

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Meridian Title Corporation

(File Number: 22-5984)

Auction Tract 1

(Saint Joseph County, Indiana)

For March 29, 2022 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Jennifer Jenks LeMaster and Stephen E. Jenks

MERIDIAN TITLE CORPORATION

Mishawaka Office

4440 Edison Lakes Pkwy., Ste. 100

Mishawaka, IN 46545

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File No.: 22-5984

Effective Date: January 27, 2022 at 8:00 AM

Customer Reference No.:

Property Address Reference: 63695 SR 331, South Bend, IN
46614

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Nancy C. Sunderwirth, a life estate with a remainder interest to Jennifer Jenks LeMaster and Stephen E. Jenks, as
Equal Tenants in Common

4. The land referred to in this Preliminary Title Report is located in the County of Saint Joseph, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

EXHIBIT A

Parcel I: The West Half of the North Half of the Southeast Quarter of Section 16, Township 36 North, Range 3 East St. Joseph County, Indiana, containing 40 acres, more or less.

Parcel II: The Northeast Quarter of the Southeast Quarter of Section 16, Township 36 North, Range 3 East, St. Joseph County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

Tract A: Ten (10) acres off of the North side thereof sold to William J. Young and Elsie Goldie Young by deed recorded in Deed Record 275, at pages 218-219 in the Office of the Recorder of Saint Joseph County, Indiana.

Tract B: Beginning at a point on the East line of said Quarter Section, 20 rods South of the Northeast corner of the Southeast Quarter of said Section 16; thence West, a distance of 290 feet; thence South, a distance of 120 feet; thence East, a distance of 290 feet to the East line of said Quarter Section; thence North, a distance of 120 feet to the Point of Beginning.

Tract C: A lot or parcel of land described as beginning at a point on the East line of said Section 16, 450 feet South of the Northeast corner of the Southeast Quarter of said Section 16; thence South, 156 feet; thence West, 290 feet; thence North, 156 feet; thence East, 290 feet to the Point of Beginning.

Tract D: A lot or parcel of land described as beginning at a point on the East line of said Section 16, 606 feet South of the Northeast corner of the Southeast Quarter of said Section 16; thence South, 40 feet; thence West, 290 feet; thence North, 40 feet; thence East, 290 feet to the Point of Beginning.

Tract E: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence North along the East line of said Section, 200 feet; thence West, parallel with the South line of said Section, 220 feet; thence South, parallel with the East line of said Section, 200 feet to the South line of the Northeast Quarter of the Southeast Quarter of said Section; thence East along said line, 220 feet to the Point of Beginning.

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Warranty Deed suitable for recording, when the proposed insured is determined.

NOTE: The Life Estate Interest of Nancy C. Sunderwirth was created by a deed recorded October 25, 2012 in Instrument No. 1234260 in the Office of the Recorder of Saint Joseph County, Indiana.

NOTE: Deed must convey the Life Estate Interest.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

- 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 Preliminary Title Report.
- 2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) 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.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 3. Special Exceptions:
 - a) Taxes for the year 2021 Payable in 2022 are a lien not yet due and payable.
Taxes for the year 2020 Payable in 2021 are as follows:

Key Number	011-1030-0379 (Affects 62.92 Acres)
State ID Number	71-14-16-401-001.000-016
Township	Madison
1 st installment due May 10, 2021	\$687.62 - Paid
2 nd installment due November 10, 2021	\$687.62 - Paid

Assessed Values for 2020/2021:

Land	\$75,700.00
Improvements	\$10,800.00
Exemption (Mortgage)	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$86,500.00

Kankakee/Yellow River (180) Drain/Ditch Assessment Fees:
 1st installment - \$31.46 - Paid
 2nd installment - \$31.46 - Paid

Mud River (20) Drain/Ditch Assessment Fees:
 1st installment - \$55.06 - Paid
 2nd installment - \$55.06 - Paid

Possible assessments for the Yellow River (126) Drain/Ditch, which may become a lien at a later date.

Key Number	011-1030-038002 (Affects 3.99 Acres)
State ID Number	71-14-16-427-001.000-016
Township	Madison
1 st installment due May 10, 2021	\$41.34 - Paid
2 nd installment due November 10, 2021	\$41.34 - Paid

Assessed Values for 2020/2021:

Land	\$5,200.00
Improvements	\$0.00
Exemption (Mortgage)	\$0.00

Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$5,200.00

Kankakee/Yellow River (180) Drain/Ditch Assessment Fees:

- 1st installment - \$7.00 - Paid
- 2nd installment - \$0.00 - None Due

Mud River (20) Drain/Ditch Assessment Fees:

- 1st installment - \$6.98 - Paid
- 2nd installment - \$0.00 - None Due

Possible assessments for the Yellow River (126) Drain/Ditch, which may become a lien at a later date.

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer’s office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer’s or Auditor’s Office should be made to determine the exact status and amount of taxes due, if any.

- b) Special assessments/sewer usage charges, if any, levied by the City/Town of Mishawaka.
- c) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

- d) Rights of the Government and Public to that part of caption Real Estate lying in “State Road 331”.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

- Matters subsequent to Search date herein;
- Property Owners fees and assessments, unless recorded as a lien;
- City and/or County codes and ordinances;
- Unrecorded building lines, easements, restrictions, covenants, or rights of way.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier’s check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an

irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor: Nancy C. Sunderwirth, as successor Trustee of The Donald Weigel Revocable Living Trust dated May 4, 1994
Grantee: Nancy C. Sunderwirth, a life estate with a remainder interest to Jennifer Jenks LeMaster and Stephen E. Jenks, as Equal Tenants in Common
Recorded: October 25, 2012
Instrument No.: 1234260 (Affects Caption & More)