

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Meridian Title Corporation

(File Number: 22-32069)

Auction Tracts 1 & 2

(Marshall County, Indiana)

For October 26, 2022 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

**Fredric J. Eby Revocable Trust dated the 21st day of February
2006 and Eby Real Estate Holdings, LLC**

MERIDIAN TITLE CORPORATION
Agent for: Non-Underwriter Related Product
Commercial Division South Bend
202 South Michigan
Suite 300
South Bend, IN 46601
574.232.5845
574.289.1514 FAX
www.Meridiantitle.com

File No.: 22-32069 Effective Date: September 2, 2022 at 8:00 AM

Customer Reference No.: Property Address Reference: Vacant Land, 6A Road, Bremen,
IN 46506

Prepared For: Keith Lineback, Schrader Real Estate and Auction Company, Inc.

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 Commitment is Fee Simple.

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

Fredric J. Eby, Trustee of the Fredric J. Eby Revocable Trust dated the 21st day of February, 2006

4. The land referred to in this Commitment is located in the County of Marshall, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned By:



Bryan Bush

This Commitment is valid only if Schedule B is attached.
Schedule A consists of 2 page(s)

EXHIBIT A

A part of the Northeast Quarter of Section 21, Township 34 North, Range 3 East, German Township, Marshall County, Indiana, described as follows: Beginning at a 5/8" iron rod located at the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence North 88°12'07" West along the South line of said Quarter-Quarter Section (centerline of East 6A Road) a distance of 1332.82 feet to a railroad spike at the Southwest corner of said Quarter-Quarter Section; thence North 0°11'23" West 649.61 feet to a railroad rail corner post at the Northwest corner of the South Half of said Quarter-Quarter Section; thence South 87°52'51" East 1334.92 feet to a railroad spike on the East line of said Quarter-Quarter Section (Centerline of North Grape Road); thence South 0°00'00" West 664.58 feet to the point of beginning.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Non-Underwriter Related Product

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Commitment. Additional requirements may be imposed after review of said notification.
2. Payment of all title premiums and charges.
3. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).
4. 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.

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. Advise insurer as to the name of the proposed lender.
7. Advise insurer as to the name(s) of the proposed purchaser(s).
8. Advise insurer as to the actual amount of the Loan Policy.
9. Advise insurer as to the actual amount of the Owner's Policy.
10. Certification of Trust Statement completed by Trustee(s) is to be provided in accordance with statutory requirements.

NOTE: If there is a bank account in the name of the trust, a successor trustee can execute a Certificate of Trust to satisfy the above requirement. If there is not a Trust Bank Account, then the successor trustee will need to provide a complete copy of the Trust Agreement along with any and all amendments. We reserve the right to raise further objections after the review the Trust Agreement.

11. Trustee's Deed suitable for recording.

NOTE: The above required deed should contain language in which the Grantor attests to the fact that Fredric J. Eby (Life Estate Interest Holder) is deceased and as to the place and date of death of the decedent.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

NOTE: This commitment and endorsements have been prepared in response to your request. If you will require additional endorsements, please contact Meridian Title so that those endorsements can be added to this commitment as well as any additional requirements which may need to be met in order to issue the newly requested endorsements.

NOTE: Although the title policy issued pursuant to this commitment does not insure against the enforceability of personal property tax liens on the personal property, a search has been made for personal property tax liens recorded against the Grantor and all prior titleholders for the last 10 years. Personal Property Tax liens resulting from that search are reflected on this commitment. If the Grantor or prior titleholders did business at this property under a name other than that in which title was vested, that name(s) must be provided to the insurer to search for the possibility of personal property tax liens filed against said name(s).

**This Commitment is valid only if Schedules A and B are attached.
Schedule BI consists of 2 page(s)**

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.

Non-Underwriter Related Product

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 Commitment.
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 2022 payable in 2023 are a lien not yet due and payable.

Taxes for the year 2021 payable in 2022 are as follows:

State ID No. 50-43-21-000-005.000-005 - German Township
1st installment due May 10, 2022 \$198.49 - Paid
2nd installment due Nov. 10, 2022 \$198.49 - Paid

Assessed Valuations: 2021/2022

Land \$28,500.00
Improvements \$0.00
Exemption (None) \$0.00

Net Valuations \$28,500.00

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) Yellow River/KRBC (819) Drain/Ditch Assessment Fees for the year 21/22 are as follows:
1st installment - \$10.23 - Paid.
2nd installment - \$10.22 - Paid.
 - 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.
 - d) Subject to all legal highways and rights of way.
 - e) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
 - f) Subject to parties in possession by virtue of unrecorded leases.
 - g) NOTE: The caption real estate, which is the subject of this title insurance commitment, appears to

**This Commitment is valid only if Schedules A and B are attached.
Schedule BII consists of 2 page(s)**

be vacant land. The policy, when issued, WILL NOT insure that the insured real estate is a buildable parcel. The proposed insured should contact the local building department as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvement(s).

- h) Oil and Gas Lease by and between Zulo Bellman and Young Oil Co. dated May 4, 1988 and recorded May 9, 1988 in [Book 1988, page 3968](#) in the Office of the Recorder of Marshall County, Indiana.
- i) Oil and Gas Lease by and between Corky James Hendricks also known as Corky J. Hendricks and Aurora Oil & Gas Corporation dated September 4, 2007 and recorded September 24, 2007 in [Instrument No. 200706242](#) in the Office of the Recorder of Marshall County, Indiana.
- j) Survey by Martin G. Vondra, Indiana Registered Land Surveyor No. 880024, dated April 9, 1996, Surveyor's Job No. 96-156, recorded July 9, 1996 as [Instrument No. 964907](#) in the Office of the Recorder of Marshall County, Indiana.
- k) Easement in favor of the Marshall County Surveyor and Drainage Board to maintain the ditch pursuant to IC36-9-27-33 of the Indiana Drainage Code. Said easement affects an area that is measured at right angles from the top bank of said ditch and extended outward a distance of 75 feet.

NOTE: Upon receipt of a survey which satisfactorily evidences that the property described in Schedule A is not within the easement area this exception shall be deleted.

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 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.