

146[±] acres

Offered in 5 Tracts

LAND AUCTION

Home & Cropland in Southeast, Indiana
Wayne County

INFORMATION BOOK

- 122.36 FSA Cropland Acres • Frontage on Both Sides of US 40, Pennville Rd & Jacksonburg Rd
- Between Cambridge City & Centerville • Well Kept County Home
- Great Combination of Cropland, Investment Opportunity, Recreation Tracts & Billboard Income
- Cambridge City Schools • 2022 Crop Rights Being Conveyed

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

Monday, November 22 • 6pm

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.

Owner: Robert L. Jacobs Trust, Gary Jacobs - Trustee, Jeffry Jacobs - Trustee, Robert Bever - Attorney



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 146± 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.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Trustee Deed.

CLOSING: The targeted closing date will be approximately 30 days

after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to 2021 crop rights.

REAL ESTATE TAXES: Seller to pay 2021 taxes payable 2022 to be credited to Buyer(s) at closing. Taxes estimated at \$2,713.16/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #2651. See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

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

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 the person's credentials, fitness, etc. All decision of the Auctioneer is final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

AUCTION MANAGERS: Steve Slonaker • 877.747.0212 or 765.969.1697 (cell) & Andy Walther • 765.969.0401 (cell)

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, NOVEMBER 22, 2021

146+/- ACRES – CAMBRIDGE CITY, 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 Monday, November 15,
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
146± Acres • Wayne County, Indiana
Monday, November 22, 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 Monday, November 22, 2021 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. 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, Monday, November 15, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

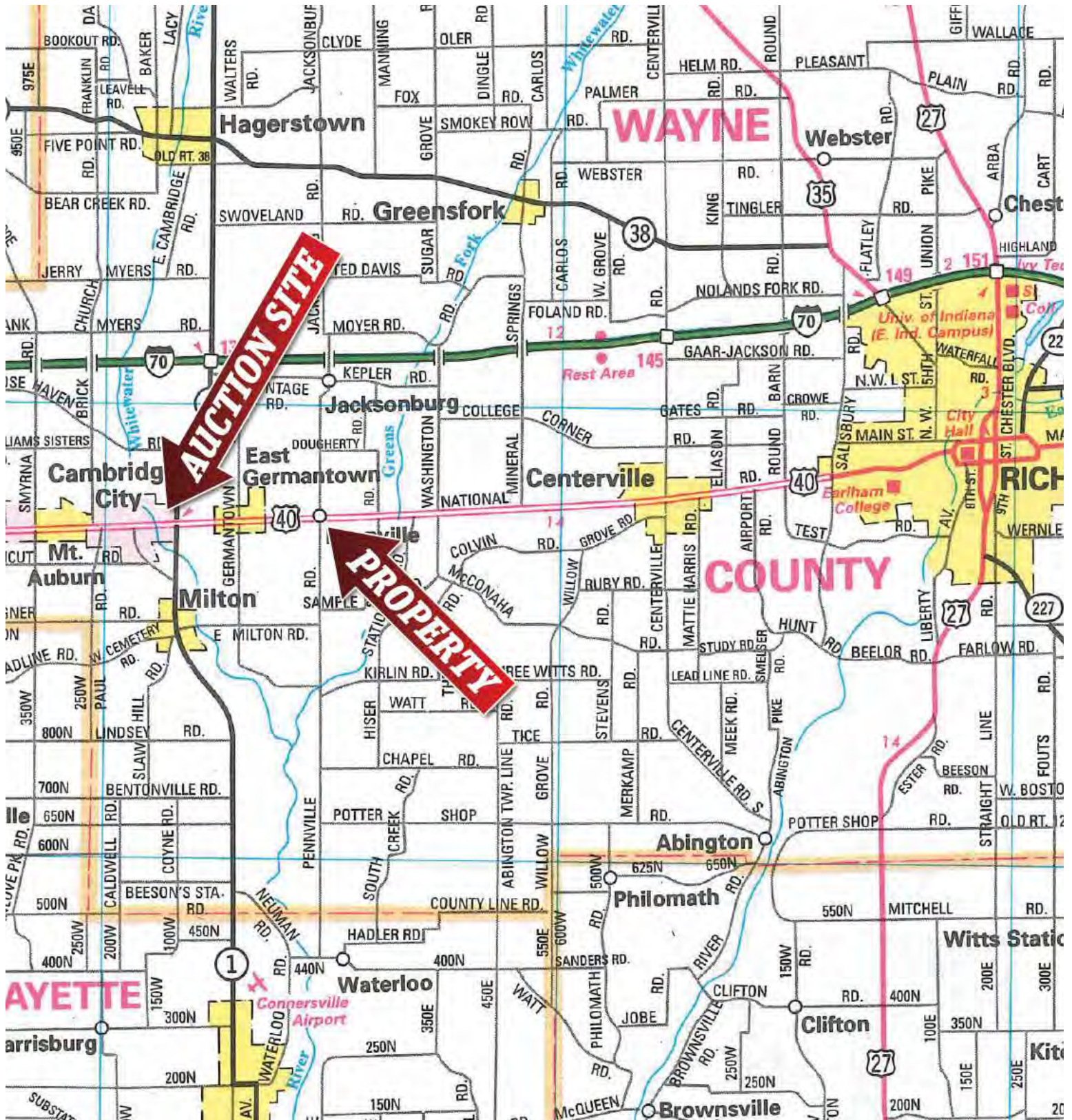
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 & TRACT MAPS

LOCATION & TRACT MAPS



AUCTION SITE: Golar Community Center, 1007 E Main St Cambridge City, IN 47327 • At the intersection of US 40 & State Hwy 1 on the NW corner.

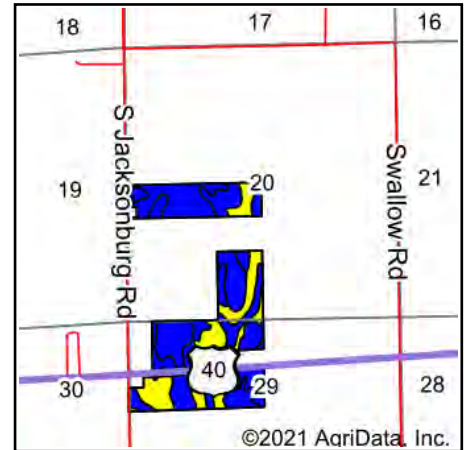
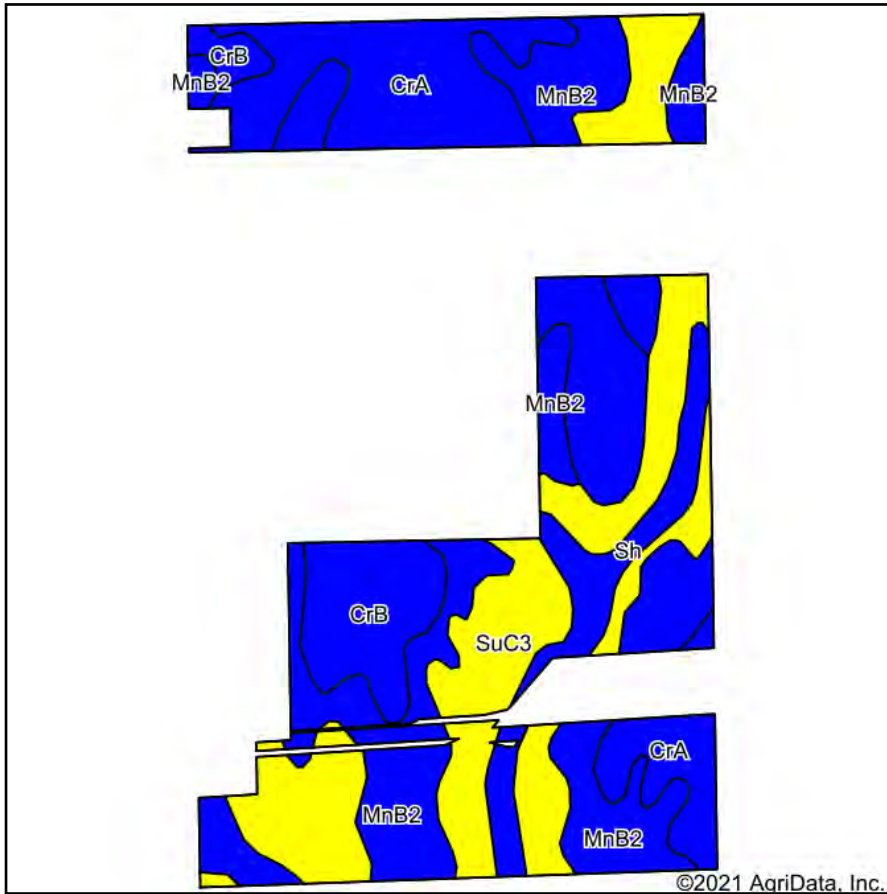
PROPERTY LOCATION: 12093 US Hwy 40, Cambridge City, IN 47327 • From Cambridge City at Hwy 1 east on Hwy 40, about 3 mi. to Pennville Rd. Both sides of US 40.

LOCATION & TRACT MAPS



MAPS

SURETY SOILS MAP



State: **Indiana**
 County: **Wayne**
 Location: **20-16N-13E**
 Township: **Jackson**
 Acres: **148.88**
 Date: **10/22/2021**



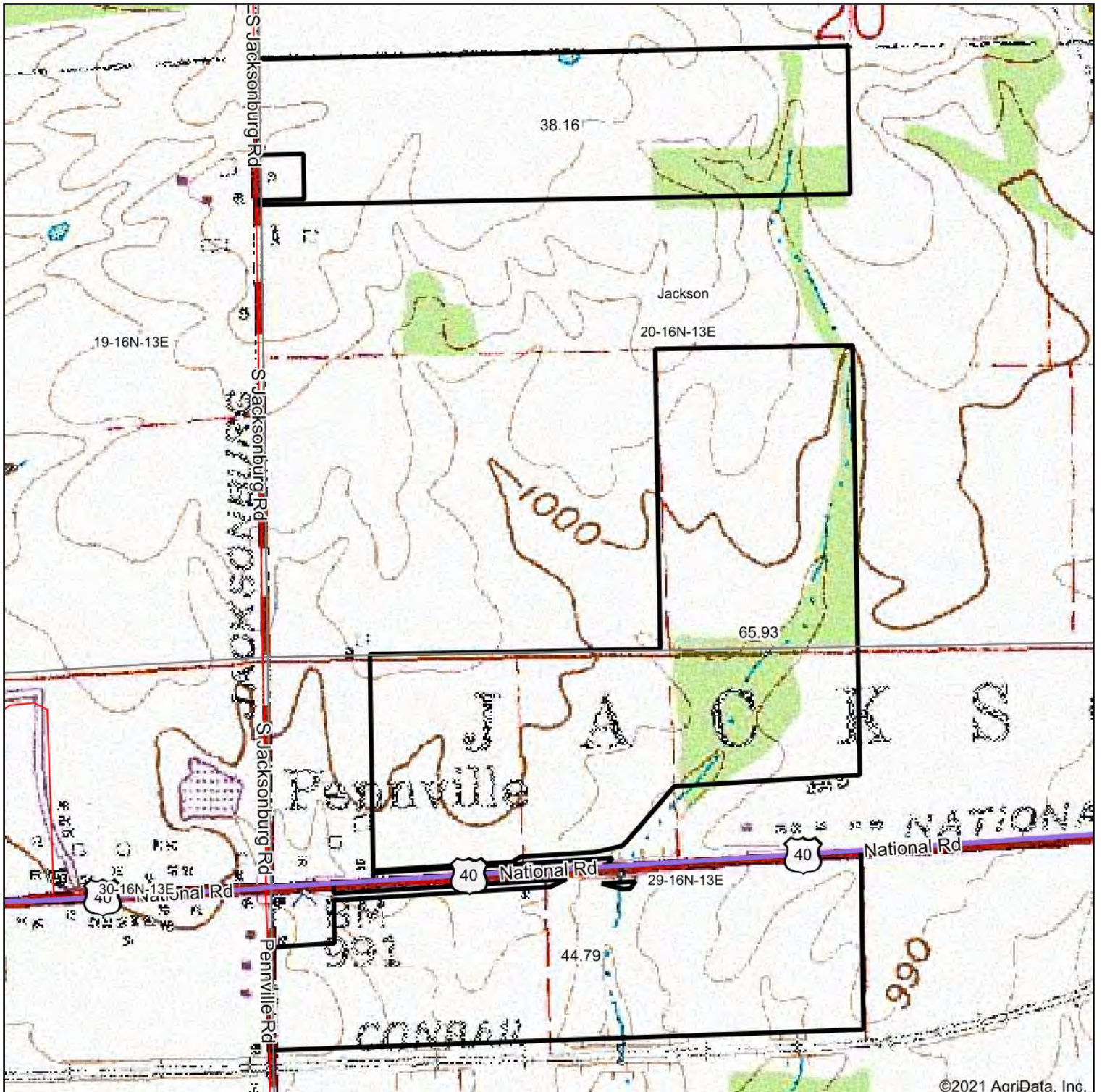
Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 22

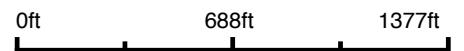
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	47.98	32.2%		Ile	142		5		9	49		63	
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	41.81	28.1%		IVe	121		4		8	43		54	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	36.04	24.2%		IIw	123		5	59	3	1	41	6	49
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	13.06	8.8%		IIw	138		5		9	46		61	
Sh	Shoals silt loam, occasionally flooded	9.99	6.7%		IIw	131		5		9	43		59	
Weighted Average						2.56	130.4	4.7	14.3	0.7	6.8	44.7	1.5	56.6

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP



map center: 39° 49' 4.3, -85° 6' 13.38



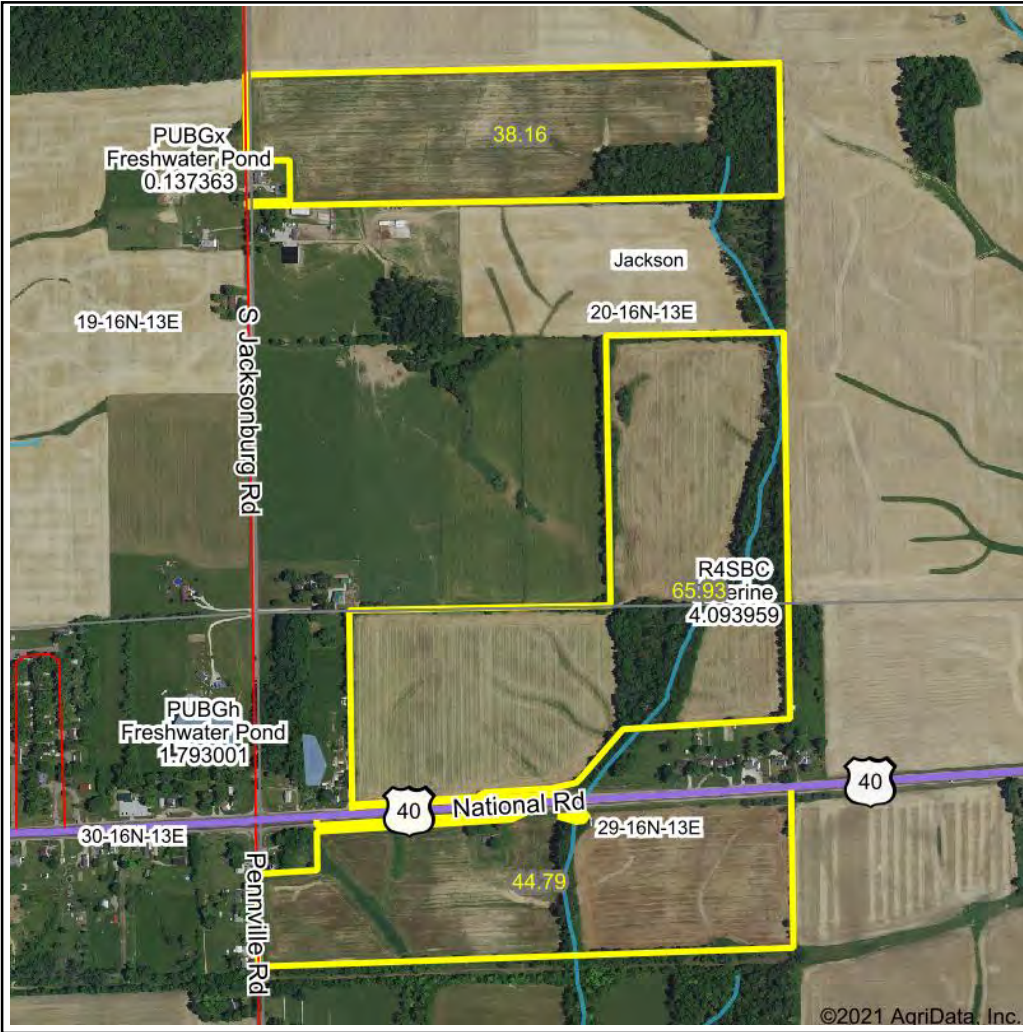
20-16N-13E
Wayne County
Indiana



10/22/2021



WETLANDS MAP



State: **Indiana**
 Location: **20-16N-13E**
 County: **Wayne**
 Township: **Jackson**
 Date: **10/22/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



0ft 1042ft 2084ft

Classification Code	Type	Acres
R4SBC	Riverine	1.43
Total Acres		1.43

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

DRAINAGE EASEMENT AGREEMENT

DRAINAGE EASEMENT AGREEMENT

2011005458 EASEMENT \$32.00
07/28/2011 11:01:20A 11 PGS
Debra S Tiemann
Wayne County Recorder IN
Recorded as Presented
[Barcode]

DRAINAGE EASEMENT AGREEMENT

This Agreement, entered into the 28th day of July, 2011, by and between Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000, Grantor and Herschel L. Yoder and Carolyn Sue Yoder, Trustees of the Yoder Family Revocable Living Trust dated May 6, 2003, Grantees, and,

WITNESSETH:

WHEREAS, Grantor is the owner of the real estate described in Parcel 1, attached hereto and made a part hereof; and, (See Instrument #2000004832 of the Records of the Recorder of Wayne County, Indiana.)

WHEREAS, Grantees are the owners of the real estate described in Parcel 2 attached hereto and made a part hereof. (See Instrument #2003009456 of the Records of the Recorder of Wayne County, Indiana.)

WHEREAS, the Parties have agreed to permit Grantees the use of a drainage easement of a 0.137 acre strip on a portion of Parcel 1 owned by Grantor, which is more particularly described in a survey Exhibit attached hereto and described as Parcel 3; and

NOW, THEREFORE, in consideration of the mutual covenants and grants herein contained and the sum of \$10 paid by Grantees to Grantor, the receipt of which is hereby acknowledged, Grantor does hereby grant to Grantees:

25.29-000-110.000-10

A drainage easement on a 0.137 acre portion of the above-described land owned by Grantor, which easement is specifically described in the attached survey dated July 18, 2011, by Kramer & Associates, LLC, said grant being made on the following terms and conditions:

1. The easement hereby conveyed shall be used as a common way for the benefit of both properties and shall be confined to the 0.137 acre strip as shown on Parcel 3 which describes the easement. Grantees shall have the right and obligation to maintain the easement as needed.
2. Grantees shall be responsible for the maintenance of said drainage easement as necessary to keep the area in a reasonable state of repair. It shall be periodically maintained as needed. In the event any repair of the drainage area damages the adjoining property of grantor, grantees shall be responsible for all costs of repair on grantor's property including re-seeding and watering grass until a good crop of

ENTERED ON AUDITOR'S

Records This 28
Day of July 2011

Sales Disclosure NOT Required
Wayne County Assessor

DRAINAGE EASEMENT AGREEMENT

grass is grown, and whatever is reasonably necessary to put grantor's property back in the same condition prior to grantees' maintenance or repair.

3. This drainage easement shall be permanent and nonexclusive.

4. This drainage easement and the covenants herein contained shall run with the land and inure to and be binding upon the successors in title of the respective Parties, but shall wholly terminate and cease to exist two hundred (200) years from the date of this document unless Grantor and Grantees or their successors mutually agree in a recorded writing to extend this easement.

5. In the event it is necessary for either party to commence a legal proceeding to enforce the rights and obligations hereunder, the party or parties against whom a judgment is rendered will pay the reasonable attorney fees of the other party or parties.

6. Grantor recites that Robert L. Jacobs is the Trustee of Robert L. Jacobs Revocable Family Trust and has authority to execute all necessary documents relating to said grant and transfer.

IN WITNESS WHEREOF, Grantor and Grantees have executed this Easement this 20th day of July, 2011.

GRANTOR
ROBERT L. JACOBS
REVOCABLE FAMILY TRUST

Robert L. Jacobs
By: Robert L. Jacobs, Trustee

GRANTEES
YODER FAMILY REVOCABLE LIVING TRUST

Herschel L. Yoder
HERSCHEL L. YODER, Trustee

Carolyn S. Yoder
CAROLYN SUE YODER, Trustee

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert L. Jacobs, Trustee of the Robert L. Jacobs Revocable Family Trust, Grantor, who acknowledged the execution of the foregoing Easement, and, who, having been duly sworn, stated that any representations therein contained are true.

WITNESS, my hand and Notarial seal this 20th day of July, 2011.

My Commission Expires:

11/24/2011
Residence, Wayne County

Grantor's Address
13318D Punmillie Rd
Cambridge City
IN

47327

Janet L. Estes
Notary Public

Printed Janet L. Estes

DRAINAGE EASEMENT AGREEMENT

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Herschel L. Yoder and Carolyn Sue Yoder, Trustees of the Yoder Family Revocable Living Trust, Grantees, who acknowledged the execution of the foregoing Easement, and, who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of July, 2011.

My Commission Expires:

Residence: Wayne County

Notary Public

Printed

This instrument prepared by Robert J. Delaney, Attorney at Law, 27 N. 7th Street, Richmond, IN 47374, (765) 962-8405

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Robert J. Delaney"

GRANT OF ANCHOR EASEMENT

GRANT OF ANCHOR EASEMENT

2012001350 EASEMENT \$18.00
02/22/2012 01:27:10P 4 PGS
Debra S Tiemann
Wayne County Recorder IN
Recorded as Presented



GRANT OF ANCHOR EASEMENT

Pt. Parcel # 25-29-000-110.000-10

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT L. JACOBS, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000 (hereinafter referred to as "Grantor"), hereby grant(s) unto DUKE ENERGY INDIANA, INC., an Indiana corporation, with a mailing address of 1000 E. Main Street, Plainfield, IN 46168 and its successors and assigns (hereinafter referred to as "Grantee"), a perpetual, non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify and remove one (1) anchor with guys attached upon the land of Grantor hereinafter described, for supporting structures or other appurtenances used by Grantee in connection with the operation of an electric and/or telecommunication line or lines upon the following described real estate:

Situate in Section 29, Township 16N, Range 13E, Jackson Township, Wayne County, State of Indiana; being a part of a tract as recorded in Instrument Number 2000004832 in the Office of the Recorder of Wayne County, Indiana (hereinafter referred to as "Grantor's Property"); and being more particularly described as follows:

Said pole, anchors and all necessary guy wires shall be located and described as follows:

Being that area indicated, relative to landmarks and property lines, shown on a drawing marked Exhibit "A", attached hereto and becoming a part hereof. The planned location for said anchors should also be approximately ten feet (10') south of Grantee supporting structure # WYI-1405.

Said easement shall be further evidenced by said pole, anchors and all necessary guy wires where constructed on said property (hereinafter referred to as "the Easement Area").

This easement grant shall include, but not be limited to, the following respective rights and duties of Grantor and Grantee:

**THIS TRANSACTION IS EXEMPT
FROM REQUIREMENTS OF IC 6-1-1-5.5**

For Grantee's Internal Use: **FROM REQUIREMENTS OF IC 6-1-1-5.5**
Line Name/No: DES# 0201142 INDOT Relocation Project

Tract No: 1

RW/Tracking # 104091-385510

LU# 1179784

Prep/Chk: DM/ BHH Exec/Rec: VSS

Dwg/Fac Ref: Exhibit "A"

Prepared Date: January 10, 2012

\$20

GRANT OF ANCHOR EASEMENT

1. Grantee shall have the right to cut down, clear, trim and remove any trees, overhanging branches or other obstructions, which may endanger the safety of or interfere with the construction, operation or maintenance of said facilities, and the right of ingress and egress for the purpose of exercising the rights herein granted.

2. Excluding the removal of vegetation and obstructions as provided herein, any physical damage to the surface area of the Easement Area and the adjoining land of Grantor's Property resulting from the exercise of the rights granted herein to Grantee, shall be promptly paid by Grantee, or repaired or restored by Grantee to a condition which is reasonably close to the condition it was in prior to the damage, all to the extent such damage is caused by Grantee or its contractors or employees. In the event that Grantee does not, in the opinion of Grantor, satisfactorily repair any damage, Grantor must, within ninety (90) days after such damage occurs, file a claim for such damage with Grantee at (a) 1000 E. Main St., Plainfield, IN 46168, Attn: Right of Way Services or (b) by contacting an authorized Right of Way Services representative of Grantee.

3. Grantor has full power to convey said easement and warrants and will defend the same against all claims of all persons.

4. The respective rights and duties herein of Grantor and Grantee shall inure to the benefit of, and shall be binding upon the respective successors, assigns, heirs, personal representatives, lessees, licensees, and/or tenants of Grantor and Grantee. Easement, Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so. The exercise of any or all of the rights and privileges of Grantee set forth herein, shall be at the sole discretion of Grantee.

5. The undersigned, Robert L. Jacobs, Trustee, represents that he is the current trustee of the **Robert L. Jacobs Revocable Family Trust**, dated the 7th day of April, 2000 ("the Trust"); that he has full authority and capacity to execute this Grant of Easement; that the Trust has not been revoked; and that neither Grantee nor any other party shall have any responsibility for the application of the proceeds from this grant.

Signature page(s) follow.

GRANT OF ANCHOR EASEMENT

IN WITNESS WHEREOF, Grantor has signed this Grant of Anchor Easement effective the 20 day of JANUARY, 2012.

ROBERT L. JACOBS,
as Trustee under the Robert L. Jacobs Revocable Family Trust, dated the 7th of April, 2000,
Grantor

By: Robert L. Jacobs

Printed Name: Robert L. Jacobs

Printed Title: Trustee



STATE OF INDIANA)
) SS:
COUNTY OF WAYNE)

Personally appeared before me this day ROBERT L. JACOBS, Trustee, and acknowledged the signing of this Grant of Anchor Easement by him to be his voluntary act and deed, and having been duly sworn/affirmed state(s) that any representations contained therein are true to the best of his personal knowledge.

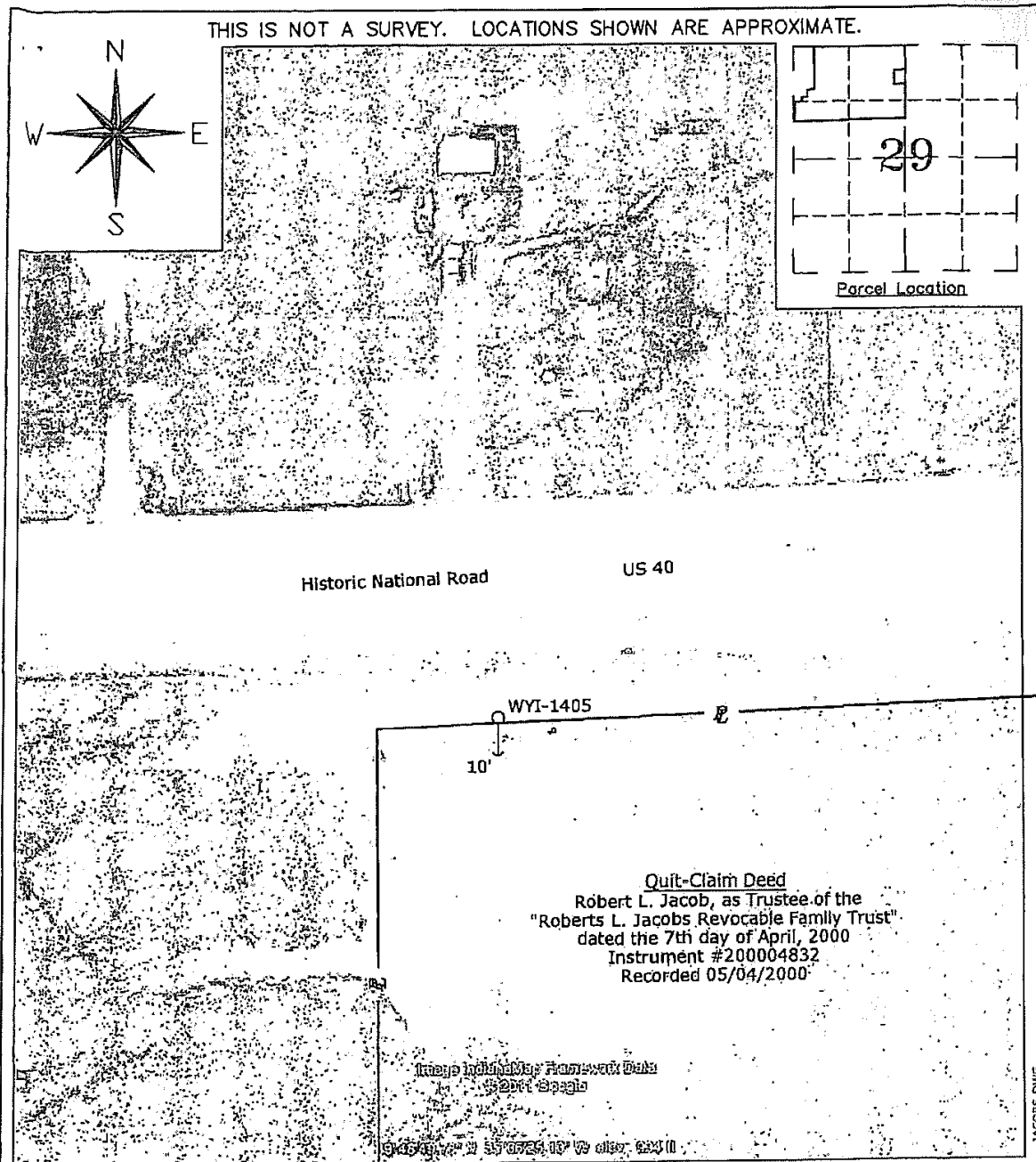
WITNESS my hand and notarial seal, this 20 day of JANUARY, 2012.

My Commission Expires: 8/2/19 Signed Name: [Signature]
My County of Residence: Hamilton Printed Name: DAVE MINNICK

This Instrument Prepared by John B. Scheidler, Attorney-at-Law, 1000 E. Main St., Plainfield, IN 46168.

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

GRANT OF ANCHOR EASEMENT



WAYNE COUNTY, INDIANA
JACKSON TOWNSHIP, SECTION 29, T16N, R13E



	DR. SEG	INDEX	ANCHOR EASEMENT	
	CK.	DETAIL	Robert L. Jacobs	
	APP.	LOCATION	US 40, DES# 0201142 INDOT Relocation Project	
	DATE	SCALE	REV.	<input type="checkbox"/> EXHIBIT "A"
	01/11/2012	N/A		

RECORDED FEB. 22 2012 DEBRA S. TIEMANN, R.W.C

BILLBOARD AGREEMENTS

BILLBOARD AGREEMENTS



P.O. Box 1152
Richmond, IN 47375
(765) 962-3220

East Main near Pennville
Lease Number: 192
Date: May 20, 2020

SOJTLA

SIGN LEASE AGREEMENT

IN CONSIDERATION OF Six Hundred Seventy and 00/100 (\$670.00) per year, payable in annual installments, the undersigned ("Lessor") hereby leases exclusively to PORTER ADVERTISING, LLC ("Lessee") for advertising purpose the premises in the Township of Jackson, State of Indiana, described as follows: space for two (2) 12' x 25' poster panels located on the south side of U.S. 40, ¼ mile east of Pennville, on the east side of the creek ("Premises"), including the right for ingress and egress from the Premises, with the right and for the purpose of erecting and maintaining advertising signs, sign board and bulletin board thereon, for the term of five (5) years from the 2nd day of June, 2020 to the 2nd day of June, 2025. Lessor further grants to Lessee, the right and option to renew and continue this Lease for a further consecutive period of five (5) years, upon the same terms and conditions. If Lessee elects to exercise this option, it shall notify Lessor in writing, prior to the expiration of the term; however, the acceptance of Lessee of any rent for any optional year shall also constitute such notice.

THE PARTIES FURTHER AGREE AS FOLLOWS:

1. Sales / Construction – If the Lessor shall sell or erect upon the Premises a permanent structure, thereby requiring the removal of Lessee's signs, sign boards or bulletin boards, this Lease Agreement shall, upon notice in writing to the Lessee of not less than thirty (30) days terminate; provided, if such transaction or improvement of property shall not be completed within a reasonable time after such termination, this Lease shall, at the option of the Lessee, be reinstated for the remainder of the term herein granted upon the same terms and conditions. In such event, the rent payable hereunder shall be abated for and during the term that the Lessee was deprived of the possession and use of the Premises.
2. Condition – This Lease is specifically conditioned upon the Lessee, at its cost, securing all necessary approvals and permits for the construction and maintenance of any sign, sign boards, or bulletin boards upon the Premises. In the event such approval is not obtained, this Lease shall be of no effect and shall be deemed null and void.
3. Change in Circumstances – If by reason of the enactment of any legislation or enforcement of any statute or law, or the passage and enforcement of any ordinance or regulation of the city, town, or village in which the Premises are located, or if, by reason of the establishment of federal, state, or municipal authorities, of any rules or regulation or taxation, the location, maintenance, use, operation or illumination of Lessee's signs, sign board or bulletin boards on the Premises shall be prohibited or shall be, in the opinion and judgment of Lessee, so restricted as to diminish the value of or increase the cost of the use of the Premises for advertising purposes, or if the view of the Premises, shall, in the opinion of Lessee, become obstructed, then this Lease shall terminate at the option of Lessee, upon notice to Lessor of not less than ten (10) days. In such event, Lessor shall refund, pro rata, any rent paid in advance.
4. Ownership – All structures or material placed upon the Premises shall remain the property of the Lessee.
5. Lessor's Responsibilities – Lessor represents and warrants that it is the owner of the Premises and has authority to make this Lease and covenants that it will not permit any adjoining premises, owned or controlled by Lessor to be used for advertising purposes or permit Lessee's sign to be obstructed. Lessor further agrees that all materials, structures, equipment, and other work placed upon the leased premises shall remain the property of the lessee and may be removed at ground level at any time.
6. Taxes/Maintenance – Lessor shall continue to be responsible for all Real estate taxes owed upon the Premises, and except for upkeep to the sign or billboard, itself, for the Lessee shall be responsible, Lessor shall continue to be responsible for all maintenance to the Premises. Lessee agrees to hold Lessor harmless from any claim arising from the construction and/or existence of the sign or billboard, but shall not be responsible for any other claims or injuries arising upon the Premises.
7. This Lease, shall be binding upon the parties herein, their heirs, executors, administrators, successors, or assigns.
8. Lessor is prohibited from exercising their right of terminations in the event the property is being acquired by any local, state, or federal governmental body or authority with eminent domain powers.

IN WITNESS WHEREOF, the parties execute this Agreement as of the date first set forth above, although signatures may be affixed on a different date.

LESSEE

PORTER ADVERTISING, LLC

By: _____

Witness: _____

LESSOR

By: Robert L. Jacobs

Address: _____

Witness: _____

BILLBOARD AGREEMENTS



P.O. Box 1152
Richmond, IN 47375
(765) 962-3220

East Main St. and Jacksonburg Rd.
Lease Number: 394
Date: March 4, 2020

NOCT 14
5/22

SIGN LEASE AGREEMENT

IN CONSIDERATION OF Three Hundred Sixty and 00/100 dollars (\$360.00) per year, payable in annual instalments, the undersigned ("Lessor") hereby leases exclusively to PORTER ADVERTISING, LLC ("Lessee") for advertising purpose the premises in the City of Cambridge City, State of Indiana, described as follows: space for one (1) 12' X 25' poster panel located on the north side of U.S. 40, just east of Jacksonburg Road and west of Swallow Road ("Premises"), including the right for ingress and egress from the Premises, with the right and for the purpose of erecting and maintaining advertising signs, sign board and bulletin board thereon, for the term of four (4) years from the 1st day of April, 2020 to the 1st day of April, 2024. Lessor further grants to Lessee, the right and option to renew and continue this Lease for a further consecutive period of four (4) years, upon the same terms and conditions. If Lessee elects to exercise this option, it shall notify Lessor in writing, prior to the expiration of the term; however, the acceptance of Lessee of any rent for any optional year shall also constitute such notice.

THE PARTIES FURTHER AGREE AS FOLLOWS:

1. Sales / Construction – If the Lessor shall sell or erect upon the Premises a permanent structure, thereby requiring the removal of Lessee's signs, sign boards or bulletin boards, this Lease Agreement shall, upon notice in writing to the Lessee of not less than thirty (30) days terminate; provided, if such transaction or improvement of property shall not be completed within a reasonable time after such termination, this Lease shall, at the option of the Lessee, be reinstated for the remainder of the term herein granted upon the same terms and conditions. In such event, the rent payable hereunder shall be abated for and during the term that the Lessee was deprived of the possession and use of the Premises.
2. Condition – This Lease is specifically conditioned upon the Lessee, at its cost, securing all necessary approvals and permits for the construction and maintenance of any sign, sign boards, or bulletin boards upon the Premises. In the event such approval is not obtained, this Lease shall be of no effect and shall be deemed null and void.
3. Change in Circumstances – If by reason of the enactment of any legislation or enforcement of any statute or law, or the passage and enforcement of any ordinance or regulation of the city, town, or village in which the Premises are located, or if, by reason of the establishment of federal, state, or municipal authorities, of any rules or regulation or taxation, the location, maintenance, use, operation or illumination of Lessee's signs, sign board or bulletin boards on the Premises shall be prohibited or shall be, in the opinion and judgment of Lessee, so restricted as to diminish the value of or increase the cost of the use of the Premises for advertising purposes, or if the view of the Premises, shall, in the opinion of Lessee, become obstructed, then this Lease shall terminate at the option of Lessee, upon notice to Lessor of not less than ten (10) days. In such event, Lessor shall refund, pro rata, any rent paid in advance.
4. Ownership – All structures or material placed upon the Premises shall remain the property of the Lessee.
5. Lessor's Responsibilities – Lessor represents and warrants that it is the owner of the Premises and has authority to make this Lease and covenants that it will not permit any adjoining premises, owned or controlled by Lessor to be used for advertising purposes or permit Lessee's sign to be obstructed.
6. Taxes/Maintenance – Lessor shall continue to be responsible for all Real estate taxes owed upon the Premises, and except for upkeep to the sign or billboard, itself, for the Lessee shall be responsible. Lessor shall continue to be responsible for all maintenance to the Premises. Lessee agrees to hold Lessor harmless from any claim arising from the construction and/or existence of the sign or billboard, but shall not be responsible for any other claims or injuries arising upon the Premises.
7. This Lease, shall be binding upon the parties herein, their heirs, executors, administrators, successors, or assigns.
8. Lessor is prohibited from exercising their right of terminations in the event the property is being acquired by any local, state, or federal governmental body or authority with eminent domain powers.

IN WITNESS WHEREOF, the parties execute this Agreement as of the date first set forth above, although signatures may be affixed on a different date.

LESSEE

PORTER ADVERTISING, LLC

By: _____

Witness: _____

LESSOR

By: Robert L. Jacobs

Address: _____

Witness: _____

RESIDENTIAL DISCLOSURE

RESIDENTIAL DISCLOSURE

12093 US Highway 40, Cambridge City, IN 47327

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- (ii) off Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) off Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) - PSG Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Jeff Lane</u> - Trustee	10-4-21	- <u>Dany R Jacobs</u> - Trustee	10/4/21
Seller	Date	Seller	Date
<u>[Signature]</u>	10/4/21	<u>[Signature]</u>	10/4/21
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	10/4/21	<u>[Signature]</u>	10/4/21
Agent	Date	Agent	Date

RESIDENTIAL DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year)

10/4/21

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) **12093 US Highway 40, Cambridge City, IN 47327**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Field/Bed				<input checked="" type="checkbox"/>	
Clothes Washer				<input checked="" type="checkbox"/>	Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher	<input checked="" type="checkbox"/>				Plumbing				<input checked="" type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood				<input checked="" type="checkbox"/>	Water Heater/Electric				<input checked="" type="checkbox"/>	
Microwave Oven				<input checked="" type="checkbox"/>	Water Heater/Gas	<input checked="" type="checkbox"/>				
Oven				<input checked="" type="checkbox"/>	Water Heater/Solar	<input checked="" type="checkbox"/>				
Range				<input checked="" type="checkbox"/>	Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator				<input checked="" type="checkbox"/>	Water Softener				<input checked="" type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well				<input checked="" type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>				Septic and Holding Tank/Septic Mound				<input checked="" type="checkbox"/>	
TV Antenna/Dish				<input checked="" type="checkbox"/>	Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)				<input checked="" type="checkbox"/>	
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?					<input checked="" type="checkbox"/>
					If yes, have the improvements been completed on the sewage disposal system?					<input checked="" type="checkbox"/>
					Are the improvements connected to a private/community water system?					<input checked="" type="checkbox"/>
					Are the improvements connected to a private/community sewer system?					<input checked="" type="checkbox"/>
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning				<input checked="" type="checkbox"/>	
Ceiling Fan(s)	<input checked="" type="checkbox"/>				Hot Water Heat				<input checked="" type="checkbox"/>	
Garage Door Opener Controls				<input checked="" type="checkbox"/>	Furnace Heat/Gas Fuel Oil				<input checked="" type="checkbox"/>	
Inside Telephone Wiring and Blocks/Jacks				<input checked="" type="checkbox"/>	Furnace Heat/Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures				<input checked="" type="checkbox"/>	Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke/Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets				<input checked="" type="checkbox"/>	Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s)				<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>				
60/100/200 Amp Service (Circle one)				<input checked="" type="checkbox"/>	Propane Tank	<input checked="" type="checkbox"/>				
					Other Heating Source:	<input checked="" type="checkbox"/>				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: Samuel J. ... - Trustee Date: 10/4/21 Signature of Buyer: _____ Date: _____

Signature of Seller: [Signature] Date: 10/4/21 Signature of Buyer: _____ Date: _____

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller: _____ Date: _____ Signature of Seller: _____ Date: _____

RESIDENTIAL DISCLOSURE

Property Address (number and street, city, state, ZIP code)

12093 US Highway 40, Cambridge City, IN 47327

2. ROOF	Yes	No	Do Not Know	4. OTHER DISCLOSURES	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>	Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>	Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>	Are there any encroachments?			<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know	Is the present use a nonconforming use? Explain:			<input checked="" type="checkbox"/>
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>	Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Explain:				Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
				Is access to your property via an easement?		<input checked="" type="checkbox"/>	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>
				Are there any structural problems with the building?			<input checked="" type="checkbox"/>
				Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>		
				Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
				Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
				Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
				Is the property in a flood plain?			<input checked="" type="checkbox"/>
				Do you currently pay flood insurance?			<input checked="" type="checkbox"/>
				Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?			<input checked="" type="checkbox"/>
				Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <u>Sam Jacobs - Trustee</u>	Date: <u>10/12/21</u>	Signature of Buyer:	Date:
Signature of Seller: <u>John Brown - Trustee</u>	Date:	Signature of Buyer:	Date:
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer:			
Signature of Seller:	Date:	Signature of Seller:	Date:

FSA INFORMATION

FSA INFORMATION

Indiana
Wayne

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2651
Prepared: 10/5/21 8:32 AM
Crop Year: 2021

Page: 1 of 2

Operator Name: DALE E HOWARD FARMS INC
Farm Identifier:

Farms Associated with Operator:
299, 812, 834, 1422, 2531, 2540, 2617, 3411, 4272, 4572, 5437, 5636, 5683

ARC/PLC G/N/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
152.13	122.5	122.5	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	122.5	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	CORN, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	94.2	111	0.00	
SOYBEANS	27.4	37	0.00	0
Total Base Acres:	121.6			

Tract Number: 534 Description: D8/NE SEC 29 TWP 16N R 13E
FSA Physical Location: Wayne, IN ANSI Physical Location: Wayne, IN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
112.73	92.89	92.89	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	92.89	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	65.4	111	0.00
SOYBEANS	27.4	37	0.00
Total Base Acres:	92.8		

Owners: JACOBS, ROBERT L

FSA INFORMATION

Indiana
Wayne

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2651
Prepared: 10/5/21 8:32 AM
Crop Year: 2021
Page: 2 of 2

Other Producers: None

Tract Number: 2111 Description D8/NE SEC 20 TWP 16N R 13E
FSA Physical Location : Wayne, IN ANSI Physical Location: Wayne, IN

BIA Range Unit Number:

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

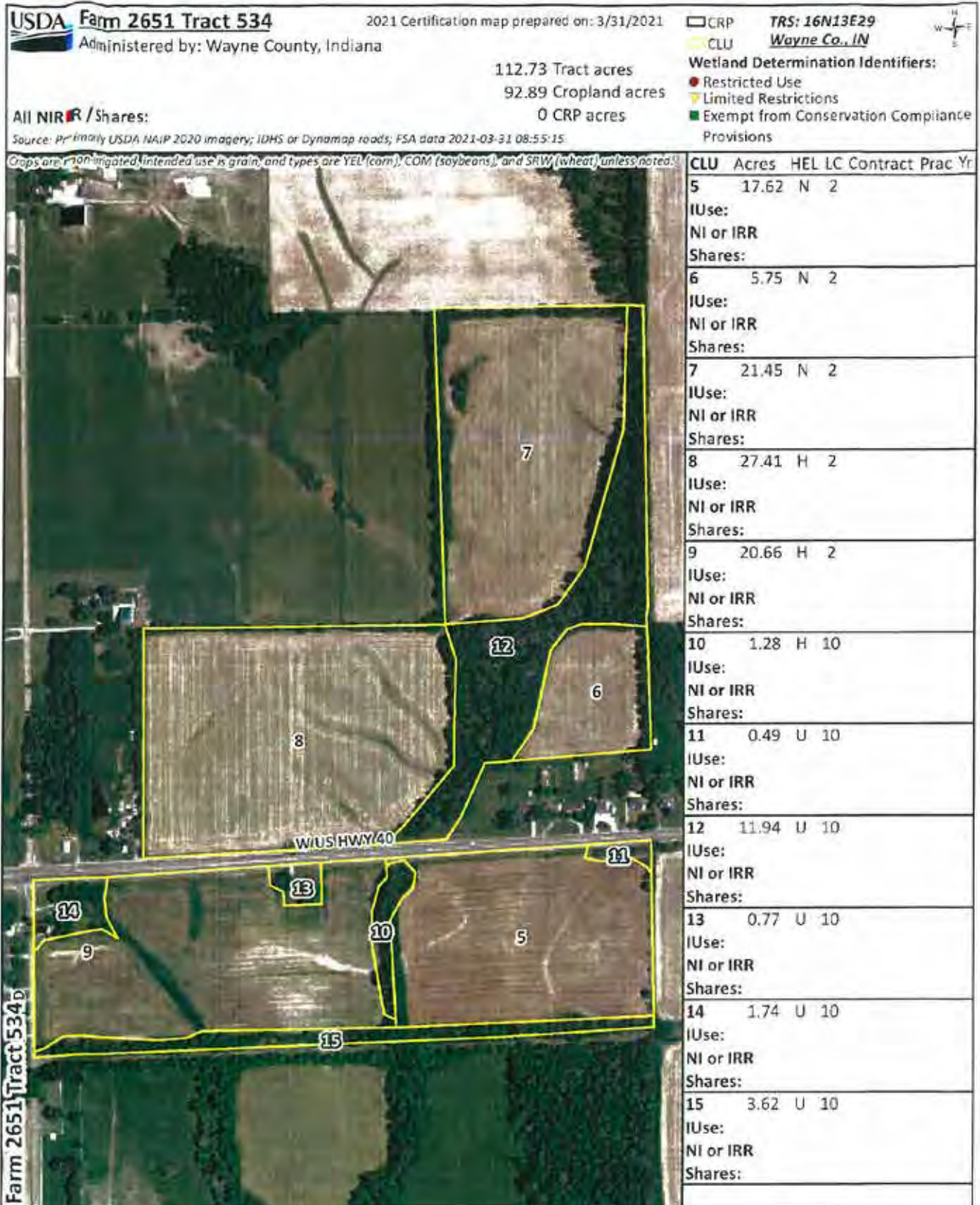
Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.4	29.61	29.61	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	29.61	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	28.8	111	0.00				
Total Base Acres:	28.8						

Owners: JACOBS, ROBERT L
Other Producers: None

FSA INFORMATION



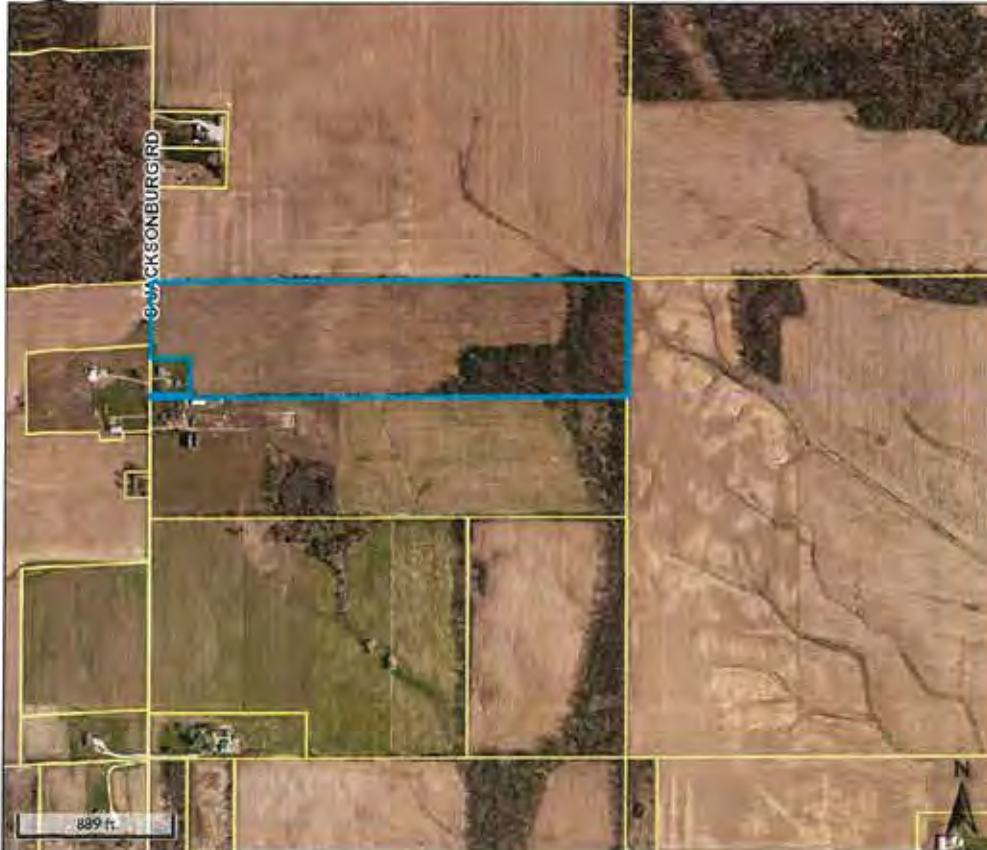
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The 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.

FSA INFORMATION



PROPERTY TAX INFORMATION

PROPERTY TAX INFORMATION



Overview



Legend

- Parcel Boundary
- Incorporated Area
- Unincorporated
- Street Centerline
- <all other values>
- STATE
- HWY
- Interstate

Parcel ID 890920000301000015 Alternate ID 010-00348-00
 Sec/Twp/Rng --
 Property Address 5 JACKSONBURG RD CAMBRIDGE CITY
 Class 100 VACANT AGRICULTURAL-100
 Acreage 38.5

Owner Address JACOBS, ROBERT L TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

District JACKSON TWP
 Brief Tax Description 3RD ND 8TH SD SW SEC 20-16-13 38.50A
 (Note: Not to be used on legal documents)

Date created: 9/24/2021
 Last Data Uploaded: 9/24/2021 4:28:12 AM

Developed by Schneider GEOSPATIAL

PROPERTY TAX INFORMATION

89-09-20-000-301.000-015

General Information

Parcel Number
89-09-20-000-301.000-015
Local Parcel Number
25-20-000-301.000-10

Tax ID:
010-00348-00
Routing Number

Property Class 100
Vacant Land

Year: 2021

Location Information

County
WAYNE
Township
JACKSON TOWNSHIP
District 015 (Local 010)
JACKSON TOWNSHIP
School Corp 8355
WESTERN WAYNE

Neighborhood 224997-010
JACKSON-224997 (010)

Section/Plat
2520000

Location Address (1)
S JACKSONBURG RD
CAMBRIDGE CITY, IN 47327

JACOBS, ROBERT L, TRUSTEE

Ownership

JACOBS, ROBERT L, TRUSTEE
PO BOX 21
CAMBRIDGE CITY, IN 47327

Date
01/01/1900

Owner
JACOBS, ROBERT L,

JACKSONBURG RD

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VII
CO / \$0 /

100, Vacant Land

JACKSON-224997 (010)/22

Notes

8/28/2019 Misc: 2020 GENERAL REVALING PER FIC

LEGAL
3RD ND 8TH SD SW SEC 25-16-13 38.50A



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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/23/2021	04/16/2021	01/01/2020	05/01/2018	05/02/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
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	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res: 100', Cl: 100' Base Lot: Res: 0' X: 0' Cl: 0' X: 0')

Land Pricing ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market Elig %	Factor	Value
4 A CRA	0	19.360000	1.02	\$1,316	\$25,478	0%	0%	1.0000	\$25,480
4 A CRB	0	1.850000	0.89	\$1,148	\$2,124	0%	0%	1.0000	\$2,120
4 A MNB2	0	8.130000	0.89	\$1,148	\$9,333	0%	0%	1.0000	\$9,330
4 A SUC3	0	0.830000	0.68	\$877	\$728	0%	0%	1.0000	\$730
6 A CRA	0	0.160000	1.02	\$1,316	\$211	-80%	0%	1.0000	\$40
6 A MNB2	0	3.790000	0.89	\$1,148	\$4,351	-80%	0%	1.0000	\$870
6 A SUC3	0	4.130000	0.68	\$877	\$3,622	-80%	0%	1.0000	\$720
82 A	0	0.250000	1.00	\$1,290	\$323	-100%	0%	1.0000	\$00

Characteristics

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

Friday, April 23, 2021
Review Group 2020

Data Source External Only

Collector 08/28/2019

Appraiser 08/28/2019

or

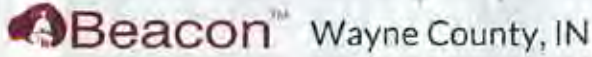
Land Computations

Calculated Acreage	38.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	38.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.25
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.25
Farmland Value	\$39,290
Measured Acreage	38.25
Avg Farmland Value/Acre	1027
Value of Farmland	\$39,280
Classified Total	\$0
Farm / Classified Value	\$39,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$39,300
CAP 3 Value	\$0
Total Value	\$39,300

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890920000301000015

Page 1 of 2



Property Tax Exemption

Apply for Property Tax Exemption

Summary

Tax ID 010-00348-00
 State Parcel ID 89-09-20-000-301.000-015
 Map # 25-20-000-301.000-10
 Property Address 5 JACKSONBURG RD
 CAMBRIDGE CITY
 Sec/Twp/Rng n/a
 Tax Set JACKSON TWP
 Subdivision n/a
 Brief Tax Description 3RD ND BTH 60 SW SEC 20-16-13 38.50A
(Note: Not to be used on legal documents)
 Book/Page DR: 5-12-89 459-170 QCD: 5-4-00 2000004832
 Acres 38.500
 Class 100 VACANT AGRICULTURAL-100
[Eagle View](#)
[INFRAME Street View](#)
[Plot Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 JACOBS, ROBERT L. TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Land

Land Type	Soil ID	Acres Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Inf. %	Value
PUBLIC ROAD/RD		0	0	0.250000	\$1,290.00	\$1,560.00	\$390.00	(\$100.00)	\$0.00
TILLABLE LAND	CRA	0	0	19.360000	\$1,290.00	\$1,591.00	\$30,801.76	\$0.00	\$30,800.00
WOODLAND	CRA	0	0	0.160000	\$1,290.00	\$1,591.00	\$254.56	(\$80.00)	\$50.00
TILLABLE LAND	CRE	0	0	1.850000	\$1,290.00	\$1,388.00	\$2,567.80	\$0.00	\$2,570.00
TILLABLE LAND	MNB2	0	0	8.130000	\$1,290.00	\$1,388.00	\$11,284.44	\$0.00	\$11,280.00
WOODLAND	MNB2	0	0	3.790000	\$1,290.00	\$1,388.00	\$5,260.52	(\$80.00)	\$1,050.00
WOODLAND	SUC3	0	0	4.130000	\$1,290.00	\$1,061.00	\$4,381.93	(\$80.00)	\$880.00
TILLABLE LAND	SUC3	0	0	0.830000	\$1,290.00	\$1,061.00	\$880.63	\$0.00	\$880.00

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2021	1/1/2020	1/1/2019	5/1/2018	5/2/2017
Land	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
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	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$39,300	\$39,000	\$47,500	\$49,000	\$56,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890920000301000015

Page 2 of 2

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Balance Due
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$427.05	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$427.05	\$427.05

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Total:

Tax Year	Amount	Balance Due
2020 PAYABLE 2021	\$854.10	\$427.05

Pay Taxes Online

[Pay Taxes Online](#)

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
05/04/2000	JACOBS, ROBERT L TRUSTEE	JACOBS, MARIE LIFE EST W/REM		

Property Record Cards

[View 2021 Property Record Card\(PDF\)](#) [View 2020 Property Record Card\(PDF\)](#) [View 2019 Property Record Card\(PDF\)](#) [View 2018 Property Record Card\(PDF\)](#)
[View 2017 Property Record Card\(PDF\)](#) [View 2016 Property Record Card\(PDF\)](#) [View 2015 Property Record Card\(PDF\)](#) [View 2014 Property Record Card\(PDF\)](#)
[View 2013 Property Record Card\(PDF\)](#) [View 2012 Property Record Card\(PDF\)](#) [View 2011 Property Record Card\(PDF\)](#) [View 2010 Property Record Card\(PDF\)](#)
[View 2009 Property Record Card\(PDF\)](#) [View 2008 Property Record Card\(PDF\)](#) [View 2007 Property Record Card\(PDF\)](#) [View 2006 Property Record Card\(PDF\)](#)
[View 2005 Property Record Card\(PDF\)](#) [View 2004 Property Record Card\(PDF\)](#) [View 2003 Property Record Card\(PDF\)](#) [View 2002 Property Record Card\(PDF\)](#)
[View 2001 Property Record Card\(PDF\)](#)

No data available for the following modes: Homestead Verification, Residential Dwellings, Commercial Buildings, Improvements, Deductions, Payments, Sketches, Auditor Certificates.

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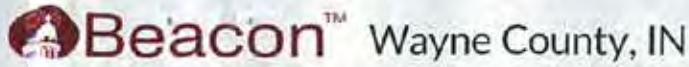
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Developed by
 Schneider
GEOSPATIAL

Last Data Update: 9/29/2021 3:40:45 AM

Version 2.3.149

PROPERTY TAX INFORMATION



Overview



Legend

- Parcel Boundary
- Incorporated Area
- Unincorporated
- Street Centerline
- <all other values>
- STATE
- HWY
- Interstate

Parcel ID B90929000111000015 Alternate 010-00345-00
 Sec/Twp/Rng -- ID
 Property 12093 US HIGHWAY Class 511 RES ONE FAMILY
 Address 40 UNPLATO-9.99-511
 CAMBRIDGE CITY Acreage 0.51
 District JACKSON TWP
 Brief Tax Description PT ND NW 29-16-13 0.51A
 (Note: Not to be used on legal documents)

Owner	JACOBS, ROBERT L.	Last 2 Sales			
Address	TRUSTEE	Date	Price	Reason	Qual
	PO BOX 21	n/a	0	n/a	n/a
	CAMBRIDGE CITY, IN	n/a	0	n/a	n/a
	47327				

Date created: 9/29/2021
 Last Data Updated: 9/29/2021 3:40:45 AM

Developed by Schneider
 GEOSPATIAL

ca 244,0642

PROPERTY TAX INFORMATION

89-09-29-000-111.000-015

General Information
 Parcel Number
 89-09-29-000-111.000-015
 Local Parcel Number
 25-29-000-111.000-10
 Tax ID:
 010-00345-00
 Routing Number

JACDBS, ROBERT L, TRUSTEE
 Ownership
 JACOBS, ROBERT L, TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

12093 US HIGHWAY 40
 Transfer of Ownership
 Date
 01/01/1900
 Owner
 JACOBS, ROBERT L

511, 1 Family Dwell - Unplatted (0 to 9.9
 Doc ID Code Book/Page Adj Sale Price VII
 \$0 / \$0 /

JACKSON-224937 (010)/22
 Notices
 1/2

Legal
 PT NO NW 20-16-13 0.51A

Property Class 511
 1 Family Dwell - Unplatted (0 to 9.9
 Year: 2021

Location Information
 County
 WAYNE
 Township
 JACKSON TOWNSHIP
 District 015 (Local 010)
 JACKSON TOWNSHIP
 School Corp 8355
 WESTERN WAYNE

Neighborhood 224937-010
 JACKSON-224937 (010)
 Section/Plat
 2529000

Location Address (1)
 12093 US HIGHWAY 40
 CAMBRIDGE CITY, IN 47357

Market Model
 N/A

Characteristics
 Topography Flood Hazard
 Rolling
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Paved
 Neighborhood Life Cycle Stage
 Static
 Printed Friday, April 23, 2021
 Review Group 2020

Data Source External Only
 Collector 07/09/2019
 Appraiser 08/13/2019
 Gavin Wicks

Garfield Seelye

Garfield Seelye

Garfield Seelye

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	W/P	AA	AA	AA	AA
As Of Date	02/23/2021	04/15/2021	01/01/2019	05/01/2018	05/02/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land Type	2021	2020	2019	2018	2017
Land Res (1)	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$65,500	\$64,400	\$62,300	\$64,500	\$63,300
Imp Res (1)	\$65,500	\$64,400	\$62,300	\$64,500	\$63,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$76,000	\$74,900	\$72,800	\$75,000	\$73,800
Total Res (1)	\$76,000	\$74,900	\$72,800	\$75,000	\$73,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Pricing Soil Method ID	Act	Size Factor	Rate	Adj. Rate	EXT. Value	Res Market Elig %	Market Value
9 A	0	0.440000	1.59	\$15,000	\$23,850	0%	\$10,494
82 A	0	0.070000	1.00	\$1,290	\$1,290	-100%	0%
					\$30	0%	\$30

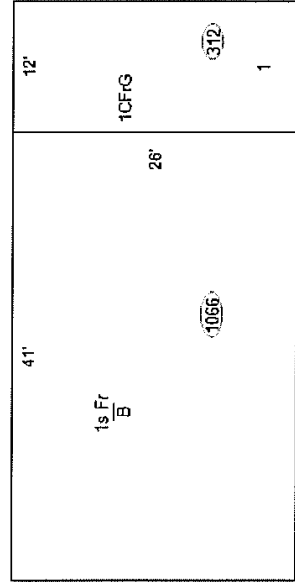
Land Data (Standard Depth: Res 100', Cl 100', Base Lot Res 0' X 0', Cl 0' X 0')	Calculated Acreage	Actual Frontage	Parcel Acreage
0.51	0	0.51	0.51
81 Legal Drain NV	0.00	0.00	0.00
82 Public Roads NV	0.07	0.07	0.07
83 UT Towers NV	0.00	0.00	0.00
9 Homesite	0.44	0.44	0.44
91/92 Acres	0.00	0.00	0.00
Total Acres Farmland	0.00	0.00	0.00
Farmland Value	\$0	\$0	\$0
Measured Acreage	0.00	0.00	0.00
Avg Farmland Value/Acre	\$0	\$0	\$0
Value of Farmland	\$0	\$0	\$0
Classified Total	\$0	\$0	\$0
Farm / Classified Value	\$0	\$0	\$0
Homesite(s) Value	\$10,500	\$10,500	\$10,500
91/92 Value	\$0	\$0	\$0
Supp. Page Land Value	\$10,500	\$10,500	\$10,500
CAP 1 Value	\$0	\$0	\$0
CAP 2 Value	\$0	\$0	\$0
CAP 3 Value	\$0	\$0	\$0
Total Value	\$10,500	\$10,500	\$10,500

Land Computations	Calculated Acreage	Actual Frontage	Parcel Acreage
0.51	0	0.51	0.51
81 Legal Drain NV	0.00	0.00	0.00
82 Public Roads NV	0.07	0.07	0.07
83 UT Towers NV	0.00	0.00	0.00
9 Homesite	0.44	0.44	0.44
91/92 Acres	0.00	0.00	0.00
Total Acres Farmland	0.00	0.00	0.00
Farmland Value	\$0	\$0	\$0
Measured Acreage	0.00	0.00	0.00
Avg Farmland Value/Acre	\$0	\$0	\$0
Value of Farmland	\$0	\$0	\$0
Classified Total	\$0	\$0	\$0
Farm / Classified Value	\$0	\$0	\$0
Homesite(s) Value	\$10,500	\$10,500	\$10,500
91/92 Value	\$0	\$0	\$0
Supp. Page Land Value	\$10,500	\$10,500	\$10,500
CAP 1 Value	\$0	\$0	\$0
CAP 2 Value	\$0	\$0	\$0
CAP 3 Value	\$0	\$0	\$0
Total Value	\$10,500	\$10,500	\$10,500

PROPERTY TAX INFORMATION

89-09-29-000-111.000-015 JACOBS, ROBERT L, TRUSTEE 12093 US HIGHWAY 40 511, 1 Family Dwell - Unplatted (0 to 9.9 JACKSON-224997 (010)/22 2/2

General Information		Plumbing		Cost Ledger	
Occupancy	Single-Family	#	TF	Floor Constr	Base Finish Value
Description	Residential Dwelling	1	3	1 FT	1066 \$76,900
Story Height	1	Full Bath	0	2	
Style	N/A	Half Bath	0	3	
Finished Area	1066 sqft	Kitchen Sinks	1	4	
Make		Water Heaters	1	1/4	
		Add Fixtures	0	1/2	
		Total	3	3/4	
			5	Attic	
				Bsmt	1066 0 \$25,200
				Crawl	
				Slab	



Accommodations		Heat Type	
Bedrooms	3	Central Warm Air	
Living Rooms	1		
Dining Rooms	0		
Family Rooms	0		
Total Rooms	5		

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input type="checkbox"/> Metal	<input type="checkbox"/> Tile
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other

Exterior Features	
Description	Area Value

Specialty Plumbing	
Description	Count Value

Adjustments		Total Base	
Unfin Int (-)		1 Row Type Adj. x 1.00	\$102,100
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1066		\$2,900
No Elec (-)			\$0
Plumbing (+/-)	5 - 5 = 0 x \$0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
		Sub-Total, One Unit	\$105,000
		Sub-Total, 1 Units	\$105,000
		Exterior Features (+)	\$0
		Garages (+) 312 sqft	\$10,500
		Quality and Design Factor (Grade)	\$115,500
		Location Multiplier	0.95
		Replacement Cost	0.88
			\$96,558

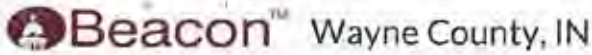
Summary of Improvements																		
Description	Res Eligibl	Story Height	Year BUILT	Eff Year	Age nd	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt Value	Improv Value	
1: Residential Dwelling	100%	1	1958	1958	63 A	Wood Frame	0.88	0.88		2,132 sqft	996,558	42%	\$56,000	0%	100%	1.170	1.0000	\$65,500

Total all pages \$65,500 Total this page \$65,500

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000111000015

Page 1 of 3



Property Tax Exemption

[Apply for Property Tax Exemption](#)

Summary

Tax ID 010-00345-00
State Parcel ID 89-09-29-000-111.000-015
Map # 25-29-000-111.000-10
Property Address 12093 US HIGHWAY 40
 CAMBRIDGE CITY
Sec/Twp/Rng n/a
Tax Set JACKSON TWP
Subdivision n/a
Brief Tax Description PT ND NY 29-16-13 0.51A
(Note: Not to be used on legal documents)
Book/Page DR: 271-375-QCD-5-4-00 2000004833
Acres 0.510
Class 511 RES ONE FAMILY UNPLAT 0 9.99-511
[Estate View](#)
[IFRAME Street View](#)
[Plot Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 JACOBS, ROBERT L. TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Homestead Verification

Homestead Deduction has been VERIFIED

Land

Land Type	Soil ID	Act Front	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
HOMESITE		0	0	0.440000	\$15,000.00	\$23,850.00	\$10,494.00	\$0.00	\$10,490.00
PUBLIC ROAD/ROW		0	0	0.070000	\$1,290.00	\$1,560.00	\$109.20	(\$100.00)	\$0.00

Residential Dwellings

Description Residential Dwelling
Story Height 1
Style
Finished Area 1066
Fireplaces 0
Heat Type Central Warm Air
Air Cond 1066
Bedrooms 3
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Finished Rooms 5
Full Baths 1
Full Bath Fixtures 1
Half Baths 0
Half Bath Fixtures 0
Kitchen Sinks 1
Water Heaters 1
Add Fixtures 0

Floor	Construction	Base	Finish
1	Wood Frame	1066	1066
Basement		1066	0

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000111000015

Page 2 of 3

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mkt Factor
Residential Dwelling	100	C-1	1958	1958	A	1.01	1066	1.17	0

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2021	1/1/2020	1/1/2019	5/1/2018	5/2/2017
Land	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Land Res (1)	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$65,500	\$64,400	\$62,300	\$64,500	\$63,300
Imp Res (1)	\$65,500	\$64,400	\$62,300	\$64,500	\$63,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$76,000	\$74,900	\$72,800	\$75,000	\$73,800
Total Res (1)	\$76,000	\$74,900	\$72,800	\$75,000	\$73,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Deductions

Year	Deduction Type	Amount
2020 PAYABLE 2021	Standard Deduction \ Homestead	44,940
2020 PAYABLE 2021	Supplemental	10,486
2019 PAYABLE 2020	Standard Deduction \ Homestead	43,680
2019 PAYABLE 2020	Supplemental	10,192
2018 PAYABLE 2019	Standard Deduction \ Homestead	45,000
2018 PAYABLE 2019	Supplemental	10,500
2017 PAYABLE 2018	Standard Deduction \ Homestead	44,280
2017 PAYABLE 2018	Supplemental	10,332
2016 PAYABLE 2017	Standard Deduction \ Homestead	42,240
2016 PAYABLE 2017	Supplemental	9,856
2015 PAYABLE 2016	Standard Deduction \ Homestead	40,980
2015 PAYABLE 2016	Supplemental	9,562
2014 PAYABLE 2015	Standard Deduction \ Homestead	44,400
2014 PAYABLE 2015	Supplemental	10,360
2013 PAYABLE 2014	Standard Deduction \ Homestead	45,000
2013 PAYABLE 2014	Supplemental	10,710

Tax History

Detail:					
Tax Year	Type	Category	Description	Amount	Balance Due
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$244.06	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$244.06	\$244.06

Delinquent payments made after the billing date will add to the balance due the year they were originally assessed. If paid, payment will show in the next tax year.

Total:		
Tax Year	Amount	Balance Due
2020 PAYABLE 2021	\$488.12	\$244.06

Pay Taxes Online

[Pay Taxes Online](#)

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000111000015

Page 3 of 3

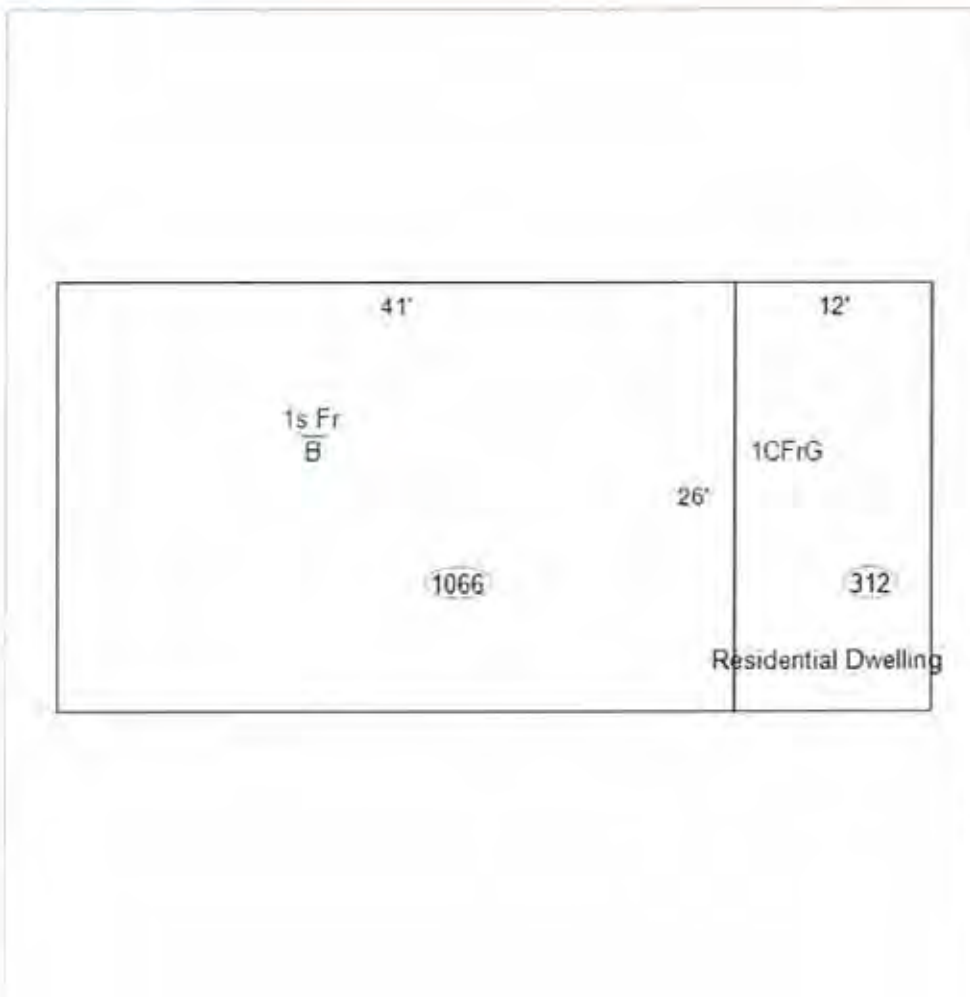
Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
05/04/2000	JACOBS, ROBERT L TRUSTEE	JACOBS, ROBERT L & LORENE		

Property Record Cards

[View 2021 Property Record Card\(PDF\)](#) [View 2020 Property Record Card\(PDF\)](#) [View 2019 Property Record Card\(PDF\)](#) [View 2018 Property Record Card\(PDF\)](#)
[View 2017 Property Record Card\(PDF\)](#) [View 2016 Property Record Card\(PDF\)](#) [View 2015 Property Record Card\(PDF\)](#) [View 2014 Property Record Card\(PDF\)](#)
[View 2013 Property Record Card\(PDF\)](#) [View 2012 Property Record Card\(PDF\)](#) [View 2011 Property Record Card\(PDF\)](#) [View 2010 Property Record Card\(PDF\)](#)
[View 2009 Property Record Card\(PDF\)](#) [View 2008 Property Record Card\(PDF\)](#) [View 2007 Property Record Card\(PDF\)](#) [View 2006 Property Record Card\(PDF\)](#)
[View 2005 Property Record Card\(PDF\)](#) [View 2004 Property Record Card\(PDF\)](#) [View 2003 Property Record Card\(PDF\)](#) [View 2002 Property Record Card\(PDF\)](#)
[View 2001 Property Record Card\(PDF\)](#)

Sketches



No data available for the following modules: Commercial Buildings Payments, Auditor Certificates.

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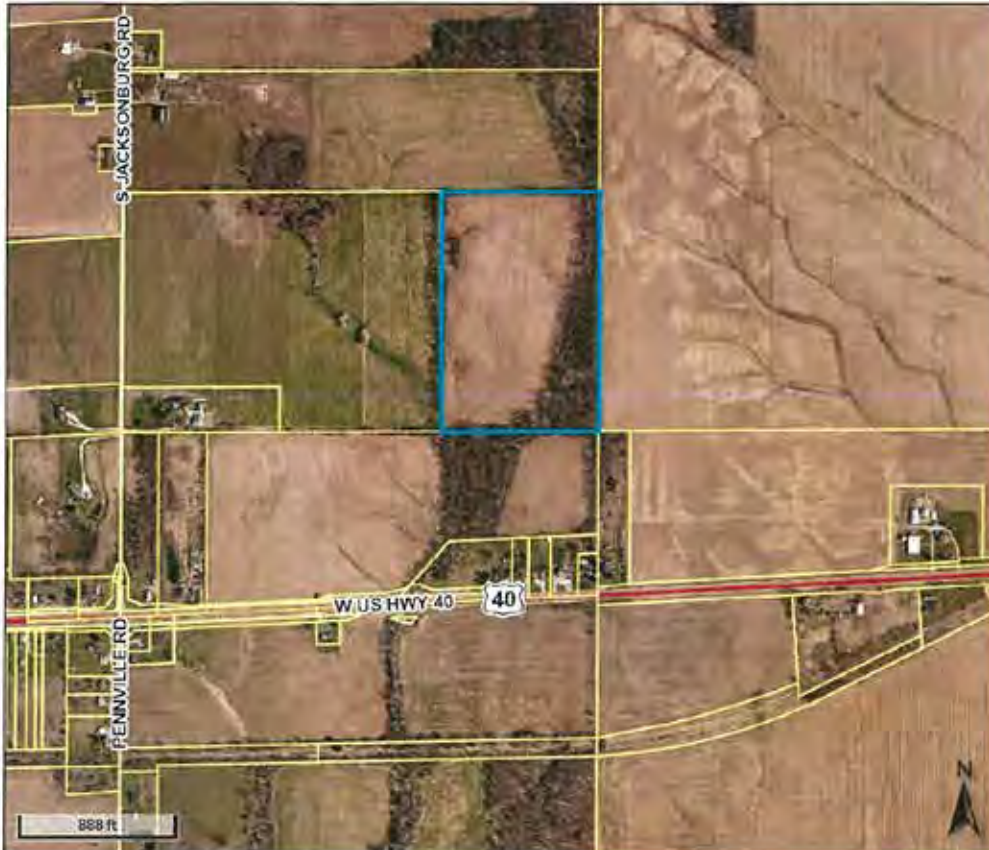
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Last Data Update: 9/27/2021 3:40:45 AM

Version 2.3.119

Developed by
Schneider
OCOSPATIAL

PROPERTY TAX INFORMATION



- Legend**
- Parcel Boundary
 - Incorporated Area
 - Unincorporated
 - Street Center line
 - <all other values>
 - STATE
 - HWY
 - Interstate

Parcel ID	890920000305000015	Alternate ID	010-00347-00	Owner Address	JACOBS, ROBERT L, TRUSTEE	Last 2 Sales			
Sec/Twp/Rng	--	Class	100 VACANT		PO BOX 21	Date	Price	Reason	Qual
Property Address	US HIGHWAY 40 CAMBRIDGE CITY	Acreage	25		CAMBRIDGE CITY, IN 47327	n/a	0	n/a	n/a
District	JACKSON TWP								
Brief Tax Description	ND NW SEC 20-16-13 25A								
	(Note: Not to be used on legal documents)								

Date created: 9/24/2021
 Last Data Uploaded: 9/24/2021 4:28:12 AM

Developed by Schneider GEOSPATIAL

PROPERTY TAX INFORMATION

89-09-20-000-305.000-015

General Information
 Parcel Number 89-09-20-000-305.000-015
 Local Parcel Number 25-20-000-305.000-10

Tax ID: 010-00347-00
 Routing Number

Property Class 100
 Vacant Land

Year: 2021

Location Information
 County WAYNE
 Township JACKSON TOWNSHIP
 District 015 (Local 010)
 School Corp 8355
 WESTERN WAYNE

Neighborhood 224997-010
 JACKSON-224997 (010)

Section/Plat 2520000
 Location Address (1)
 US HIGHWAY 40
 CAMBRIDGE CITY, IN 47327

JACOBS, ROBERT L, TRUSTEE

Ownership
 JACOBS, ROBERT L, TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Date 01/01/1900
 Owner JACOBS, ROBERT L,
 CO

US HIGHWAY 40

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I
 / / \$0 /

100, Vacant Land

JACKSON-224997 (010)/22

Notes
 8/28/2019 Misc: 2020 GENERAL REVAL, NG PER
 FIC

1/2

Legal
 ND, NW SEC 20-16-13 25A



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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/23/2021	04/16/2021	01/01/2019	05/01/2018	05/02/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$23,600	\$23,600	\$28,600	\$29,500	\$33,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$23,600	\$23,600	\$28,600	\$29,500	\$33,900
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	\$23,600	\$23,600	\$28,600	\$29,500	\$33,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$23,600	\$23,600	\$28,600	\$29,500	\$33,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res-100, Gl-100' Base Lot: Res-0' X 0' X 0')

Land Type	Pricing Method ID	Soil Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Effig %	Factor	Value
4	A	CRA	0	8.920000	1.02	\$1,316	0%	0%	1.0000	\$11,740
4	A	MNB2	0	3.860000	0.89	\$1,148	0%	0%	1.0000	\$4,431
4	A	SH	0	0.380000	1.11	\$1,432	0%	0%	1.0000	\$540
4	A	SUC3	0	6.340000	0.68	\$877	-80%	0%	1.0000	\$5,560
6	A	CRA	0	0.230000	1.02	\$1,316	-80%	0%	1.0000	\$60
6	A	MNB2	0	0.420000	0.89	\$1,148	-80%	0%	1.0000	\$100
6	A	SH	0	2.940000	1.11	\$1,432	-80%	0%	1.0000	\$840
6	A	SUC3	0	1.910000	0.68	\$877	-80%	0%	1.0000	\$340

Characteristics
 Flood Hazard

Public Utilities
 Electricity

Streets or Roads
 Paved

Neighborhood Life Cycle Stage
 Static

Printed Friday, April 23, 2021

Review Group 2020

Data Source External Only

Collector 08/28/2019

Appraiser 08/28/2019

cr

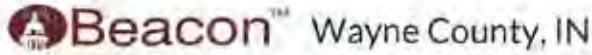
Land Computations

Calculated Acreage	25.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	25.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	25.00
Farmland Value	\$23,610
Measured Acreage	25.00
Avg Farmland Value/Acre	944
Value of Farmland	\$23,600
Classified Total	\$0
Farm / Classified Value	\$23,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$23,600
CAP 3 Value	\$0
Total Value	\$23,600

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890920000305000015

Page 1 of 2



Property Tax Exemption

[Apply for Property Tax Exemption](#)

Summary

Tax ID 010-00347-00
State Parcel ID 09-09-20-000-305.000-015
Map # 25-20-000-305.000-10
Property Address US HIGHWAY 40
 CAMBRIDGE CITY
Sec/Twp/Rng n/a
Tax Set JACKSON TWP
Subdivision n/a
Brief Tax Description ND NW SEC 20-16-13 25A
(Note: Not to be used on legal documents)
Book/Page Dr: 5-12-89 459-170 QCD: 5-4-00 2000004832
Acres 25.000
Class 100 VACANT AGRICULTURAL-100
[Estate View](#)
[InFRAME Street View](#)
[Play Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 JACOBS, ROBERT L. TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	CRA	0	0	0.920000	\$1,290.00	\$1,591.00	\$14,191.72	\$0.00	\$14,190.00
WOODLAND	CRA	0	0	0.230000	\$1,290.00	\$1,591.00	\$365.93	(\$80.00)	\$70.00
WOODLAND	MNB2	0	0	0.420000	\$1,290.00	\$1,388.00	\$582.96	(\$80.00)	\$120.00
TILLABLE LAND	MNB2	0	0	3.860000	\$1,290.00	\$1,388.00	\$5,357.68	\$0.00	\$5,360.00
TILLABLE LAND	SH	0	0	0.380000	\$1,290.00	\$1,732.00	\$658.16	\$0.00	\$660.00
WOODLAND	SH	0	0	2.940000	\$1,290.00	\$1,732.00	\$5,092.08	(\$80.00)	\$1,020.00
WOODLAND	SUC3	0	0	1.910000	\$1,290.00	\$1,061.00	\$2,026.51	(\$80.00)	\$410.00
TILLABLE LAND	SUC3	0	0	6.340000	\$1,290.00	\$1,061.00	\$6,726.74	\$0.00	\$6,730.00

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2021	1/1/2020	3/1/2019	5/1/2018	5/2/2017
Land	\$23,600	\$23,500	\$28,600	\$29,500	\$33,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$23,600	\$23,500	\$28,600	\$29,500	\$33,900
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	\$23,600	\$23,500	\$28,600	\$29,500	\$33,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$23,600	\$23,500	\$28,600	\$29,500	\$33,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890920000305000015

Page 2 of 2

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Balance Due
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$257.33	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$257.33	\$257.33

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Total:

Tax Year	Amount	Balance Due
2020 PAYABLE 2021	\$514.66	\$257.33

Pay Taxes Online

[Pay Taxes Online](#)

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
05/04/2000	JACOBS, ROBERT L, TRUSTEE	JACOBS, MARIE LIFE EST W/REM		

Property Record Cards

[View 2021 Property Record Card\(PDF\)](#) [View 2020 Property Record Card\(PDF\)](#) [View 2019 Property Record Card\(PDF\)](#) [View 2018 Property Record Card\(PDF\)](#)
[View 2017 Property Record Card\(PDF\)](#) [View 2016 Property Record Card\(PDF\)](#) [View 2015 Property Record Card\(PDF\)](#) [View 2014 Property Record Card\(PDF\)](#)
[View 2013 Property Record Card\(PDF\)](#) [View 2012 Property Record Card\(PDF\)](#) [View 2011 Property Record Card\(PDF\)](#) [View 2010 Property Record Card\(PDF\)](#)
[View 2009 Property Record Card\(PDF\)](#) [View 2008 Property Record Card\(PDF\)](#) [View 2007 Property Record Card\(PDF\)](#) [View 2006 Property Record Card\(PDF\)](#)
[View 2005 Property Record Card\(PDF\)](#) [View 2004 Property Record Card\(PDF\)](#) [View 2003 Property Record Card\(PDF\)](#) [View 2002 Property Record Card\(PDF\)](#)
[View 2001 Property Record Card\(PDF\)](#)

No data available for the following modules: Homestead Verification, Residential Dwellings, Commercial Buildings, Improvements, Deductions, Payments, Sketches, Auditor Certificates.

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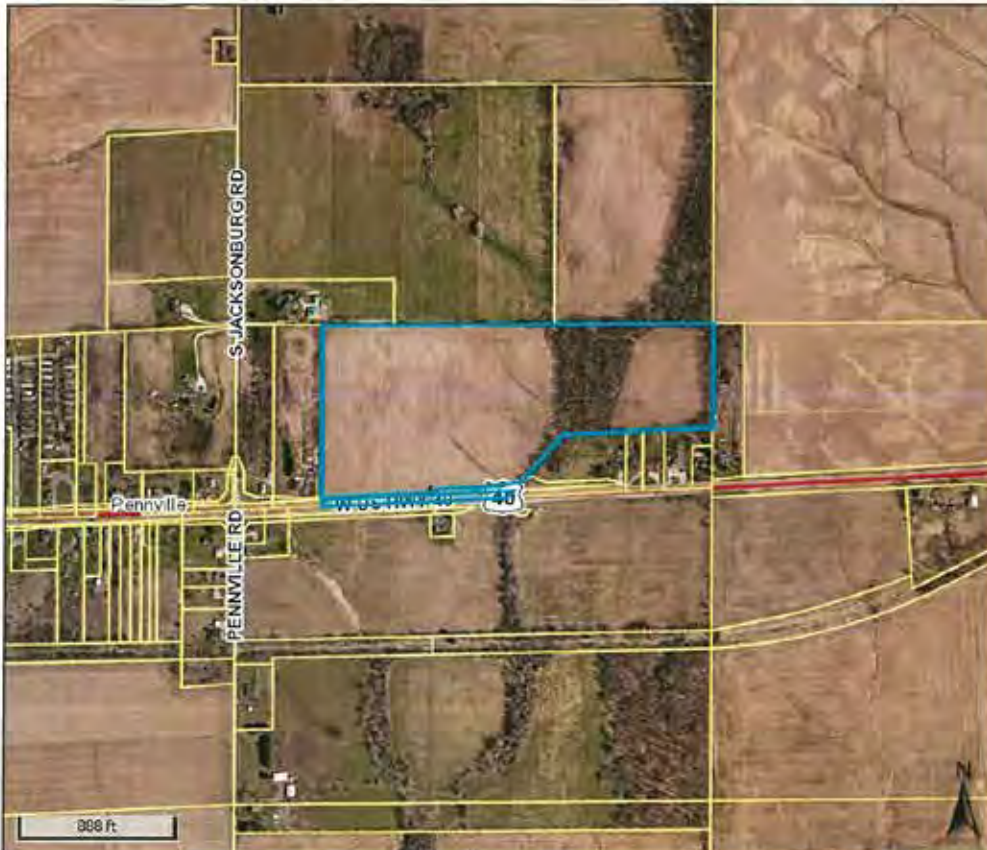
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[GISPR Privacy Notice](#)

Last Data Update: 9/29/2021 3:46:45 AM

Version 2.3.149

Developed by
 Schneider
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PROPERTY TAX INFORMATION



Overview

Legend

- Parcel Boundary
- Incorporated Area
- Unincorporated
- Street Centerline
- <all other values>
- STATE
- HWY
- Interstate

Parcel ID	890929000102000015	Alternate ID	010-00349-00	Owner	JACOBS, ROBERT L.	Last 2 Sales			
Sec/Twp/Rng	—	ID		Address	TRUSTEE	Date	Price	Reason	Qual
Property	US HIGHWAY 40	Class	100 VACANT		PO BOX 21	n/a	0	n/a	n/a
Address	CAMBRIDGE CITY	Acreage	38.874		CAMBRIDGE CITY, IN	n/a	0	n/a	n/a
					47327				
District	JACKSON TWP								
Brief Tax Description	N PTNW 29-16-13 38.874A								
	(Note: Not to be used on legal documents)								

Date created: 9/24/2021
 Last Data Uploaded: 9/24/2021 4:28:12 AM

Developed by Schneider GEOSPATIAL

PROPERTY TAX INFORMATION

89-09-29-000-102.000-015

General Information
 Parcel Number
 89-09-29-000-102.000-015
 Local Parcel Number
 25-29-000-102.000-10

Tax ID
 010-00349-00
 Routing Number

Property Class 100
 Vacant Land

Year: 2021

Location Information

County
 WAYNE

Township
 JACKSON TOWNSHIP

District 015 (Local 010)

SCHOOL TOWNSHIP

School Corp 8385
 WESTERN WAYNE

Neighborhood 224997-010

JACKSON-224997 (010)

Section/Plat
 2529000

Location Address (1)
 US HIGHWAY 40
 CAMBRIDGE CITY, IN 47327

JACOBS, ROBERT L, TRUSTEE US HIGHWAY 40

Ownership
 JACOBS, ROBERT L, TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Date
 01/01/1900

Owner
 JACOBS, ROBERT L

100, Vacant Land

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price
 00 00 \$0

Date
 01/01/1900

Owner
 JACOBS, ROBERT L

JACKSON-224997 (010)/22

Notes

PROPERTY VALUE AND GENERAL RECORD INFORMATION

Legal
 11 PT 1/4 SEC 15-10-38-01A



Agricultural

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

Assessment Year	Reason For Change	2021	2020	2019	2018	2017
02/23/2021	WIP	AA	AA	AA	AA	AA
04/18/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	05/01/2018	05/02/2017
Indiana Coal Mod	Valuation Method	Indiana Coal Mod	Indiana Coal Mod	Indiana Coal Mod	Indiana Coal Mod	Indiana Coal Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$36,000	Land Res (1)	\$36,000	\$35,700	\$43,600	\$44,900	\$51,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$36,000	Land Non Res (3)	\$36,000	\$35,700	\$43,600	\$44,900	\$51,600
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$36,000	Total	\$36,000	\$35,700	\$43,600	\$44,900	\$51,600
\$36,000	Total Non Res (2)	\$36,000	\$35,700	\$43,600	\$44,900	\$51,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res: 100', Cl: 100' Base Lot: Res: 0' X: 0' Cl: 0' X: 0')

Land Type	Pricing Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	CRA	0	0.340000	1.02	\$1,316	\$447	0%	0%	1.0000	\$450
4	A	CRB	0	11.050000	0.89	\$1,296	\$12,685	0%	0%	1.0000	\$12,690
4	A	MNB2	0	11.630000	0.89	\$1,296	\$13,351	0%	0%	1.0000	\$13,350
4	A	SH	0	0.320000	1.11	\$1,296	\$458	0%	0%	1.0000	\$460
4	A	SUC3	0	8.450000	0.68	\$1,296	\$7,411	0%	0%	1.0000	\$7,410
5	A	MNB2	0	0.040000	0.89	\$1,296	\$46	-60%	0%	1.0000	\$20
5	A	SH	0	0.080000	1.11	\$1,296	\$115	-60%	0%	1.0000	\$50
5	A	SUC3	0	0.740000	0.68	\$1,296	\$877	-60%	0%	1.0000	\$280
6	A	SH	0	3.520000	1.11	\$1,296	\$5,041	-80%	0%	1.0000	\$1,010
6	A	SUC3	0	1.530000	0.68	\$1,296	\$877	-80%	0%	1.0000	\$270
82	A		0	1.174000	1.00	\$1,296	\$1,514	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	38.87
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	38.87
81 Legal Drain NV	0.00
82 Public Roads NV	1.17
83 UT Towers NV	0.00
8 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	37.70
Farmland Value	\$35,970
Measured Acreage	37.70
Avg Farmland Value/Acre	954
Value of Farmland	\$35,970
Classified Total	\$0
Farm / Classified Value	\$36,000
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$36,000
CAP 3 Value	\$0
Total Value	\$36,000

Characteristics

Topography
 Flood Hazard

Public Utilities
 Electricity

Streets or Roads
 Paved

Neighborhood Life Cycle Stage
 Static

Printed
 Friday, April 23, 2021

Review Group 2020

Data Source External Only

Collector 08/28/2019

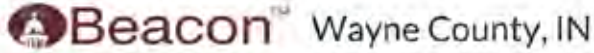
Appraiser 08/28/2019

cr

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000102000015

Page 1 of 2



Property Tax Exemption

[Apply for Property Tax Exemption](#)

Summary

Tax ID 010-00349-00
State Parcel ID 89-09-29-000-102.000-015
Map # 25-29-000-102.000-10
Property Address US HIGHWAY 40
 CAMBRIDGE CITY
Sec/Twp/Rng n/a
Tax Set JACKSON TWP
Subdivision n/a
Brief Tax Description N PT NW 29-16-13 38.874A
(Note: Not to be used on legal documents)
Book/Page DR: 320-473*WD: 5-12-89 459-170*QCD: 5-4-00 2000004832
Acres 38.874
Class 100 VACANT AGRICULTURAL-100
[EzFile View](#)
[iFRAME Screen View](#)
[Plot Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 JACOBS, ROBERT L, TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Land

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	1.174000	\$1,290.00	\$1,560.00	\$1,831.44	(\$100.00)	\$0.00
TILLABLE LAND	CRA	0	0	0.340000	\$1,290.00	\$1,591.00	\$540.94	\$0.00	\$540.00
TILLABLE LAND	CRB	0	0	11.050000	\$1,290.00	\$1,388.00	\$15,337.40	\$0.00	\$15,340.00
TILLABLE LAND	MNB2	0	0	11.630000	\$1,290.00	\$1,388.00	\$16,142.44	\$0.00	\$16,140.00
NONTILLABLE LAND	MNB2	0	0	0.040000	\$1,290.00	\$1,388.00	\$55.52	(\$60.00)	\$20.00
NONTILLABLE LAND	SH	0	0	0.080000	\$1,290.00	\$1,732.00	\$138.56	(\$60.00)	\$60.00
WOODLAND	SH	0	0	3.520000	\$1,290.00	\$1,732.00	\$6,096.64	(\$80.00)	\$1,220.00
TILLABLE LAND	SH	0	0	0.320000	\$1,290.00	\$1,732.00	\$554.24	\$0.00	\$550.00
TILLABLE LAND	SUC3	0	0	8.450000	\$1,290.00	\$1,061.00	\$8,965.45	\$0.00	\$8,970.00
WOODLAND	SUC3	0	0	1.530000	\$1,290.00	\$1,061.00	\$1,623.33	(\$80.00)	\$320.00
NONTILLABLE LAND	SUC3	0	0	0.740000	\$1,290.00	\$1,061.00	\$785.14	(\$60.00)	\$310.00

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2021	1/1/2020	1/1/2019	5/1/2018	5/2/2017
Land	\$36,000	\$35,700	\$43,500	\$44,900	\$51,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$36,000	\$35,700	\$43,500	\$44,900	\$51,600
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	\$36,000	\$35,700	\$43,500	\$44,900	\$51,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$36,000	\$35,700	\$43,500	\$44,900	\$51,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000102000015

Page 2 of 2

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Balance Due
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$390.91	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$390.91	\$390.91

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Total:

Tax Year	Amount	Balance Due
2020 PAYABLE 2021	\$781.82	\$390.91

Pay Taxes Online

[Pay Taxes Online](#)

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
05/04/2000	JACOBS, ROBERT L, TRUSTEE	JACOBS, MARIE LIFE EST W/REM		

Property Record Cards

[View 2021 Property Record Card\(PDF\)](#) [View 2020 Property Record Card\(PDF\)](#) [View 2019 Property Record Card\(PDF\)](#) [View 2018 Property Record Card\(PDF\)](#)
[View 2017 Property Record Card\(PDF\)](#) [View 2016 Property Record Card\(PDF\)](#) [View 2015 Property Record Card\(PDF\)](#) [View 2014 Property Record Card\(PDF\)](#)
[View 2013 Property Record Card\(PDF\)](#) [View 2012 Property Record Card\(PDF\)](#) [View 2011 Property Record Card\(PDF\)](#) [View 2010 Property Record Card\(PDF\)](#)
[View 2009 Property Record Card\(PDF\)](#) [View 2008 Property Record Card\(PDF\)](#) [View 2007 Property Record Card\(PDF\)](#) [View 2006 Property Record Card\(PDF\)](#)
[View 2005 Property Record Card\(PDF\)](#) [View 2004 Property Record Card\(PDF\)](#) [View 2003 Property Record Card\(PDF\)](#) [View 2002 Property Record Card\(PDF\)](#)
[View 2001 Property Record Card\(PDF\)](#)

No data available for the following modules: Homestead Verification, Residential Dwellings, Commercial Buildings, Improvements, Deductions, Payments, Sketches, Auditor Certificates.

The information in this website represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

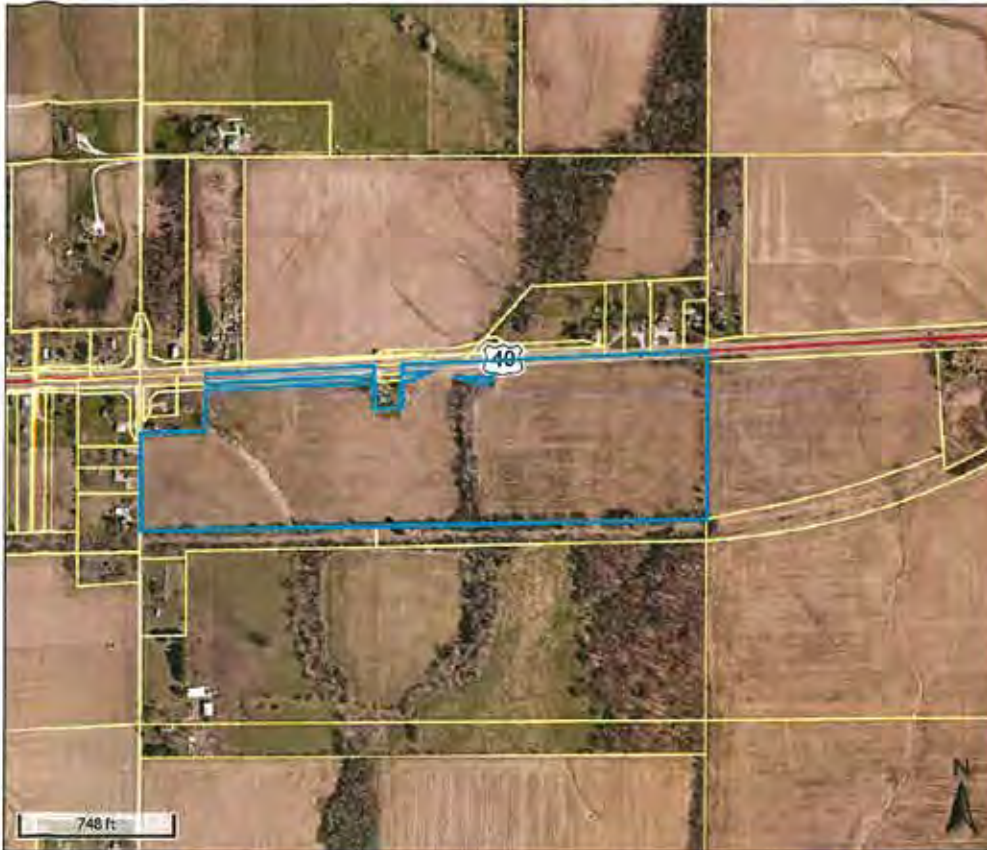
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[GDPR Privacy Notice](#)

Last Data Upload: 9/29/2021 5:40:45 AM

Version: 2.3.149

Developed by
 Schneider
GEOSPATIAL

PROPERTY TAX INFORMATION



Overview



Legend

- Parcel Boundary
- Incorporated Area
- Unincorporated
- Street Centerline
- <all other values>
- STATE
- HWY
- Interstate

Parcel ID 890929000110000015 Alternate ID 010-00346-00
 Sec/Twp/Rng --
 Property US HIGHWAY 40 Class 100 VACANT
 Address CAMBRIDGE CITY AGRICULTURAL-100
 Acreage 43.147

Owner JACOBS, ROBERT L.
 Address TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

District JACKSON TWP
 Brief Tax Description PT N D NW 29-16-13 43.147A
 (Note: Not to be used on legal documents)

Date created: 9/29/2021
 Last Data Uploaded: 9/29/2021 3:40:45 AM

Developed by Schneider
 GEOSPATIAL

PROPERTY TAX INFORMATION

89-09-29-000-110.000-015

JACOBDS, ROBERT L, TRUSTEE

US HIGHWAY 40

100, Vacant Land

JACKSON-224997 (010)/22

1/2

General Information

Parcel Number
89-09-29-000-110.000-015

Local Parcel Number
25-29-000-110.000-10

Tax ID:
010-00346-00

Routing Number

Ownership

JACOBS, ROBERT L, TRUSTEE

Owner

Date
01/01/1900

JACOBS, ROBERT L

Legal

PT 6.0 NW 25-10-13 43 147A

Location Information

Year: 2021

County
WAYNE

Township
JACKSON TOWNSHIP

District 015 (Local 010)

School Corp 8355

WESTERN WAYNE

Neighborhood 224997-010

JACKSON-224997 (010)

Section/Plat
2529000

Location Address (1)

US HIGHWAY 40

CAMBRIDGE CITY, IN 47327

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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/15/2021	01/01/2020	01/01/2019	05/01/2018	05/02/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land	2021	2020	2019	2018	2017
Land Res (1)	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Non 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	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
Total Non Res (2)	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Market Factor	Value
4 A CRA	0	6.100000	1.02	\$1,316	\$8,028	0%	0%	1.0000	\$8,030
4 A MNB2	0	15.910000	0.89	\$1,330	\$18,265	0%	0%	1.0000	\$18,260
4 A SH	0	1.450000	1.11	\$1,236	\$2,091	0%	0%	1.0000	\$2,090
4 A SUC3	0	15.890000	0.65	\$1,250	\$877	0%	0%	1.0000	\$13,940
5 A SUC3	0	0.420000	0.65	\$1,250	\$368	-60%	0%	1.0000	\$150
5 A SH	0	0.820000	1.11	\$1,250	\$1,174	-80%	0%	1.0000	\$230
B2 A	0	2.547000	1.00	\$1,250	\$3,286	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	43.15
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	43.15
81 Logal Drain NV	0.00
82 Public Roads NV	2.55
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	-40.60
Farmland Value	\$42,700
Measured Acreage	40.60
Avg Farmland Value/Acre	1052
Value of Farmland	\$42,710
Classified Total	\$0
Farm / Classified Value	\$42,700
Homesite(s) Value	\$0
91/82 Value	\$0
Supp Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$42,700
CAP 3 Value	\$0
Total Value	\$42,700

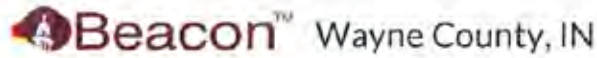
Characteristics

Topography	Flood Hazard	<input type="checkbox"/>
Public Utilities	ERA	<input type="checkbox"/>
Electricity		<input type="checkbox"/>
Streets or Roads Paved	TIF	<input type="checkbox"/>
Neighborhood Life Cycle Stage		<input type="checkbox"/>
Staff:		
Printed	Friday, April 23, 2021	
Review Group	2020	
Data Source	External Only	
Collector	09/28/2019	
Appraiser	09/28/2019	

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000110000015

Page 1 of 2



Property Tax Exemption

[Apply for Property Tax Exemption](#)

Summary

Tax ID 010 00846 00
State Parcel ID 89-09-29-000-110.000-025
Map # 25-29-000-110.000-10
Property Address US HIGHWAY 40
 CAMBRIDGE CITY
Sec/Twp/Rng n/a
Tax Set JACKSON TWP
Subdivision n/a
Brief Tax Description PT N D NW 29-16-13 43 147A
(Note: Not to be used on legal documents)
Book/Page DR: 5-12-99 459-170*OCD: 5-4-00 2000004832*EASE: 7-28-11 2011005458
Acres 40.147
Class 100 VACANT AGRICULTURAL-100
[Table View](#)
[IFRAME Screen View](#)
[Plat Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 JACOBS, ROBERT L, TRUSTEE
 PO BOX 21
 CAMBRIDGE CITY, IN 47327

Land

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
PUBLIC ROAD/ROW		0	0	2.547000	\$1,290.00	\$1,560.00	\$3,973.32	(\$100.00)	\$0.00
TILLABLE LAND	CRA	0	0	6.100000	\$1,290.00	\$1,591.00	\$9,705.10	\$0.00	\$9,710.00
TILLABLE LAND	MNB2	0	0	15.910000	\$1,290.00	\$1,388.00	\$22,083.08	\$0.00	\$22,080.00
TILLABLE LAND	SH	0	0	1.460000	\$1,290.00	\$1,732.00	\$2,528.72	\$0.00	\$2,530.00
WOODLAND	SH	0	0	0.820000	\$1,290.00	\$1,732.00	\$1,420.24	(\$80.00)	\$280.00
TILLABLE LAND	SUC3	0	0	15.890000	\$1,290.00	\$1,061.00	\$16,859.29	\$0.00	\$16,860.00
NONTILLABLE LAND	SUC3	0	0	0.420000	\$1,290.00	\$1,061.00	\$445.62	(\$60.00)	\$180.00

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/16/2021	1/1/2020	1/1/2019	5/1/2018	5/2/2017
Land	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
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	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$42,700	\$42,400	\$51,600	\$53,300	\$61,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

PROPERTY TAX INFORMATION

Beacon - Wayne County, IN - Parcel Report: 890929000110000015

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Tax History

Detail	Type	Category	Description	Amount	Balance Due
Tax Year					
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$464.28	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$464.28	\$464.28

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Total	Amount	Balance Due
Tax Year		
2020 PAYABLE 2021	\$928.56	\$464.28

Pay Taxes Online

[Pay Taxes Online](#)

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
05/04/2000	JACOBS, ROBERT L, TRUSTEE	JACOBS, MARIE LIFE EST W/REM		

Property Record Cards

[View 2021 Property Record Card\(PDF\)](#) [View 2020 Property Record Card\(PDF\)](#) [View 2019 Property Record Card\(PDF\)](#) [View 2018 Property Record Card\(PDF\)](#)
[View 2017 Property Record Card\(PDF\)](#) [View 2016 Property Record Card\(PDF\)](#) [View 2015 Property Record Card\(PDF\)](#) [View 2014 Property Record Card\(PDF\)](#)
[View 2013 Property Record Card\(PDF\)](#) [View 2012 Property Record Card\(PDF\)](#) [View 2011 Property Record Card\(PDF\)](#) [View 2010 Property Record Card\(PDF\)](#)
[View 2009 Property Record Card\(PDF\)](#) [View 2008 Property Record Card\(PDF\)](#) [View 2007 Property Record Card\(PDF\)](#) [View 2006 Property Record Card\(PDF\)](#)
[View 2005 Property Record Card\(PDF\)](#) [View 2004 Property Record Card\(PDF\)](#) [View 2003 Property Record Card\(PDF\)](#) [View 2002 Property Record Card\(PDF\)](#)
[View 2001 Property Record Card\(PDF\)](#)

No data available for the following modules: Homestead Verification, Residential Dwellings, Commercial Buildings, Improvements, Deductions, Payments, Sketches, Auditor Certificates.

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Version 2.3.149

PRELIMINARY TITLE

PRELIMINARY TITLE

Issuing Agent: Abstracts of Richmond, Inc.
Issuing Office: 25 North 8th Street, Richmond, IN 47374
ALTA® Universal ID:
Loan ID Number:
Commitment Number: 2021-0660
Issuing Office File Number: 2021-0660
Property Address: 12093 US Highway 40, Cambridge City, IN 47327

SCHEDULE A

- 1- Commitment Date: **October 7, 2021 at 8:00 a.m.**
- 2- Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **To Be Determined**
Proposed Policy Amount: **To Be Determined**
 - (b) 2006 ALTA® Loan Policy
Proposed Insured: **To Be Determined**
Proposed Policy Amount: **To Be Determined**
- 3- The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
- 4- Title to the estate or interest in the Land is at the Commitment Date vested in:
Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000
- 5- The Land is described as follows:
(See Exhibit A attached)
Wayne County
Taxing Unit – **Jackson Township**

PRELIMINARY TITLE

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND IN JACKSON TOWNSHIP, WAYNE COUNTY, INDIANA, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE OLD NATIONAL ROAD, SAID POINT BEING SOUTH ALONG THE WEST LINE OF SECTION 29, 1015.7 FEET AND EAST ALONG THE CENTER LINE OF THE NATIONAL ROAD 1100.7 FEET FROM A STONE ON THE NORTHWEST CORNER OF SECTION 29; THENCE SOUTH 200 FEET; THENCE EAST PARALLEL TO THE CENTER LINE OF THE NATIONAL ROAD 130 FEET; THENCE NORTH 200 FEET TO THE CENTER LINE OF THE NATIONAL ROAD; THENCE WEST ALONG THE CENTER LINE OF THE NATIONAL ROAD 130 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6 ACRES.

PARCEL 2:

ALSO, A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 13 EAST, IN JACKSON TOWNSHIP, WAYNE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID QUARTER SECTION WITH THE CENTERLINE OF THE NATIONAL ROAD, WHICH POINT IS 902.9 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 01 MINUTES WEST, ALONG THE CENTERLINE OF SAID NATIONAL ROAD, 2322.63 FEET; THENCE SOUTH 161 FEET; THENCE WEST 132.5 FEET; THENCE SOUTH 110.7 FEET; THENCE WEST 167.5 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 465.4 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD COMPANY; THENCE NORTH 88 DEGREES 43 MINUTES EAST ALONG SAID RIGHT OF WAY LINE 2619.55 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID EAST LINE 799 FEET TO THE PLACE OF BEGINNING.

EXCEPTING FROM SAID ABOVE DESCRIBED REAL ESTATE 0.80 ACRE THEREOF CONVEYED TO HERBERT D. JACKSON BY DEED DATED FEBRUARY 11, 1943, AND RECORDED IN DEED RECORD 205 PAGE 37.

EXCEPTING ALSO, FROM SAID ABOVE DESCRIBED REAL ESTATE 0.60 ACRE THEREOF CONVEYED TO ROBERT L. AND LORENE JACOBS BY DEED DATED JANUARY 18, 1956, AND RECORDED IN DEED RECORD 271, PAGE 375; CONTAINING IN ALL AFTER SAID EXCEPTION 43.25 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 13 EAST, WAYNE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED AS EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "27" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS EAST 911.35 FEET (902.9 FEET BY INSTRUMENT NO. 2000004832) ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE CENTERLINE OF U.S.R. 40 (ALSO KNOWN AS NATIONAL ROAD); THENCE ALONG SAID CENTERLINE SOUTHWESTERLY 204.61 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 156,255.22 FEET AND SUBTENDE BY A LONG CHORD HAVING

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE

BEARING OF SOUTH 87 DEGREES 11 MINUTES 59 SECONDS WEST AND A LENGTH OF 204.61 FEET; THENCE SOUTH 87 DEGREES 14 MINUTES 14 SECONDS WEST 800.00 FEET ALONG SAID CENTERLINE; THENCE SOUTH 2 DEGREES 45 MINUTES 46 SECONDS EAST 76.00 FEET TO THE SOUTH BOUNDARY OF SAID U.S.R. 40 AT POINT "70" DESIGNATED ON SAID PARCEL PLAT, AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH 37 DEGREES 02 MINUTES 34 SECONDS WEST 39.05 FEET TO POINT "68" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 87 DEGREES 14 MINUTES 14 SECONDS WEST 35.00 FEET TO POINT "67" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 74 DEGREES 19 MINUTES 40 SECONDS WEST 94.87 FEET TO THE SOUTH BOUNDARY OF SAID U.S.R. 40 AT POINT "69" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 87 DEGREES 14 MINUTES 14 SECONDS EAST 150.00 FEET ALONG THE BOUNDARY OF SAID U.S.R. 40 TO THE POINT OF BEGINNING AND CONTAINING 0.064 ACRES, MORE OR LESS.

PARCEL 3:

ALSO, A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 13 EAST, IN JACKSON TOWNSHIP, WAYNE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, AND RUNNING THENCE NORTH 80 RODS; THENCE WEST TO THE LAND FORMERLY OWNED BY DANIEL ROACH; THENCE SOUTH 80 RODS; THENCE EAST 52 RODS TO THE PLACE OF BEGINNING, CONTAINING 26 ACRES, MORE OR LESS.

PARCEL 4:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 1 EAST, IN JACKSON TOWNSHIP, WAYNE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 2162.16 FEET; THENCE SOUTH 1008.5 FEET TO THE CENTERLINE OF THE NATIONAL ROAD; THENCE NORTH 87 DEGREES AND 01 MINUTES EAST ALONG THE CENTERLINE OF THE NATIONAL ROAD 1901 FEET, MORE OR LESS, TO THE EAST LINE OF A PARCEL OF LAND CONVEYED TO PEARL L. KARCH BY DEED DATED OCTOBER 6, 1937, AND RECORDED IN DEED RECORD 192, PAGE 501, IN THE WAYNE COUNTY RECORDER'S OFFICE; THENCE NORTH 330 FEET; THENCE EAST PARALLEL TO THE CENTERLINE OF THE NATIONAL ROAD 264 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID EAST LINE 572.90 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM 5.4 ACRES OUT OF THE SOUTHEAST CORNER OF SAID ABOVE DESCRIBED TRACT CONVEYED TO DONALD E., EVELYN A., OTIS JAMES, AND ELEANOR JANE GRAY BY DEED RECORDED IN DEED RECORD 289, PAGE 279, AND IN DEED RECORD 304, PAGE 145, IN THE WAYNE COUNTY RECORDER'S OFFICE; CONTAINING IN ALL AFTER SAID EXCEPTION 42.02 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 13 EAST, WAYNE COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED AS EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 39 MINUTES 46 SECONDS EAST 473.00 FEET ALONG THE NORTH LINE OF SAID QUARTER-SECTION TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 01

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE

MINUTE 30 SECONDS EAST 958.38 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY 314.87 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 110,845.10 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 87 DEGREES 19 MINUTES 07 SECONDS EAST AND A LENGTH OF 314.87 FEET TO POINT #355 ON SAID PLAT; THENCE NORTH 87 DEGREES 14 MINUTES 14 SECONDS EAST 296.23 FEET TO POINT #356 ON SAID PLAT, WHICH POINT IS ON THE BOUNDARY OF SAID U.S.40 (NATIONAL ROAD); THENCE SOUTH 61 DEGREES 35 MINUTES 47 SECONDS WEST 9.24 FEET ALONG SAID BOUNDARY; THENCE SOUTH 2 DEGREES 45 MINUTES 46 SECONDS EAST 6.00 FEET ALONG SAID BOUNDARY; THENCE SOUTH 87 DEGREES 14 MINUTES 14 SECONDS WEST 287.90 FEET ALONG SAID BOUNDARY; THENCE ALONG SAID BOUNDARY SOUTHWESTERLY 315.35 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 110,855.10 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 87 DEGREES 19 MINUTES 08 SECONDS WEST AND A LENGTH OF 315.35 FEET TO THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 01 MINUTES 30 SECONDS WEST 10.01 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.139 ACRES, MORE OR LESS.

PARCEL 5:

ALSO, A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 16, RANGE 13 EAST, IN JACKSON TOWNSHIP, WAYNE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 2619.38 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE SAID WEST LINE 423.7 FEET; THENCE SOUTH 89 DEGREES AND 35 MINUTES EAST 211.7 FEET; THENCE SOUTH 200 FEET; THENCE NORTH 89 DEGREES AND 35 MINUTES WEST 211.7 FEET; THENCE SOUTH 17.5 FEET; THENCE SOUTH 89 DEGREES AND 35 MINUTES EAST 2619.38 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID EAST LINE 660 FEET TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 38.15 ACRES, MORE OR LESS.

EXCEPTING THEREFORE THE FOLLOWING DESCRIBED REAL ESTATE AS IT PERTAINS TO THE SUBJECT REAL ESTATE:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 13 EAST, WAYNE COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED AS EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID QUARTERSECTION AND THE CENTERLINE OF THE NATIONAL ROAD; THENCE SOUTH 87 DEGREES 01 MINUTE WEST ALONG SAID CENTERLINE OF SAID NATIONAL ROAD 2,322.63 FEET (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "AT THE INTERSECTION IS QUOTED FROM INSTRUMENT #2000004832); THENCE SOUTH 0 DEGREES 01 MINUTE 30 SECONDS EAST 40.04 FEET ALONG THE WEST LINE OF THE GRANTOR'S LAND TO THE SOUTH BOUNDARY OF THE NATIONAL ROAD (U.S.R.40 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID BOUNDARY NORTHEASTERLY 495.46 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 110,935.10 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 87 DEGREES 21 MINUTES 55 SECONDS EAST AND A LENGTH OF 495.46 FEET; THENCE NORTH

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE

8 7 DEGREES 14 MINUTES 14 SECONDS EAST 387.90 FEET ALONG SAID BOUNDARY TO POINT #604 ON SAID PLAT; THENCE SOUTH 2 DEGREES 45 MINUTES 46 SECONDS EAST 3 0.00 FEET TO POINT #605 ON SAID PLAT; THENCE SOUTH 87 DEGREES 14 MINUTES 14 SECONDS WEST 387.90 FEET TO POINT #288 ON SAID PLAT; THENCE SOUTHWESTERLY 4 96.89 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 110,965.10 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 87 DEGREES 21 MINUTES 56 SECONDS WEST AND A LENGTH OF 496.89 FEET TO THE WEST LINE OF GRANTOR'S LAND; THENCE NORTH 0 DEGREES 01 MINUTE 30 SECONDS WEST 30.03 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.609 ACRES, MORE OR LESS.

ALSO FURTHER EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 13 EAST, WAYNE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED AS EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "27" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 00 MINUTES 14 SECONDS EAST 911.35 FEET (902.9 FEET BY INSTRUMENT NO. 2000004832) ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE CENTERLINE OF U.S.R. 40 (ALSO KNOWN AS NATIONAL ROAD); THENCE ALONG SAID CENTERLINE SOUTHWESTERLY 204.61 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 156,255.22 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 87 DEGREES 11 MINUTES 59 SECONDS WEST AND A LENGTH OF 204.61 FEET; THENCE SOUTH 87 DEGREES 14 MINUTES 14 SECONDS WEST 928.39 FEET ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORD 304, PAGE 145; THENCE NORTH 42 DEGREES 03 MINUTES 36 SECONDS EAST 56.39 FEET ALONG THE NORTHWESTERN LINE OF SAID TRACT OF LAND TO THE NORTH BOUNDARY OF SAID U.S.R. 40 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 14 MINUTES 14 SECONDS WEST 461.36 FEET ALONG THE BOUNDARY OF SAID U.S.R. 40 TO POINT "50" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 61 DEGREES 35 MINUTES 47 SECONDS EAST 55.46 FEET TO POINT "51" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 87 DEGREES 14 MINUTES 14 SECONDS EAST 330.00 FEET TO POINT "52" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 77 DEGREES 46 MINUTES 30 SECONDS EAST 121.66 FEET TO POINT "53" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 48 DEGREES 32 MINUTES 35 SECONDS EAST 31.99 FEET TO THE NORTHWESTERN LINE OF SAID TRACT OF LAND AT POINT "54" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 42 DEGREES 03 MINUTES 36 SECONDS WEST 90.23 FEET ALONG SAID NORTHWESTERN LINE TO THE POINT OF BEGINNING AND CONTAINING 0.274 ACRES, MORE OR LESS.

“Note: The street address is shown for identification purposes and for convenience only. It should not be construed as insuring the accuracy of the street address as it relates to the insured premises.”

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. TRUSTEE'S DEED:
FROM: **Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000**
TO: **To Be Determined**
2. MORTGAGE:
FROM: **To Be Determined**
TO: **To Be Determined**
3. 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.
4. Pay the agreed amount for the estate or interest to be insured.
5. Pay the premiums, fees, and charges for the Policy to the Company.
6. 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.
(Documents to be listed here)
7. Filing of Disclosure of Sales Information Form with the County Auditor.
8. Trustee's Deed to identify the Trustee of the Trust and to contain a recital stating that such Trustee has the authority to convey the Trust property.
9. Provide the company with a certification of trust prepared in accordance with the provisions of Indiana Code 30-4-4-5 that addresses the authority of the Trustee to execute the documents herein required to affect the insured transaction.

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PRELIMINARY TITLE



****Note**** Indiana Code 27-7-3.7-1 et seq. concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1. Personal checks exceeding \$500.00 will not be accepted.

****Note**** By virtue of I.C. 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

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PRELIMINARY TITLE

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

Assessed in the name of: Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000

Tax Duplicate No.: 010-00345-00 (Parcel 1)

Taxing Unit and Code: Jackson Township

Land: 10,500

Improvements: 64,400

Exemptions: 55,426.00 (Homestead/Supplemental)

May installment of \$ 244.06, Paid

November installment of \$ 244.06, Unpaid

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

Assessed in the name of: Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000

Tax Duplicate No.: 010-00346-00 (Parcel 2)

Taxing Unit and Code: Jackson Township

Land: 42,400

Improvements: None

Exemptions: None

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE

May installment of \$ 464.28, Paid

November installment of \$ 464.28, Unpaid

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

Assessed in the name of: Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000

Tax Duplicate No.: 010-00347-00 (Parcel 3)

Taxing Unit and Code: Jackson Township

Land: 23,500

Improvements: None

Exemptions: None

May installment of \$ 257.33, Paid

November installment of \$ 257.33, Unpaid

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

Assessed in the name of: Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000

Tax Duplicate No.: 010-00349-00 (Parcel 4)

Taxing Unit and Code: Jackson Township

Land: 35,700

Improvements: None

Exemptions: None

May installment of \$ 390.91, Paid

November installment of \$ 390.91, Unpaid

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

Assessed in the name of: Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000

Tax Duplicate No.: 010-00348-00 (Parcel 5)

Taxing Unit and Code: Jackson Township

Land: 39,000

Improvements: None

Exemptions: None

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ALTA Commitment for Title Insurance 8-1-16

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PRELIMINARY TITLE

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ASSOCIATION

May installment of \$ 427.05, Paid

November installment of \$ 427.05, Unpaid

7. Real estate taxes assessed for the year 2021, not yet due and payable 2022, a lien in an amount unknown.
8. The acreage indicated in the legal description is solely for the purpose of identifying said tract and should not be construed as insuring the quantity of land.
9. Right of way for drainage tiles, ditches, feeders and laterals, if any.
10. Right-of-way of U.S. Highway 40 as shown on the map in the office of the Auditor of Wayne County, Indiana.
11. Terms and conditions of Drainage Easement Agreement, by and between Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated the 7th day of April, 2000 and Herschel L. Yoder and Carolyn Sue Yoder, Trustees of the Yoder Family Revocable Living Trust dated May 6, 2003 and recorded July 28, 2011 as Instrument No. 2011005458 in the office of the Recorder of Wayne County, Indiana.
12. Terms and conditions of Grant of Anchor Easement by and between Robert L. Jacobs, as Trustee of the Robert L. Jacobs Revocable Family Trust, dated and 7th day of April, 2000 and Duke Energy Indiana, Inc., an Indiana corporation, recorded February 22, 2012 as Instrument No. 201200130, of the Wayne County records.

1. We have made a judgment search on **To Be Determined**, and found the following: To Be Determined.

NOTE: ANY POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. 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.
2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. Unfiled mechanic's or materialmen's liens.
5. Easements or claims of easements, not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public record.

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.

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ALTA Commitment for Title Insurance 8-1-16



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