

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: MTC0710126)

Auction Tract 19

(1172 Falls Ave., 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

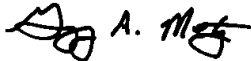
Transaction Identification Data for reference only:

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: MTC0710126
Issuing Office File Number: MTC0710126
Property Address: 1172 Falls Ave., 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
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.

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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 to TBD
5. 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.
6. 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.
7. 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.
8. Vendor's (sale) or Mortgagor's (refinance) Affidavit to be executed at the closing.

**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:

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SCHEDULE B
(Continued)

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
TAXING UNIT: Wabash Corp.
PARCEL KEY NO: 85-14-40-122-066.000-009 - Pt. Outlot 30
ASSESSED VALUATION: Land - \$19,900.00
Improvements - \$20,600.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$607.50 - Paid
Nov 10 - \$607.50 - Unpaid

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. Declaration of Covenants, Conditions and Restrictions for Ewing & Hanna's Subdivision, as per plat thereof recorded in The Wabash County Recorder's Office, but omitting any such covenant or restriction based on race, color, religion or *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.*

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SCHEDULE B
(Continued)

national origin.

The Company insures that a violation thereof will not result in forfeiture or reversion of title.

13. 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.
14. Subject to the zoning and planning ordinances and regulations of the City of Wabash and the Wabash Plan Commission.

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Commitment Number: MTC0710126

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:

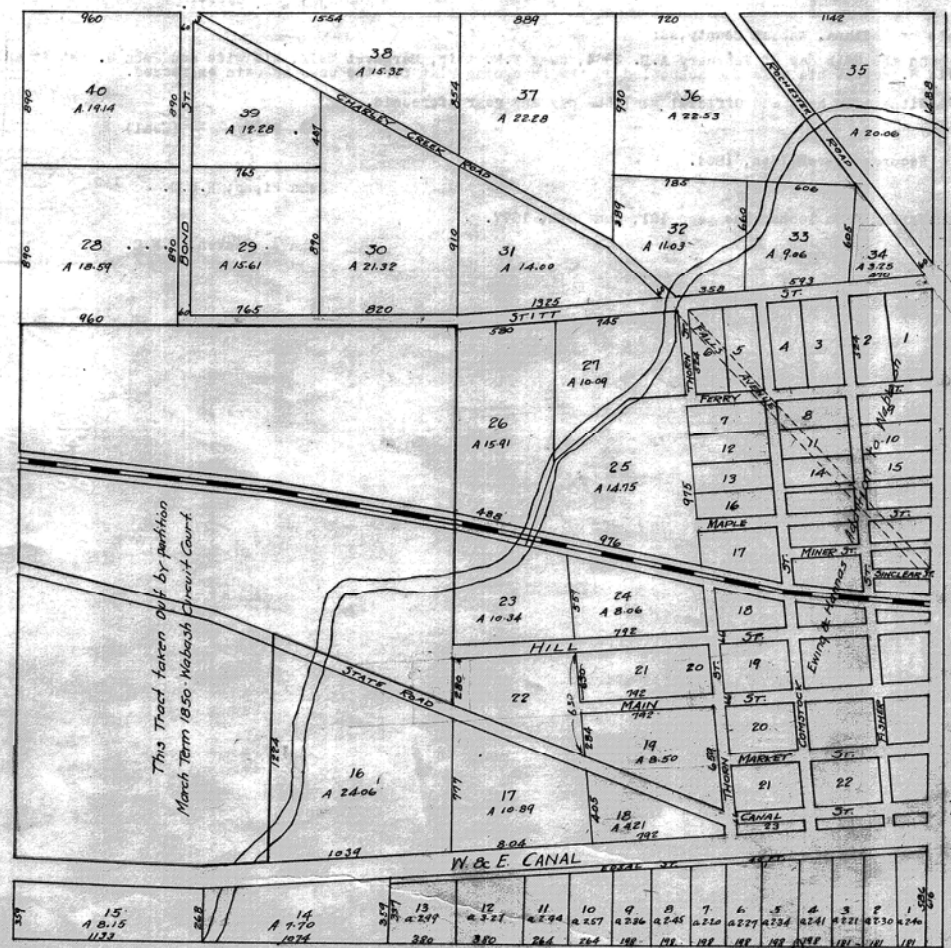
That portion of land situate on lot #30 of Ewing and Hanna's Subdivision of Charley Section and that portion of Lot #1 in Citizens Saving and Trust Company Subdivision to the City of Wabash, Indiana, according to the recorded plat thereof; considering the South Line of Falls Avenue as bearing South 63°00'00" East with all other bearings herein contained relative thereto; beginning at the intersection of the West line of lot #30 of Ewing and Hann's S/D with the South line of Falls Avenue; thence on and along the South line of Falls Avenue South 63°00'00" East 447.69 feet to a Found Rebar on the West line of land described in Quit Claim Deed Record 234, pages 339-341 being the true place of beginning; thence continuing on and along said East line South 11°54'29" West 194.28 feet to a set rebar; thence continuing on and along said East line South 11°39' 54" West 216.32 feet to a set rebar on the South line of said Deed Record; thence on and along said South 88°56' 50" West 109.21 feet measured 105.71 feet Deed to found iron pipe on the west side of said Deed Record; thence on and along said West line North 19°02'40" East 34.38 feet to the South line of the land described in Quit Claim Record 234 page 341; thence on and along said South Line North 78°57'20" West 16.98 feet measured (N 71° E. 16.56 Feet Deed) to a set rebar on the West Line of said Deed Record; thence on and along said East line North 19°02'40" East 34.38 feet measured (W 18° 32' E. Deed) to a found iron pipe on the North line of said Deed Record; thence on and along said North line South 71°57'20" East 15.85 feet measured (S 71° 28' Deed) to a set rebar on the West line of Deed Record 234 page 339; thence on and along said West line North 18° 20' 15" East 105.54 feet measured (N 17° 22' E. Deed) to the true place of beginning.

Containing 0.86 acres, more or less.

Parcel No. 85-14-40-122-066.000-009.

Commonly known as 1172 Falls Avenue, Wabash, IN.

EWING & MANNAS SUBDIVISION OF LOTS IN CHARLEY RESERVE



For Ordinance Disannexing Certain Real Estate From
 Corp. Limits of City of Wabash, See Miscellaneous
 Book 9, Page 471. Carl E. Dale, Jr. W.C.

FOR ANNEXATION TO WABASH
 OF Out lots 28 thru 40
 SEE Misc 12 pg 525

Indication of a part of Edsall St
 See Misc Record 44, Page 194
 Robert Hanger, R.W.C.

For Driveway Easement in pt. Out lot 30
 See Deed rec. 280 pgs 553-554
 Carol Stefanatos, R.W.C.

WABASH COUNTY
PLAT BOOK NUMBER 2
PAGE NUMBER: 124

Pettit and Weir's Subdivision of Out Lots Nos. 7 and 12. Ewing & Hanna's Addition,
to the Town of Wabash, Wabash County, Indiana.

This Subdivision of North three quarters of Out Lot No. twelve (12) and Outlot number Seven (7) consists of 12 lots of which 1,2,3,4,5,6,7,8, and 9 are each 76 feet East and West and 119 feet 4 1/2 inches North & South 10 & 11 are each 84 feet East and West by the same length North and South, and 12 is 30 feet East and West and 169 feet 4 1/2 inches North and South, Lincoln Street separating said lots and running East and West is 50 feet wide. Thorn Street continued separates lots 11 & 12, and is 30 feet wide. The figures on the lots express the length and breadth in feet and inches.

Wabash Feb. 29th, 1864.

F.P. Weir.
Margaret Weir.
J.U. Pettit.
Julia B. Pettit.

State of Indiana, Wabash County, ss:

On the 29th day of February A.D. 1864, came F.P. Weir, Margaret Weir, his wife and John U. Pettit and Julia B. Pettit his wife and acknowledged the foregoing Plat for the uses therein expressed.

Witness my hand and Official seal the day and year aforesaid.

A.P. Perry. (Seal)

Recorded March 16th, 1864.

John Piper, R.W.C.

Transferred from Record One page 101, June 9th, 1877.

John H. Dicken, R.W.C.

WABASH COUNTY
PLAT BOOK NUMBER 2
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