

Personal Property
Saturday, July 23rd at 10am

ALLEN COUNTY
14607 Bremer Rd.,
New Haven, IN



Tractors • Bobcat • Attachments
Lawn & Garden Equipment
Woodworking Tools
Shop Tools

54[±]
acres
in 4 tracts

INFORMATION
BOOKLET



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

800-451-2709
SchraderAuction.com

Real Estate
Tuesday, July 26th at 6pm

AUCTION



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: James M. & Martha J. Long Estate

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

AU09200264, AU01050022, AC63001504



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 54± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide a Personal Representative Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing on Tract 2.

The balance will be subject to the harvest of 2022 crop.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Compa-

ny, 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION (Soils, Topo Contours Maps, Flood Zone Map)**
- **ZONING/ASSESSOR INFORMATION**
- **PRELIMINARY TITLE**
- **PHOTOS**

For Information Call Sale Managers: Al Pfister, 260-760-8922 | Arden Schrader, 260-229-2442



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, JULY 26, 2022

54+ ACRES – NEW HAVEN, 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 Tuesday, July 19, 2022.
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
54± Acres • Allen County, Indiana
Tuesday, July 26, 2022

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 Tuesday, July 26, 2022 at 6:00 PM.(EST)
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, Tuesday, July 19, 2022**. 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 & AERIAL TRACT MAP

LOCATION MAP



REAL ESTATE INSPECTIONS:
Saturday, July 2 • 9-11 AM
Tuesday, July 12 • 4-6 PM
Or by appointment

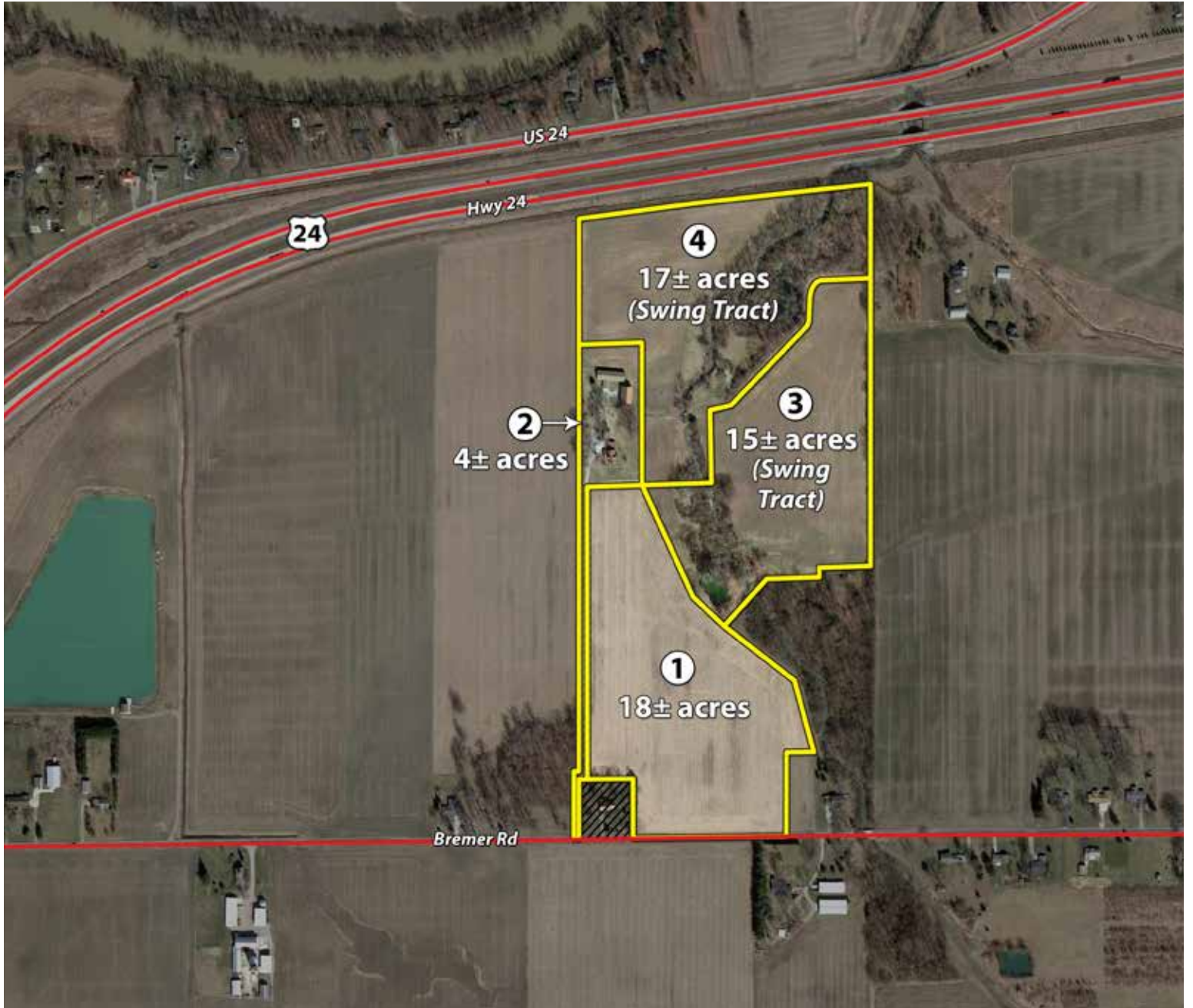
REAL ESTATE AUCTION LOCATION:

New Haven Conservation Club,
13031 Old 24 E, New Haven, IN 46774

PROPERTY LOCATION: 14607 Bremer Rd., New Haven, IN 46774

DIRECTIONS: From Fort Wayne travel east on US Hwy 24 past I-469 approx. 2 miles, exit south on Bruick Rd., then south to Bremer Rd., then east one half mile to auction site.

AERIAL MAP

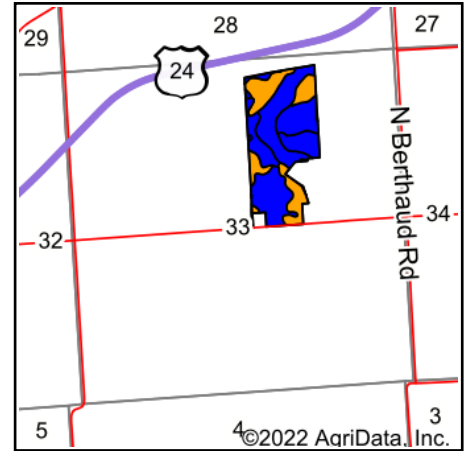
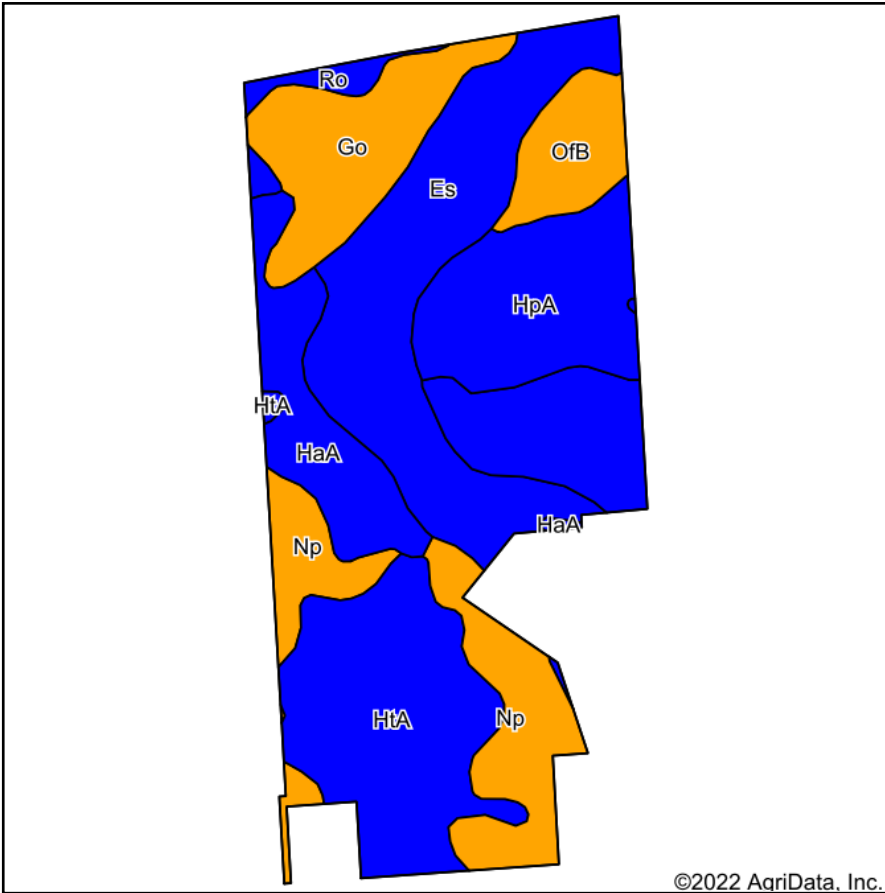




SOIL INFORMATION

SOIL MAP

Soils Map



State: **Indiana**
 County: **Allen**
 Location: **33-31N-14E**
 Township: **Milan**
 Acres: **53.93**
 Date: **5/10/2022**

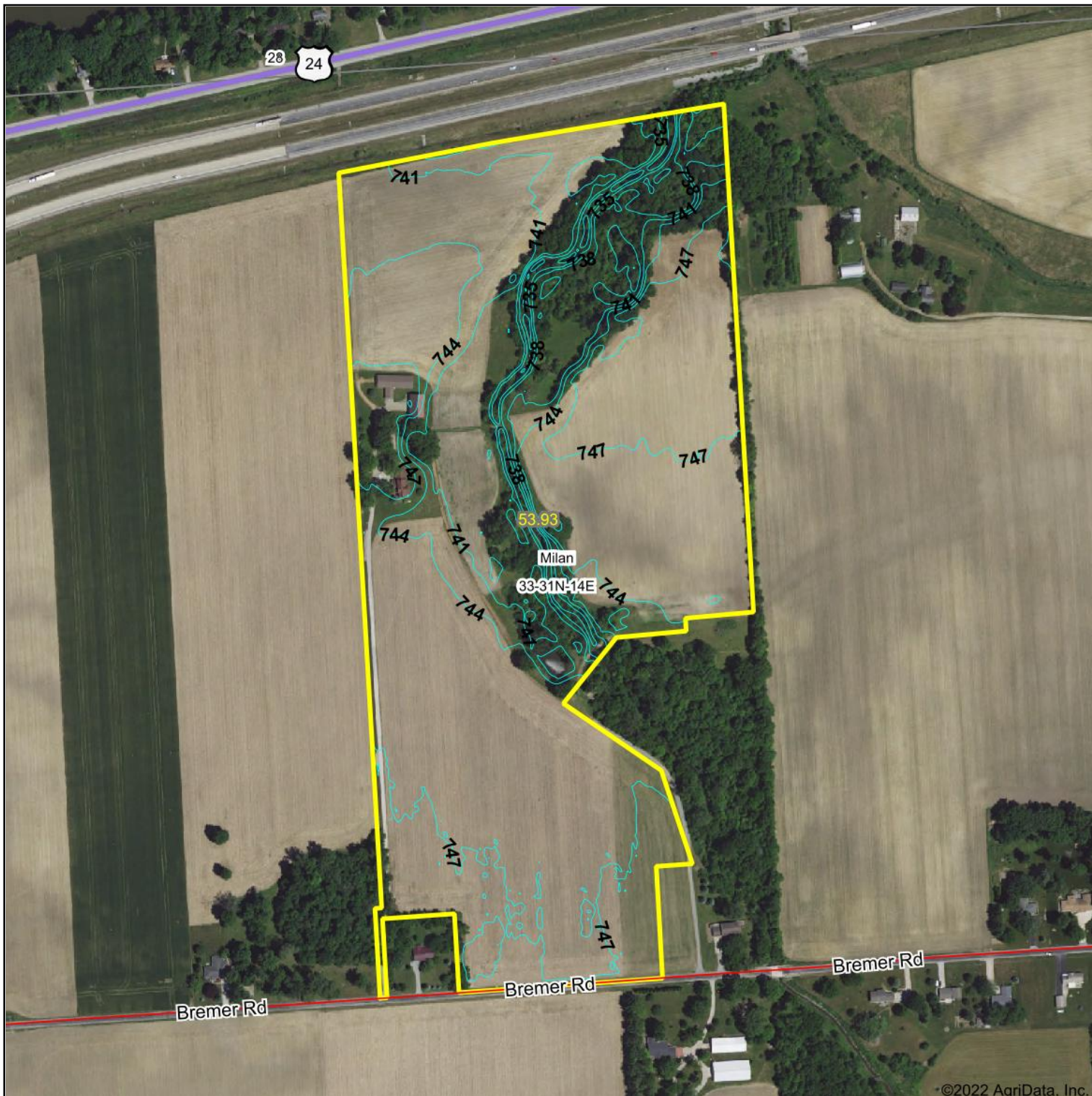


Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 21												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
HtA	Hoytville silty clay, 0 to 1 percent slopes	14.33	26.6%		IIw	145		5		9	40	59
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	12.17	22.6%		IIw	123		7	13		43	8
Np	Nappanee silty clay loam	6.93	12.8%		IIIw	126	17	5		8	41	57
HpA	Whitaker silt loam, 0 to 2 percent slopes	6.71	12.4%		IIw	140	20	5		9	46	63
Go	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	5.56	10.3%		IIIw	146		5		10	33	59
HaA	Haskins loam, 0 to 3 percent slopes	4.65	8.6%		IIw	158		5	11		59	62
OfB	Oshtemo fine sandy loam, loamy substratum, 2 to 6 percent slopes	2.70	5.0%		IIIe	115	18	4		8	40	58
Ro	Rensselaer silt loam	0.88	1.6%		IIw	175	24	6		12	49	70
Weighted Average					2.28	137.2	6	5.4	3.9	6.2	42.6	48.1

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



©2022 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 730.1

Max: 750.5

Range: 20.4

Average: 744.2

Standard Deviation: 3.54 ft



5/10/2022

33-31N-14E
Allen County
Indiana

Map Center: 41° 6' 15.81, -84° 57' 2.4

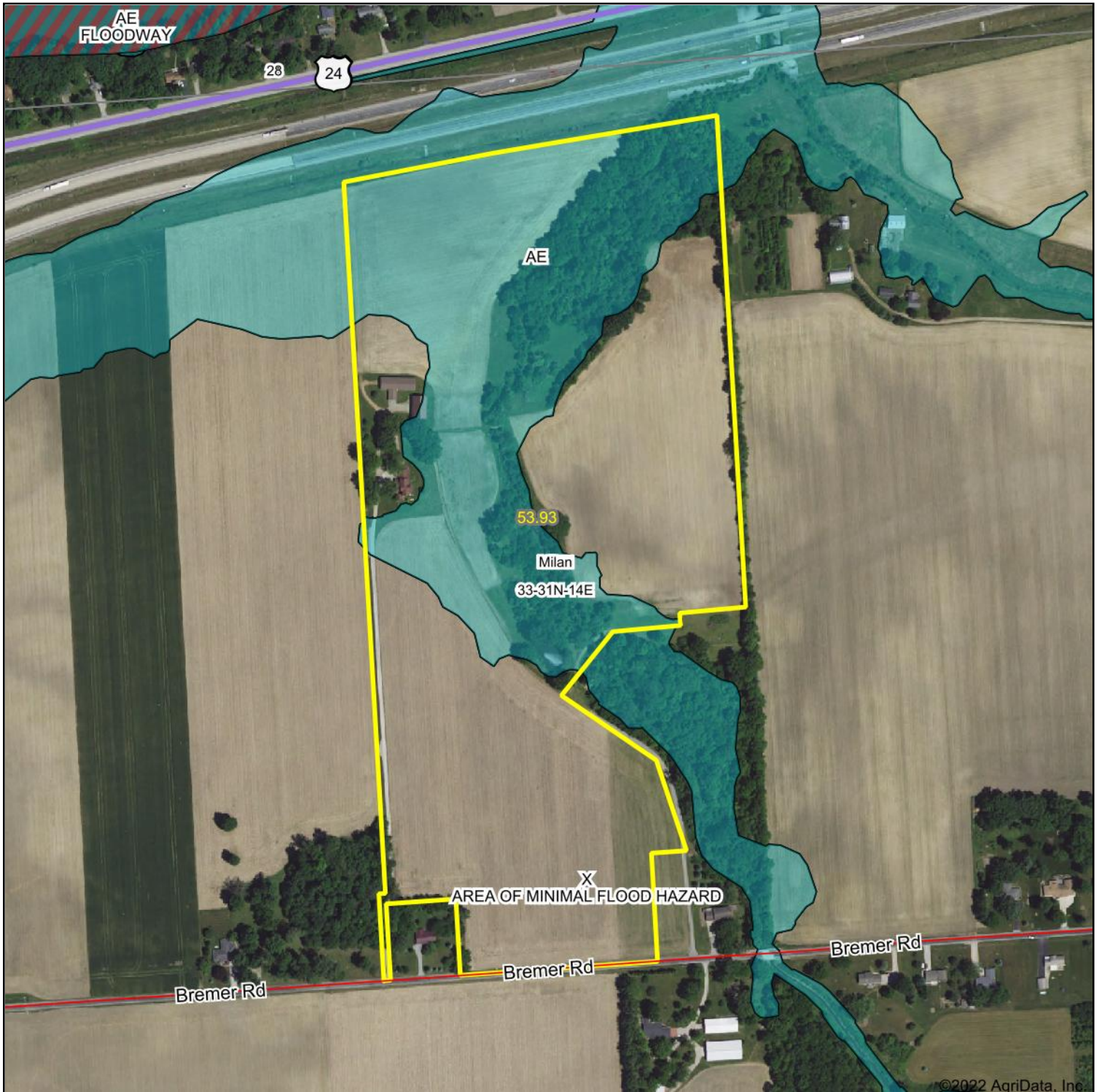
Maps Provided By



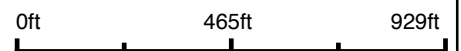
© AgriData, Inc. 2021

www.AgridataInc.com

FLOOD ZONE MAP



Map Center: 41° 6' 15.81, -84° 57' 2.4



33-31N-14E
Allen County
Indiana



5/10/2022



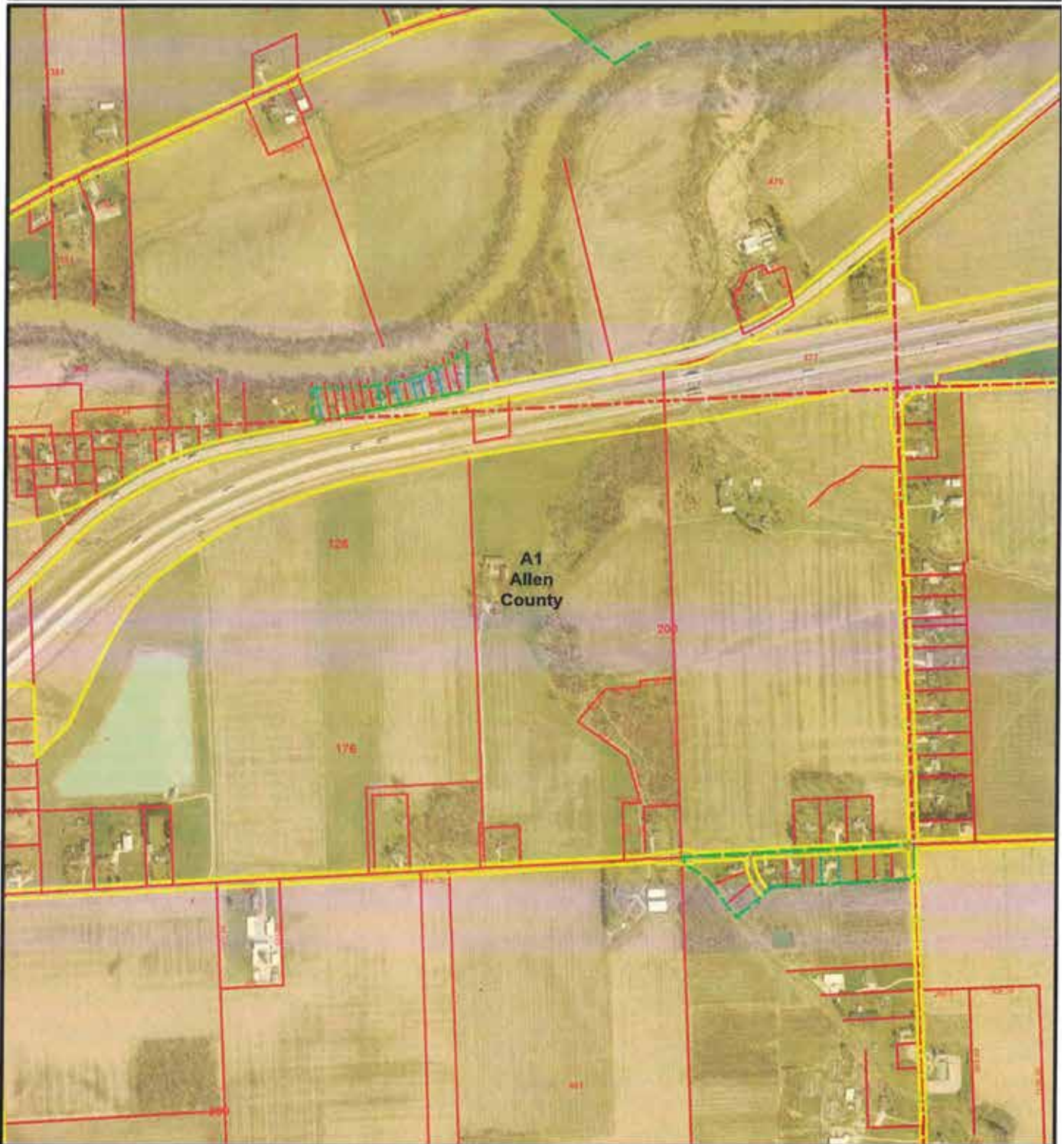
Flood related information provided by FEMA

ZONING/ASSESSOR INFORMATION

ZONING/ASSESSOR INFORMATION



no title



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 7/4/2022

1" = 750'

ZONING/ASSESSOR INFORMATION

02-09-33-200-002,000-054

General Information

Parcel Number 02-09-33-200-002,000-054
 Local Parcel Number 22-0033-0002
 Tax ID:

Long James M & Martha J Long

14607 BREMER RD
 Long James M & Martha J Long LEIS & James M & Martha J Long Co-T
 14607 Bremer Rd
 New Haven, IN 46774-9547

14607 BREMER RD

Date 07/03/2001
 Owner Long James M & Martha J Long
 01/01/1900 LONG JAMES M & MAR

101, Cash Grain/General Farm

Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price V/I
 0716233 / / \$0 /

AG/RURAL RES HOMESIT 1/4

Notes

Routing Number

Property Class 101
 Cash Grain/General Farm

Year: 2022

Location Information

County WIP
 Township MILAN TOWNSHIP
 District 054 (Local 022)
 054 MILAN (22)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 541005-054
 AG/RURAL RES HOMESITES 01 (0033
 Section/Plat
 Location Address (1)
 14607 BREMER RD
 NEW HAVEN, IN 46774



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

Agricultural

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022	2021	2020	2019	2018
2022	WIP	03/07/2022	Indiana Cost Mod	1.0000		\$102,100	\$93,100	\$92,700	\$104,700	\$106,900
						\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
						\$64,600	\$55,200	\$55,200	\$67,200	\$69,400
						\$0	\$0	\$0	\$0	\$0
						\$186,500	\$158,900	\$148,100	\$146,200	\$136,100
						\$161,100	\$137,500	\$126,700	\$124,800	\$117,900
						\$0	\$0	\$0	\$0	\$0
						\$25,400	\$21,400	\$21,400	\$21,400	\$18,200
						\$288,600	\$252,000	\$240,800	\$250,900	\$243,000
						\$198,600	\$175,000	\$164,200	\$182,300	\$155,400
						\$64,600	\$55,600	\$55,200	\$67,200	\$69,400
						\$25,400	\$21,400	\$21,400	\$21,400	\$18,200
						Total	\$252,000	\$240,800	\$250,900	\$243,000
						Total Res (1)	\$198,600	\$175,000	\$182,300	\$155,400
						Total Non Res (2)	\$64,600	\$55,600	\$55,200	\$67,200
						Total Non Res (3)	\$25,400	\$21,400	\$21,400	\$18,200

Land Computations
 Calculated Acreage 53.78
 Actual Frontage 0

Zoning
 Subdivision
 Lot
 Market Model
 RES | MIL 541005 (1-3-1)
 Characteristics
 Topography
 Flooding Hazard
 Rolling
 Public Utilities
 Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other
 Printed Friday, April 8, 2022
 Review Group 2018

Land Pricing Method	Soil Type	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int. %	Elig %	Res Market Factor	Value
A	ES	0	1.0000	\$37,500	\$37,500	\$37,500	0%	100%	1.0000	\$37,500
A	GO	0	3.791	\$1,500	\$1,530	\$5,800	0%	0%	1.0000	\$5,800
A	HAA	0	5.463	\$1,500	\$1,530	\$8,358	0%	0%	1.0000	\$8,360
A	HAA	0	3.191	\$1,500	\$1,590	\$5,074	0%	0%	1.0000	\$5,070
A	HPA	0	6.064	\$1,500	\$1,665	\$10,097	0%	0%	1.0000	\$10,100
A	HS	0	13.706	\$1,500	\$1,590	\$21,793	0%	0%	1.0000	\$21,790
A	NP	0	6.384	\$1,500	\$1,275	\$8,140	0%	0%	1.0000	\$8,140
A	OFB	0	1.046	\$1,500	\$1,215	\$1,271	0%	0%	1.0000	\$1,270
A	RO	0	.929	\$1,500	\$1,920	\$1,784	0%	0%	1.0000	\$1,780
A	ES	0	1.733	\$1,500	\$1,530	\$2,651	-80%	0%	1.0000	\$530
A	HPA	0	.322	\$1,500	\$1,665	\$36	-80%	0%	1.0000	\$110
A	NP	0	.253	\$1,500	\$1,275	\$323	-80%	0%	1.0000	\$60
A	OFB	0	1.598	\$1,500	\$1,215	\$1,942	-80%	0%	1.0000	\$390
A	ES	0	.225	\$1,500	\$1,530	\$344	-40%	0%	1.0000	\$210
A	GO	0	.101	\$1,500	\$1,530	\$155	-40%	0%	1.0000	\$90

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

Developer Discount
 Parcel Acreage 53.78
 81 Legal Drain NV 6.74
 82 Public Roads NV 0.27
 83 UT Towers NV 0.00
 9 Homestead 1.00
 91/92 Acres 0.00
 Total Acres Farmland 45.77
 Farmland Value \$64,620
 Measured Acreage 45.77
 Avg Farmland Value/Acre 1412
 Value of Farmland \$64,630
 Classified Total \$0
 Farm / Classified Value \$64,600
 Homestead(s) Value \$37,500
 Supp. Page Land Value \$0
 CAP 1 Value \$37,500
 CAP 2 Value \$64,600
 CAP 3 Value \$0
 Total Value \$102,100

Data Source N/A

Collector

Appraiser 10/01/2018 miamcsc

ZONING/ASSESSOR INFORMATION

02-09-33-200-002.000-054

Long James M & Martha J Long L/Es 14607 BREMER RD

Supplemental Land Page

AGR/RURAL RES HOMESITES 0 2/4

Land Type	Pricing Method ID	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
71	A	HAA	0	.967	1.06	\$1,590	\$1,590	\$1,538	-40%	0%	1.0000	\$920
81	A		0	6.735	1.00	\$1,500	\$1,500	\$10,103	-100%	0%	1.0000	\$00
82	A		0	.272	1.00	\$1,500	\$1,500	\$408	-100%	0%	1.0000	\$00

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

ZONING/ASSESSOR INFORMATION

02-09-33-200-002,000-054

Long James M & Martha J Long

14607 BREMER RD

101, Cash Grain/General Farm

AGR/RURAL RES HOMESIT

3/4

General Information

Plumbing

TF

4

2

Cost Ladder

Totals

Occupancy Single-Family
Description Single-Family (2386 S
Story Height 2
Style 30 Older conventional
Finished Area 2386 sqft
Make

Full Bath 2
Half Bath 0
Kitchen Sinks 1
Water Heaters 1
Add Fixtures 0
Total 4

6
0
1
1
0
8

3

2

Floor Constr	Base	Finish	Value	Totals
1	7	1298	1298	\$104,200
2	1Fr	1088	1088	\$42,200
3				
4				
1/4				
1/2				
3/4				
Attic				
Brent				
Crawl	1298	0	0	\$6,700
Slab				
Total Base				\$153,100
Adjustments				\$153,100
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1298 2:1088	\$5,100
No Elec (-)				\$0
Plumbing (+/-)			8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$160,600
Sub-Total, 1 Units				\$160,600
Exterior Features (+)				\$183,900
Garages (+) 750 sqft				\$205,600
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.95
Replacement Cost				\$195,320

Floor Finish
Earth Tile
Slab Carpet
Sub & Joist Unfinished
Wood Other
Parquet Other

Accommodations
Bedrooms 3
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 8

3
0
0
0
8

5

6

1298

\$6,700

Wall Finish
Plaster/Drywall Unfinished
Paneling Other
Fiberboard Other

Heat Type
Central Warm Air

8

5

6

0

\$6,700

Roofing
Built-Up Metal Asphalt Slate Tile
Wood Shingle Other

Exterior Features
Area Value
Porch, Open Frame 442 \$12,800
Porch, Enclosed Frame 204 \$10,500

8

5

6

0

\$6,700



Specialty Plumbing
Description Count Value

Sub-Total, One Unit \$160,600
Sub-Total, 1 Units \$160,600
Exterior Features (+) \$23,300
Garages (+) 750 sqft \$21,700
Quality and Design Factor (Grade) 1.00
Location Multiplier 0.95
Replacement Cost \$195,320

Summary of Improvements

Description	Res Eligible	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Improv Value	
1: Single-Family (2386 Sq	100%	2	3/5 Masonry	C	1817	1817	205	A		\$53.37	0.95		2,386 sqft	\$195,320	45%	\$107,430	0%	100%	1,000	1,500	\$161,100
2: Barn, Bank & Flat (T2)	0%	2		D	1900	1900	122	P		\$88.886	0.95	\$0.00	36' x 62' x 24'	\$88,886	80%	\$17,790	0%	100%	1,000	0.6500	\$11,600
3: Barn, Pole (T3) (24x24	0%	1	TAW	D	1984	1984	38	A		\$18.61	0.95	\$0.00	24' x 24' x 8'	\$7,252	55%	\$3,260	0%	100%	1,000	0.6500	\$2,100
4: Barn, Pole (T3) (36x10	0%	1	TAW	D	1984	1984	38	A		\$14.39	0.95	\$0.00	36' x 104' x 12'	\$40,110	55%	\$18,050	0%	100%	1,000	0.6500	\$11,700
5: Utility Shed (10x12)	0%	1	SV	C	1987	1987	35	A			0.95		10x12'		65%		0%	100%	1,000	1,000	\$0
6: Utility Shed (15x21)	0%	1	SV	C	1984	1984	38	A			0.95		15x21'		65%		0%	100%	1,000	1,000	\$0
7: Utility Shed (8x10)	0%	1	SV	C	1984	1984	38	A			0.95		8x10'		65%		0%	100%	1,000	1,000	\$0

Total all pages \$186,500

\$186,500

Total this page

\$186,500

ZONING/ASSESSOR INFORMATION

02-09-33-176-001.001-054

General Information

Parcel Number 02-09-33-176-001.001-054
 Local Parcel Number 22-0033-0058
 Tax ID:

Long James M & Martha J &

Long James M & Martha J &
 James S Co Trs*
 14607 Bremer Rd
 New Haven, IN 46774

14607 BREMER RD

Date 02/28/2018 Owner Long James M & Mart
 10/22/2008 LONG JAMES M & MA
 01/01/1900 HOCKEMEYER FAMI

501, Vacant - Unplatted (0 to 9.99 Acres)

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I
 2018010525 WR / / \$0 /
 2009050106 WID / / \$5,000 /
 WID / / \$0 /

AGR/RURAL RES HOMESIT

Notes:

1/2

Routing Number

Property Class 501
 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2022

Location Information

County WIP
 Allen
 Township MILAN TOWNSHIP
 District 054 (Local 022)
 054 MILAN (22)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 541005-054
 AGR/RURAL RES HOMESITES 01 (



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

Res

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022	2021	2020	2019	2018
2022	WIP	03/07/2022	Indiana Cost Mod	1.0000		\$900	\$900	\$900	\$900	\$900
	Land Res (1)					\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)					\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)					\$900	\$900	\$900	\$900	\$900
	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					\$900	\$900	\$900	\$900	\$900
	Total Res (1)					\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)					\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)					\$900	\$900	\$900	\$900	\$900

Land Computations

Calculated Acreage	0.12
Actual Frontage	0
Developer Discount	
Parcel Acreage	0.12
81 Legal Drain NV	0.00
82 Public Roads NV	0.01
83 UT Towers NV	0.00
9 Homestead	0.00
91/82 Acres	0.11
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homestead(s) Value	\$0
91/82 Value	\$900
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$900
Total Value	\$900

Zoning
 Subdivision
 Lot

Land Pricing Soil Type Method ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
91tr A	0	0.11	1.00	\$8,000	\$8,000	\$880	0%	0%	1.0000	\$880
82 A	0	0.009	1.00	\$1,500	\$1,500	\$14	-100%	0%	1.0000	\$00

Market Model N/A
 Characteristics
 Topography Level, High
 Public Utilities Electricity
 Streets or Roads Paved
 Neighborhood Life Cycle Stage Other
 Friday, April 8, 2022
 Printed
 Review Group 2018
 Data Source N/A
 Collector
 Appraiser 10/01/2018 mamcag

**PRELIMINARY
TITLE**

PRELIMINARY TITLE

 <p>First American Commitment</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company</p> <p>File No: 4035-212260</p>
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COMMITMENT FOR TITLE INSURANCE

**Issued By Metropolitan Title of Indiana, LLC, as Issuing Agent for First American Title Insurance Company
NOTICE**

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

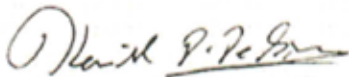
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Kenneth D. DeGiorgio, President



Greg L. Smith, Secretary

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC, as Issuing Agent for First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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PRELIMINARY TITLE

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC, as Issuing Agent for First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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PRELIMINARY TITLE

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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PRELIMINARY TITLE

 First American Schedule A	ALTA Commitment for Title Insurance Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company File No: 4035-212260
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Transaction Identification Data for reference only:

Issuing Agent: Metropolitan Title of Indiana, LLC

Issuing Office: 9604 Coldwater Road, Suite 105, Fort Wayne, IN 46825

Commitment No.: 4035-212260

Issuing Office File No.: 4035-212260

Property Address: 14614 Bremer Rd., New Haven, IN 46774

Revision:

Printed Date: 06/28/2022

SCHEDULE A

1. Commitment Date: June 13, 2022 8:00 AM
2. Policy to be issued:
 - (A) ALTA Owner's Policy (6-17-06)
Proposed Insured: To Be Determined
Proposed Policy Amount: \$500.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple


4. The Title is, at the Commitment Date, vested in:

James M. Long and Martha J. Long, as to a life estate interest and James M. Long and Martha J. Long, or successors, Co-Trustees of The Long Revocable Trust dated the 4th day of August, 2000, as to the remainder, as to Tract 1

James M. Long and Martha J. Long, as to a life estate interest and James M. Long, Martha J. Long and James S. Long, Co-Trustees U/D/T dated August 4, 2000, F/B/O The Long Revocable Trust, as to the remainder, as to Tract 2

5. The Land is described as follows:

See Schedule C attached hereto and made a part hereof


METROPOLITAN TITLE
Issued By: Metropolitan Title of Indiana, LLC
For questions regarding this commitment contact;
(260)497-9469 or fax to (260)489-0584
9604 Coldwater Road, Suite 105
Fort Wayne, IN 46825


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

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PRELIMINARY TITLE

 <p>First American Schedule BI & BII</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company</p> <p>File No: 4035-212260</p>
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Commitment No.: 4035-212260

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the interest to the insured, or both, must be properly authorized, executed, acknowledged, proved by a subscribing witness before a notarial officer pursuant to IC 32-21-2-3(a) effective July 1, 2020, and recorded in the Public Records.
5. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
7. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
8. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
9. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
10. By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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Form 50004718 (8-23-18)	Page 5 of 13	ALTA Commitment for Title Insurance (8-1-16) Indiana
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PRELIMINARY TITLE



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as Issuing Agent for First American Title Insurance Company

File No: 4035-212260

11. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
12. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
13. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.

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PRELIMINARY TITLE



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

Issued by

Metropolitan Title of Indiana, LLC

as Issuing Agent for First American Title Insurance Company

File No: 4035-212260

Commitment No.: 4035-212260

SCHEDULE B, PART II

Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Record but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

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PRELIMINARY TITLE

7. Real estate taxes assessed for the year 2021 are due in two installments payable May 10, 2022 and November 10, 2022:

Parcel No.: 02-09-33-200-002.000-054 (Tract 1)
May Installment of \$1,331.40 - paid
November Installment of \$1,331.40 - unpaid

Tax Year: Current Year 2021 due 2022

Land:	\$93,100
Improvements:	\$158,900
Homeowners Exemption:	\$45,000
Mortgage Exemption:	\$0
Supplemental Homestead:	\$45,500
Other Exemption:	\$9,700 (Heritage Barn)

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

Taxes for the year 2022 due in May and November, 2023.

8. Drainage/Ditch Assessment: Parcel No.: 02-09-33-200-002.000-054 For the year: 2022; May installment of \$26.89 - paid ; November installment of \$26.89 - unpaid .

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PRELIMINARY TITLE

9. Real estate taxes assessed for the year 2021 are due in two installments payable May 10, 2022 and November 10, 2022:

Parcel No.: 02-09-33-176-001.001-054 (Tract 2)

May Installment of \$8.21 - paid

November Installment of \$8.21 - unpaid

Tax Year: Current Year 2021 due 2022

Land:	\$900
Improvements:	\$0
Homeowners Exemption:	\$0
Mortgage Exemption:	\$0
Supplemental Homestead:	\$0
Other Exemption:	\$0

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

Taxes for the year 2022 due in May and November, 2023.

10. It appears that the record owners of the subject premises also own adjoining real estate. Said adjoining real estate was not included in the order for title insurance and is not included in this commitment. Please contact us if you require more information about the adjoining real estate.

NOTE FOR INFORMATION: Deed recorded as Instrument No. 2015066288 conveys a life estate interest only to Douglas E. Brock and Stephanie L. Brock. (Affects Parcel No. 02-09-33-200-002.002-054)

11. Life Estate Interest of James M. Long and Martha J. Long , as evidenced by instrument recorded in Instrument No. 201045931 and Instrument No. 2018010525.
12. It is necessary that a copy of the trust be provided to METROPOLITAN TITLE OF INDIANA, LLC prior to closing, for review.
13. Rights of the United States, State of Indiana and the public for commerce, navigation, recreation and fishery, in any portion of the land lying within or comprising the bed of Gar Creek within and adjacent to the subject land, or land created by fill or artificial accretion.
14. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of Gar Creek.
15. Any adverse claim based upon the assertion that: a) The land described in Schedule C, or any part thereof, is now or at any time has been below the ordinary low water mark of Gar Creek; b) Some portion of said land has been created by artificial means or has accreted to such portion so created; or c) Some portion of said land has been brought within the boundary thereof by an avulsive movement of Gar Creek, or has been formed by accretion to any such portion. The Company assumes no responsibility for any loss, cost, damage or expense due to or arising out of the failure of all the improvements associated with the land being located within the bounds of the land's description set out in Schedule C, including but not limited to docks and piers.
16. We do not insure title to any portion of said premises that consists of artificial accretions, avulsions or fill.

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PRELIMINARY TITLE

17. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
18. Right of Way granted to the State of Indiana recorded in Deed Book 372, pages 220-221 and Deed Book 372, pages 221-222.
19. Easement for utilities granted to Indiana & Michigan Electric Company as recorded 10/8/1948 in Deed Book 408, page 29.
20. Easement for utilities granted to NIPSCO as recorded 8/31/1961 in Deed Book 591, pages 55-57.
21. Petition for Road Improvement concerning Bremer Road, recorded as Instrument No. 81-22277.
22. Terms, conditions and provisions of Easement dated 9/27/1993, recorded 9/30/1993, in Instrument No. 93056803.
23. The permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility, to and from the owners real estate along the lines described in a Warranty Deed dated 7/5/2008, and recorded 8/7/2008, in the Office of the Recorder of the County, Instrument Number 2008037944.
24. Easement for utilities granted to Indiana Michigan Power Company as recorded 3/8/2010 in Instrument No. 2010009263.
25. Right of Way for drainage, flow and maintenance of Lomont Drain as set forth in IC 36-9-27-33.
26. Rights of tenants, if any, under any unrecorded leases.
27. Exception is made to potential Barrett Law Assessments not yet confirmed as of the date of this search. The Barrett Law Office should be contacted for further information at (260) 427-1105.
28. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
29. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
30. Notwithstanding any reference to the acreage or quantity of land described on Schedule C, nothing contained herein insures the quantity of land contained within the boundaries of the land described in Schedule C.
31. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

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PRELIMINARY TITLE

 <p>Schedule C</p>	<p>ALTA Commitment for Title Insurance</p> <p>Issued by Metropolitan Title of Indiana, LLC as Issuing Agent for First American Title Insurance Company</p> <p>File No: 4035-212260</p>
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Commitment No.: 4035-212260

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

TRACT 1:

The East 60 acres of the West 1/2 of the Northeast 1/4 of Section 33, Township 31 North, Range 14 East, of the Second Principal Meridian; the West line of said parcel of 60 acres runs parallel with the East line of said West 1/2 of the Northeast 1/4 of said Section 33. ALSO: Commencing at the Southwest corner of the above described 60 acre tract of land and running thence West along the South line of the above mentioned Quarter Section, a distance of 1 chain and 99 links; thence North to the North line of said Section; thence East along the North line of said Section, a distance of 1 chain and 99 links to the Northwest corner of said 60 acre tract; thence South to the place of beginning, said in previous deed to contain 8 acres, more or less.

EXCEPTING THEREFROM:

Part of W 1/2 NE 1/4, Section 33, T31N, R14E, 2ND P.M., Allen County, Indiana, and also being a part of the land of James M. Long and Martha J. Long, Trustees (Document No. 201045931, Office of the Allen County Recorder), bounded partially of the south and east by the land of Dinah Wahli and Linda J. Wahli (Document No.: 970035403, Office of the Allen County Recorder) on the west and north by the land of said Long from which parcel this land is partitioned, said in previous deed to contain 6.93 acres more particularly described as follows:

Commencing at the southeast corner of the NE 1/4 of said Section 33, said corner being marked by a Harrison Monument found in place; thence S87°17'18"W (the South line of the NE 1/4 of said Section 33 is assumed to bear S87°17'18"W) along the south line of the NE 1/4 of said Section 33, a distance of 1528.41 feet to the southwest corner of the land of Wahli said corner being marked by a survey spike set this survey and being the point of beginning; thence continuing S87°17'18"W along the south line of the NE 1/4 of said Section 33, a distance of 120.00 feet to a survey spike set this survey; thence on the following eight (8) courses through the land of Long (1) N01°53'42"W, parallel with the east line of the W 1/2 NE 1/4, said Section 33, a distance of 324.00 feet; (2) N87°17'18"E, parallel with the south line of the NE 1/4 of said Section 33 a distance of 104.84 feet to a 5/8-inch rebar with identification cap set this survey; (3) N17°07'19"W, a distance of 284.46 feet to a 5/8-inch rebar with identification cap set this survey; (4) N54°19'35"W, a distance of 343.00 feet to a 5/8-inch rebar with identification cap set this survey; (5) N40°06'10"E, a distance of 244.70 feet, to a 5/8-inch rebar with identification cap set this survey; (6) N86°05'06"E, a distance of 202.75 feet to a 5/8-inch rebar with identification cap set this survey; (7) N01°53'42"W, a distance of 37.00 feet to a 5/8-inch rebar with identification cap set this survey; and (8) N86°05'06"E, a distance of 199.00 feet to a 5/8-inch rebar with identification cap set this survey on the east line of the W 1/2 NE 1/4 of said section 33; thence S01°53'42"E along the east line of the W1/2 NE 1/4 of said Section 33, a distance of 738.50 feet to the Northeast corner of the land of Wahli; thence S87°17'18"W parallel with the south line of the NE 1/4 of said Section 33 and along the North line of the land of Wahli, a distance of 203.50 feet to a 5/8-inch rebar with identification cap set this survey at the northwest corner of Wahli; thence S01°53'42"E parallel with the east line of the W 1/2 NE 1/4 of said Section 33 and along the west line of the land of Wahli a distance of 299.00 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM:

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A part of the West Half of the Northeast Quarter of Section 33 and a part of the Southeast Quarter of Section 28, all in Township 31 North, Range 14 East, Allen County, Indiana, described as follows:

Beginning at the Northeast corner of said West Half-Quarter section, which point is South 88 degrees 36 minutes 22 seconds West (Bearings in this description are based on certain Location Control Route Survey Plats recorded as Instrument Number 204061239 and Instrument Number 204061455 in the Office of the Recorder of said county) 1321.32 feet from the Northeast corner of said Section 33; thence South 0 degrees 21 minutes 26 seconds East 129.34 feet along the East line of said half-quarter section; thence South 83 degrees 04 minutes 36 seconds West 673.82 feet; thence South 80 degrees 30 minutes 01 second West 458.05 feet; thence North 0 degrees 18 minutes 38 seconds West 294.17 feet, which point is on the south boundary of Old U.S. Highway 24; thence North 80 degrees 27 minutes 42 seconds East 33.11 feet along the boundary of said Old U.S. Highway 24, which point is also the northwest corner of a 1.0-acre tract described in Instrument Number 78-15084 in the Office of the Recorder of said county; thence South 0 degrees 26 minutes 28 seconds East 208.00 feet along the west line of said 1.0 acre tract, to the southwest corner of said 1.0-acre tract; thence North 80 degrees 27 minutes 42 seconds East 208.00 feet along the south line of said 1.0-acre tract to the southeast corner of said 1.0-acre tract; thence North 0 degrees 26 minutes 28 seconds West 208.00 feet along the East line of said 1.0 acre tract to the northeast corner of said 1.0-acre tract, which point is on the south boundary of said Old U.S. Highway 24; thence North 80 degrees 27 minutes 42 seconds East 895.15 feet along the boundary of said Old U.S. Highway 24; thence South 0 degrees 16 minutes 05 seconds East 196.29 feet to the Point of Beginning and said in previous deed to contain 2.723 acres, more or less, in Section 28, and said in previous deed to contain 4.115 acres, more or less, in said Section 33; and said in previous deed to contain in all 6.838 acres, more or less.

FURTHER EXCEPTING THEREFROM:

A 1.0 acre parcel recorded in Document #78-15084, more fully described as follows: Part of the Southeast Quarter of Section 28, Township 31 North, Range 14 East, Allen County, Indiana, and part of the Northeast Quarter of Section 33, Township 31 North, Range 14 East, Allen County, Indiana, more particularly described as follows: Beginning at a point on the South right of way line of U.S. Highway #24, said point being 464.66 feet Southwesterly from the intersection of the South right of way line of U.S. Highway #24 and the East line of the West Half of the Southeast Quarter of Section 28, Township 31 North, Range 14 East, Allen County, Indiana and a distance of 638.49 feet Southwesterly along the South right of way line of U.S. Highway #24; thence South with a deflection angle to the left of 80 degr. 54 min. 10 sec. a distance of 208 feet; thence Northeasterly with a deflection angle to the left of 99 degr. 05 min. 50 sec. a distance of 208 feet; thence North with a deflection angle to the left of 80 degr. 54 min. 10 sec. a distance of 208 feet; thence Southwesterly along the South right of way line of U.S. Highway #24 a distance of 208 feet to the point of beginning, said in previous deed to contain 1.0 acres, more or less.

FURTHER EXCEPTING THEREFROM:

A 1.40 acre parcel recorded in Document #78-15085, more fully described as follows: Part of the West Half of the Northeast Quarter of Section 33, Township 31 North, Range 14 East, Allen County, Indiana, more particularly described as follows: Beginning at the southeast corner of the West Half of the Northeast Quarter of Section 33, Township 31 North, Range 14 East, Allen County, Indiana; thence West along the South line of the W 1/2 of the NE 1/4 of Sec. 33-31-14 a distance of 203.5 feet; thence North with a deflection angle to the right of 90 degr. 30 min. 52 sec. and parallel to the East line of the W 1/2 of the NE 1/4 of Sec. 33-31-14, a distance of 299.0 feet; thence East with a deflection angle to the right of 89 degr. 29 min. 08 sec. and parallel to the South line of the W 1/2 of the NE 1/4 of Sec. 33-31-14, a distance of 203.5 feet to a point on the east line of the W 1/2 of the NE 1/4 of Sec. 33-31-14; thence South with a deflection angle to the right of 90 degr. 30 min. 52 sec. along the east line of the W 1/2 of the NE 1/4 of Sec. 33-31-14 a distance of 299.0 feet to the point of beginning, said in previous deed to contain 1.40 acres.

FURTHER EXCEPTING THEREFROM:

A 1.0 acre parcel recorded in Document #78-15086, more fully described as follows: Part of the West Half of the Northeast Quarter of Section 33, Township 31 North, Range 14 East, Allen County, Indiana, more particularly described as follows: Beginning at a point on the South line of the West Half of the Northeast Quarter of Section 33, Township 31 North, Range 14 East, Allen County, Indiana, said point being 914.88 feet West of the Southeast corner of the W 1/2 of the NE 1/4 of Sec. 33-31-14; thence West along the South line of the W 1/2 of the NE 1/4 of Sec. 33-31-14 a distance of 208.72 feet; thence North with a deflection angle to the right of 90 degr. 40 min. 05 sec. a distance of 208.72 feet; thence East with a deflection angle to the right of 89 degr. 19 min. 55 sec. and parallel to the South line of the W 1/2 of

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the NE 1/4 of Sec. 33-31-14 a distance of 208.72 feet; thence South with a deflection angle to the right of 90 degr. 40 min. 05 sec. a distance of 208.72 feet to the point of beginning, said in deed to contain 1.0 acre.

TRACT 2:

Part of the Northeast Quarter of Section 33, Township 31 North, Range 14 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Center of said Section 33; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing and basis of all bearings in this description), on and along the South line of said Northeast Quarter, being within the right-of-way of Bremer Road, a distance of 185.13 feet to a survey nail at the true point of beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing on and along said South line and within said right-of-way, a distance of 20.00 feet to a survey nail at the southwest corner of a 70 acre tract of real estate described in a deed to the Long Revocable Trust in Document Number 201045931 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 43 minutes 26 seconds East, on and along the west line of said 70 acre tract and parallel with the East line of the West Half of said Northeast Quarter, a distance of 260.00 feet to a #5 rebar; thence South 90 degrees 00 minutes 00 seconds West and parallel with the South line of said Northeast Quarter, a distance of 20.00 feet to a #5 rebar; thence South 00 degrees 43 minutes 26 seconds West and parallel with the west line of said 70 acre tract and the East line of the West Half of said Northeast Quarter, a distance of 260.00 feet to the true point of beginning, said in previous deed to contain 0.119 acres of land.

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