

Wells County, Indiana

LAND AUCTION

Friday, November 5 • 10:00 am

105± acres with Home

offered in 6 tracts

AUCTION LOCATION: Held at Montpelier Civic Center, 339 S. Main St., Montpelier, IN 47359.

PROPERTY LOCATION:

From Warren, IN: Travel 5 miles east on SR 218 to CR 600W (Mt. Zion), travel 3.5 miles south to property.

From Montpelier, IN: Travel 3 miles west on SR 18 to CR 200E, travel north 3.5 miles to property.

TRACT DESCRIPTIONS:

TRACT 1: 38± ACRES, mostly tillable and mostly Haskins, Haney, Rensselaer & Eldean soils. Frontage on CR 900S.

TRACT 2: 15± ACRES, mostly tillable and mostly Rensselaer, Haskins & Millgrove soils.

TRACT 3: 27± ACRES has woods with 25 feet deeded access from CR 600W.

TRACT 4: 5± ACRES has an existing well & septic system, with access from CR 900S.

TRACT 5: 10± ACRES located north at CR 900S.

TRACT 6: 10± ACRES with 9± acres tillable. Soil mainly Haskins & Coesse. Improvements include bath, 1,180 square feet.



INSPECTION DATES:
Tuesday, October 19 • 3:00pm – 5:00pm
Saturday, October 30 • 10:00am – 12:00pm
Or call the Auction Manager for more information.

INFORMATION BOOKLET



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Robert Graves, Dardanella Falls & Cheryl Romine



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

Sale Manager: Al Pfister • 260-760-8922

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- **COUNTY TAX INFO**
- **ASSESSOR CARD & PLAT MAP**
- **PRELIMINARY TITLE**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

FRIDAY, NOVEMBER 5, 2021

105 ACRES – MONTPELIER, 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 Friday, October 29, 2021.
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
105± Acres • Wells County, Indiana
Friday, November 5, 2021**

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

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

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

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Friday, November 5, 2021 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Friday, October 29, 2021**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

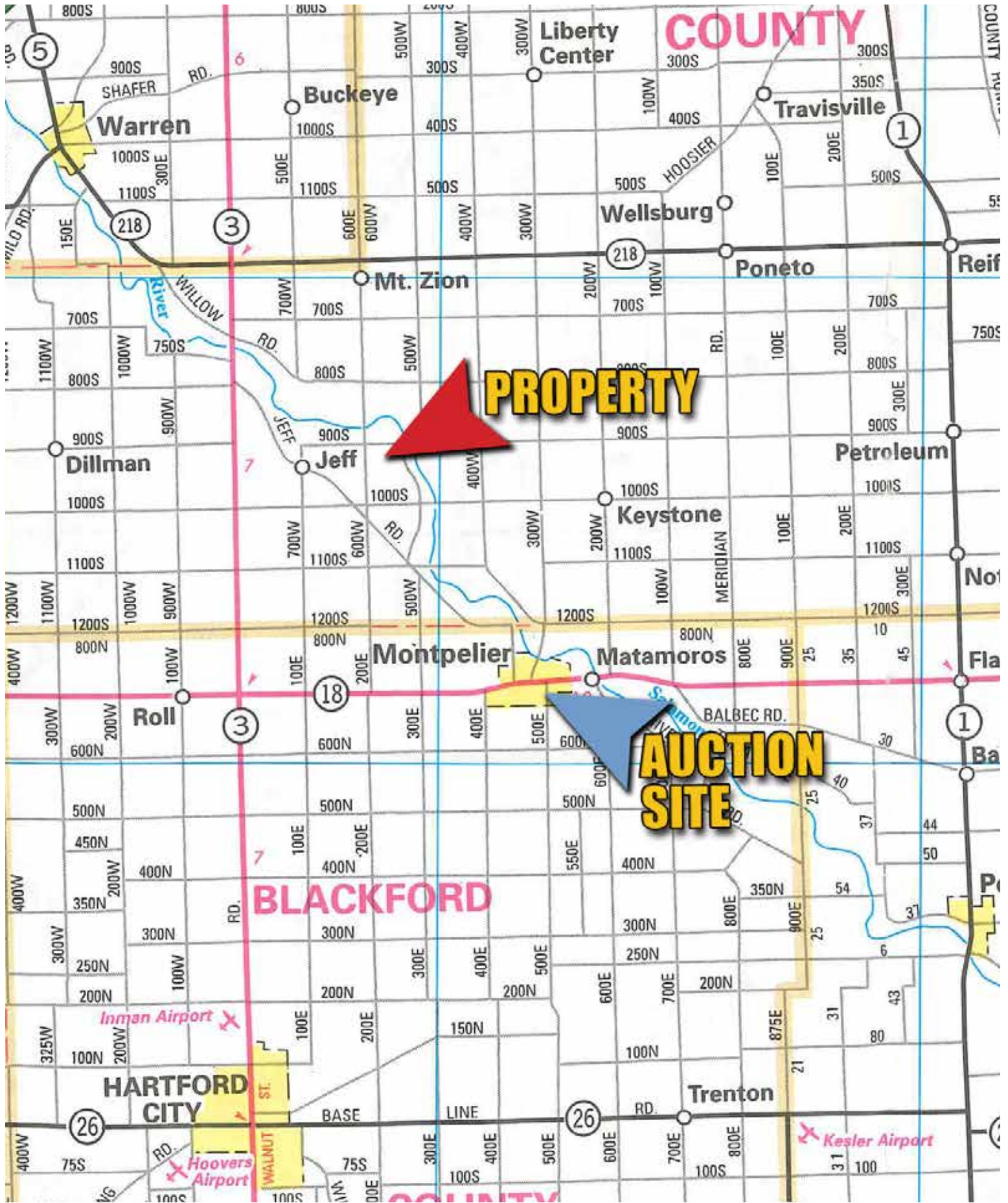
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

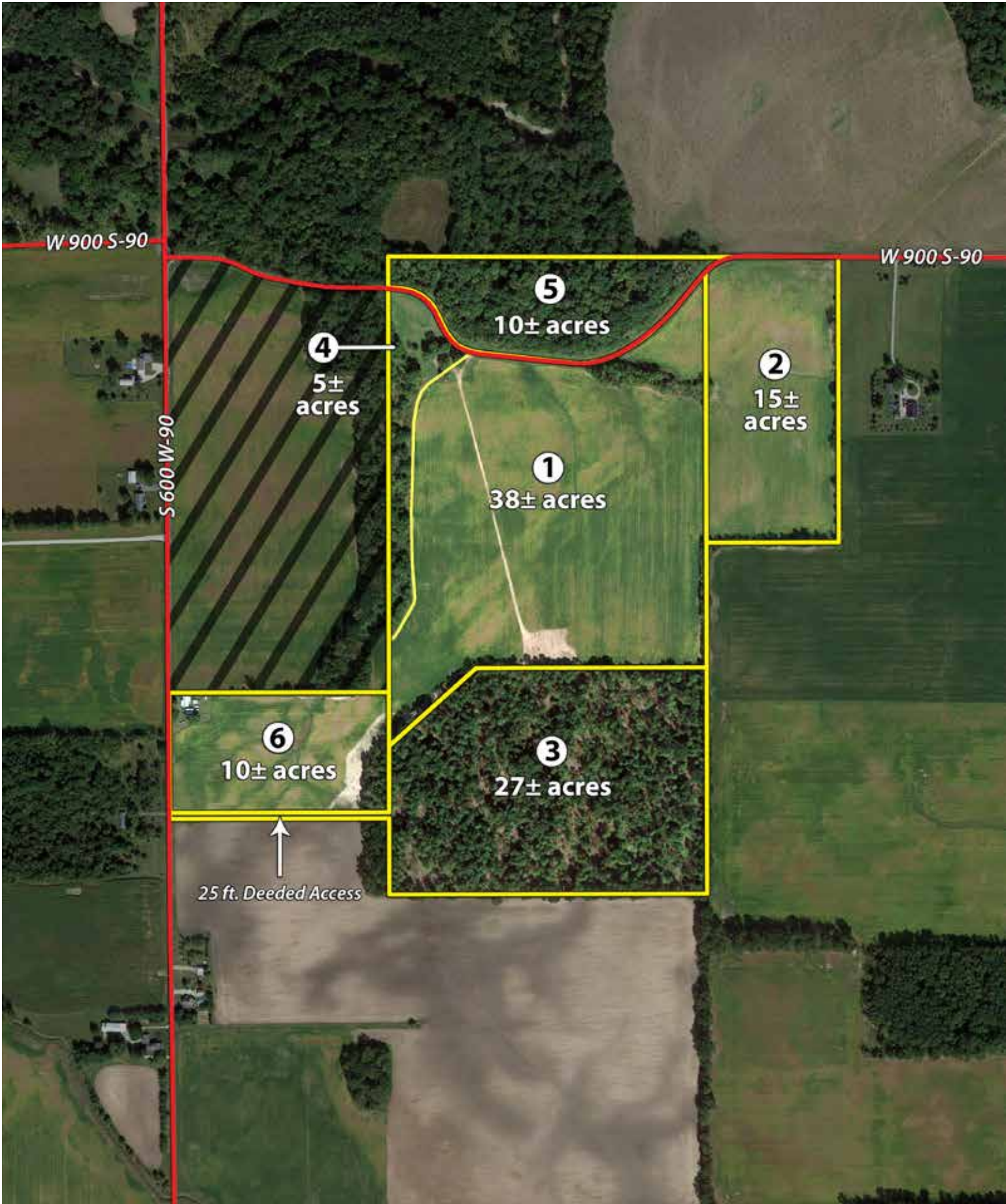
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAP & AERIAL TRACT MAP

LOCATION MAP



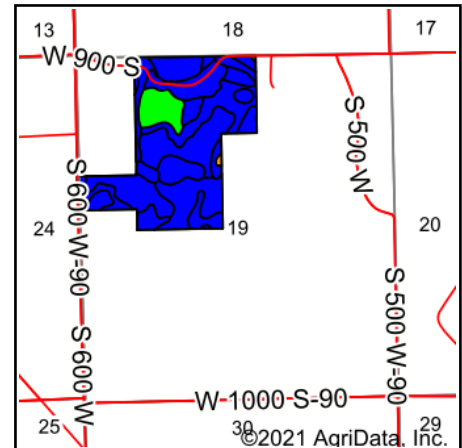
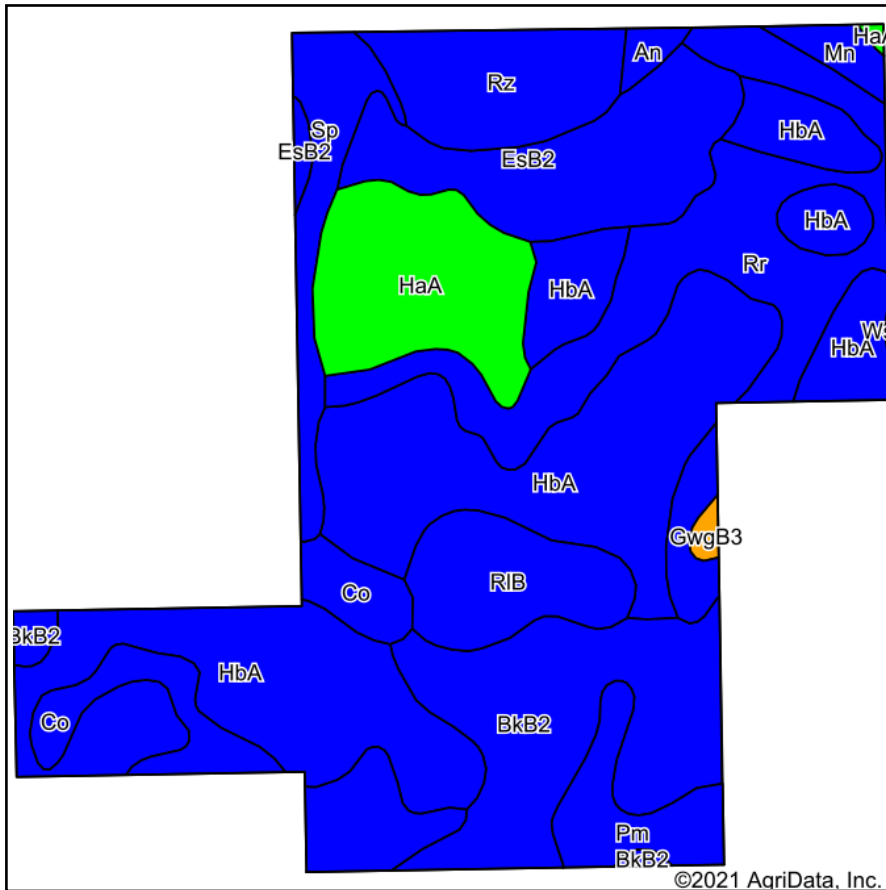
AERIAL TRACT MAP





SOIL INFORMATION
(SOIL, FLOOD,
TOPOGRAPHY & WETLAND)

SOIL MAP



State: **Indiana**
 County: **Wells**
 Location: **19-25N-11E**
 Township: **Chester**
 Acres: **106.29**
 Date: **7/6/2021**



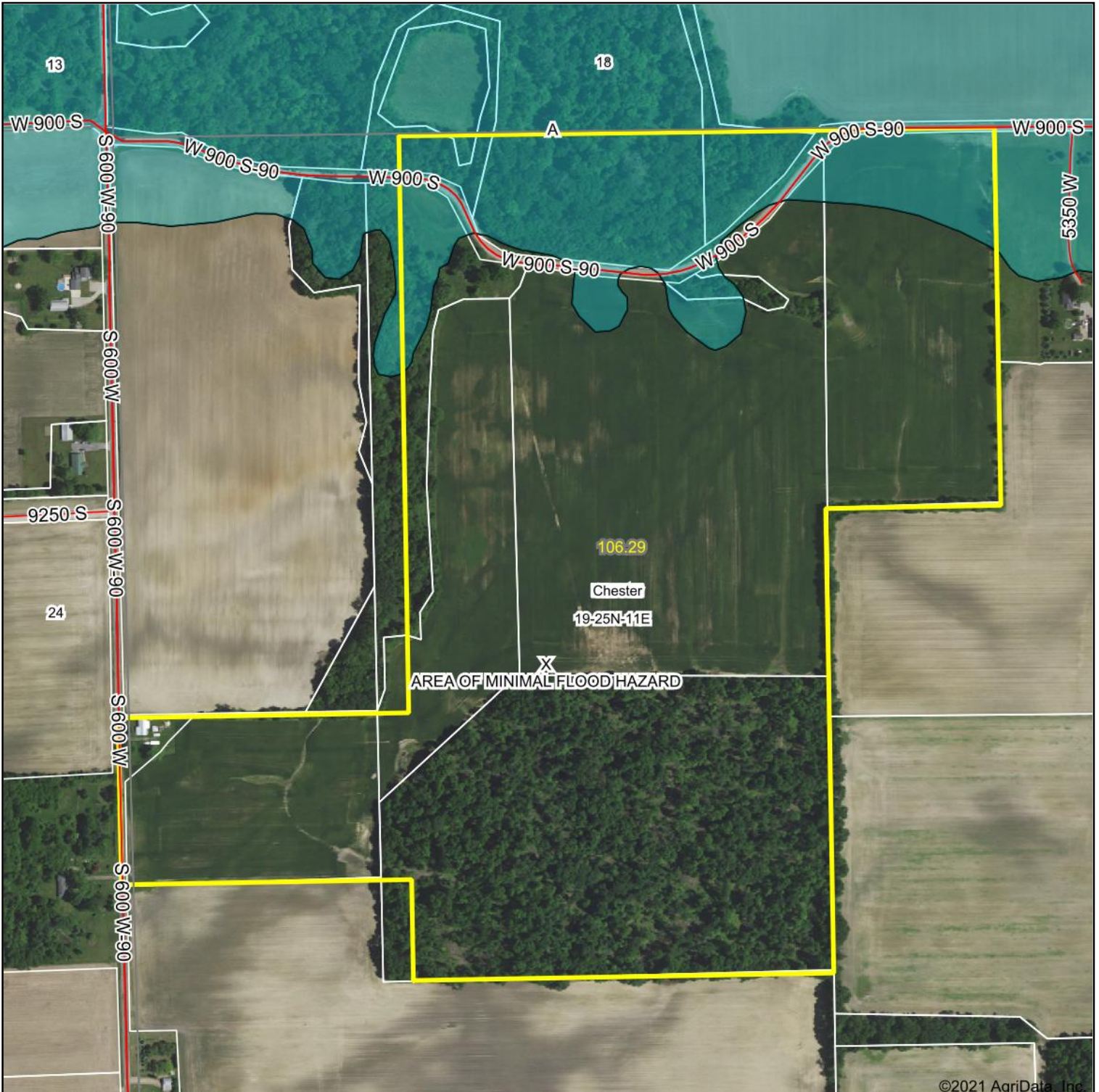
Soils data provided by USDA and NRCS.

Area Symbol: IN179, 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
HbA	Haskins loam, 0 to 3 percent slopes	35.08	33.0%		llw	158	5	11		59	62
Rr	Rensselaer loam, 0 to 1 percent slopes	13.97	13.1%		llw	167	6		11	49	68
Bk2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	12.69	11.9%		lle	122	5		8	40	55
EsB2	Eldean variant silt loam, 2 to 6 percent slopes, eroded	9.02	8.5%		lle	113	4		7	40	57
HaA	Haney silt loam, 0 to 2 percent slopes	8.26	7.8%		I	131	5		9	46	59
Co	Coesse silt loam	7.23	6.8%		llw	150	5		10	44	60
Rz	Ross loam, frequently flooded	5.75	5.4%		llw	122				38	
RIB	Rawson fine sandy loam, 2 to 6 percent slopes	5.12	4.8%		lle	133	5		9	47	60
Sp	Shoals loam, 0 to 2 percent slopes, frequently flooded	4.02	3.8%		llw	121	4	8		35	
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	3.26	3.1%		llw	157	5	11		47	64
Mn	Millgrove clay loam	1.00	0.9%		llw	175	6		12	49	70
An	Armiesburg silty clay loam, frequently flooded	0.58	0.5%		llw	117				38	
GwgB3	Glynwood-Mississinewa clay loams, ground moraine, 3 to 8 percent slopes, severely eroded	0.31	0.3%		llle	120	4	8		40	54
Weighted Average						143.7	4.7	4.3	4.9	48.5	55.1

Soils data provided by USDA and NRCS.

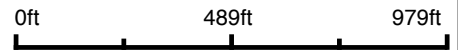
FLOOD ZONE MAP



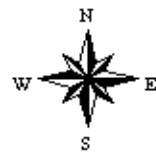
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Map Center: 40° 36' 25.66, -85° 19' 44.97

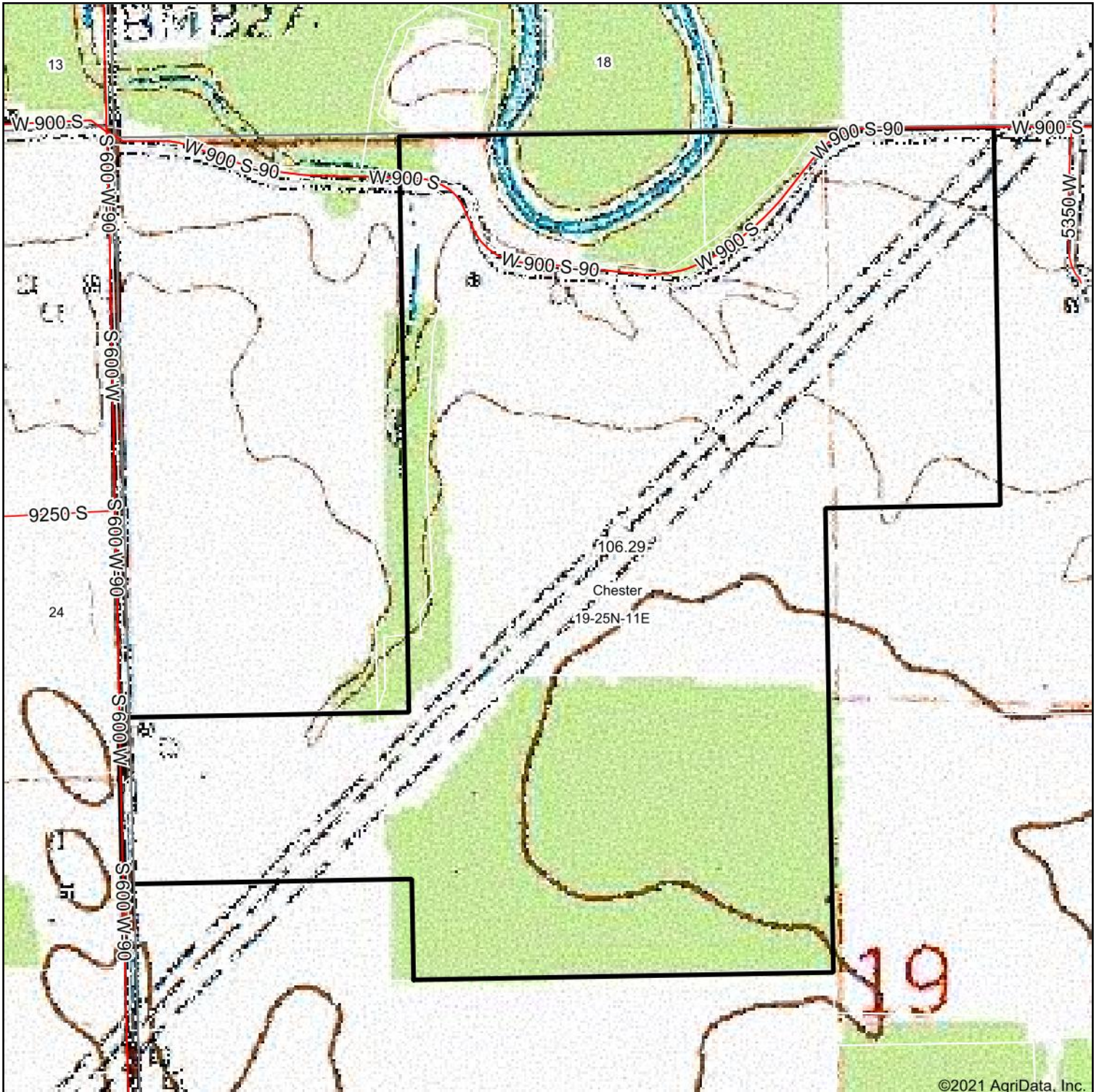


19-25N-11E
Wells County
Indiana



7/6/2021

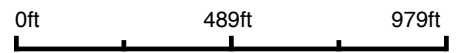
TOPOGRAPHY MAP



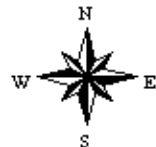
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map center: 40° 36' 25.66, -85° 19' 44.97



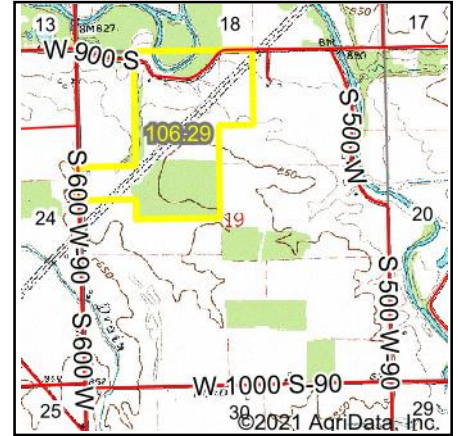
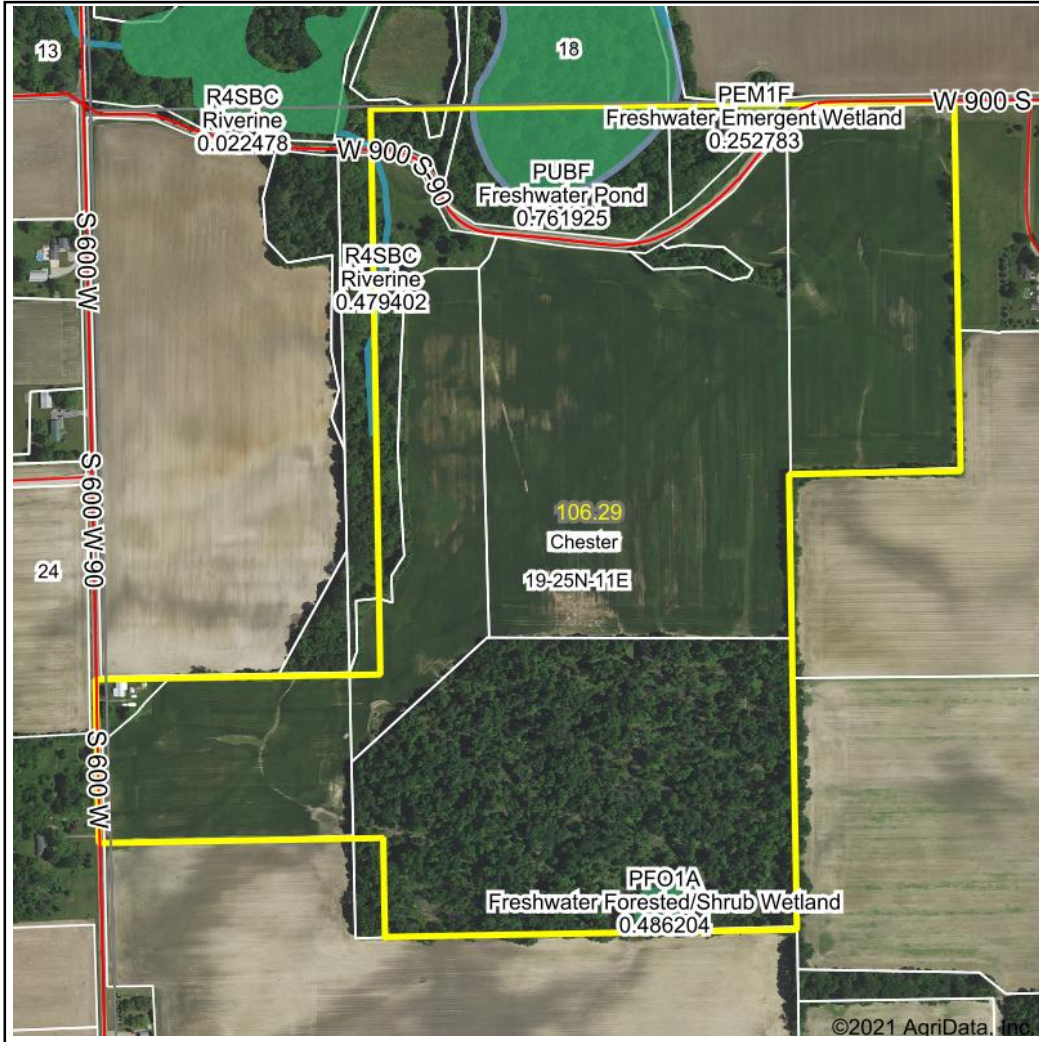
19-25N-11E
Wells County
Indiana



7/6/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

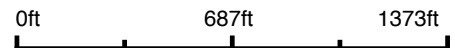
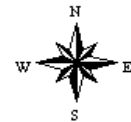
WETLAND MAP



State: **Indiana**
 Location: **19-25N-11E**
 County: **Wells**
 Township: **Chester**
 Date: **7/6/2021**



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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	3.37
PUBF	Freshwater Pond	0.43
R4SBC	Riverine	0.27
PEM1F	Freshwater Emergent Wetland	0.23
	Total Acres	4.30

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

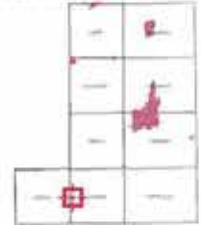


COUNTY TAX INFO

COUNTY TAX INFO



Overview



Legend

- Road Centerlines
- ▭ Towns
- ▭ Townships
- Rail
- Water
- Culverts
- Ditches
- Tiled Drains
- ▭ Parcels
- Zoning & Wind Project Area**
- ▭ WIND
- ▭ L-1
- ▭ PUD1
- ▭ A-1
- ▭ A-R
- ▭ B-1
- ▭ B-2
- ▭ B-3
- ▭ C-1
- ▭ I-1
- ▭ I-2
- ▭ M-1
- ▭ M-2
- ▭ R-1
- ▭ R-2
- ▭ R-3
- ▭ S-1

Date created: 10/13/2021
Last Data Uploaded: 10/12/2021 10:29:17 PM

COUNTY TAX INFO



Summary

Parcel ID 90-11-19-200-004.000-001
Bill ID 001-00201-01
Reference #
Property Address 9351 S 600 W
Warren, IN, 46792
Brief Legal Description 19-25-11 9.850A MID PT WNW
(Note: Not to be used on legal documents)
Class AGRICULTURAL LAND WITH MOBILE HOME
Tax District Chester
Tax Rate Code 977849 - Adv Tax Rate
Property Type 82 - Residential
Mortgage Co N/A
Last Change Date



Owners

Deeded Owner
[Falls, Dardanella etal](#)
9351 S 600 W-90
Warren, IN 46792

Taxing District

County: Wells
Township: CHESTER TOWNSHIP
State District 001 CHESTER TOWNSHIP
Local District: 001
School Corp: SOUTHERN WELLS COMMUNITY
Neighborhood: 105110-001 CHESTER TOWNSHIP PAVED

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality:
Parcel Acreage: 9.85
Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$22,500.00	\$22,500.00	\$22,500.00	\$0.00	\$22,500.00
Road Right of Way		0	0	.29	\$1,290.00	\$1,290.00	\$374.10	(\$100.00)	\$0.00
Tillable Cropland	BKB2	0	0	.04	\$1,290.00	\$1,148.00	\$45.92	\$0.00	\$50.00
Tillable Cropland	CO	0	0	2.16	\$1,290.00	\$1,367.00	\$2,952.72	\$0.00	\$2,950.00
Tillable Cropland	HBA	0	0	6.13	\$1,290.00	\$1,367.00	\$8,379.71	\$0.00	\$8,380.00
Woodland	HBA	0	0	.23	\$1,290.00	\$1,367.00	\$314.41	(\$80.00)	\$60.00

Residential Dwellings

COUNTY TAX INFO

Description	Single-Family
Story Height	1
Style	91 Double Wide Mobile Homes
Finished Area	1180
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1180	1180
C		1180	0

Features	Area
Patio, Concrete	210
Porch, Open Frame	160

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D-1	1968	1985	A	1.01	1180	1.44	1
Utility Shed	100	C	2009	2009	A	1.01	128	1.44	1

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
7/9/2018	Falls, Dardanella etal	20182429		\$0.00
10/25/2006	Graves etal, Francis E	153039	145/309	\$0.00
	GRAVES, FRANCIS F/ADOLETHA B			\$0.00



[Click here to access the digital deed records for Wells County](#)

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
7/9/2018	Graves etal, Francis E	Quit Claim Deed			20182429
10/25/2006	Graves, Francis E etal		145	309	

Valuation

Assessment Year	2021	2020	2019	2018	2018 (2)
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COUNTY TAX INFO

Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/1/2021	3/6/2020	3/15/2019	4/5/2018	4/3/2018
Land	\$33,900	\$26,700	\$29,200	\$29,600	\$31,700
Land Res (1)	\$22,500	\$15,300	\$15,300	\$15,300	\$15,300
Land Non Res (2)	\$11,400	\$11,400	\$13,900	\$14,300	\$16,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$59,700	\$52,800	\$49,400	\$46,300	\$46,300
Imp Res (1)	\$59,200	\$52,300	\$48,900	\$45,800	\$45,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$500	\$500	\$500	\$500	\$500
Total	\$93,600	\$79,500	\$78,600	\$75,900	\$78,000
Total Res (1)	\$81,700	\$67,600	\$64,200	\$61,100	\$61,100
Total Non Res (2)	\$11,400	\$11,400	\$13,900	\$14,300	\$16,400
Total Non Res (3)	\$500	\$500	\$500	\$500	\$500

Tax History

Any taxes paid after November 10 will show up as being paid in the next tax year.

Anything paid after November 10, is a 5% penalty. Anything paid after December 10, is a 10% (total) penalty.

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$127.22	\$97.28	\$83.86	\$293.72	\$260.52
+ Spring Penalty	\$7.86	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$127.22	\$97.28	\$83.86	\$293.72	\$260.52
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$39.38	\$37.50	\$37.50	\$37.50	\$37.50
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$301.68	\$232.06	\$205.22	\$624.94	\$558.54
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$97.32)	(\$232.06)	(\$205.22)	(\$624.94)	(\$558.54)
= Total Due	\$204.36	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFO

Deductions

Type	Description	2020 Pay 2021	2018 Pay 2019
Homestead	Standard Hmst	\$40,560.00	\$45,000.00
Homestead	Supplemental HSC	\$9,464.00	\$10,640.00

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2020 Pay 2021	1167279	615 SHADLE	0.59	ADV Rate	3.75	37.5	39.38
2019 Pay 2020	1167279	615 SHADLE	0.59	ADV Rate	3.75	37.5	37.5
2018 Pay 2019	1167279	615 SHADLE	0.59	ADV Rate	3.75	37.5	37.5
2017 Pay 2018	1167279	615 SHADLE	0.59	ADV Rate	3.75	37.5	37.5
2016 Pay 2017	1167279	615 SHADLE	0.59	ADV Rate	3.75	37.5	37.5

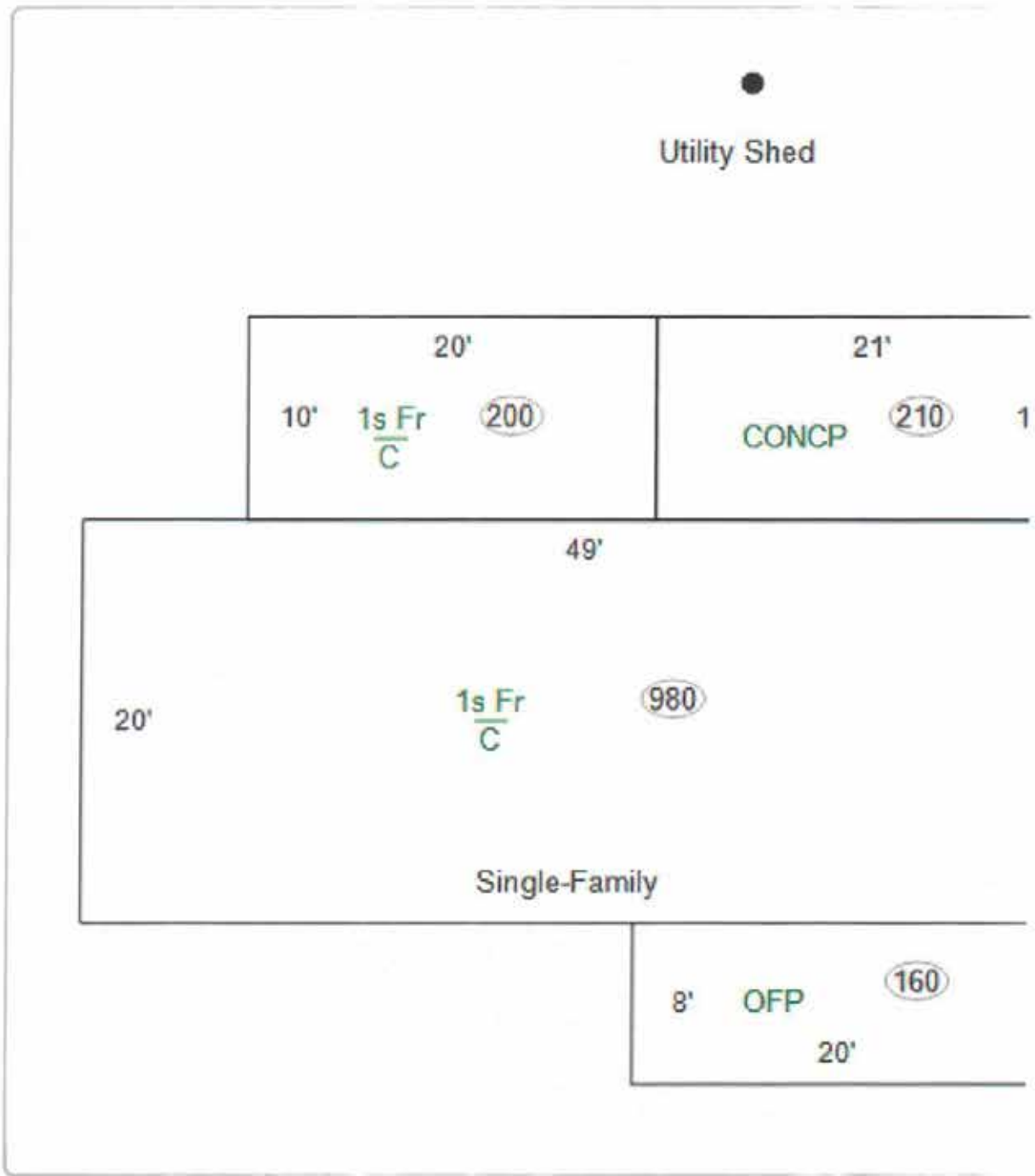
Photos



0010020101



COUNTY TAX INFO



Property Record Card

[90-11-19-200-004.000-001 \(PDF\)](#)

COUNTY TAX INFO

Form 11

To receive and view your Form 11 online please visit

enoticesonline.com

You can log in to an account you already created or create a new account to view or print your Form 11 anytime for free.

Once the budgets for local units are certified, anyone interested in estimating their property tax bill may do so using the DLGF's online property tax calculator at www.in.gov/dlgr/4932.htm. Individuals will need their property's assessed value, deductions, and taxing district to use the tool. The ESTIMATES provided are PROJECTIONS ONLY and SHOULD NOT be taken as a statement of true tax liability, which is determined by the county.

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[Last Data Upload: 10/12/2021, 10:29:17 PM](#)

Version 2.3 (11)



COUNTY TAX INFO



Summary

Parcel ID 90-11-19-200-003.000-001
Bill ID 001-00164-00
Reference #
Property Address 5746 W 900 S
 Warren, IN, 46792
Brief Legal Description 19-25-11 94.840A E/2 NW & NW
 PT NE
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - OTHER
 AGRICULTURAL USE
Tax District Chester
Tax Rate Code 977849 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Owners

Deeded Owner
[Falls, Dardanella etal](#)
 9351 S 600 W
 Warren, IN 46792

Taxing District

County: Wells
Township: CHESTER TOWNSHIP
State District 001 CHESTER TOWNSHIP
Local District: 001
School Corp: SOUTHERN WELLS COMMUNITY
Neighborhood: 105110-001 CHESTER TOWNSHIP PAVED

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality:
Parcel Acreage: 94.84
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Land Used by Farm Buildings		0	0	.11	\$1,290.00	\$1,290.00	\$141.90	(\$40.00)	\$90.00
Road Right of Way		0	0	2.15	\$1,290.00	\$1,290.00	\$2,773.50	(\$100.00)	\$0.00
Legal Ditch		0	0	.8	\$1,290.00	\$1,290.00	\$1,032.00	(\$100.00)	\$0.00
Homesite		0	0	1	\$22,500.00	\$22,500.00	\$22,500.00	\$0.00	\$22,500.00
Woodland	AN	0	0	3.48	\$1,290.00	\$1,148.00	\$3,995.04	(\$80.00)	\$800.00
Woodland	BKB2	0	0	11.93	\$1,290.00	\$1,148.00	\$13,695.64	(\$80.00)	\$2,740.00
Woodland	CO	0	0	3.02	\$1,290.00	\$1,367.00	\$4,128.34	(\$80.00)	\$830.00
Tillable Cropland	CO	0	0	1.12	\$1,290.00	\$1,367.00	\$1,531.04	\$0.00	\$1,530.00
Tillable Cropland	ESB2	0	0	4.75	\$1,290.00	\$710.00	\$3,372.50	\$0.00	\$3,370.00

COUNTY TAX INFO

Woodland	ESB2	0	0	1.66	\$1,290.00	\$710.00	\$1,178.60	(\$80.00)	\$240.00
Tillable Cropland	GPB3	0	0	.36	\$1,290.00	\$877.00	\$315.72	\$0.00	\$320.00
Tillable Cropland	HAA	0	0	7.73	\$1,290.00	\$1,316.00	\$10,172.68	\$0.00	\$10,170.00
Woodland	HAA	0	0	.5	\$1,290.00	\$1,316.00	\$658.00	(\$80.00)	\$130.00
Woodland	HBA	0	0	4.92	\$1,290.00	\$1,367.00	\$6,725.64	(\$80.00)	\$1,350.00
Tillable Cropland	HBA	0	0	21.94	\$1,290.00	\$1,367.00	\$29,991.98	\$0.00	\$29,990.00
Tillable Cropland	MN	0	0	1.08	\$1,290.00	\$1,432.00	\$1,546.56	\$0.00	\$1,550.00
Woodland	PM	0	0	3.27	\$1,290.00	\$1,432.00	\$4,682.64	(\$80.00)	\$940.00
Woodland	RLB	0	0	3.43	\$1,290.00	\$993.00	\$3,405.99	(\$80.00)	\$680.00
Tillable Cropland	RLB	0	0	1.64	\$1,290.00	\$993.00	\$1,628.52	\$0.00	\$1,630.00
Woodland	RR	0	0	.79	\$1,290.00	\$1,651.00	\$1,304.29	(\$80.00)	\$260.00
Tillable Cropland	RR	0	0	13.14	\$1,290.00	\$1,651.00	\$21,694.14	\$0.00	\$21,690.00
Woodland	RZ	0	0	2.94	\$1,290.00	\$1,484.00	\$4,362.96	(\$80.00)	\$870.00
Woodland	SP	0	0	2.9	\$1,290.00	\$1,432.00	\$4,152.80	(\$80.00)	\$830.00
Tillable Cropland	SP	0	0	.06	\$1,290.00	\$1,432.00	\$85.92	\$0.00	\$90.00
Tillable Cropland	WSA	0	0	.12	\$1,290.00	\$1,432.00	\$171.84	\$0.00	\$170.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Steel Grain Bin	100	C	1938	1938	P	1.01	113	1.44	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
7/9/2018	Falls, Dardanella etal	20182429		\$0.00
10/25/2006	Graves etal, Francis E	153039	145/309	\$0.00
	GRAVES, FRANCIS F			\$0.00



[Click here to access the digital deed records for Wells County](#)

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
7/9/2018	Graves etal, Francis E	Quit Claim Deed			20182429
10/25/2006	Graves, Francis E etal		145	309	

Valuation

Assessment Year	2021	2020	2020 (2)	2019	2018
Reason	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
As Of Date	3/1/2021	4/9/2020	3/6/2020	3/15/2019	6/20/2018
Land	\$102,800	\$94,900	\$94,900	\$112,400	\$115,500
Land Res (1)	\$22,500	\$15,300	\$15,300	\$15,300	\$15,300
Land Non Res (2)	\$80,300	\$79,600	\$79,600	\$97,100	\$100,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0

COUNTY TAX INFO

Improvement	\$2,300	\$2,300	\$3,500	\$3,500	\$3,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$2,300	\$2,300	\$3,500	\$3,500	\$3,500
Total	\$105,100	\$97,200	\$98,400	\$115,900	\$119,000
Total Res (1)	\$22,500	\$15,300	\$15,300	\$15,300	\$15,300
Total Non Res (2)	\$80,300	\$79,600	\$79,600	\$97,100	\$100,200
Total Non Res (3)	\$2,300	\$2,300	\$3,500	\$3,500	\$3,500

Tax History

Any taxes paid after November 10 will show up as being paid in the next tax year.

Anything paid after November 10, is a 5% penalty. Anything paid after December 10, is a 10% (total) penalty.

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$514.76	\$641.95	\$636.98	\$672.94	\$649.84
+ Spring Penalty	\$34.32	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$514.76	\$641.95	\$636.98	\$672.94	\$649.84
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,063.84	\$1,283.90	\$1,273.96	\$1,345.88	\$1,299.68
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$343.18)	(\$1,283.90)	(\$1,273.96)	(\$1,345.88)	(\$1,299.68)
= Total Due	\$720.66	\$0.00	\$0.00	\$0.00	\$0.00

Photos

COUNTY TAX INFO



Sketches

ASSESSOR CARD & PLAT MAP

ASSESSOR CARD & PLAT MAP

90-11-19-200-004,000-001

General Information

Parcel Number 90-11-19-200-004,000-001
 Local Parcel Number 0010020101
 Tax ID:

Routing Number M10 R28

Property Class 141
 Agricultural Land With Mobile Home

Year: 2021

Location Information

County Wells
 Township CHESTER TOWNSHIP
 District 001 (Local 001)
 CHESTER TOWNSHIP
 School Corp 8425
 SOUTHERN WELLS COMMUNITY
 Neighborhood 105110-001
 CHESTER TOWNSHIP PAVED
 Section/Plat 19
 Location Address (1) 9351 S 600 W
 WARREN, IN 46792

Falls, Dardanella etal

Ownership

Falls, Dardanella etal
 c/o Graves, Robert
 9351 S 600 W
 Warren, IN 46792

19-25-11 84904
 MID PT VNW

Legal

9351 S 600 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	W/I
07/09/2018	Falls, Dardanella etal	20182429	QC			\$0	
10/25/2006	Graves etal, Francis E	153039	WD			\$0	
01/01/1900	GRAVES, FRANCIS F		WD			\$0	

141, Agricultural Land With Mobile Hom

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



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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
2021	2021	WIP	02/16/2021	Indiana Cost Mod	1.0000	
2020	2020	AA	03/05/2020	Indiana Cost Mod	1.0000	
2019	2019	AA	03/15/2019	Indiana Cost Mod	1.0000	
2018	2018	AA	04/05/2018	Indiana Cost Mod	1.0000	
2018	2018	AA	04/03/2018	Indiana Cost Mod	1.0000	

Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
\$33,900	\$22,500	\$11,400	\$0	\$59,700	\$59,200	\$0	\$500	\$93,600	\$81,700	\$11,400	\$500
\$26,700	\$15,300	\$11,400	\$0	\$52,800	\$52,300	\$0	\$500	\$78,500	\$67,500	\$11,400	\$500
\$29,200	\$15,300	\$13,900	\$0	\$49,400	\$48,900	\$0	\$500	\$78,600	\$64,200	\$13,900	\$500
\$29,600	\$15,300	\$14,300	\$0	\$46,300	\$45,800	\$0	\$500	\$75,900	\$61,100	\$14,300	\$500
\$31,700	\$15,300	\$16,400	\$0	\$46,300	\$45,800	\$0	\$500	\$78,000	\$61,100	\$16,400	\$500
\$16,400	\$16,400	\$0	\$0	\$16,400	\$16,400	\$0	\$0	\$16,400	\$16,400	\$0	\$0

Land Computations

Calculated Acreage	9.85
Actual Frontage	0
Developer Discount	0
Parcel Acreage	9.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.29
83 UT Towers NV	0.00
9 Homestead	1.00
91/92 Acres	0.00
Total Acres Farmland	8.56
Farmland Value	\$11,440
Measured Acreage	8.56
Avg Farmland Value/Acre	1336
Value of Farmland	\$11,440
Classified Total	\$0
Farm / Classified Value	\$11,400
Homestead(s) Value	\$22,500
91/92 Value	\$0
Supp. Page Land Value	\$22,500
CAP 1 Value	\$11,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,900

Zoning
 Subdivision
 Lot
 Market Model 105110 - MOBILE HOMES

Land Pricing Soil Type	Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
9 A	AKB2	0	1.0000	\$22,500	\$22,500	\$22,500	0%	100%	1.0000	\$22,500
4 A	AKB2	0	.04	\$1,290	\$1,148	\$46	0%	0%	1.0000	\$50
4 A	CO	0	2.16	\$1,290	\$1,367	\$2,953	0%	0%	1.0000	\$2,950
4 A	HBA	0	6.13	\$1,290	\$1,367	\$8,380	0%	0%	1.0000	\$8,390
6 A	HBA	0	23	\$1,290	\$1,367	\$314	-80%	0%	1.0000	\$90
82 A		0	29	\$1,290	\$1,290	\$374	-100%	0%	1.0000	\$00

Characteristics

Topography Level Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Paved
 Neighborhood Life Cycle Stage
 Other
 Friday, March 12, 2021
 Review Group 2021

Data Source Owner

Collector 09/21/2017 Nexus

Appraiser

CHESTER TOWNSHIP PAY 1/2

Notes

5727222 Address CHANGE:
 12/12/2017 COMMENT: New meter read 18 day 19
 8292898 HR: MR ON PE DW

ASSESSOR CARD & PLAT MAP

90-11-19-200-004.000-001

Falls, Dardanella etal

9351 S 600 W

141, Agricultural Land With Mobile Hom CHESTER TOWNSHIP PAV 2/2

General Information

Plumbing

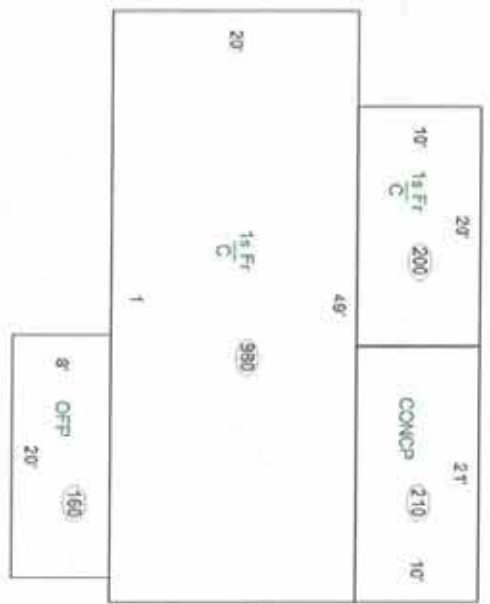
Cost Ladder

Summary of Improvements

Occupancy	Single-Family	#	TF
Description	Single-Family	1	3
Story Height	1	0	0
Style	91 Double Wide Mobil	1	1
Finished Area	1180 sqft	1	1
Make		0	0
Floor Finish		3	5

Earth	<input type="checkbox"/> Tile	Accommodations	
Slab	<input checked="" type="checkbox"/> Carpet	Bedrooms	3
Sub & Joint	<input type="checkbox"/> Unfinished	Living Rooms	1
Wood	<input type="checkbox"/> Other	Dining Rooms	
Parquet		Family Rooms	
Wall Finish		Total Rooms	6
Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	Central Warm Air
Paneling	<input type="checkbox"/> Other		
Floorboard			
Roofing			
Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	

Description	Area	Value
Porch, Open Frame	160	\$5,700
Patio, Concrete	210	\$1,100



Description	Count	Value
Specialty Plumbing	1	980
ORP	1	160

Floor Constr	Base Finish	Value	Totals
1 1Fr	1180	1180	\$81,100
2			
3			
4			
1/4			
1/2			
3/4			
Atlc			
Bsmt			
Crawl	1180	0	\$5,800
Slab			
Adjustments	Total Base		\$86,900
Unfin Int (-)	1 Row Type Adj. x 1.00		\$86,900
Ex LW Units (+)			\$0
Roc Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)	5 - 5 = 0 x \$0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total One Unit			\$86,900
Sub-Total 1 Units			\$86,900
Exterior Features (+)			\$93,700
Garages (+) 0 sqft			\$0
Quality and Design Factor (Grade)			\$93,700
Location Multiplier			0.70
Replacement Cost			0.95
			\$62,311

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Year	EF Year	EF Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nibhd	Mkt	Improv Value	
1: Single-Family	100%	1	Wood Frame	D-1	1968	1985		36	A	0.95	0.95		1,180 sqft	\$62,311	34%	\$41,120	0%	100%	1,440	1,000	\$59,200
2: Utility Shed 2	0%	1	S/V	C	2009	2009		12	A	0.95	0.95		8x16'		35%		0%	100%	1,000	1,000	\$500

Total all pages

\$59,700

Total this page

\$59,700

ASSESSOR CARD & PLAT MAP

90-11-19-200-003,000-001
Falls, Dardanella etal
5746 W 900 S
199, Other Agricultural Use
CHESTER TOWNSHIP PAV 1/4

Parcel Number	Local Parcel Number	Tax ID:	Routing Number	M10 R25	Property Class: 199	Other Agricultural Use
90-11-19-200-003,000-001	0010016400					

General Information	Ownership	Transfer of Ownership	Notes
Falls, Dardanella etal c/o Romine, Cheryl 9351 S 600 W Warren, IN 46792	Date: 07/09/2018 Owner: Falls, Dardanella etal	Doc ID: 20182429 Code: CC Book/Page: 153039 Adj Sale Price: \$0	492424 RELE REMOVED CORN CRIB AND UTILITY SHED 2023

Location Information	Assessment Year	Reason For Change	Valuation Method	Equalization Factor	Notice Required
County: Wells Township: CHESTER TOWNSHIP District 001 (Local 001) CHESTER TOWNSHIP School Corp 8425 SOUTHERN WELLS COMMUNITY Neighborhood 10S110-001 CHESTER TOWNSHIP PAVED Section/Plat: 19	2021 WIP	As Of Date: 03/01/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>

Location Address (1)	Location Address (2)	Location Address (3)	Assessment Year	Reason For Change	Valuation Method	Equalization Factor	Notice Required
5746 W 900 S WARREN, IN 46792			2021	AA	Indiana Cost Mod	1.0000	<input type="checkbox"/>

Land Pricing	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market	Value
Land Res (1)	0	1.00	1.00	\$22,500	\$22,500	\$22,500	0%	1.0000	\$22,500
Land Non Res (2)	0	1.28	1.28	\$1,290	\$1,651	\$21,694	0%	1.0000	\$21,690
Land Non Res (3)	0	0.06	1.11	\$1,290	\$1,432	\$86	0%	1.0000	\$90
Improvement	0	1.12	1.11	\$1,290	\$1,432	\$172	0%	1.0000	\$170
Imp Res (1)	0	1.12	1.06	\$1,290	\$1,367	\$1,531	0%	1.0000	\$1,530
Imp Non Res (2)	0	4.75	0.55	\$1,290	\$710	\$3,373	0%	1.0000	\$3,370
Imp Non Res (3)	0	0.35	0.68	\$1,290	\$877	\$316	0%	1.0000	\$320
Total	0	7.73	1.02	\$1,290	\$1,316	\$10,173	0%	1.0000	\$10,170
Total Res (1)	0	21.94	1.06	\$1,290	\$1,367	\$29,992	0%	1.0000	\$29,990
Total Non Res (2)	0	1.08	1.11	\$1,290	\$1,432	\$1,547	0%	1.0000	\$1,550
Total Non Res (3)	0	1.64	0.77	\$1,290	\$993	\$1,629	0%	1.0000	\$1,630
Total	0	3.48	0.89	\$1,290	\$1,148	\$3,995	-80%	1.0000	\$800
Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')	0	11.93	0.89	\$1,290	\$1,148	\$13,696	-80%	1.0000	\$2,740
	0	3.02	1.06	\$1,290	\$1,367	\$4,128	-80%	1.0000	\$830
	0	1.65	0.55	\$1,290	\$710	\$1,179	-80%	1.0000	\$240

Land Computations	Actual Frontage	Developer Discount
Calculated Acreage	94.84	0
Actual Frontage	94.84	0
Parcel Acreage	94.84	0
81 Legal Drain NV	0.80	0
82 Public Roads NV	2.15	0
83 UT Towers NV	0.00	0
8 Homestead	1.00	0
81/82 Acres	0.00	0
Total Acres Farmland	90.89	0
Farmland Value	\$90,270	0
Measured Acreage	90.89	0
Avg Farmland Value/Acres	883	0
Value of Farmland	\$80,260	0
Classified Total	\$0	0
Farm / Classified Value	\$80,300	0
Homestead(s) Value	\$22,500	0
81/82 Value	\$0	0
Supp. Page Land Value	\$22,500	0
CAP 1 Value	\$80,300	0
CAP 2 Value	\$80,300	0
CAP 3 Value	\$0	0
Total Value	\$102,800	0

Characteristics	Flood Hazard	Public Utilities	Electricity	Streets or Roads	Neighborhood Life Cycle Stage
Topography Level	4 A	Public Utilities	4 A	Streets or Roads	6 A
Public Utilities	4 A	Electricity	4 A	Paved	6 A
Electricity	4 A	Streets or Roads	6 A	Neighborhood Life Cycle Stage	6 A
Streets or Roads	6 A	Paved	6 A		6 A
Neighborhood Life Cycle Stage	6 A		6 A		6 A

ASSESSOR CARD & PLAT MAP

90-11-19-200-003.000-001

Falls, Dardanelia etal

5746 W 900 S

Supplemental Land Page

CHESTER TOWNSHIP PAYED/

2/4

Land Pricing Type	Soil Method ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market Elig %	Factor	Value
6	RR	0	.79	1.28	\$1,290	\$1,651	\$1,304	-80%	0%	1,0000	\$280
6	RZ	0	2.94	1.15	\$1,290	\$1,484	\$4,363	-80%	0%	1,0000	\$870
6	Sp	0	2.9	1.11	\$1,290	\$1,432	\$4,153	-80%	0%	1,0000	\$830
6	HAA	0	.5	1.02	\$1,290	\$1,316	\$658	-80%	0%	1,0000	\$130
6	HBA	0	4.82	1.06	\$1,290	\$1,367	\$6,726	-80%	0%	1,0000	\$1,350
6	PM	0	3.27	1.11	\$1,290	\$1,432	\$4,683	-80%	0%	1,0000	\$940
6	RLB	0	3.43	0.77	\$1,290	\$993	\$3,406	-80%	0%	1,0000	\$680
71	A	0	.11	1.00	\$1,290	\$1,290	\$142	-40%	0%	1,0000	\$90
81	A	0	.8	1.00	\$1,290	\$1,290	\$1,032	-100%	0%	1,0000	\$00
82	A	0	2.15	1.00	\$1,290	\$1,290	\$2,774	-100%	0%	1,0000	\$00

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

ASSESSOR CARD & PLAT MAP

90-1-19-200-003,000-001

Falls, Dardanella et al

5746 W 900 S

199, Other Agricultural Use

CHESTER TOWNSHIP PAV 3/4

General Information

Occupancy: Barn, Pole (T3)
 Description: Barn, Pole (T3) R 01
 Story Height: 0
 Style: N/A
 Finished Area: Kitchen Sinks, Water Heaters, Add Fixtures
 Make: Total

Plumbing

Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Heat Type

●

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Area Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

●

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rac Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+/-)
 Spec Plumb (+)
 Elevator (+)

Total Base
 Row Type Adj.

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Res Eligible	Story Height	Construction	Grade	Year Built	Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Ddp	Remain. Value	Abn Obs	PC Nbrhd	Mktl	Improv Value
1: Barn, Pole (T3) R 01	0%	1	TRAW	C	1948	1948	73 P		\$16.90	0.95	\$15.79	28' x 38' x 10'	\$15,122	80%	\$3,020	0%	1,000	0.6500	\$2,000
2: Steel Grain Bin R 01	0%	1	SV	C	1938	1938	83 P			0.95		12' x 8'		80%		0%	1,000	1.0000	\$300

Sub-Total, One Unit
 Sub-Total, 1 Units
 Exterior Features (+)
 Garages (+) 0 sqft
 Quality and Design Factor (Grade)
 Location Multiplier
 Replacement Cost

Total All pages

Page

Total this page

Page



PRELIMINARY TITLE

PRELIMINARY TITLE

 <p>First American Commitment</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company</p> <p>File No: 4035-186281</p>
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COMMITMENT FOR TITLE INSURANCE

Issued By Metropolitan Title of Indiana, LLC, as Issuing Agent for First American 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, **First American Title Insurance Company**, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC, as Issuing Agent for 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; Schedule B, Part II-Exceptions.

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PRELIMINARY TITLE

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.
- (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.

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.
- (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.

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PRELIMINARY TITLE

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION


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

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PRELIMINARY TITLE

 First American Schedule A	ALTA Commitment for Title Insurance Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company File No: 4035-186281
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Transaction Identification Data for reference only:

Issuing Agent: Metropolitan Title of Indiana, LLC

Commitment No.: 4035-186281

Property Address: 5746 W 900 S / 9351 S 600 W, Warren, IN 46792

Revision:

Issuing Office: 117 S. Johnson St., Bluffton, IN 46714

Issuing Office File No.: 4035-186281

Printed Date: 06/01/2021

SCHEDULE A

1. Commitment Date: May 19, 2021 8:00 AM
2. Policy to be issued:
 - (A) ALTA Owner's Policy (6-17-06)
Proposed Insured: To Be Determined
Proposed Policy Amount: \$500.00
 - (B) ALTA Loan Policy (6-17-06)
Proposed Insured: TBD - Lender and each successor and/or assign that is a successor in ownership of the Indebtedness, except as provided in Section 12(c) of the Conditions.
Proposed Policy Amount: \$500.00
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:
Dardanella Falls, Cheryl Romine and Robert Graves, each owning an undivided one-third interest as tenants in common
5. The Land is described as follows:

See Schedule C attached hereto and made a part hereof


METROPOLITAN TITLE
Issued By: Metropolitan Title of Indiana, LLC
For questions regarding this commitment contact;
(260)824-0200 or fax to (260)824-1728
117 S. Johnson St.
Bluffton, IN 46714

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PRELIMINARY TITLE

INSURANCE FRAUD WARNING by First American Title Insurance Company: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

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PRELIMINARY TITLE

 <p>First American Schedule BI & BII</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company</p> <p>File No: 4035-186281</p>
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Commitment No.: 4035-186281

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 interest to the insured, or both, must be properly authorized, executed, acknowledged, proved by a subscribing witness before a notarial officer pursuant to IC 32-21-2-3(a) effective July 1, 2020, and recorded in the Public Records.
5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. 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.
7. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
8. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
9. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative 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.
10. 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 Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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PRELIMINARY TITLE



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as Issuing Agent for First American Title Insurance Company

File No: 4035-186281

11. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
12. 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 an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form 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 or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
13. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.

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PRELIMINARY TITLE



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as Issuing Agent for First American Title Insurance Company

File No: 4035-186281

Commitment No.: 4035-186281

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 any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Record but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material 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.

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PRELIMINARY TITLE

7. Real estate taxes assessed for the year 2020 are due in two installments payable May 10, 2021 and November 10, 2021:

Parcel No.: 90-11-19-200-004.000-001 (Tract 1)

May Installment of \$127.22 shows partially paid with a balance delinquent of \$78.56 plus penalty of \$3.93 unpaid

November Installment of \$127.22 shows unpaid

Tax Year: Current Year 2020 due 2021

Land: \$26,700.00

Improvements: \$52,800.00

Homeowners Exemption: \$0

Mortgage Exemption: \$0

Supplemental Homestead: \$0

Other Exemption: \$0

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2021 due in May and November, 2022.

8. Drainage/Ditch Assessment: Parcel No.: 90-11-19-200-004.000-001 - Shadle Ditch For the year: 2021; May installment of \$37.50 shows delinquent plus penalty of \$0.94 unpaid; November installment of \$0.

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PRELIMINARY TITLE

9. Real estate taxes assessed for the year 2020 are due in two installments payable May 10, 2021 and November 10, 2021:

Parcel No.: 90-11-19-200-003.000-001 (Tract 2)

May Installment of \$514.76 shows partially paid with a balance delinquent of \$343.17 plus penalty of \$17.16 unpaid

November Installment of \$514.76 shows unpaid

Tax Year: Current Year 2020 due 2021

Land: \$94,900.00

Improvements: \$2,300.00

Homeowners Exemption: \$0

Mortgage Exemption: \$0

Supplemental Homestead: \$0

Other Exemption: \$0

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2021 due in May and November, 2022.

10. Proceedings pending in the Wells Circuit Court on a Verified Complaint to Compel Partition by Cheryl Romine vs. Dardanella Falls and Robert Graves, filed October 11, 2018, as Cause No. 90C01-1810-PL-000013.
11. Right-of-Way Grant for pipe lines granted to Panhandle Eastern Pipeline Company as recorded July 19, 1965 in Deed Record 101, page 148. (Tract 1)
12. Right-of-Way Grant and Easement for pipe lines granted to Panhandle Eastern Pipeline Company as recorded October 05, 1950 in Miscellaneous Record 39, page 547-548. (Tract 1)
13. Easement for pipe lines and incidental purposes granted to Indiana Gas Transmission Corporation as recorded December 04, 1935 in Miscellaneous Record 33, page 120, assigned to Michigan Gas Transmission Corporation by assignment recorded August 15, 1936 in Miscellaneous Record 33, page 208-211. (Tract 1)
14. Easement for an electric power line granted to Indiana & Michigan Electric Company as recorded March 30, 1946 in Deed Record 88, page 238. (Tract 2)
15. Right-of-Way Grant for pipe line granted to Panhandle Eastern Pipeline Company as recorded May 24, 1965 in Deed Record 100, page 456-457. (Tract 2)
16. Easement and Right-of-Way Grant for pipe line granted to Panhandle Eastern Pipeline Company as recorded December 11, 1950 in Miscellaneous Record 39, page 596-597. (Tract 2)

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PRELIMINARY TITLE


17. Easement for pipe line granted to Indiana Gas Transmission Corporation as recorded December 04, 1935 in Miscellaneous Record 33 page 119, assigned to Michigan Gas Transmission Corporation by assignment recorded August 15, 1936 in Miscellaneous Record 33, page 208-211. (Tract 2)
18. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
19. 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 right of way.
20. Notwithstanding any reference to the acreage or quantity of land described on Schedule C, nothing contained herein insures the quantity of land contained within the boundaries of the land described in Schedule C.
21. Rights of tenants, if any, under any unrecorded leases including to crops.
22. Rights of others to the free and unobstructed flow and use of the waters which may flow on or through the land and any adverse claim based on the assertion that some portion of said land has been created by artificial means or avulsion or has accreted to such portion.
23. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
24. 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.

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PRELIMINARY TITLE

 <p>Schedule C</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company</p> <p>File No: 4035-186281</p>
--	--

Commitment No.: 4035-186281

The land referred to in this Commitment, situated in the County of Wells, State of Indiana, is described as follows:

Tract 1:

A part of the northwest quarter of Section 19, Township 25 North, Range 11 East, more particularly described as follows: Beginning at a point 317.1 feet north of the southwest corner of the northwest quarter of Section 19, Township 25 North, Range 11 East, and running thence North 524 feet; thence East 826 feet; thence South 514.8 feet; thence South 89 degrees 22 minutes West 827.3 feet to the place of beginning, said in previous deed to contain 9.85 acres, more or less.

Tract 2:

Part of the North half of the northeast quarter of Section 19, in Township 25 North, Range 11 East, bounded and described as follows: Beginning at the northwest corner of the northeast quarter of said Section 19, thence East along the section line, making an angle enclosed in this tract of 90 degrees 07 minutes a distance of 550.0 feet; thence South, making an enclosed angle of 89 degrees 53 minutes a distance of 1,188.0 feet; thence West, making an enclosed angle of 90 degrees 07 minutes a distance of 550.0 feet to the half section line; thence North along said line, making an enclosed angle of 89 degrees 53 minutes, a distance of 1,180.0 feet to the place of beginning, said in previous deed to contain 15.00 acres and subject to the legal highway.

ALSO:

The east half of the northwest quarter of Section 19, Township 25 North, Range 11 East, bounded and described as follows: Beginning at the northeast corner of the northwest quarter of said Section 19; thence South along the half section line, making an angle enclosed in this tract of 89 degrees 53 minutes a distance of 2,626.0 feet to the center of Section 19; thence West along the half section line, making an enclosed angle of 90 degrees 15 minutes a distance of 1,320.0 feet to the quarter section line; thence North along the quarter section line, making an enclosed angle of 89 degrees 25 minutes a distance of 2,643.5 feet to the section line; thence East along the section line, making an enclosed angle of 90 degrees 27 minutes a distance of 1,320.0 feet to the place of beginning, said in previous deed to contain 79.84 acres, and subject to the legal highways.

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SCHRADER REAL ESTATE & AUCTION CO., INC.
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