

*Cover page for:*

**Preliminary Title Insurance Schedules  
(with copies of recorded documents  
listed as exceptions, if any)**

*Preliminary title insurance schedules prepared by:*

**Metz Title Company, Inc.**

(File Number: MTC0710124)

---

**Auction Tract 10**

**(480, 482 & 484 Columbus St., Wabash, Indiana)**

---

*For August 24, 2020 auction to be conducted by:*

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

*On behalf of:*

**The Snyder Revocable Trust**

First American Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: Metz Title Company, Inc.  
Issuing Office: 40 E. Hill Street, Wabash, IN 46992  
Issuing Office's ALTA® Registry ID: 1000513  
Loan ID Number:  
Commitment Number: MTC0710124  
Issuing Office File Number: MTC0710124  
Property Address: 480, 482, & 484 Columbuys St., Wabash, IN 46992

**SCHEDULE A**

1. Commitment Date: July 17, 2020 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy 08/01/16  
Proposed Insured: TBD  
Proposed Policy Amount: \$ 1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
The Snyder Revocable Trust dated the 9th day of March, 2000 and Cleo D. Snyder life estate and Wilma M. Snyder life estate
5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

**First American Title Insurance Company**

By:   
**Metz Title Company, Inc., Gregory A. Metz, Agent**

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

**Copyright 2006-2016 American Land Title Association. All rights reserved.**  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



FirstAmerican Title Insurance Company

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Trustee's Deed from The Snyder Revocable Trust dated the 9th day of March, 2000 and Cleo D. Snyder life estate and Wilma M. Snyder life estate to TBD
5. An affidavit must appear in the deed that Cleo D. Snyder, who held a life estate interest in the property, died on December 30, 2019.
6. An affidavit must appear in the deed that Wilma M. Snyder, who held a life estate interest in the property, died on September 14, 2003.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name). See Indiana Code 36-2-11-15.
8. By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as TIEFF (Title Insurance Enforcement Fund Fee) charge.
9. NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in the amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.
10. Vendor's (sale) or Mortgagor's (refinance) Affidavit to be executed at the closing.

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

**Copyright 2006-2016 American Land Title Association. All rights reserved.**  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



**SCHEDULE B**  
(Continued)**SCHEDULE B, PART II**  
**Exceptions**

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public 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. Any discrepancies or conflicts in boundary lines, any shortages in area, or encroachment or overlapping of improvements.
3. Any facts, rights, interest or claims not shown by the public record which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
5. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
6. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
8. Taxes for the year 2019 payable 2020 assessed in the name of The Snyder Revocable Trust, Cleo D. Snyder, and Wilma M. Snyder  
TAXING UNIT: Wabash Corp.  
PARCEL KEY NO: 85-14-58-103-044.000-009 - Pt. 18-27-6  
ASSESSED VALUATION: Land - \$9,000.00  
Improvements - \$67,600.00  
Deductions - \$0.00  
Exemptions - \$0.00  
May 10 - \$766.00 - Paid  
Nov 10 - \$766.00 - Unpaid

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

**Copyright 2006-2016 American Land Title Association. All rights reserved.**  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



**SCHEDULE B**  
(Continued)

Solid Waste Recycling Fee:  
May 10 - \$24.00 - Paid  
Nov 10 - \$0.00 - None Due

9. Taxes for the year 2020 payable 2021 are now a lien, but are not currently due and payable; and taxes for subsequent years.
10. Subject to taxes or special assessments which are not shown as existing liens by the public record.
11. A ten (10) year judgment search was performed -vs- The Snyder Revocable Trust dated the 9th day of March, 2000 and none found.
12. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
13. Subject to the zoning and planning ordinances and regulations of the City of Wabash and the Wabash Plan Commission.
14. Subject to possible future assessment and easements for drainage ditches or tile drains.
15. Right of way for drainage, flow and maintenance of Legal Ditch (or Legal Drain) as set forth in IC 36-9-27-33.
16. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
17. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.

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

**Copyright 2006-2016 American Land Title Association. All rights reserved.**  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



Commitment Number: MTC0710124

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

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

The following described real estate situated in Wabash County, State of Indiana:

Part of Reserve Number Eighteen (18) in Township Number Twenty-seven (27) North of Range Number Six (6) East, bounded and described as follows, to-wit:

Beginning 30 feet east of the west line of said reserve at a point where the east line of Vernon Street intersects the north line of Columbus Street in the City of Wabash; thence north on the east line of said Vernon Street 64 feet; thence east parallel with the north line of the business block on said premises in a straight line 139 feet, more or less, to the west line of a public alley; thence south along the west line of the public alley to the north line of Columbus Street; thence southwestwardly along the north line of Columbus Street to the place of beginning, in the City of Wabash.