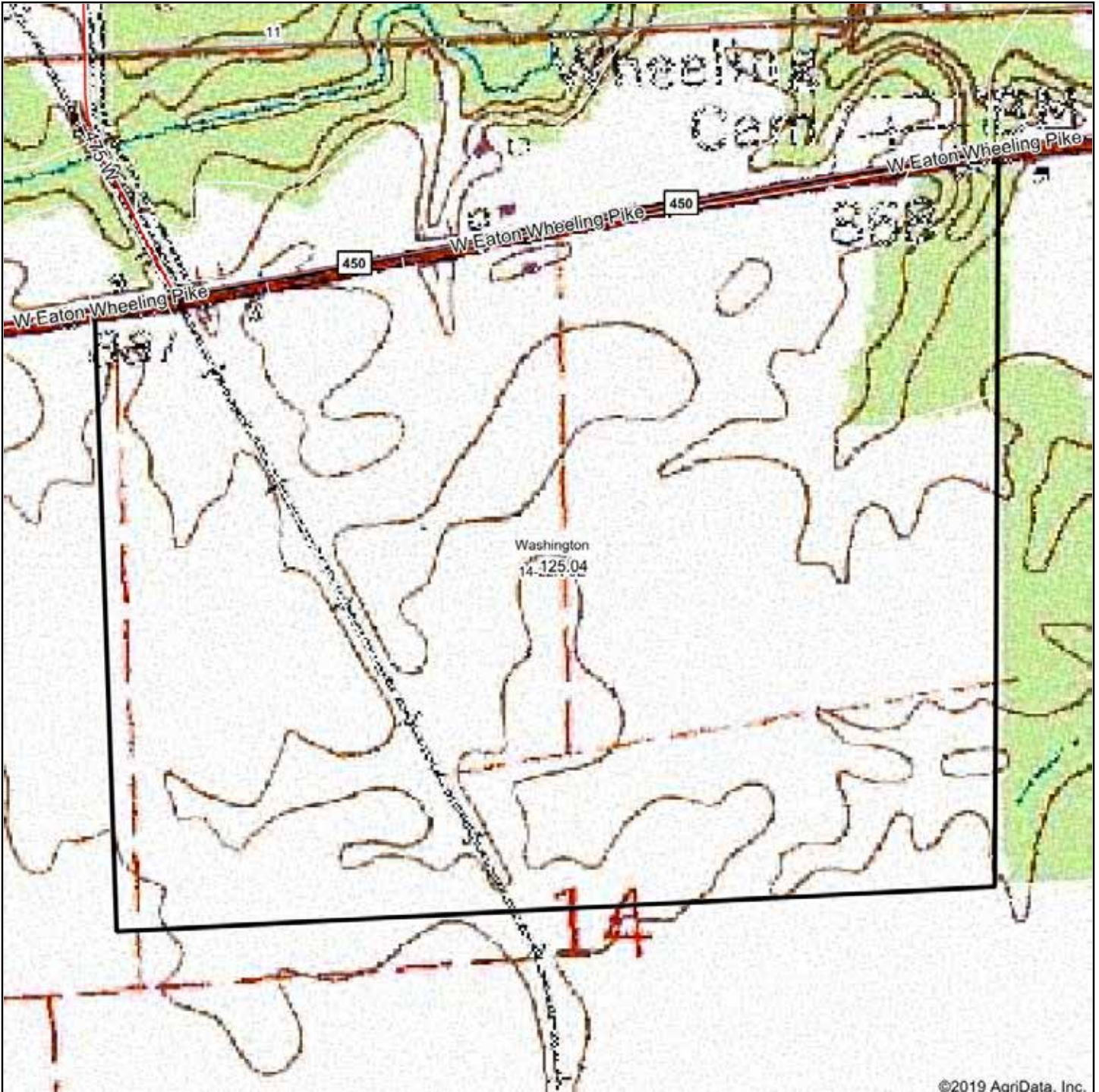


Area Symbol: IN035, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Cor n	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat	
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	57.14	53.5%		llw		0 141	5		9	46	63	
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	25.40	23.8%		llw		0 157	5	11		47	64	
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	21.26	19.9%		lle		0 129	4	8		44	57	
GlyB3	Glynwood-Mississinewa clay loams, 2 to 6 percent slopes, severely eroded	1.81	1.7%		llle		0 118	4		8	41	53	
BdsAN	Benadum silt loam, drained, 0 to 1 percent slopes	0.73	0.7%		lllw		0 156	5		10	46	62	
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.43	0.4%		llle	65	120	4	8		30	54	
Weighted Average							0.3	142	4.8	4.2	5	45.7	61.8

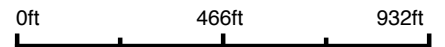
Soils data provided by USDA and NRCS.

AERIAL & SOIL MAPS

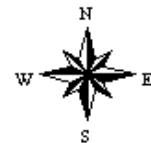
Topography Map



map center: 40° 21' 36.48, -85° 28' 22.12



14-22N-9E
Delaware County
Indiana



3/6/2020



AERIAL & SOIL MAPS

Wetlands Map

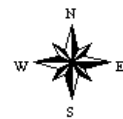


State: **Indiana**
 Location: **14-22N-9E**
 County: **Delaware**
 Township: **Washington**
 Date: **3/6/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 679ft 1358ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	0.75
PFO1Ah	Freshwater Forested/Shrub Wetland	0.39
Total Acres		1.14

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FSA INFO

FSA INFO

INDIANA
DELAWARE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3185
Prepared : 5/5/20 11:53 AM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
324.51	293.13	293.13	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	293.13	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.30	0.00	68	
Corn	145.10	0.00	147	
Soybeans	132.40	0.00	48	0
TOTAL	292.80	0.00		

NOTES

Tract Number : 1570

Description : D3/2A T 22N R 9E S14 D2/2A

FSA Physical Location : INDIANA/DELAWARE

ANSI Physical Location : INDIANA/DELAWARE

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JOANNE TROUTNER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
121.66	106.77	106.77	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	106.77	0.00	0.00	0.00	0.00	0.00

FSA INFO

INDIANA
DELAWARE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3185
Prepared : 5/5/20 11:53 AM
Crop Year : 2020

Tract 1570 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	53.40	0.00	147
Soybeans	53.05	0.00	48
TOTAL	106.45	0.00	

NOTES

Tract Number : 11209

Description : T22N R9 S10
FSA Physical Location : INDIANA/DELAWARE
ANSI Physical Location : INDIANA/DELAWARE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JOANNE TROUTNER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
202.85	186.36	186.36	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	186.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.30	0.00	68
Corn	91.70	0.00	147
Soybeans	79.35	0.00	48
TOTAL	186.35	0.00	

NOTES

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FSA INFO

USDA Farm 3185 Tract 11209

2020 Certification map prepared on: 4/29/2020

CRP **TRS: 22N9E10**
 CLU **Delaware Co., IN**



Administered by: Delaware County, Indiana

OP:

202.85 Tract acres

OW: TROUTNER, JOANNE

186.36 Cropland acres

0 CRP acres

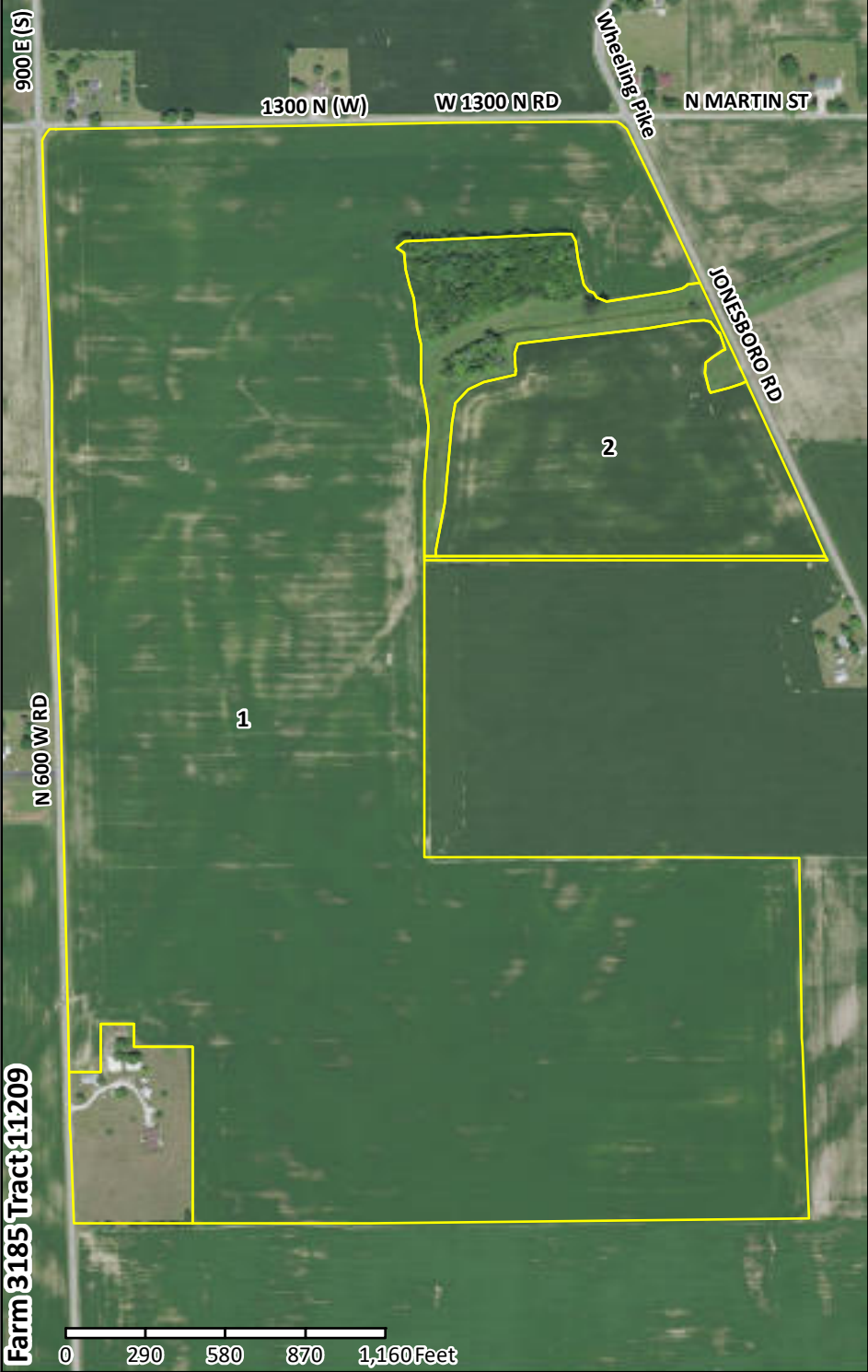
Wetland Determination Identifiers:

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

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-29 10:43:48

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

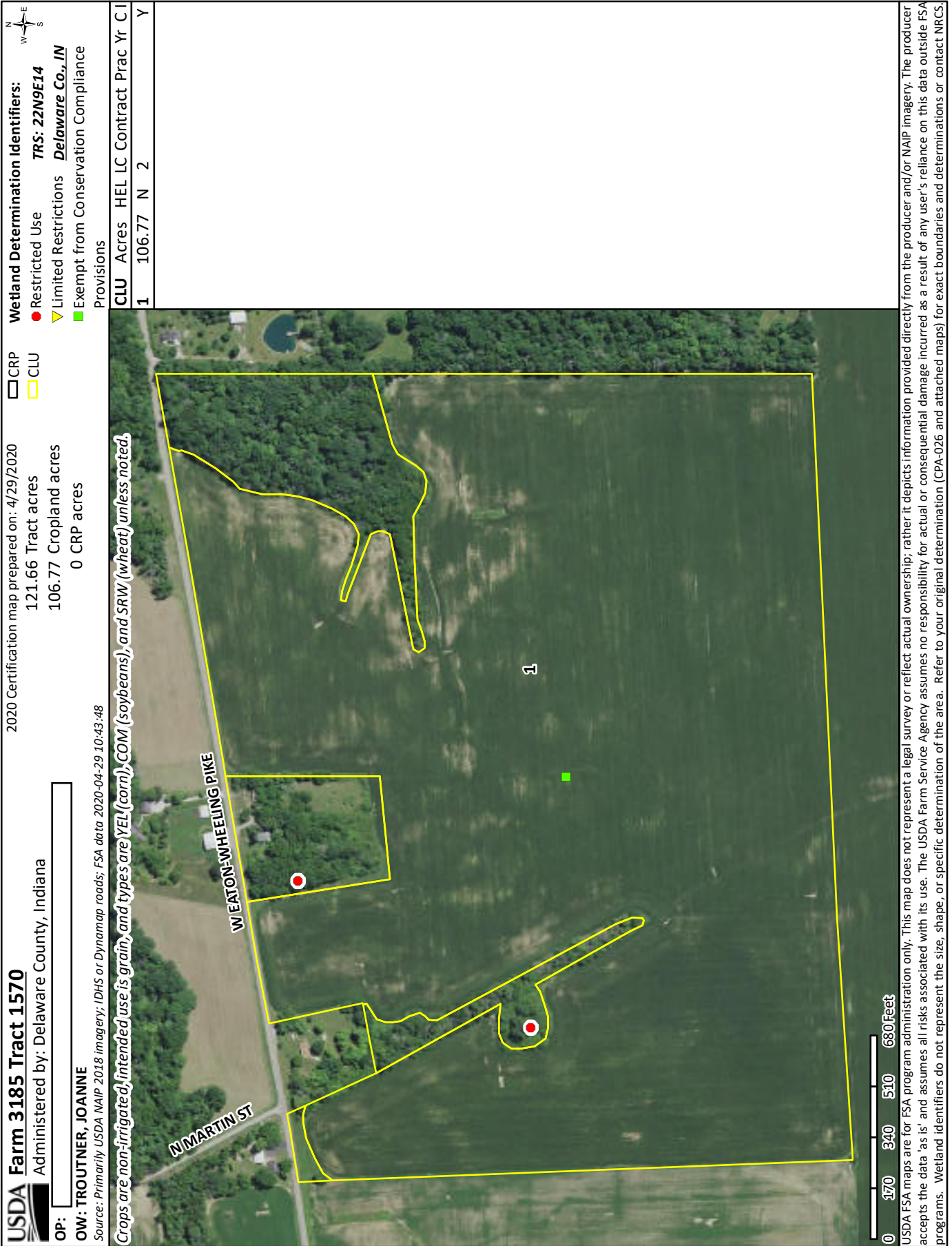
CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	165.64	N	2					Y
2	20.72	N	2					Y



Farm 3185 Tract 11209

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FSA INFO



USDA Farm 3185 Tract 1570
 Administered by: Delaware County, Indiana

2020 Certification map prepared on: 4/29/2020
 121.66 Tract acres
 106.77 Cropland acres
 0 CRP acres

OP: TROUTNER, JOANNE
 Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-29 10:43:48

Wetland Determination Identifiers:
 Restricted Use **TRS: 22N9E14**
 Limited Restrictions **Delaware Co., IN**
 Exempt from Conservation Compliance Provisions

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	106.77	N	2				Y

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

0 170 340 510 680 Feet

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



ASSESSMENTS

ASSESSMENTS

Section 10, Tracts 1-7

5/21/2020

Beacon - Delaware County, IN - Report: 0210100002000



Summary

Parcel ID 0210100002000
 Alternate ID 18-02-10-100-002.000-024
 Property Address N CR 600 W
 GASTON, IN 47342
 Brief Tax Description SW QTR NW QTR 40.0000Acres STR: 102209 IN: OUT:
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owner

[JOHNSON DONAL R & DONAL R JOHNSON\(LIFE EST\)](#)
 19810 N COUNTY ROAD 600 W
 GASTON, IN 47342-9137

Taxing District

County: Delaware
 Township: WASHINGTON TOWNSHIP
 State District: 024 WASHINGTON
 Local District: 024
 School Corp: HARRISON-WASHINGTON COMMUNITY
 Neighborhood: 100012-024 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
 Public Utilities: Electricity, Water
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 40

Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BIA	0	0	20.8000	\$1,280.00	\$1,139.00	\$23,691.20	\$0.00	\$23,690.00
TILLABLE LAND	MUB2	0	0	1.6900	\$1,280.00	\$986.00	\$1,666.34	\$0.00	\$1,670.00
TILLABLE LAND	PE	0	0	16.9000	\$1,280.00	\$1,421.00	\$24,014.90	\$0.00	\$24,010.00
PUBLIC ROAD/ROW	ROAD	0	0	0.6100	\$1,280.00	\$1,280.00	\$780.80	(\$100.00)	\$0.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JOHNSON DONAL R & DONAL R JOHNSON(LIFE EST)			\$0.00

Valuation

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$49,400	\$60,300	\$62,200	\$71,500	\$75,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$49,400	\$60,300	\$62,200	\$71,500	\$75,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$49,400	\$60,300	\$62,200	\$71,500	\$75,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$49,400	\$60,300	\$62,200	\$71,500	\$75,800
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Historic Districts

Historical District none

[Click here for more information](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Sales Disclosures, Sketch.

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ASSESSMENTS

Section 10, Tracts 1-7

5/21/2020

Beacon - Delaware County, IN - Report: 0210300001000



Summary

Parcel ID 0210300001000
 Alternate ID 18-02-10-300-001.000-024
 Property Address N CR 600 W
 GASTON, IN 47342
 Brief Tax Description PT NW QTR SW QTR 72.4400Acres STR: 102209 IN: OUT:
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owner

[JOHNSON DONAL R & DONAL R JOHNSON\(LIFE EST\)](#)
 19810 N COUNTY ROAD 600 W
 GASTON, IN 47342-9137

Taxing District

County: Delaware
 Township: WASHINGTON TOWNSHIP
 State District 024 WASHINGTON
 Local District: 024
 School Corp: HARRISON-WASHINGTON COMMUNITY
 Neighborhood: 100012-024 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
 Public Utilities: Electricity , Water
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 72.44

Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BIA	0	0	20.8000	\$1,280.00	\$1,139.00	\$23,691.20	\$0.00	\$23,690.00
TILLABLE LAND	BIB	0	0	15.6000	\$1,280.00	\$1,139.00	\$17,768.40	\$0.00	\$17,770.00
TILLABLE LAND	MUB2	0	0	7.0700	\$1,280.00	\$986.00	\$6,971.02	\$0.00	\$6,970.00
TILLABLE LAND	PE	0	0	28.6000	\$1,280.00	\$1,421.00	\$40,640.60	\$0.00	\$40,640.00
PUBLIC ROAD/ROW	ROAD	0	0	0.3700	\$1,280.00	\$1,280.00	\$473.60	(\$100.00)	\$0.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JOHNSON DONAL R & DONAL R JOHNSON(LIFE EST)			\$0.00

Valuation

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$89,100	\$108,300	\$111,800	\$128,500	\$136,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$89,100	\$108,300	\$111,800	\$128,500	\$136,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$89,100	\$108,300	\$111,800	\$128,500	\$136,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$89,100	\$108,300	\$111,800	\$128,500	\$136,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Historic Districts

Historical District none

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No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Sales Disclosures, Sketch.

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ASSESSMENTS

Section 10, Tracts 1-7

5/21/2020

Beacon - Delaware County, IN - Report: 0210100001000



Summary

Parcel ID 0210100001000
 Alternate ID 18-02-10-100-001.000-024
 Property Address EATON WHEELING PIKE
 GASTON, IN 47342
 Brief Tax Description PT NW QTR 79.6300Acres STR: 102209 IN: OUT:
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owner

[JOHNSON DONAL R & DONAL R JOHNSON\(LIFE EST\)](#)
 19810 N COUNTY ROAD 600 W
 GASTON, IN 47342-9137

Taxing District

County: Delaware
 Township: WASHINGTON TOWNSHIP
 State District: 024 WASHINGTON
 Local District: 024
 School Corp: HARRISON-WASHINGTON COMMUNITY
 Neighborhood: 100012-024 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
 Public Utilities: Electricity, Water
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 79.63

Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BIA	0	0	15.6000	\$1,280.00	\$1,139.00	\$17,768.40	\$0.00	\$17,770.00
TILLABLE LAND	BIB	0	0	3.7600	\$1,280.00	\$1,139.00	\$4,282.64	\$0.00	\$4,280.00
TILLABLE LAND	BIB2	0	0	3.9000	\$1,280.00	\$1,088.00	\$4,243.20	\$0.00	\$4,240.00
LEGAL DITCH	DITC	0	0	4.8200	\$1,280.00	\$1,280.00	\$6,169.60	(\$100.00)	\$0.00
TILLABLE LAND	MUB	0	0	2.6000	\$1,280.00	\$1,037.00	\$2,696.20	\$0.00	\$2,700.00
TILLABLE LAND	MUB2	0	0	6.5000	\$1,280.00	\$986.00	\$6,409.00	\$0.00	\$6,410.00
WOODLAND	MUB2	0	0	2.6000	\$1,280.00	\$986.00	\$2,563.60	(\$80.00)	\$510.00
WOODLAND	PE	0	0	7.8000	\$1,280.00	\$1,421.00	\$11,083.80	(\$80.00)	\$2,220.00
TILLABLE LAND	PE	0	0	29.9000	\$1,280.00	\$1,421.00	\$42,487.90	\$0.00	\$42,490.00
PUBLIC ROAD/ROW	ROAD	0	0	2.1500	\$1,280.00	\$1,280.00	\$2,752.00	(\$100.00)	\$0.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JOHNSON DONAL R & DONAL R JOHNSON(LIFE EST)			\$0.00

Valuation

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$80,700	\$98,200	\$101,600	\$116,800	\$123,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$80,700	\$98,200	\$101,600	\$116,800	\$123,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$80,700	\$98,200	\$101,600	\$116,800	\$123,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$80,700	\$98,200	\$101,600	\$116,800	\$123,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Historic Districts

Historical District none

[Click here for more information](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Sales Disclosures, Sketch.

ASSESSMENTS

Section 10, Tracts 1-7

5/21/2020

Beacon - Delaware County, IN - Report: 0210300003000



Summary

Parcel ID 0210300003000
 Alternate ID 18-02-10-300-003.000-024
 Property Address 19810 N CR 600 W
 GASTON, IN 47342
 Brief Tax Description PT NW QTR SW QTR 7.5600Acres STR: 102209 IN: OUT:
 (Note: Not to be used on legal documents)
 Class 101: Cash Grain/General Farm

Owner

[JOHNSON DONAL R & DONAL R \(LIFE EST\)](#)
 19810 N COUNTY ROAD 600 W
 GASTON, IN 47342-9137

Taxing District

County: Delaware
 Township: WASHINGTON TOWNSHIP
 State District: 024 WASHINGTON
 Local District: 024
 School Corp: HARRISON-WASHINGTON COMMUNITY
 Neighborhood: 100012-024 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
 Public Utilities: Electricity, Water
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 7.56

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	1.0000	\$19,000.00	\$19,000.00	\$19,000.00	\$0.00	\$18,050.00
TILLABLE LAND		0	0	6.2200	\$1,280.00	\$1,280.00	\$7,961.60	\$0.00	\$7,960.00
PUBLIC ROAD/ROW	ROAD	0	0	0.3400	\$1,280.00	\$1,280.00	\$435.20	(\$100.00)	\$0.00

Residential Dwellings

Description Single-Family
 Story Height 1
 Style
 Finished Area 3336
 # Fireplaces 1
 Heat Type Central Warm Air
 Air Cond 2096
 Bedrooms 3
 Living Rooms: 0
 Dining Rooms: 0
 Family Rooms: 0
 Finished Rooms: 8
 Full Baths 2
 Full Bath Fixtures 6
 Half Baths 0
 Half Bath Fixtures 0
 Kitchen Sinks 1
 Water Heaters 1
 Add Fixtures 2

Floor	Construction	Base	Finish
1	Brick	3336	3336
B		2096	0

Features	Area
Canopy, Roof Extension	168
Patio, Concrete	180
Patio, Concrete	168

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	C+1	1981	1981	A	1.01	3336	1.09	1.097
Steel Grain Bin	100	C	1970	1970	A	1.01	153	1.09	1.097
Steel Grain Bin	100	C	1970	1970	A	1.01	706	1.09	1.097
Barn, Bank & Flat (T2)	100	D+1	1900	1900	G	1.01	1344	1.09	1.097
Milk House	100	C	1900	1900	A	1.01	180	1.09	1.097
Barn, Pole (T3)	100	C	1900	1900	G	1.01	2200	1.09	1.097
Barn, Pole (T3)	100	C	1981	1981	A	1.01	1536	1.09	1.097

ASSESSMENTS

Section 10, Tracts 1-7

5/21/2020

Beacon - Delaware County, IN - Report: 0210300003000

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JOHNSON DONAL R & DONAL R (LIFE EST)			\$0.00

Valuation

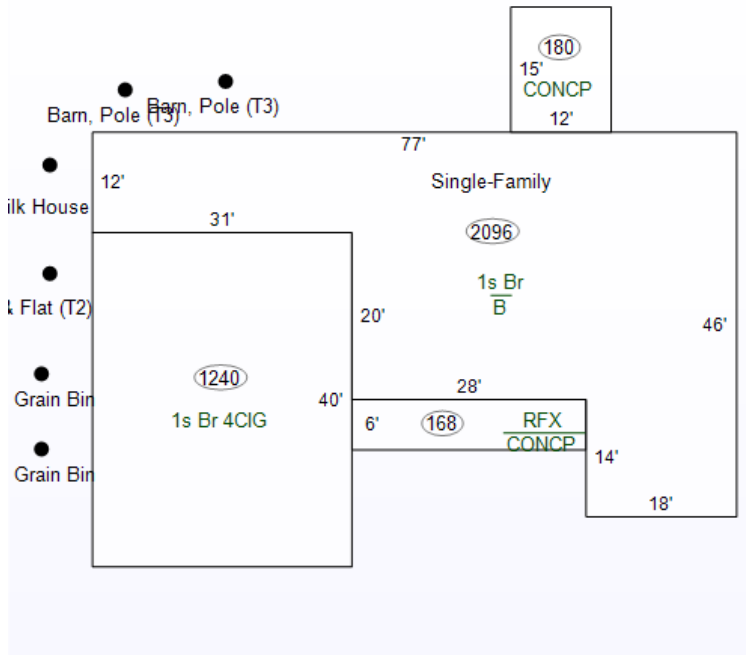
Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$26,100	\$27,800	\$27,600	\$25,400	\$26,000
Land Res (1)	\$18,100	\$18,100	\$19,000	\$15,500	\$15,500
Land Non Res (2)	\$8,000	\$9,700	\$8,600	\$9,900	\$10,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$229,000	\$229,000	\$237,500	\$211,700	\$216,600
Imp Res (1)	\$187,100	\$187,100	\$197,000	\$176,400	\$181,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$41,900	\$41,900	\$40,500	\$35,300	\$35,300
Total	\$255,100	\$256,800	\$265,100	\$237,100	\$242,600
Total Res (1)	\$205,200	\$205,200	\$216,000	\$191,900	\$196,800
Total Non Res (2)	\$8,000	\$9,700	\$8,600	\$9,900	\$10,500
Total Non Res (3)	\$41,900	\$41,900	\$40,500	\$35,300	\$35,300

Historic Districts

Historical District none

[Click here for more information](#)

Sketch



No data available for the following modules: Commercial Buildings, Sales Disclosures.

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ASSESSMENTS

Section 14, Tracts 8-10

5/21/2020

Beacon - Delaware County, IN - Report: 0214176001000



Summary

Parcel ID 0214176001000
 Alternate ID 18-02-14-176-001.000-024
 Property Address OFF W EATON WHEELING PIKE
 GASTON, IN 47342
 Brief Tax Description PT E HLF NW QTR 54.8200Acres STR: 142209 IN: OUT:
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owner

[JOHNSON DONAL R & DONAL R JOHNSON\(LIFE EST\)](#)
 19810 N COUNTY ROAD 600 W
 GASTON, IN 47342-9137

Taxing District

County: Delaware
 Township: WASHINGTON TOWNSHIP
 State District 024 WASHINGTON
 Local District: 024
 School Corp: HARRISON-WASHINGTON COMMUNITY
 Neighborhood: 100012-024 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
 Public Utilities: Electricity , Water
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 54.82

Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BIA	0	0	15.1300	\$1,280.00	\$1,139.00	\$17,233.07	\$0.00	\$17,230.00
PUBLIC ROAD/ROW	BIA	0	0	1.1900	\$1,280.00	\$1,139.00	\$1,355.41	(\$100.00)	\$0.00
TILLABLE LAND	CRA	0	0	3.9000	\$1,280.00	\$1,306.00	\$5,093.40	\$0.00	\$5,090.00
TILLABLE LAND	FSA	0	0	3.9000	\$1,280.00	\$986.00	\$3,845.40	\$0.00	\$3,850.00
TILLABLE LAND	MOA	0	0	6.5000	\$1,280.00	\$1,139.00	\$7,403.50	\$0.00	\$7,400.00
TILLABLE LAND	MUB	0	0	0.8000	\$1,280.00	\$1,037.00	\$829.60	\$0.00	\$830.00
TILLABLE LAND	MUB2	0	0	6.5000	\$1,280.00	\$986.00	\$6,409.00	\$0.00	\$6,410.00
TILLABLE LAND	PE	0	0	16.9000	\$1,280.00	\$1,421.00	\$24,014.90	\$0.00	\$24,010.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JOHNSON DONAL R & DONAL R JOHNSON(LIFE EST)			\$0.00

Valuation

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$64,800	\$79,000	\$81,500	\$93,800	\$99,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$64,800	\$79,000	\$81,500	\$93,800	\$99,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$64,800	\$79,000	\$81,500	\$93,800	\$99,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$64,800	\$79,000	\$81,500	\$93,800	\$99,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Historic Districts

Historical District none

[Click here for more information](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Sales Disclosures, Sketch.

ASSESSMENTS

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5/21/2020

Beacon - Delaware County, IN - Report: 0214251001000



Summary

Parcel ID 0214251001000
 Alternate ID 18-02-14-251-001.000-024
 Property Address 0 EATON-WHEELING PIKE
 GASTON, IN 47342
 Brief Tax Description PT W HLF NE QRT 65.7600Acres STR: 142209 IN: OUT:
 (Note: Not to be used on legal documents)
 Class 100: Vacant Land

Owner

[JOHNSON DONAL R & DONAL R JOHNSON\(LIFE EST\)](#)
 19810 N COUNTY ROAD 600 W
 GASTON, IN 47342-9137

Taxing District

County: Delaware
 Township: WASHINGTON TOWNSHIP
 State District 024 WASHINGTON
 Local District: 024
 School Corp: HARRISON-WASHINGTON COMMUNITY
 Neighborhood: 100012-024 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
 Public Utilities: Electricity, Water
 Street or Road: Paved
 Area Quality: Static
 Parcel Acreage: 65.76

Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BIA	0	0	23.4000	\$1,280.00	\$1,139.00	\$26,652.60	\$0.00	\$26,650.00
WOODLAND	BIA	0	0	1.3000	\$1,280.00	\$1,139.00	\$1,480.70	(\$80.00)	\$300.00
TILLABLE LAND	BIB	0	0	18.2000	\$1,280.00	\$1,139.00	\$20,729.80	\$0.00	\$20,730.00
WOODLAND	HEE	0	0	5.3500	\$1,280.00	\$640.00	\$3,424.00	(\$80.00)	\$680.00
TILLABLE LAND	MUB2	0	0	11.7000	\$1,280.00	\$986.00	\$11,536.20	\$0.00	\$11,540.00
TILLABLE LAND	PE	0	0	3.9000	\$1,280.00	\$1,421.00	\$5,541.90	\$0.00	\$5,540.00
WOODLAND	PE	0	0	1.3000	\$1,280.00	\$1,421.00	\$1,847.30	(\$80.00)	\$370.00
PUBLIC ROAD/ROW	ROAD	0	0	0.6100	\$1,280.00	\$1,280.00	\$780.80	(\$100.00)	\$0.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JOHNSON DONAL R & DONAL R JOHNSON(LIFE EST)			\$0.00

Valuation

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$65,800	\$80,300	\$82,900	\$95,300	\$101,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$65,800	\$80,300	\$82,900	\$95,300	\$101,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$65,800	\$80,300	\$82,900	\$95,300	\$101,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$65,800	\$80,300	\$82,900	\$95,300	\$101,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Historic Districts

Historical District none

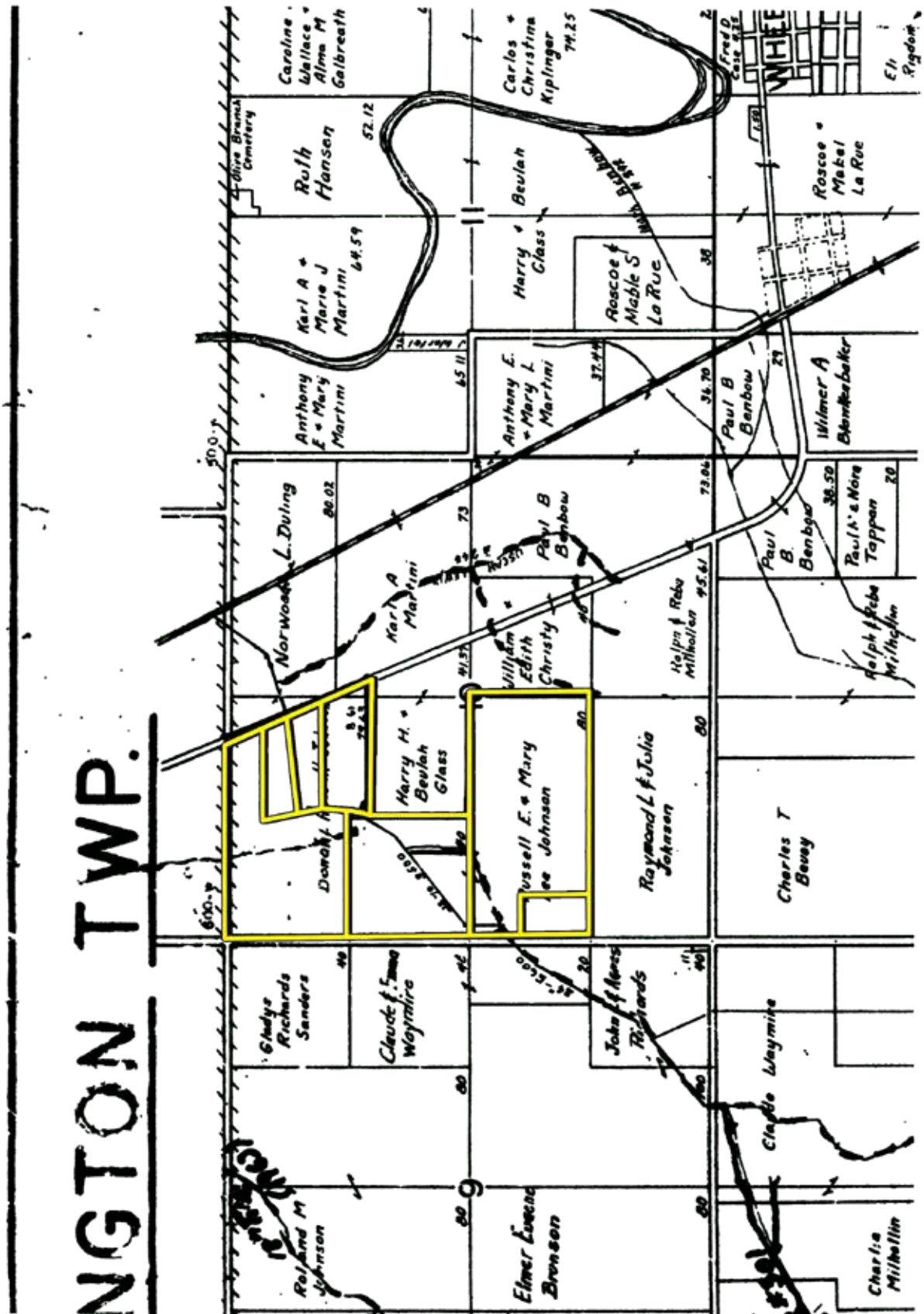
[Click here for more information](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Sales Disclosures, Sketch.

COUNTY LEGAL DRAIN MAPS

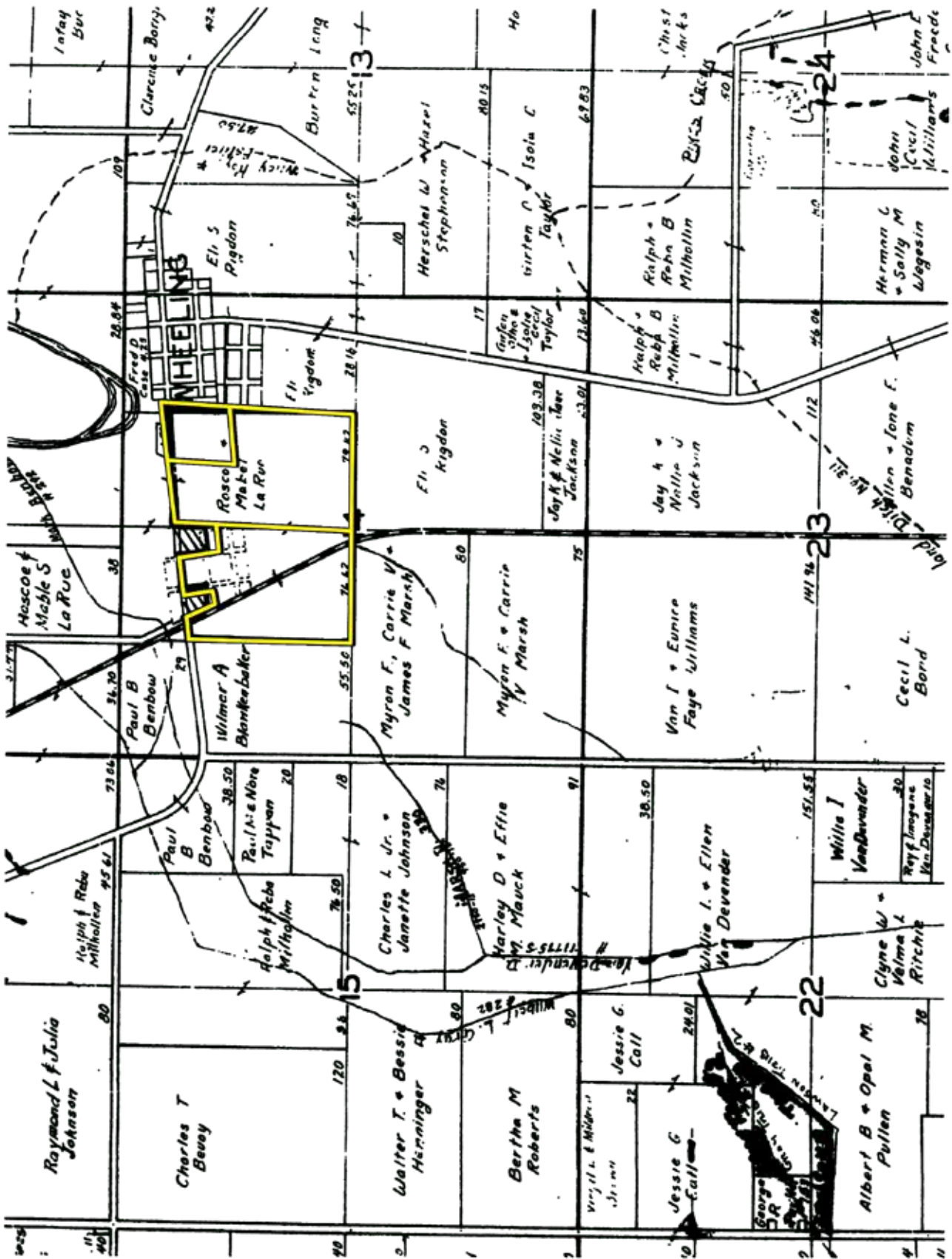
COUNTY LEGAL DRAIN MAPS

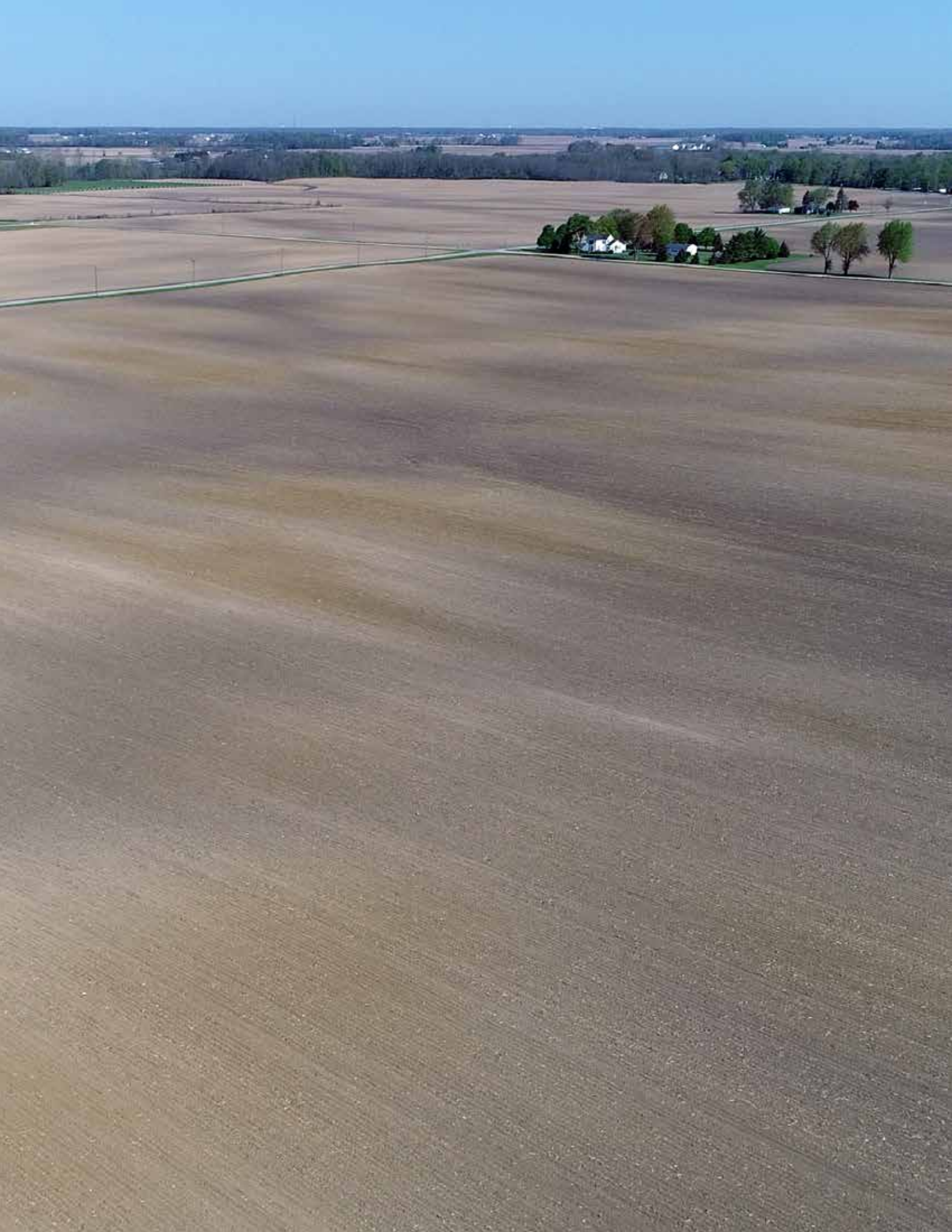
Tracts 1-7



COUNTY LEGAL DRAIN MAPS

Tracts 8-10





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Spring Tax Due Date: May 11 2020

Fall Tax Due Date: November 10 2020

General Information

Tax Year: 2019 PAYABLE 2020
Parcel No: 18-02-10-100-002.000-024
Tax Unit: 024 WASHINGTON
Owner Name: TROUTNER JOANNE E
Property Address: N CR 600 W GASTON 47342
Mailing Address: 4001 PENNY PACKERS MILL ROAD LAFAYETTE IN 47909

Legal Description

Legal Description: SW QTR NW QTR S10 T22 R09 40.000 AC
Legal Str: 102209
Legal Sub:
Legal Plat:
Legal Block:
Legal Section: 10
Legal Lot No:
Lots:
Acreage: 40.000000
Transfer Date:
State Usage Code: 100 - AGRICULTURAL
Book:
Page:

Assessed Value

R Land: 0
NR Land: 60300
R Improvements: 0

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NR Improvements: 0
Total Assessment: 60300

Exemptions and Values

Homestead: 0
Over 65: 0
Mortgage: 0
Supplemental: 0
Blind/Disability: 0
Rehabilitation: 0
Veteran: 0
Abatement: 0
Non-Profit: 0
Fertilizer: 0
Heritage Barn: 0

Current Year Spring Charges

Half Year Net Tax:	519.81
Storm Water Charge:	0
Ditch Charge:	20
Statement Fee:	0
Net This Installment:	539.81

Current Year Fall Charges

Half Year Net Tax:	519.81
Storm Water Charge:	0
Ditch Charge:	20
Tax Sale:	0
Net This Installment:	539.81

Spring Details:

Spring Taxes:	0.00
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0

Fall Details:

Fall Taxes:	519.81
Delq Taxes:	0
Delq Penalty:	0
Fall Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	20
Delq Fall Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0
Delq Tax Sale Fees:	0
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Fall Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Fall Weed Cuts:	0
Delq Penalty:	0

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Spring Mowing:	0	Fall Mowing:	0
Delq Mowing:	0	Delq Fall Mowing:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Barrett:	0	Fall Barrett:	0
Delq Barrett:	0	Delq Fall Barrett:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Civil Penalty:	0	Fall Civil Penalty:	0
Delq Civil Penalty:	0	Delq Civil Penalty:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Ineligible Homestead Deduction:	0	Fall Ineligible Homestead Deduction:	0
Delq Ineligible:	0	Delq Ineligible:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Due:	0.00	Fall Due:	539.81

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Delaware County Real Estate Tax Inquiry for Year of "2019 PAYABLE 2020" (Not for Official Use)

Spring Tax Due Date: May 11 2020

Fall Tax Due Date: November 10 2020

General Information

Tax Year: 2019 PAYABLE 2020
Parcel No: 18-02-10-300-001.000-024
Tax Unit: 024 WASHINGTON
Owner Name: TROUTNER JOANNE E
Property Address: N CR 600 W GASTON 47342
Mailing Address: 4001 PENNY PACKERS MILL ROAD LAFAYETTE IN 47909

Legal Description

Legal Description: PT NW QTR SW QTR S10 T22 R09 72.440 AC
Legal Str: 102209
Legal Sub:
Legal Plat:
Legal Block:
Legal Section: 10
Legal Lot No:
Lots:
Acreage: 72.440000
Transfer Date:
State Usage Code: 100 - AGRICULTURAL
Book:
Page:

Assessed Value

R Land: 0
NR Land: 108300
R Improvements: 0

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NR Improvements: 0

Total Assessment: 108300

Exemptions and Values

Homestead: 0

Over 65: 0

Mortgage: 0

Supplemental: 0

Blind/Disability: 0

Rehabilitation: 0

Veteran: 0

Abatement: 0

Non-Profit: 0

Fertilizer: 0

Heritage Barn: 0

Current Year Spring Charges

Half Year Net Tax:	933.6
Storm Water Charge:	0
Ditch Charge:	36.22
Statement Fee:	0
Net This Installment:	969.82

Current Year Fall Charges

Half Year Net Tax:	933.6
Storm Water Charge:	0
Ditch Charge:	36.22
Tax Sale:	0
Net This Installment:	969.82

Spring Details:

Spring Taxes:	0.00
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0

Fall Details:

Fall Taxes:	933.60
Delq Taxes:	0
Delq Penalty:	0
Fall Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	36.22
Delq Fall Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0
Delq Tax Sale Fees:	0
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Fall Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Fall Weed Cuts:	0
Delq Penalty:	0

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Spring Mowing:	0	Fall Mowing:	0
Delq Mowing:	0	Delq Fall Mowing:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Barrett:	0	Fall Barrett:	0
Delq Barrett:	0	Delq Fall Barrett:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Civil Penalty:	0	Fall Civil Penalty:	0
Delq Civil Penalty:	0	Delq Civil Penalty:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Ineligible Homestead Deduction:	0	Fall Ineligible Homestead Deduction:	0
Delq Ineligible:	0	Delq Ineligible:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Due:	0.00	Fall Due:	969.82

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Delaware County Real Estate Tax Inquiry for Year of "2019 PAYABLE 2020" (Not for Official Use)

Spring Tax Due Date: May 11 2020

Fall Tax Due Date: November 10 2020

General Information

Tax Year: 2019 PAYABLE 2020
Parcel No: 18-02-10-100-001.000-024
Tax Unit: 024 WASHINGTON
Owner Name: TROUTNER JOANNE E
Property Address: EATON WHEELING PIKE GASTON 47342
Mailing Address: 4001 PENNY PACKERS MILL ROAD LAFAYETTE IN 47909

Legal Description

Legal Description: PT NW QTR S10 T22 R09 79.630 AC
Legal Str: 102209
Legal Sub:
Legal Plat:
Legal Block:
Legal Section: 10
Legal Lot No:
Lots:
Acreage: 79.630000
Transfer Date:
State Usage Code: 100 - AGRICULTURAL
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Assessed Value

R Land: 0
NR Land: 98200
R Improvements: 0

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NR Improvements: 0
Total Assessment: 98200

Exemptions and Values

Homestead: 0
Over 65: 0
Mortgage: 0
Supplemental: 0
Blind/Disability: 0
Rehabilitation: 0
Veteran: 0
Abatement: 0
Non-Profit: 0
Fertilizer: 0
Heritage Barn: 0

Current Year Spring Charges

Half Year Net Tax:	846.54
Storm Water Charge:	0
Ditch Charge:	39.82
Statement Fee:	0
Net This Installment:	886.36

Current Year Fall Charges

Half Year Net Tax:	846.54
Storm Water Charge:	0
Ditch Charge:	39.82
Tax Sale:	0
Net This Installment:	886.36

Spring Details:

Spring Taxes:	0.00
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0

Fall Details:

Fall Taxes:	846.54
Delq Taxes:	0
Delq Penalty:	0
Fall Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	39.82
Delq Fall Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0
Delq Tax Sale Fees:	0
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Fall Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Fall Weed Cuts:	0
Delq Penalty:	0

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Spring Mowing:	0	Fall Mowing:	0
Delq Mowing:	0	Delq Fall Mowing:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Barrett:	0	Fall Barrett:	0
Delq Barrett:	0	Delq Fall Barrett:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Civil Penalty:	0	Fall Civil Penalty:	0
Delq Civil Penalty:	0	Delq Civil Penalty:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Ineligible Homestead Deduction:	0	Fall Ineligible Homestead Deduction:	0
Delq Ineligible:	0	Delq Ineligible:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Due:	0.00	Fall Due:	886.36

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Delaware County Real Estate Tax Inquiry for Year of "2019 PAYABLE 2020" (Not for Official Use)

Spring Tax Due Date: May 11 2020

Fall Tax Due Date: November 10 2020

General Information

Tax Year: 2019 PAYABLE 2020
Parcel No: 18-02-10-300-003.000-024
Tax Unit: 024 WASHINGTON
Owner Name: TROUTNER JOANNE E
Property Address: 19810 N CR 600W GASTON 47342
Mailing Address: 4001 PENNY PACKERS MILL ROAD LAFAYETTE IN 47909

Legal Description

Legal Description: PT NW QTR SW QTR S10 T22 R09 7.560 AC
Legal Str: 102209
Legal Sub:
Legal Plat:
Legal Block:
Legal Section: 10
Legal Lot No:
Lots:
Acreage: 7.560000
Transfer Date:
State Usage Code: 101 - AGRICULTURAL
Book:
Page:

Assessed Value

R Land: 18100
NR Land: 9700
R Improvements: 187100

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NR Improvements: 41900

Total Assessment: 256800

Exemptions and Values

Homestead: 45000

Over 65: 0

Mortgage: 0

Supplemental: 56070

Blind/Disability: 0

Rehabilitation: 0

Veteran: 0

Abatement: 0

Non-Profit: 0

Fertilizer: 0

Heritage Barn: 0

Current Year Spring Charges

Half Year Net Tax:	1210.81
Storm Water Charge:	11.4
Ditch Charge:	10
Statement Fee:	0
Net This Installment:	1232.21

Current Year Fall Charges

Half Year Net Tax:	1210.81
Storm Water Charge:	0
Ditch Charge:	0
Tax Sale:	0
Net This Installment:	1210.81

Spring Details:

Spring Taxes:	0.00
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0

Fall Details:

Fall Taxes:	1210.81
Delq Taxes:	0
Delq Penalty:	0
Fall Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	0
Delq Fall Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0
Delq Tax Sale Fees:	0
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Fall Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Fall Weed Cuts:	0
Delq Penalty:	0

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Spring Mowing:	0	Fall Mowing:	0
Delq Mowing:	0	Delq Fall Mowing:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Barrett:	0	Fall Barrett:	0
Delq Barrett:	0	Delq Fall Barrett:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Civil Penalty:	0	Fall Civil Penalty:	0
Delq Civil Penalty:	0	Delq Civil Penalty:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Ineligible Homestead Deduction:	0	Fall Ineligible Homestead Deduction:	0
Delq Ineligible:	0	Delq Ineligible:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Due:	0.00	Fall Due:	1210.81

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Delaware County Real Estate Tax Inquiry for Year of "2019 PAYABLE 2020" (Not for Official Use)

Spring Tax Due Date: May 11 2020

Fall Tax Due Date: November 10 2020

General Information

Tax Year: 2019 PAYABLE 2020
Parcel No: 18-02-14-176-001.000-024
Tax Unit: 024 WASHINGTON
Owner Name: TROUTNER JOANNE E
Property Address: OFF W EATON WHEELING PIKE GASTON 47342
Mailing Address: 4001 PENNY PACKERS MILL ROAD LAFAYETTE IN 47909

Legal Description

Legal Description: PT E HLF NW QTR S14 T22 R09 54.820 AC
Legal Str: 142209
Legal Sub:
Legal Plat:
Legal Block:
Legal Section: 14
Legal Lot No:
Lots:
Acreage: 54.820000
Transfer Date:
State Usage Code: 100 - AGRICULTURAL
Book:
Page:

Assessed Value

R Land: 0
NR Land: 79000
R Improvements: 0

TAX PAYMENTS

Section 14, Tracts 8-10

5/21/2020

Delaware County, IN / Property Tax Payments /

NR Improvements: 0
Total Assessment: 79000

Exemptions and Values

Homestead: 0
Over 65: 0
Mortgage: 0
Supplemental: 0
Blind/Disability: 0
Rehabilitation: 0
Veteran: 0
Abatement: 0
Non-Profit: 0
Fertilizer: 0
Heritage Barn: 0

Current Year Spring Charges

Half Year Net Tax:	681.02
Storm Water Charge:	0
Ditch Charge:	27.41
Statement Fee:	0
Net This Installment:	708.43

Current Year Fall Charges

Half Year Net Tax:	681.02
Storm Water Charge:	0
Ditch Charge:	27.41
Tax Sale:	0
Net This Installment:	708.43

Spring Details:

Spring Taxes:	0.00
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0

Fall Details:

Fall Taxes:	681.02
Delq Taxes:	0
Delq Penalty:	0
Fall Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	27.41
Delq Fall Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0
Delq Tax Sale Fees:	0
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Fall Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Fall Weed Cuts:	0
Delq Penalty:	0

TAX PAYMENTS

Section 14, Tracts 8-10

5/21/2020

Delaware County, IN / Property Tax Payments /

Spring Mowing:	0	Fall Mowing:	0
Delq Mowing:	0	Delq Fall Mowing:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Barrett:	0	Fall Barrett:	0
Delq Barrett:	0	Delq Fall Barrett:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Civil Penalty:	0	Fall Civil Penalty:	0
Delq Civil Penalty:	0	Delq Civil Penalty:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Ineligible Homestead Deduction:	0	Fall Ineligible Homestead Deduction:	0
Delq Ineligible:	0	Delq Ineligible:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Due:	0.00	Fall Due:	708.43

(Not for Official Use)

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TAX PAYMENTS

Section 14, Tracts 8-10

5/21/2020

Delaware County, IN / Property Tax Payments /

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Property Tax Payments

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Delaware County Real Estate Tax Inquiry for Year of "2019 PAYABLE 2020" (Not for Official Use)

Spring Tax Due Date: May 11 2020

Fall Tax Due Date: November 10 2020

General Information

Tax Year: 2019 PAYABLE 2020
Parcel No: 18-02-14-251-001.000-024
Tax Unit: 024 WASHINGTON
Owner Name: TROUTNER JOANNE E
Property Address: 0 EATON-WHEELING PIKE GASTON 47342
Mailing Address: 4001 PENNY PACKERS MILL ROAD LAFAYETTE IN 47909

Legal Description

Legal Description: PT W HLF NE QRT S14 T22 R09 65.760 AC
Legal Str: 142209
Legal Sub:
Legal Plat:
Legal Block:
Legal Section: 14
Legal Lot No:
Lots:
Acreage: 65.760000
Transfer Date:
State Usage Code: 100 - AGRICULTURAL
Book:
Page:

Assessed Value

R Land: 0
NR Land: 80300
R Improvements: 0

TAX PAYMENTS

Section 14, Tracts 8-10

5/21/2020

Delaware County, IN / Property Tax Payments /

NR Improvements: 0
Total Assessment: 80300

Exemptions and Values

Homestead: 0
Over 65: 0
Mortgage: 0
Supplemental: 0
Blind/Disability: 0
Rehabilitation: 0
Veteran: 0
Abatement: 0
Non-Profit: 0
Fertilizer: 0
Heritage Barn: 0

Current Year Spring Charges

Half Year Net Tax:	692.23
Storm Water Charge:	0
Ditch Charge:	32.88
Statement Fee:	0
Net This Installment:	725.11

Current Year Fall Charges

Half Year Net Tax:	692.23
Storm Water Charge:	0
Ditch Charge:	32.88
Tax Sale:	0
Net This Installment:	725.11

Spring Details:

Spring Taxes:	0.00
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0

Fall Details:

Fall Taxes:	692.23
Delq Taxes:	0
Delq Penalty:	0
Fall Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	32.88
Delq Fall Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0
Delq Tax Sale Fees:	0
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Fall Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Fall Weed Cuts:	0
Delq Penalty:	0

TAX PAYMENTS

Section 14, Tracts 8-10

5/21/2020

Delaware County, IN / Property Tax Payments /

Spring Mowing:	0	Fall Mowing:	0
Delq Mowing:	0	Delq Fall Mowing:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Barrett:	0	Fall Barrett:	0
Delq Barrett:	0	Delq Fall Barrett:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Civil Penalty:	0	Fall Civil Penalty:	0
Delq Civil Penalty:	0	Delq Civil Penalty:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Ineligible Homestead Deduction:	0	Fall Ineligible Homestead Deduction:	0
Delq Ineligible:	0	Delq Ineligible:	0
Delq Penalty:	0	Delq Penalty:	0
Spring Due:	0.00	Fall Due:	725.11

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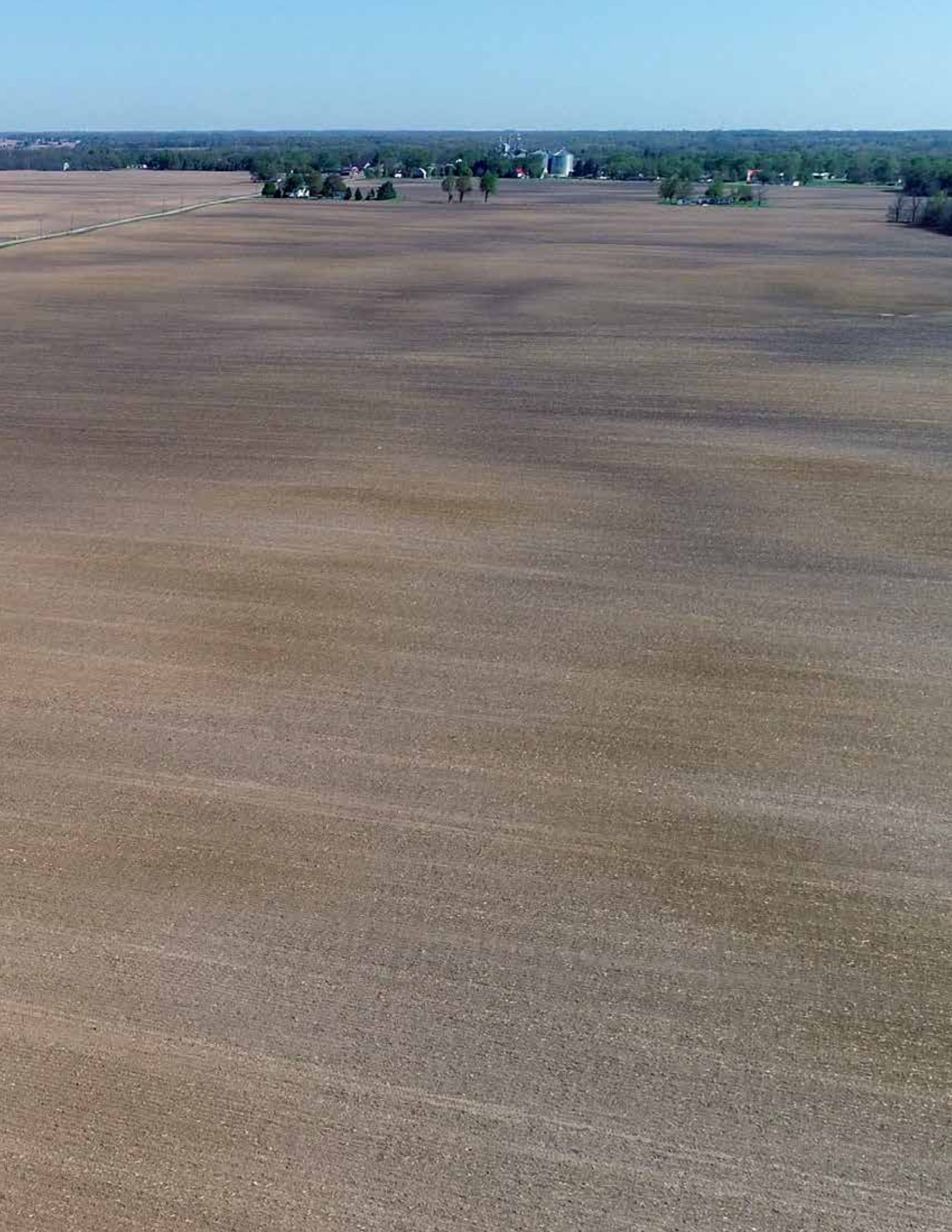


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PRELIMINARY TITLE

PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: IN Title Company
Issuing Office: 200 E. Washington St., Muncie, IN 47305
ALTA® Universal ID: N/A
Loan ID Number:
Commitment Number: 20201002
Issuing Office File Number: 20201002
Property Address: 0 Eaton Wheeling Pike, Gaston, IN 47342
N CR 600 W, Gaston, IN 47342
19810 N CR 600 W, Gaston, IN 47342

Revision Number:

1. **Commitment Date:** April 24, 2020 at 8:00 A.M.

2. **Policy to be issued:** **Proposed Policy Amount**
(a) ALTA Owner's Policy Standard \$100,000.00

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.

(b) ALTA Loan Policy NONE

Proposed Insured:

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

Fee Simple

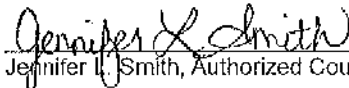
4. **Title to the said estate or interest in the Land is at the Commitment Date hereof vested in:**

Devises under the Last Will and Testament of Donal R. Johnson, deceased, an undivided 1/2 interest; Joanne E. Troutner, an undivided 1/2 interest

5. **The Land is described as follows:**

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

Fidelity National Title Insurance Company
By IN Title Company, Agent


Jennifer L. Smith, Authorized Countersignature

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
Fidelity National Title Insurance Company

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL ONE

A part of the Southwest Quarter of Section 10, Township 22 North, Range 9 East, in Washington Township, Delaware County, Indiana, described as follows: Commencing at an iron pin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 10, Township 22 North, Range 9 East; thence South 00 degrees 00 minutes 00 seconds 580.30 feet (assumed bearing) along the West line of said Quarter Quarter Section to the point of beginning; thence South 89 degrees 30 minutes 00 seconds East, 433.00 feet; thence South 00 degrees 00 minutes 00 seconds 761.52 feet to the South line of said Quarter Quarter Section; thence North 89 degrees 15 minutes 15 seconds West, 433.02 feet to the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 00 minutes 00 seconds 759.86 feet to the point of beginning, containing 7.560 acres, more or less.

ALSO, The North Half of the Southwest Quarter of Section 10, Township 22 North, Range 9 East, containing 80 acres, more or less.

ALSO, The Southwest Quarter of the Northwest Quarter of Section 10, Township 22 North, Range 9 East, containing 40 acres, more or less.

EXCEPT, A part of the Southwest Quarter of Section 10, Township 22 North, Range 9 East, in Washington Township, Delaware County, Indiana, described as follows: Commencing at an iron pin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 10, Township 22 North, Range 9 East; thence South 00 degrees 00 minutes 00 seconds, 580.30 feet, (assumed bearing) along the West line of said Quarter Quarter Section to the point of beginning; thence South 89 degrees 30 minutes 00 seconds East, 433.00 feet; thence South 00 degrees 00 minutes 00 seconds, 761.52 feet to the South line of said Quarter Quarter Section; thence North 89 degrees 15 minutes 15 seconds West, 433.02 feet to the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 00 minutes 00 seconds 759.86 feet to the point of beginning, containing 7.560 acres, more or less.

PARCEL TWO

Tract One:

All that part of the West Half of the Northeast Quarter of Section 14, Township 22 North, Range 9 East lying South of the center line of the Greenville and Logansport State Road, also known as the Albany and Jonesboro Pike, containing 65.884 acres, more or less.

Tract Two:

Also that part of the East Half of the Northwest Quarter of Section 14, Township 22 North, Range 9 East, lying South of the center line of the Greenville and Logansport State Road, except Lots Numbered 14, 15, 16, 17, 34, 35 and the West 29 feet of Lots Numbered 18 and 33, also the alley lying adjacent to said Lots, also the North Half of First Street adjacent to Lots Numbered 34, 35 and the West 29 feet of Lot Numbered 33. Said lots, alleys and streets being the Plat of New Wheeling as recorded in Plat Book 3, page 61 1/2 in the Office of the Recorder of Delaware County, Indiana.

Also excepting therefrom: Part of the East Half of the Northwest Quarter of Section 14, Township 22 North, Range 9 East, more particularly described as follows, to-wit: Beginning at a point in the center line of the Greenville and Logansport State Road, also known as the Albany and Jonesboro Pike 958.4 feet Northeasterly from the intersection of said center line and the West line of said East Half of the Northwest Quarter; thence Northeasterly on said center line 396.0 feet; thence deflecting to the right 98 degrees 51 minutes and running South 473.0 feet; thence deflecting to the right 83

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File No. 20201002

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

Page 2 of 3



PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
Fidelity National Title Insurance Company

degrees 14 minutes and running Westerly 319.5 feet; thence deflecting to the right 87 degrees 20 minutes and running Northwesterly 455.0 feet to the point of beginning, containing 3.791 acres, more or less.

PARCEL THREE

All that part of the North Half of the Northwest Quarter of Section 10, Township 22 North, Range 9 East, except all that portions of said tract which lies east of the Eaton and Wheeling County line free gravel road, which land herein excepted contains 2 1/2 acres, more or less; also, a part of the North Half of Section 10, Township 22 North, Range 9 East, bounded as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 10 and running West 80 rods to the Northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 3 chains and 92 links to a stone witnessed by a sugar-maple tree 12 inches diameter South 15 degrees East 69 1/2 links distant; thence East 22 chains and 42 links to a stone in the middle of the Eaton and Wheeling County line free gravel road; thence Northwesterly with the middle of said road to the east line of the Northwest Quarter of said Section 10; thence South to the place of beginning, containing 8.61 acres.

US

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

Page 3 of 3



PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
Fidelity National Title Insurance Company

Requirements

File No.: 20201002

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
 - A. Warranty Deed to be executed from Joanne E. Troutner, an undivided 1/2 interest to "BUYER". **The deed must contain a recital as to the death of Donal R. Johnson who held a life estate interest.**
 - B. Personal Representative's Deed to be executed from Joanne E. Troutner, as Personal Representative of the Estate of Donal R. Johnson, deceased, an undivided 1/2 interest to "BUYER".
 - C. 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.
 - D. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.

Note: Due to county office closures related to COVID-19, we may be temporarily unable to record/access documents in the normal course of business. As such, we will require our GAP Undertaking to be signed by all Sellers, Buyers and/or Borrowers.

IF THERE IS A MORTGAGE SHOWN ABOVE THAT IS AN EQUITY LINE MORTGAGE, A FULL SATISFACTION OF THE MORTGAGE MUST BE OBTAINED AND ALL CREDIT CARDS OR THE BALANCE OF VERIFIED UNUSED ACCOUNT CHECKS MUST BE SENT TO THE MORTGAGEE TOGETHER WITH A REQUEST FROM THE MORTGAGOR INSTRUCTING THE MORTGAGEE TO CLOSE THE ACCOUNT.

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

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File No. 20201002

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

Page 1 of 2



PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
Fidelity National Title Insurance Company

Requirements

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

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

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

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ALTA Commitment For Title Insurance Schedule 8-1-16 IN5
Page 2 of 2



PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
Fidelity National Title Insurance Company

Exceptions

File No.: 20201002

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

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

Standard Exceptions:

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

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

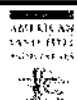
Note: The Company has performed a judgment search versus the owner as shown in Schedule A, Item 4, and none were found unless shown in Schedule B.

Special Exceptions:

7. The acreage indicated, if any, in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
8. Taxes for the year 2019 in the amount of \$1,210.81 each installment due May 11 and November 10, 2020. May installment UNPAID. November installment UNPAID. Taxes for the year 2020 due and payable in 2021 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 18-02-10-300-003.000-024 (Parcel 1)

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
Fidelity National Title Insurance Company

Exceptions

9. Storm Water assessment in the sum of \$11.40 per year, next installment due May 11, 2020. (Parcel 1)
10. Annual ditch assessment in the sum of \$10.00 per year, next installment due May 11, 2020. (Parcel 1)
11. Taxes for the year 2019 in the amount of \$933.60 each installment due May 11 and November 10, 2020. May installment UNPAID. November installment UNPAID. Taxes for the year 2020 due and payable in 2021 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 18-02-10-300-001.000-024 (Parcel 1)
12. Annual ditch assessment in the sum of \$72.44 per year, next installment of \$36.22 due May 11, 2020. (Parcel 1)
13. Taxes for the year 2019 in the amount of \$519.81 each installment due May 11 and November 10, 2020. May installment UNPAID. November installment UNPAID. Taxes for the year 2020 due and payable in 2021 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 18-02-10-100-002.000-024 (Parcel 1)
14. Annual ditch assessment in the sum of \$40.00 per year, next installment of \$20.00 due May 11, 2020. (Parcel 1)
15. Taxes for the year 2019 in the amount of \$692.23 each installment due May 11 and November 10, 2020. May installment UNPAID. November installment UNPAID. Taxes for the year 2020 due and payable in 2021 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 18-02-14-251-001.000-024 (Parcel 2)
16. Annual ditch assessment in the sum of \$65.76 per year, next installment \$32.68 due May 11, 2020. (Parcel 2)
17. Taxes for the year 2019 in the amount of \$681.02 each installment due May 11 and November 10, 2020. May installment UNPAID. November installment UNPAID. Taxes for the year 2020 due and payable in 2021 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 18-02-14-176-001.000-024 (Parcel 2)
18. Annual ditch assessment in the sum of \$54.82 per year, next installment of \$27.41 due May 11, 2020. (Parcel 2)
19. Taxes for the year 2019 in the amount of \$846.54 each installment due May 11 and November 10, 2020. May installment UNPAID. November installment UNPAID. Taxes for the year 2020 due and payable in 2021 now a lien. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Parcel Number 18-02-10-100-001.000-024 (Parcel 3)
20. Annual ditch assessment in the sum of \$79.64 per year, next installment of \$39.82 due May 11, 2020. (Parcel 3)
21. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

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File No. 20201002

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

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PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY

Fidelity National Title Insurance Company

Exceptions

22. Rights of the Public, the State of Indiana, and County of Delaware and the municipality in and to that part of the premises taken or used for road purposes.
23. Right of way for drainage, flow and maintenance of Legal Ditch (or Legal Drain) as set forth in IC 36-9-27-33.
24. Pipe Line easement granted to The Ohio Oil Company in Deed Record 320 page 302. (Parcel 1)
25. Rights of public utilities, if any, in and to the vacated streets and alleys of the heretofore vacated portion of Town of New Wheeling. (Parcel 2)
26. Reservation of easements in favor of The Penn Central Corporation set forth in Deed Record 1980 pages 1846-1850. (Parcel 2)

JLS/kl

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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 20201002

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

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PRELIMINARY TITLE



Fidelity National Title
Insurance Company

Commitment No. 20201002

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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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PRELIMINARY TITLE

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

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PRELIMINARY TITLE

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

Fidelity National Title Insurance Company



M. J. Kemp
President

ATLANTA

President

Margie Kemp
Secretary

Secretary

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

AGENT: IN TITLE COMPANY

PROPERTY ADDRESS: 0 EATON WHEELING PIKE; N CR 600 W; 19810 N CR 600 W; GASTON IN 47342

INDEMNITY & UNDERTAKING AGREEMENT (COVID-19 GAP SELLER)

WHEREAS, Fidelity National Title Insurance Company ("Issuing Company" or "Company") is about to issue its title insurance policy or policies or commitments therefor in respect to the land described in Commitment/Policy No. 20201002, all hereinafter referred to as the "Title Insurance Policy";

AND WHEREAS, in response to the outbreak of the Coronavirus and the declared state of emergency at the national, state and local level, Courts and governmental offices have been closed or have had significantly limited access. As a result, the processing and recording of deeds and other title documents in some jurisdictions has been, and will be, impacted. Fidelity National Title Insurance Company will continue to insure title for purchasers and lenders for through the ultimate recording date of the deed, mortgage, or other insured title document. Neither Fidelity National Title Insurance Company nor its title agents can provide any estimate as to the date of recordation of such title documents in the land records.

AND WHEREAS, the Company has raised, or would in the absence of this Indemnity raise, as a title exception on the Title Insurance Commitment and Policy certain defects or other matters, hereinafter referred to as the "Exception", more particularly described as follows:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the later of: (1) the date on which all of the Schedule B Requirements are met and (2) the date of recording of the deed, mortgage or other instruments under which the Proposed Insured acquires the estate or interest covered by the Title Insurance Commitment;

The Exception shall not include, and the undersigned shall have no liability under this instrument for, matters arising from or caused by the acts or omissions of the party or parties to whom the undersigned conveyed or otherwise transferred for value the interest or estate insured.

AND WHEREAS, the Company has been asked to issue the Title Insurance Policy either without mention of the Exception or insuring against loss or damage by reason thereof;

AND WHEREAS, the Company may issue, either concurrently herewith or hereafter in the ordinary course of business, another policy or policies, in the form or forms now or then commonly used by the Company, or issue hold harmless or indemnity letters to induce other title insurance companies to issue title insurance policies or commitments, insuring title to said land or to some parts thereof or interest therein, either without mention of the Exception or insuring against loss or damage by reason thereof, all of the foregoing being hereinafter referred to as the Future Policies or Commitments;

NOW THEREFORE, in consideration of the issuance of the Title Insurance Policy and the payment of \$1.00 by the undersigned to the Company, the sufficiency and receipt of which is hereby acknowledged, the undersigned, hereby covenants and agrees with the Company:

1. to forever fully protect, defend and save the Company harmless from and against the Exception, in and from any and all actual loss, costs, damages, attorneys' fees and expenses of every kind and nature which it may suffer, expend or incur, or by reason, or in consequence of the Title Insurance Policy on account, or in consequence, or growing out of the Exception only, or on account of the assertion or enforcement or attempted assertion or enforcement thereof or of any rights existing or hereafter arising, or which may at any time be claimed to exist under, or by reason, or in consequence, or growing out of the Exception;

PRELIMINARY TITLE

INDEMNITY & UNDERTAKING (GAP)

{Page 2 of 2}

2. to provide for the defense, at its own expense, on behalf and for the protection of the Company and the parties insured or who may become insured, against loss or damage under the Title Insurance Policy (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based solely on the Exception which may be asserted or attempted to be asserted, established or enforced in, to, upon, against or in respect to the land described in the Title Insurance Policy or any part thereof, or interest therein;
3. to pay, discharge, satisfy or remove the Exception and, when the Exception appears as a matter of public record, to clear the record by the recording or filing of releases, assignments, deeds or other appropriate instruments, or by the procurement of a final court order or judgment entered by a court of competent jurisdiction quieting the title of the insured, or declaring the Exception to be null and void and of no force and effect, on or before **30 DAYS AFTER RECEIPT OF DEMAND FROM THE COMPANY**, and
4. that each and every provision herein shall extend and be in force concerning Future Policies or Commitments.

The undersigned agrees that this Agreement is not intended to give any benefits, rights, privileges, actions or remedies to any person or party, other than the Company, the undersigned, and the insured, as a third party beneficiary or otherwise under any theory of law.

The undersigned hereby agrees that in lieu of an original written signature the facsimile or the electronically transmitted signature on this document will constitute a valid original signature to this document and can be relied upon for enforcement purposes.

IN WITNESS WHEREOF, the parties have executed this agreement this _____ day of _____, 2020.

Seller(s):

Seller(s):

Joanne E. Troutner, as Personal Representative
of the Estate of Donal R. Johnson, deceased
an undivided ½ interest

Joanne E. Troutner, an undivided ½
interest

Phone No. _____

Phone No. _____

Email: _____

Email: _____

PHOTOS

PHOTOS

PART OF TRACTS 9 & 10

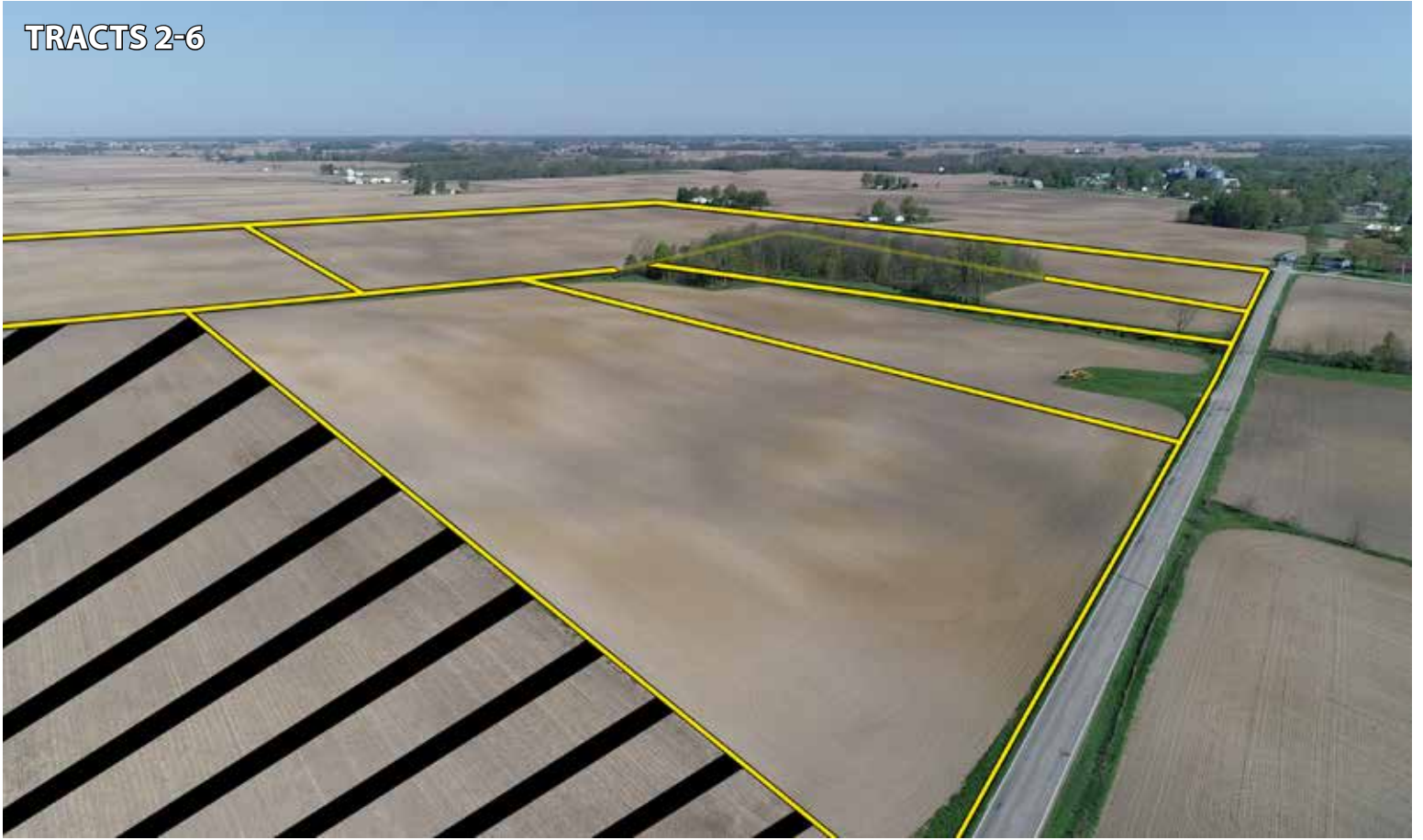


TRACTS 1-7



PHOTOS

TRACTS 2-6



TRACT 3



PHOTOS

TRACT 7



TRACT 7



PHOTOS

TRACT 7



TRACT 7



PHOTOS

TRACT 6



TRACT 4



PHOTOS

TRACTS 4 & 5



TRACT 6







SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

