

East Central Indiana · Wayne County

130[±]
acres

Offered in 3 Tracts

- Great location - just 8 miles SW of Richmond
- Only 1 hour to Indianapolis or Dayton
- Attractive mix of Tillable Cropland and Recreational Acreage
- 88[±] Tillable Acres, 2023 Crop rights to the Buyer
- Beautiful Nolands Fork River winds through the farm

land AUCTION

Tuesday October 11th • 6:00 PM

INFORMATION BOOKLET



800-451-2709 • SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: James and Carolyn Perry

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

AUCTION MANAGER:

Mark Smithson, 765-744-1846

AC63001504, AU10100108



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 3 individual tracts, any combination of tracts and as a total 130± 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.

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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction. With the balance of the real estate purchase price due at closing.

POSSESSION: Possession is at closing subject to 2022 tenant crop rights.

REAL ESTATE TAXES: Seller to pay taxes for the

2022 calendar year due and payable in 2023 via credit at closing. 2021/2022 taxes were \$4,281.72. This total includes acreage and improvements not offered in the auction.

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.

FARM PROGRAM INFO: Farm #377, Tract #818. Contact agent for more info.

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 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 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.

The Real Estate Taxes include improvements and acreage that will be retained by the present owners. Please contact the Auction Manager for more information.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAP**
- **SOIL INFORMATION (Soils, Flood, Topography)**
- **FSA INFORMATION & MAPS**
- **TAX AND ASSESSMENT INFORMATION**
- **PRELIMINARY TITLE**
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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, OCTOBER 11, 2022

130+ ACRES – WAYNE COUNTY, 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, October 4, 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
130± Acres • Wayne County, Indiana
Tuesday, October 11, 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, October 11, 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, October 4, 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:

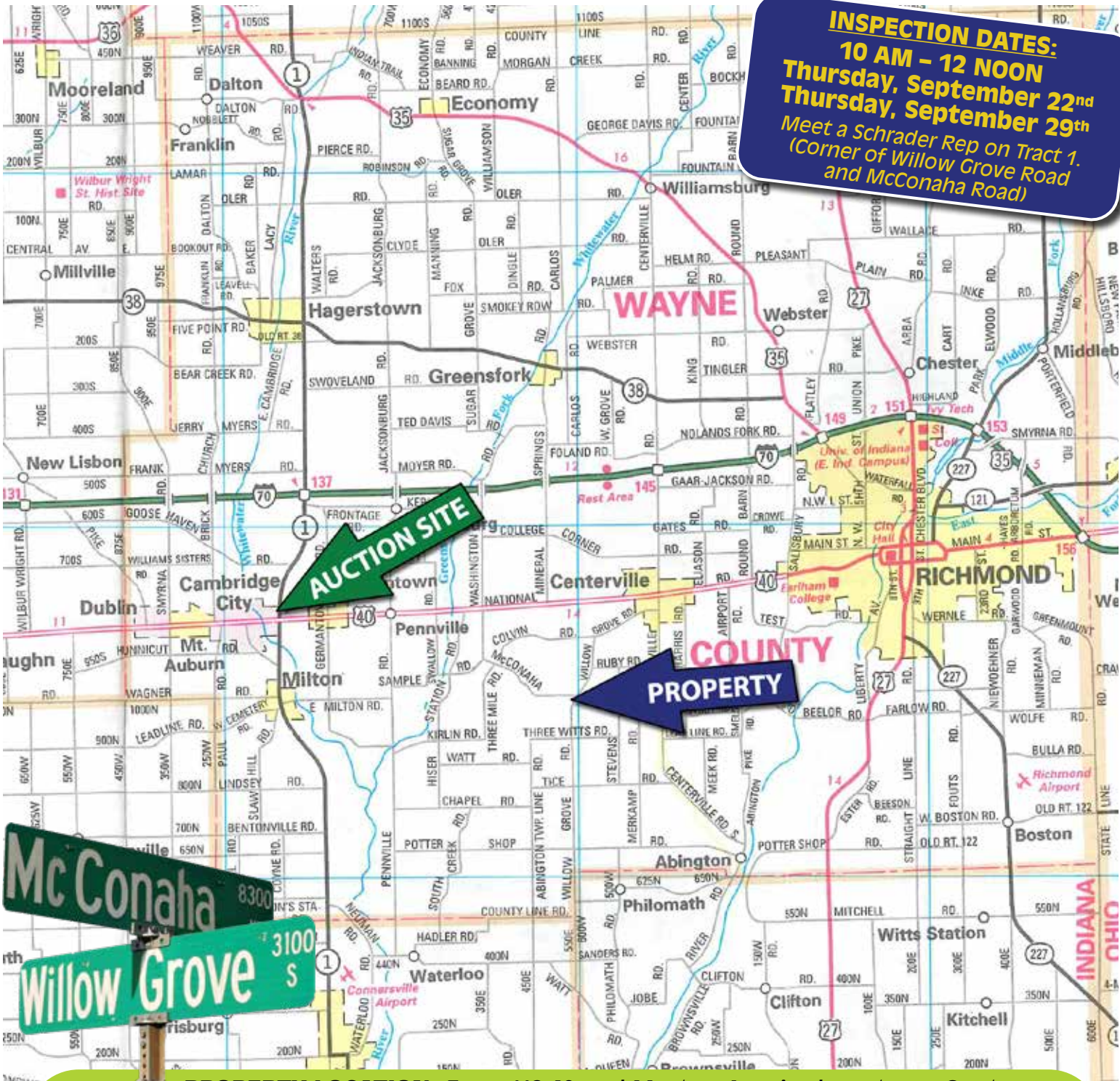
E-mail address of registered bidder: _____

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

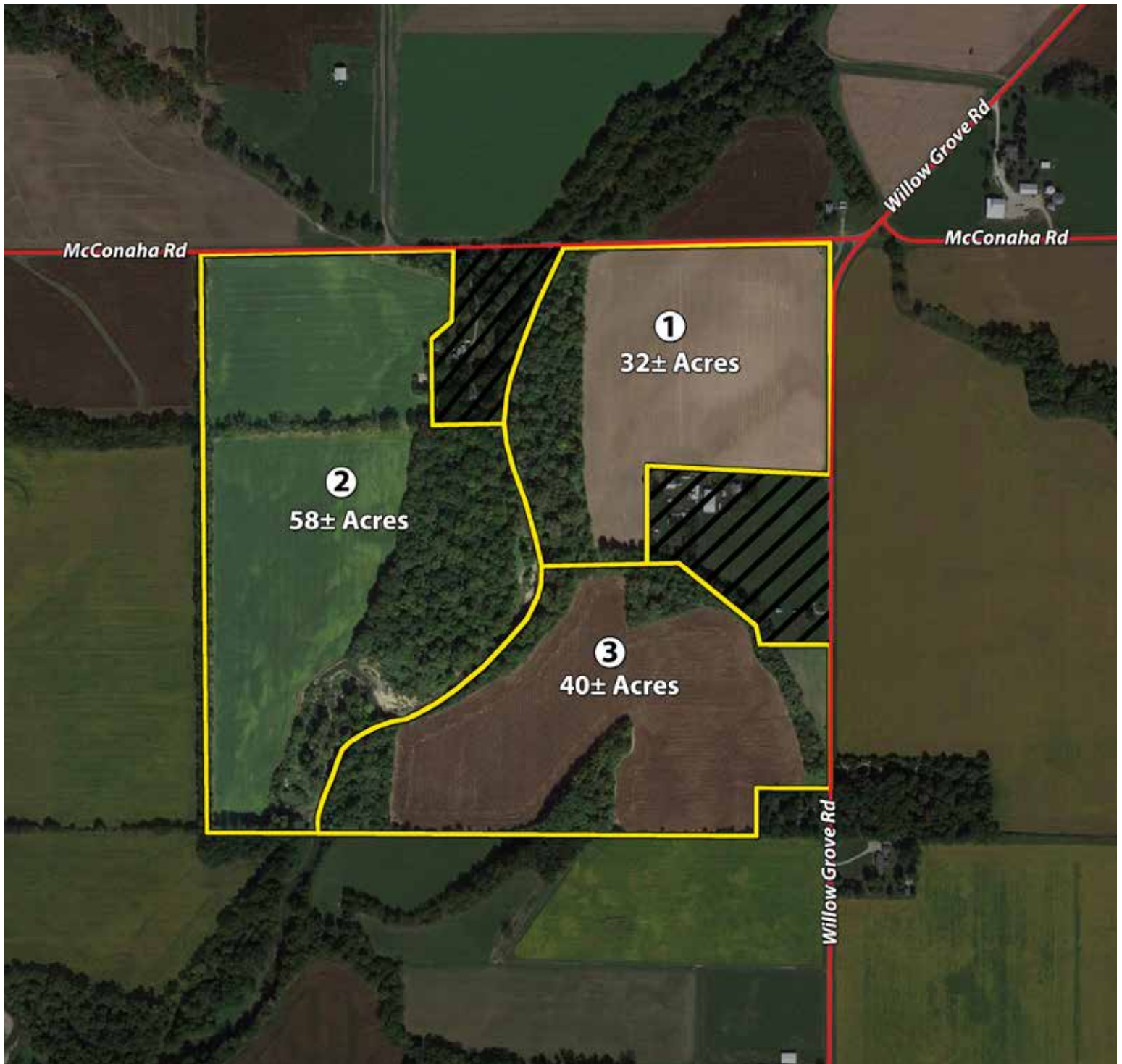
INSPECTION DATES:
10 AM - 12 NOON
Thursday, September 22nd
Thursday, September 29th
Meet a Schrader Rep on Tract 1.
(Corner of Willow Grove Road
and McConaha Road)



PROPERTY LOCATION: From US 40 and Morton Ave. in downtown Centerville: Travel south on Morton Ave. (becomes Centerville Rd.) approximately 1½ miles to Ruby Rd. Turn right (west) and travel 1½ miles to Willow Grove Rd., then left (SW) on Willow Grove for approximately ¾ mile to the farm at the intersection of McConaha Rd. and Willow Grove Rd.

AUCTION LOCATION: Goley Community Center, 1007 E. Main St., Cambridge City, IN. At the intersection of US 40 and SR 1 on the NW corner.

AERIAL TRACT MAP



Section 2, Township 15 North, Range 13 East, Center Township, Wayne County

TRACT DESCRIPTIONS:

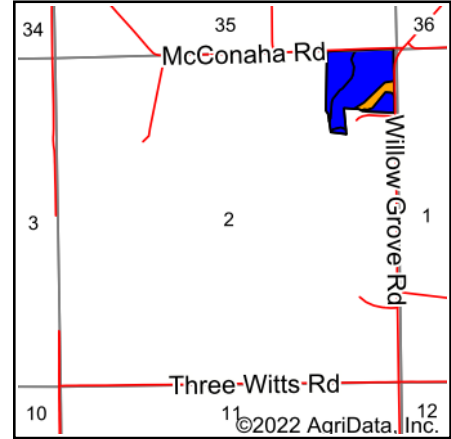
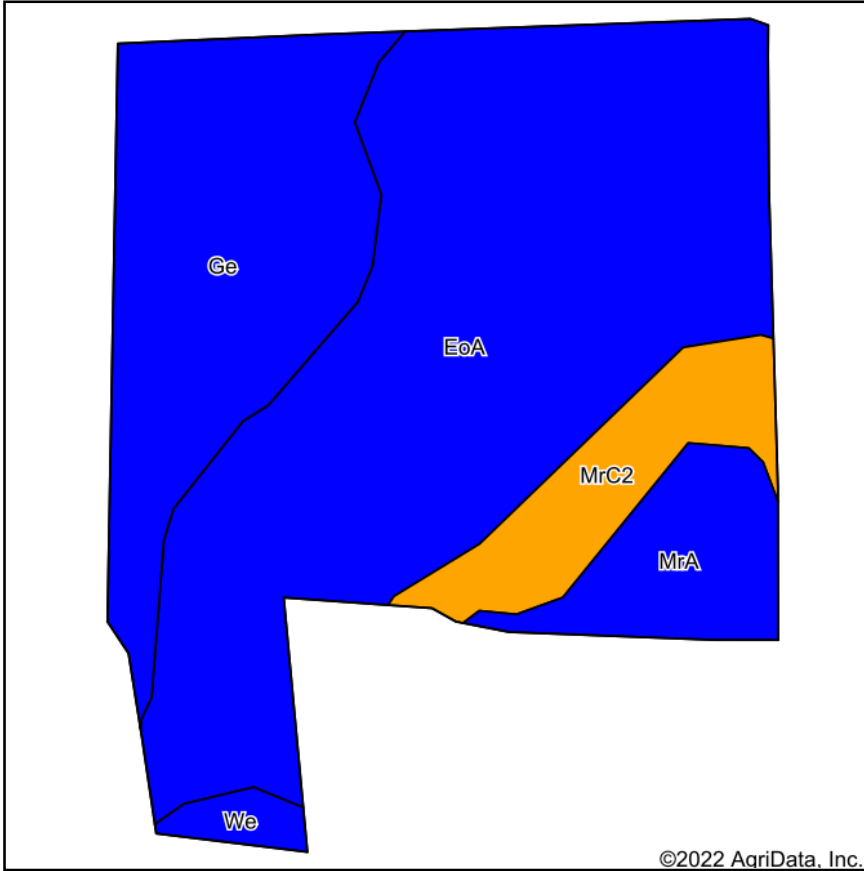
TRACT 1: 32± ACRES with 24.2 acres tillable per FSA. This is a nice investment tract or consider adding to your current farming operation. Frontage on both McConaha Road and Willow Grove Road and bordered by Nolands Fork River on the west. Perfect to combine with Tract 3.

TRACT 2: 58± ACRES with 36± tillable acres. This tract features a tremendous combination of quality tillable land with beautiful hunting and recreational acreage along the Nolands Fork River. Access along McConaha Road. Don't miss this rare opportunity.

TRACT 3: 40± ACRES with 28.3 acres tillable per FSA. Nice combination of productive, tillable acreage with access to Nolands Fork River. Access along Willow Grove Road.

SOIL INFORMATION

SOIL MAP - Tract 1



State: **Indiana**
 County: **Wayne**
 Location: **2-15N-13E**
 Township: **Center**
 Acres: **24.2**
 Date: **8/31/2022**



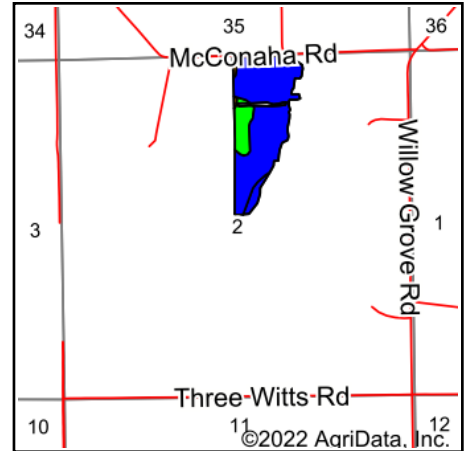
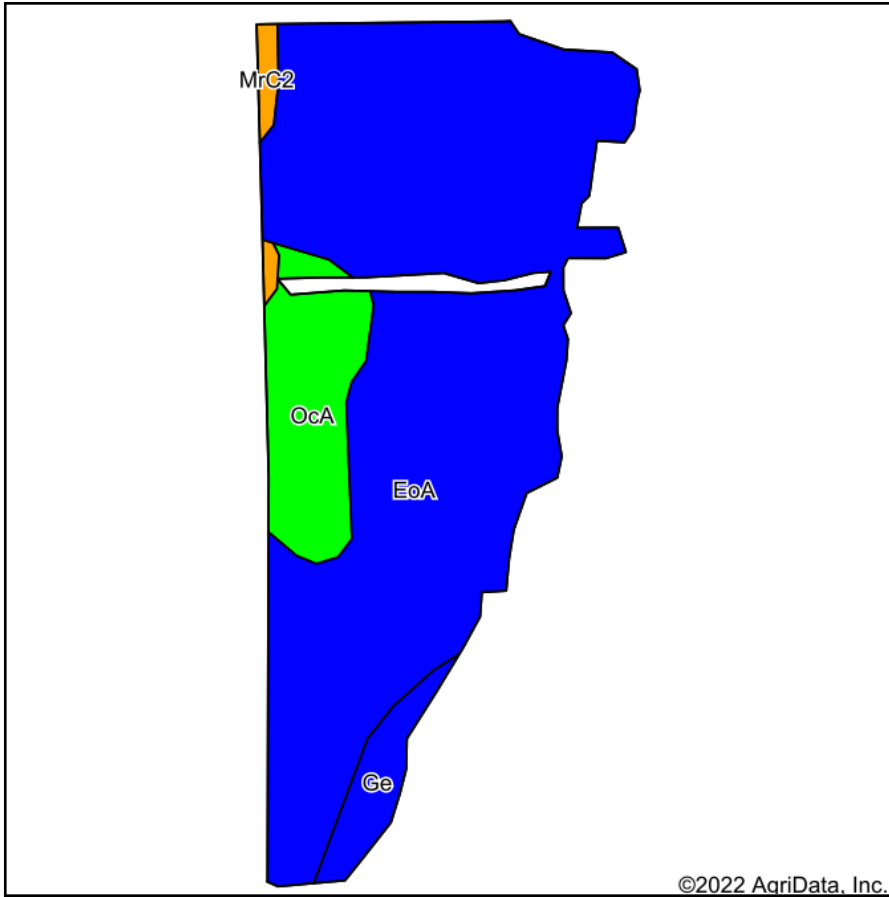
Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 23															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu	Winter wheat Bu
EoA	Eldean loam, 0 to 2 percent slopes	13.74	56.8%		Ils		115	4		7	37				50
Ge	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	6.12	25.3%		Ilw	4	124	3	69	3	43	7	3315	35	30
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	2.09	8.6%		Ille		124	4		8	44				49
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	1.89	7.8%		Ils		138	5		9	48				54
We	Westland silty clay loam, 0 to 2 percent slopes	0.36	1.5%		Ilw		174	6		12	49				69
Weighted Average					2.09	1	120.7	3.9	17.4	6.3	40.2	1.8	838.3	8.9	45.5

Soils data provided by USDA and NRCS.

SOIL MAP - Tract 2

Soils Map



State: **Indiana**
 County: **Wayne**
 Location: **2-15N-13E**
 Township: **Center**
 Acres: **36.76**
 Date: **8/31/2022**



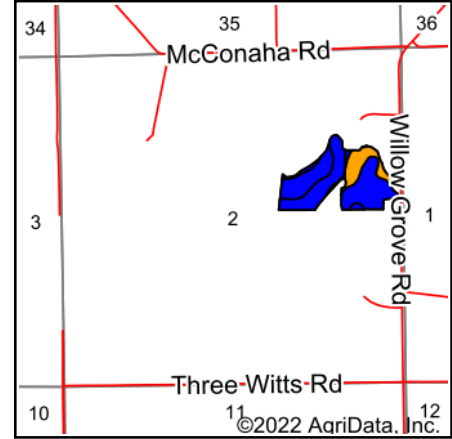
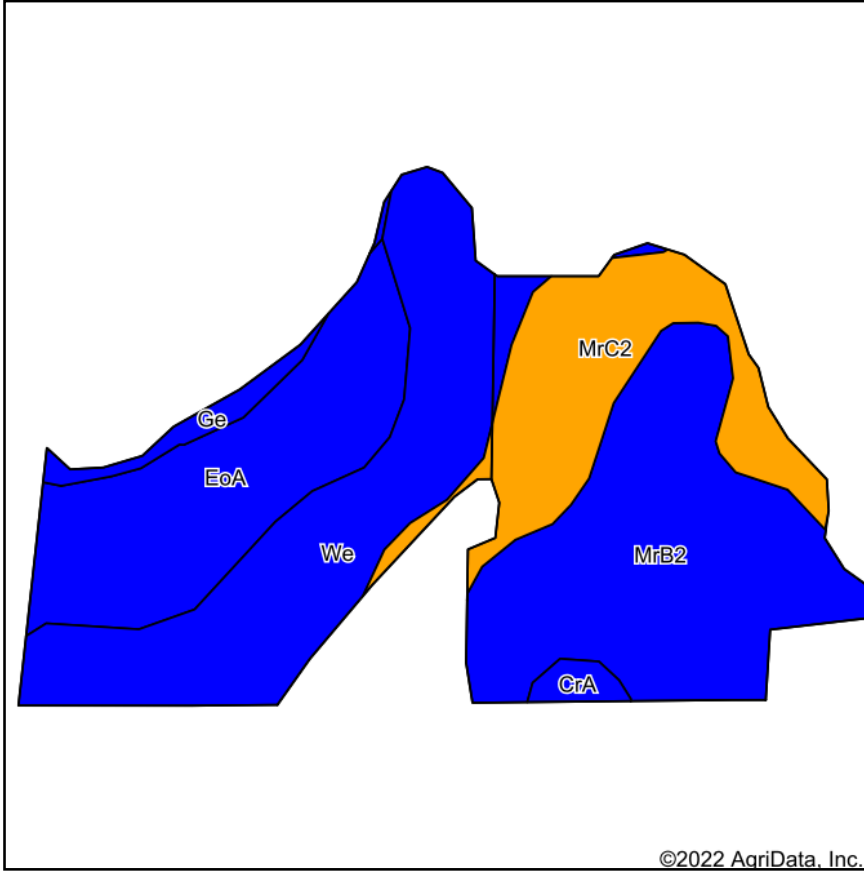
Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu	Winter wheat Bu
EoA	Eldean loam, 0 to 2 percent slopes	30.51	83.0%		Ils		115	4		7	37				50
OcA	Ockley silt loam, 0 to 2 percent slopes	4.23	11.5%		I		106	4		7	38				43
Ge	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	1.53	4.2%		IIw	4	124	3	69	3	43	7	3315	35	30
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	0.49	1.3%		IIIe		124	4		8	44				49
Weighted Average					1.90	0.2	114.5	4	2.9	6.8	37.5	0.3	138	1.5	48.3

Soils data provided by USDA and NRCS.

SOIL MAP - Tract 3



State: **Indiana**
 County: **Wayne**
 Location: **2-15N-13E**
 Township: **Center**
 Acres: **28.3**
 Date: **8/31/2022**



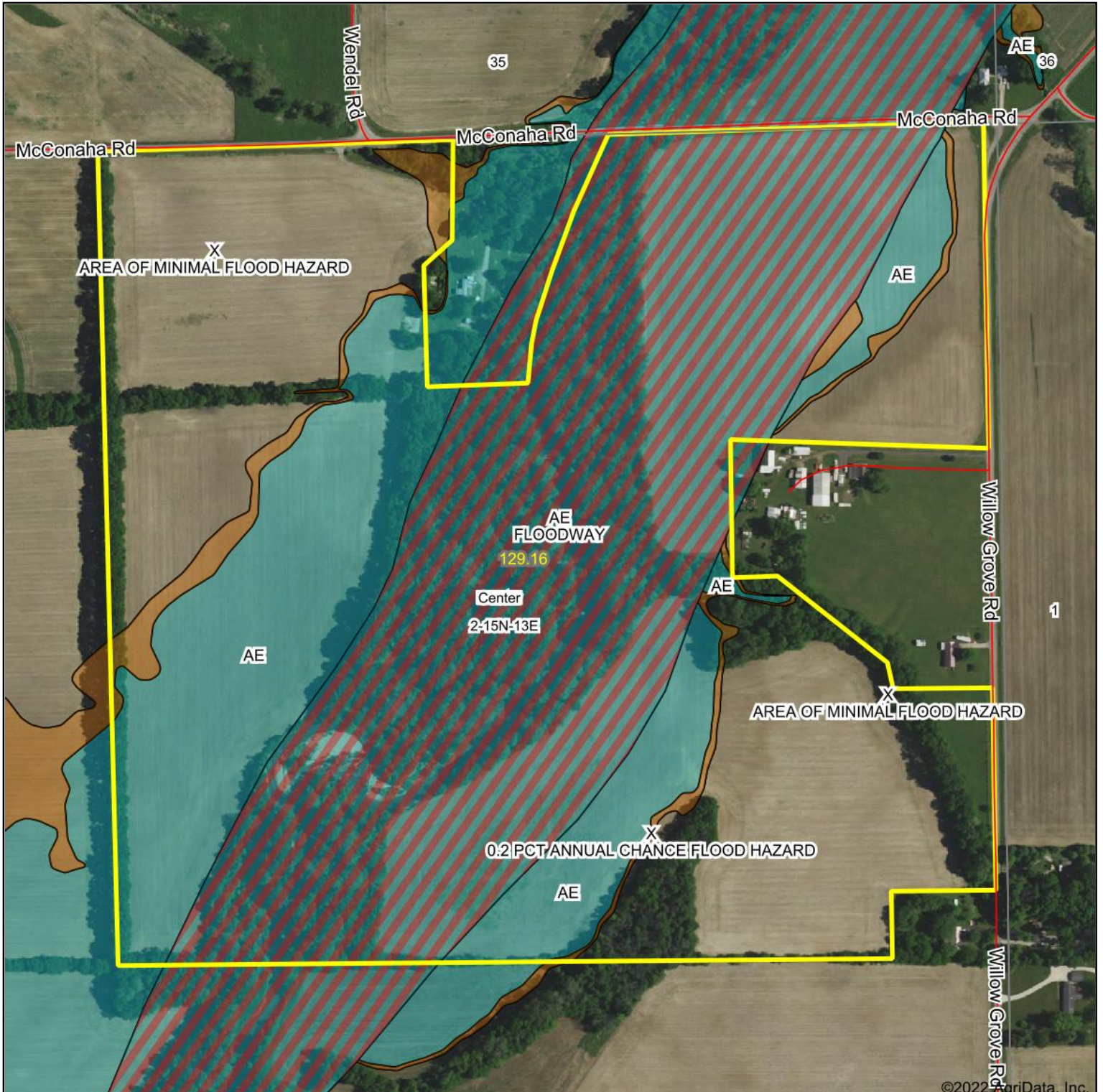
Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu	Winter wheat Bu	
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	8.65	30.6%		Ile		126	4		9	45				63	
We	Westland silty clay loam, 0 to 2 percent slopes	7.83	27.7%		Ilw		174	6		12	49				69	
EoA	Eldean loam, 0 to 2 percent slopes	6.08	21.5%		Ils		115	4		7	37				50	
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	4.79	16.9%		Ille		124	4		8	44				49	
Ge	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	0.61	2.2%		Ilw	4	124	3	69	3	43	7	3315	35	30	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.34	1.2%		Ilw		123	5	59	1	41	6			49	
Weighted Average						2.17	0.1	136.5	4.5	2.2	9	44.1	0.2	71.5	0.8	58.6

Soils data provided by USDA and NRCS.

FLOOD MAP - Entire Property



©2022 AgriData, Inc.



Map Center: 39° 47' 0.99, -85° 2' 18.45

0ft 462ft 925ft

2-15N-13E
Wayne County
Indiana

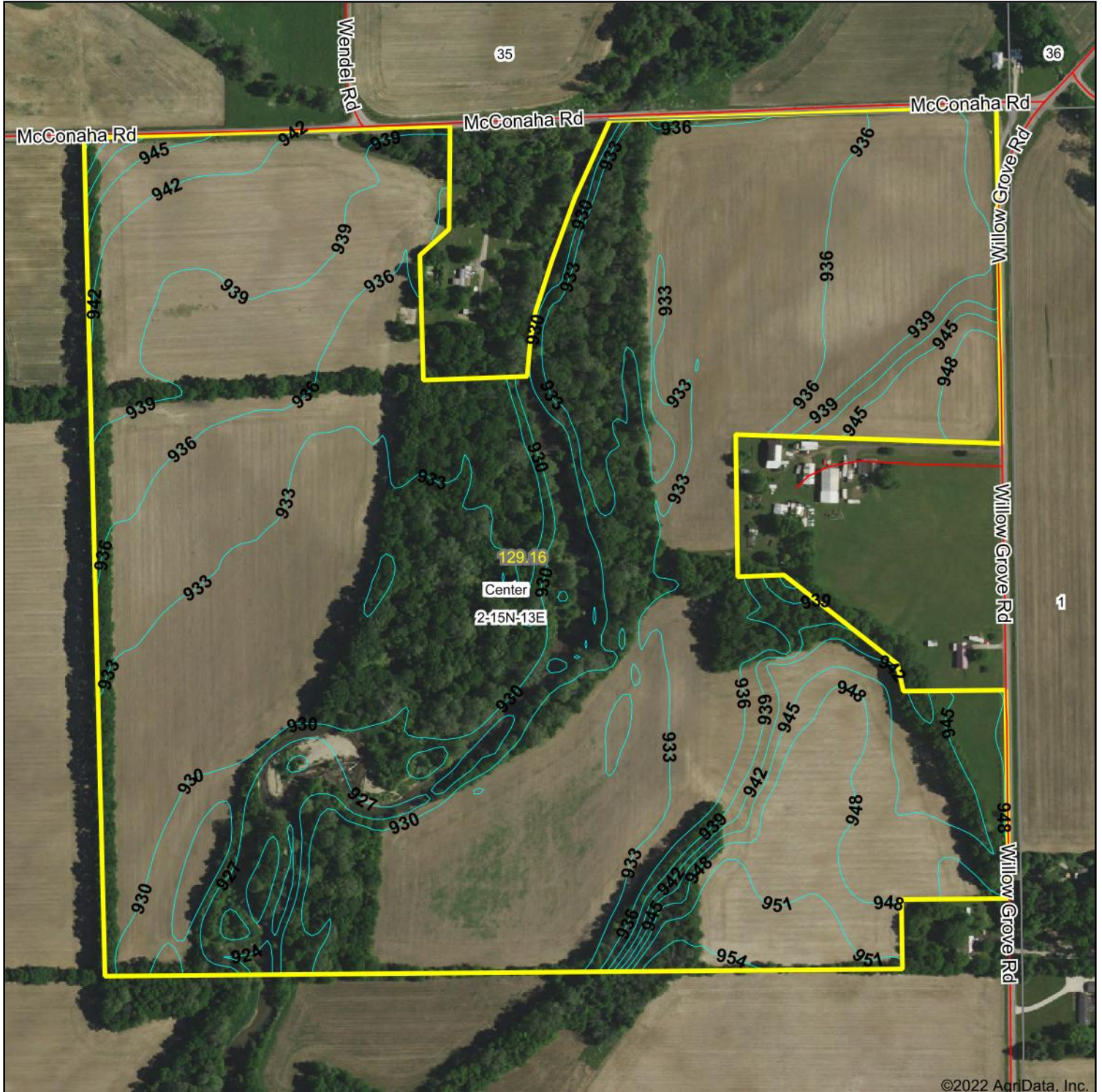


8/31/2022



Flood related information provided by FEMA

TOPOGRAPHY CONTOURS MAP - Entire Property

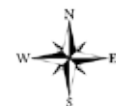
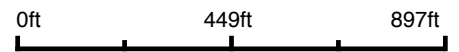


©2022 AgriData, Inc.



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 922.9
 Max: 956.1
 Range: 33.2
 Average: 936.0
 Standard Deviation: 6.23 ft



8/31/2022

Map Center: 39° 47' 0.99, -85° 2' 18.45

2-15N-13E
Wayne County
Indiana

FSA INFORMATION & MAPS

FSA INFORMATION

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 377
Prepared : 8/31/22 2:01 PM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DALE ALLEN WALTHER
Farms Associated with Operator : 18-177-377, 18-177-5690
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
144.84	89.32	89.32	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	89.32	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	66.98	0.00	150	
Soybeans	22.32	0.00	46	0
TOTAL	89.30	0.00		

NOTES

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Tract Number : 818

Description : F9/EC SEC2 TWP15N R13E
FSA Physical Location : INDIANA/WAYNE
ANSI Physical Location : INDIANA/WAYNE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JAMES PERRY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
144.84	89.32	89.32	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	89.32	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

FSA INFORMATION

INDIANA
WAYNE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 377
Prepared : 8/31/22 2:01 PM
Crop Year : 2022

Tract 818 Continued ...

Corn	66.98	0.00	150
Soybeans	22.32	0.00	46
TOTAL	89.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TAX AND ASSESSMENT INFORMATION

TAX & ASSESSMENT INFO

7/27/22, 7:19 PM

Beacon - Wayne County, IN - Parcel Report: 891202000203000004



Property Tax Exemption

[Apply for Property Tax Exemption](#)

Summary

Tax ID 003-00797-00
State Parcel ID 89-12-02-000-203.000-004
Map # 32-02-000-203.000-03
Property Address 3304 WILLOW GROVE RD
 8659 MC CONAHA RD
 CENTERVILLE
Sec/Twp/Rng n/a
Tax Set CENTER TWP
Subdivision n/a
Brief Tax Description NE SEC 2-15-13 142.58A
 (Note: Not to be used on legal documents)
Book/Page DR: 441-134*QCD: 6-7 17 2017004508*TOD: 6-7-17 2017004509
Acres 142.580
Class 101 AG CASH GRAIN/GENERAL FARM-101
[Eagle View](#)
[INFRAME Street View](#)
[Plat Map](#)
[Web Soil Survey](#)

Owners

Deeded Owner
 PERRY, JAMES E & CAROLYN K
 3420 WILLOW GROVE RD
 CENTERVILLE, IN 47330

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
HOMESITE		0	0	1.000000	\$16,800.00	\$16,800.00	\$16,800.00	\$0.00	\$16,800.00
PUBLIC ROAD/ROW		0	0	2.210000	\$1,500.00	\$1,500.00	\$3,315.00	(\$100.00)	\$0.00
TILLABLE LAND	CRA	0	0	1.320000	\$1,500.00	\$1,530.00	\$2,019.60	\$0.00	\$2,020.00
TILLABLE LAND	EOA	0	0	53.120000	\$1,500.00	\$960.00	\$50,995.20	\$0.00	\$51,000.00
WOODLAND	EOA	0	0	7.630000	\$1,500.00	\$960.00	\$7,324.80	(\$80.00)	\$1,460.00
FARM BUILDINGS	EOA	0	0	0.520000	\$1,500.00	\$960.00	\$499.20	(\$40.00)	\$300.00
WOODLAND	GE	0	0	23.640000	\$1,500.00	\$1,530.00	\$36,169.20	(\$80.00)	\$7,230.00
TILLABLE LAND	GE	0	0	8.870000	\$1,500.00	\$1,530.00	\$13,571.10	\$0.00	\$13,570.00
TILLABLE LAND	MRA	0	0	5.710000	\$1,500.00	\$1,410.00	\$8,051.10	\$0.00	\$8,050.00
FARM BUILDINGS	MRA	0	0	0.140000	\$1,500.00	\$1,410.00	\$197.40	(\$40.00)	\$120.00
WOODLAND	MRB2	0	0	0.250000	\$1,500.00	\$1,335.00	\$333.75	(\$80.00)	\$70.00
TILLABLE LAND	MRB2	0	0	8.380000	\$1,500.00	\$1,335.00	\$11,187.30	\$0.00	\$11,190.00
TILLABLE LAND	MRC2	0	0	10.150000	\$1,500.00	\$1,215.00	\$12,332.25	\$0.00	\$12,330.00
WOODLAND	MRC2	0	0	2.720000	\$1,500.00	\$1,215.00	\$3,304.80	(\$80.00)	\$660.00
FARM BUILDINGS	MRC2	0	0	0.980000	\$1,500.00	\$1,215.00	\$1,190.70	(\$40.00)	\$710.00
WOODLAND	OCA	0	0	0.230000	\$1,500.00	\$1,410.00	\$324.30	(\$80.00)	\$60.00
TILLABLE LAND	OCA	0	0	4.470000	\$1,500.00	\$1,410.00	\$6,302.70	\$0.00	\$6,300.00
TILLABLE LAND	WE	0	0	8.590000	\$1,500.00	\$1,785.00	\$15,333.15	\$0.00	\$15,330.00
WOODLAND	WE	0	0	2.340000	\$1,500.00	\$1,785.00	\$4,176.90	(\$80.00)	\$840.00
FARM BUILDINGS	WE	0	0	0.310000	\$1,500.00	\$1,785.00	\$553.35	(\$40.00)	\$330.00

Residential Dwellings

TAX & ASSESSMENT INFO

7/27/22, 7:19 PM

Beacon - Wayne County, IN - Parcel Report: 891202000203000004

Description	Residential Dwelling
Story Height	2
Style	
Finished Area	2112
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	4
Living Rooms:	1
Dining Rooms:	1
Family Rooms:	0
Finished Rooms:	7
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1392	1392
2	Wood Frame	720	720
A		720	0
Basement		360	0
Crawl		1032	0

Features	Area
Porch, Open Frame	280
Stoop, Masonry	152

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Residential Dwelling	100	D+1	1900	1900	F	1.01	2112	1.24	0
Type 3 Barn	100	C	1972	1984	VP	1.01	4416	1.24	0
Utility Shed	100	D	1985	1985	VP	1.01	270	1.24	0
Bath House	100	D	1974	1974	VP	1.01	625	1.24	0
Utility Shed	100	C	1989	1989	VP	1.01	120	1.24	0
Detached Garage/Boat House	100	C	1974	1974	VP	1.01	1440	1.24	0
Type 2 HB	100	D	1900	1900	P	1.01	1656	1.24	0
Lean-to	100	D	1900	1900	VP	1.01	540	1.24	0
Lean-to	100	D	1900	1900	VP	1.01	720	1.24	0
Type 3 Barn	100	D	1940	1940	VP	1.01	704	1.24	0
Type 3 Barn	100	D	1940	1940	VP	1.01	648	1.24	0
Type 3 Barn	100	D	2007	2007	VP	1.01	1140	1.24	0
Barn, Pole (T3)	100	C	1967	1967	VP	1.01	320	1.24	0

Valuation

Assessment Year	2022	2021	2020	2019	2019 (2)
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/22/2022	4/16/2021	1/1/2020	5/16/2019	1/1/2019
Land	\$148,400	\$130,000	\$128,800	\$153,400	\$153,400
Land Res (1)	\$16,800	\$16,800	\$16,500	\$16,500	\$16,500
Land Non Res (2)	\$131,600	\$113,200	\$112,300	\$136,900	\$136,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$99,400	\$89,800	\$83,500	\$81,000	\$111,800
Imp Res (1)	\$56,600	\$51,800	\$50,600	\$48,900	\$56,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$42,800	\$38,000	\$32,900	\$32,100	\$55,300
Total	\$247,800	\$219,800	\$212,300	\$234,400	\$265,200
Total Res (1)	\$73,400	\$68,600	\$67,100	\$65,400	\$73,000
Total Non Res (2)	\$131,600	\$113,200	\$112,300	\$136,900	\$136,900
Total Non Res (3)	\$42,800	\$38,000	\$32,900	\$32,100	\$55,300

TAX & ASSESSMENT INFO

7/27/22, 7:19 PM

Beacon - Wayne County, IN - Parcel Report: 891202000203000004

Deductions

Year	Deduction Type	Amount
2021 PAYABLE 2022	Heritage Barn	13,400
2020 PAYABLE 2021	Heritage Barn	13,400
2019 PAYABLE 2020	Heritage Barn	13,400

Tax History

Detail:

Tax Year	Type	Category	Description	Amount	Balance Due
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$2,140.86	\$0.00
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$2,140.86	\$2,140.86
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$2,045.92	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$2,045.92	\$0.00

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
2021 PAYABLE 2022	\$4,281.72	\$2,140.86
2020 PAYABLE 2021	\$4,091.84	\$0.00

Pay Taxes Online

[Pay Taxes Online](#)

Payments

Detail:

Tax Year	Payment Date	Paid By	Amount
2021 PAYABLE 2022	05/10/2022	PERRY, JAMES E & CAROLYN K	\$2,140.86

Total:

Tax Year	Amount
2021 PAYABLE 2022	\$2,140.86

Transfers

Transfer Date	Buyer Name	Seller Name	Type	Description
09/26/1994	AMMERMAN, BILLIE L PERRY &	NAME CORR PER DR 441-134		
06/07/2017	PERRY, JAMES EDWARD & CAROLYN K	AMMERMAN, BILLIE L PERRY &	Straight	Quit Claim Deed - 2017004508
06/28/2018	PERRY, JAMES E & CAROLYN K	PERRY, JAMES EDWARD & CAROLYN K	Straight	Transfer on Death - 2017004509

Property Record Cards

[View 2022 Property Record Card\(PDF\)](#)
[View 2018 Property Record Card\(PDF\)](#)
[View 2014 Property Record Card\(PDF\)](#)
[View 2010 Property Record Card\(PDF\)](#)
[View 2006 Property Record Card\(PDF\)](#)
[View 2002 Property Record Card\(PDF\)](#)

[View 2021 Property Record Card\(PDF\)](#)
[View 2017 Property Record Card\(PDF\)](#)
[View 2013 Property Record Card\(PDF\)](#)
[View 2009 Property Record Card\(PDF\)](#)
[View 2005 Property Record Card\(PDF\)](#)
[View 2001 Property Record Card\(PDF\)](#)

[View 2020 Property Record Card\(PDF\)](#)
[View 2016 Property Record Card\(PDF\)](#)
[View 2012 Property Record Card\(PDF\)](#)
[View 2008 Property Record Card\(PDF\)](#)
[View 2004 Property Record Card\(PDF\)](#)

[View 2019 Property Record Card\(PDF\)](#)
[View 2015 Property Record Card\(PDF\)](#)
[View 2011 Property Record Card\(PDF\)](#)
[View 2007 Property Record Card\(PDF\)](#)
[View 2003 Property Record Card\(PDF\)](#)

Sketches

PRELIMINARY TITLE

PRELIMINARY TITLE



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: 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 EXTRA CONTRACTUAL 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, Fidelity National Title Insurance Company, a 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 90 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance
Company

By:

ATTEST

President

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



PRELIMINARY TITLE



Fidelity National Title Insurance Company

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; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

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.

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ALTA Commitment for Title Insurance 6-1-16



PRELIMINARY TITLE



Fidelity National Title Insurance Company

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.

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.

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



Fidelity National Title Insurance Company

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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ALTA Commitment for Title Insurance B-1-16



PRELIMINARY TITLE



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Freedom Title Company, Inc.
Issuing Office: 700 East Main St., Richmond, IN 47374
ALTA® Universal ID: 0044380
Loan ID Number:
Commitment Number: 22099065
Issuing Office File Number: 22099065
Property Address: 0 Willow Grove Rd, Centerville, IN 47330

SCHEDULE A

1. Commitment Date: September 6, 2022 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (6/17/06)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$ 219,800.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
James E. Perry and Carolyn K. Perry, husband and wife
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Freedom Title Company, Inc.

By: _____

Freedom Title Company, Inc.

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ALTA Commitment for Title Insurance 8-1-16



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PRELIMINARY TITLE



Fidelity National Title Insurance Company

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 Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. For each policy to be issued as identified in Schedule A, Item 2: the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, addition exceptions or requirements after the designation of the Proposed Insured.
6. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. A Warranty Deed from James E. Perry and Carolyn K. Perry, husband and wife, to proposed insured purchaser.
8. A Vendor's Affidavit to be furnished.
9. If the real estate is to be split, a copy of the plat of survey is to be reviewed and stamped "approved" by Wayne County Planning and Zoning Department, and recorded.
10. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Wayne County Auditor's office.

NOTE: By virtue of IC 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 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "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. [Sign, Print or Type Name]."

Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception.

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ALTA Commitment for Title Insurance B-1-16



(22099065.PFD/22099065/0)

PRELIMINARY TITLE

SCHEDULE B (Continued)

in 2005 and will continue to be collected until further notice.

11. **NOTE FOR INFORMATION:** Effective July 1, 2009, HEA 1374 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.

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ALTA Commitment for Title Insurance B-1-16



(22099065.PFD/22099065/S)

PRELIMINARY TITLE

SCHEDULE B (Continued)

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. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Property Taxes are as follows:

Tax Year: 2021
Due and Payable: 2022
May Installment: \$2,140.86 Paid
November Installment: \$2,140.86 Unpaid
Name of Taxpayer: James Edward Perry and Carolyn K. Perry
Land: \$130,000.00
Improvements: \$89,800.00
Exemptions: \$13,400.00 (Heritage Barn)
Tax Identification No.: 89-12-02-000-203.000-004/003-00797-00
Description: NE SEC 2-15-13 142.68A
(not split for tax purposes)
8. Taxes assessed for the year 2022 due and payable in 2023, a lien not yet due and payable.
9. Taxes for subsequent years which are not yet due and payable.
10. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

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ALTA Commitment for Title Insurance 8-1-16



(22099065.PFD/22099065.9)

PRELIMINARY TITLE

SCHEDULE B (Continued)

11. Municipal assessments, if any, assessed against the land.
12. Dedication of Public Right of Way granted to Wayne County, Indiana recorded in Deed Record 404, page 366, in the Office of the Wayne County Recorder.
13. Right-of-way granted to the County of Wayne, recorded in Deed Record 404, page 367, in the Office of the Wayne County Recorder.
14. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
16. The acreage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purposes of identifying said tract and should not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.
17. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
18. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey.
19. NOTE: Subject to an examination for judgments against the proposed insured.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 8-1-16



(22099065 PFD/22099065/9)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15, RANGE 13 EAST, CONTAINING 145 ACRES, MORE OR LESS, IN WAYNE COUNTY, INDIANA.

EXCEPT A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15, RANGE 13 EAST, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 125 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 250 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 125 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 250 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING: BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 13 EAST, IN CENTER TOWNSHIP, WAYNE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SOLID STEEL ROD ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, SAID ROD BEING 1448.82 FEET SOUTH OF A MARKED STONE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE, FROM SAID BEGINNING POINT, SOUTH, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 250 FEET TO A SOLID STEEL ROD; THENCE WEST, ASSUMING THE EAST LINE OF SAID NORTHEAST QUARTER TO RUN NORTH AND SOUTH, 174.24 FEET TO AN IRON PIPE; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 250 FEET TO AN IRON PIPE, THENCE EAST 174.24 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 1.0 ACRE.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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, and Schedule E, Part I-Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

PRELIMINARY TITLE

201704580 DEATH TRNS \$18.00
06/07/2017 11:07:55A 2 PGS
Debra S Timmons
Wayne County Recorder IN
Recorded as Presented
[Barcode]

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that JAMES EDWARD PERRY and CAROLYN K. PERRY, of Wayne County, in the State of Indiana, convey and warrant to JAMES E. PERRY and CAROLYN K. PERRY, Husband and Wife, TRANSFER ON DEATH to our daughter LORI R. GIVENS, an adult, not LDPS, the following described real estate in Wayne County, in the State of Indiana, to-wit:

See "Exhibit A" which is attached hereto and made a part hereof.

Grantors represent and state that James Edward Perry and Carolyn K. Perry are the same persons as James Perry and Carolyn Perry, grantees in that certain Warranty Deed from James H. Rader and Barbara Rader, Husband and Wife, dated May 11, 1989, and recorded August 17, 1992, at Deed Record 477, page 551, in the records of the Recorder of Wayne County, Indiana.

IN WITNESS WHEREOF, the said JAMES EDWARD PERRY and CAROLYN K. PERRY have hereunto set their hands and seals this 7th day of June, 2017.

James E. Perry
James Edward Perry

Carolyn K. Perry
Carolyn K. Perry

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James E. Perry and Carolyn K. Perry, who acknowledged the execution of the foregoing Transfer on Death Deed to be their voluntary act and deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and seal this 7th day of June, 2017.



My Commission Expires:

JOHN M. SAYRE III
NOTARY PUBLIC
SEAL

WAYNE COUNTY, STATE OF INDIANA
MY COMM. EXPIRES JULY 12, 2024

John M. Sayre III (SEAL)
, Notary Public
Residing in Wayne County, Indiana

This instrument prepared by John M. Sayre III, Attorney at Law.

Mail Tax Statements to: 3420 Willow Grove Road, Centerville, IN 47330

Grantee's street or rural route address: 3420 Willow Grove Road, Centerville, IN 47330

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. John M. Sayre III

PRELIMINARY TITLE

"EXHIBIT A"

TRACT 1:

Lots Numbered One (1), and Two (2) in Andrew J. Greulich's Addition to Grey Gables, in Center Township, Wayne County, Indiana.

TRACT 2:

Being a part of the northeast quarter of Section 2, Township 15 north, Range 13 East, in Center Township, Wayne County, Indiana, and being more particularly described as follows: Beginning at a solid steel rod on the east line of the northeast quarter of Section 2, said rod being 1448.82 feet south of a marked stone at the northeast corner of said northeast quarter, and running thence, from said beginning point, south, along the east line of said northeast quarter, 250 feet to a solid steel rod; thence west, assuming the east line of said northeast quarter to run north and south, 174.24 feet to an iron pipe; thence north, parallel to the east line of said northeast quarter, 250 feet to an iron pipe; thence east, 174.24 feet to the place of beginning, containing an area of one (1.0) acre. SUBJECT to the right-of-way of all legal highways.

TRACT 3:

The Northeast Quarter of Section 2, Township 15, Range 13 East, containing 145 acres, more or less, in Wayne County, Indiana.


EXCEPT a part of the northeast quarter of section 2, township 15, range 13 East, bounded and described as follows, to-wit: Beginning at the southeast corner of said quarter section; thence north along the East line of said section 125 feet; thence west parallel with the south line of said quarter section 250 feet; thence south parallel with the east line of said section 125 feet to the south line of said quarter section; thence east along the south line of said quarter section 250 feet to the place of beginning.

ALSO EXCEPTING: Being a part of the northeast quarter of section 2, township 15 North, range 13 East, in Center Township, Wayne County, Indiana, and being more particularly described as follows: Beginning at a solid steel rod on the east line of the northeast quarter of section 2, said rod being 1448.82 feet south of a marked stone at the northeast corner of said northeast quarter and running thence, from said beginning point, south, along the east line of said northeast quarter, 250 feet to a solid steel rod; thence west, assuming the east line of said northeast quarter to run north and south, 174.24 feet to an iron pipe; thence north, parallel to the east line of said northeast quarter, 250 feet to an iron pipe; thence east 174.24 feet to the place of beginning, containing an area of 1.0 acre.

SUBJECT to the right-of-way of all legal highways.

This conveyance is made subject to zoning regulations and regulations, easements, and right-of-ways as the same appear of record affecting said real estate.

PRELIMINARY TITLE

201704508 QUIT CLAIM \$18.00
06/07/2017 11:07:06A 2 PGS
Debra S Tiamann
Wayne County Recorder IN
Recorded as Presented


QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, that JAMES EDWARD PERRY, of Wayne County, in the State of Indiana, releases and quits-claim to JAMES EDWARD PERRY and CAROLYN K. PERRY, Husband and Wife, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate situate in Wayne County in the State of Indiana, to-wit:

32-02-000-203-000-03

See "Exhibit A" which is attached hereto and made a part hereof.

Title to the above-described real estate was formerly held by Billie L. Perry Ammerman and James Edward Perry, jointly with rights of survivorship. Billie L. Perry Ammerman subsequently married Jerry McLaughlin and became known as Billie Louise Perry McLaughlin. Billie Louise Perry McLaughlin died (intestate) on April 9, 2017, and at such time James Edward Perry became sole owner in fee simple of the above-described real estate.

IN WITNESS WHEREOF, the said JAMES EDWARD PERRY has hereunto set his hand and seal this 7th day of June, 2017.


James Edward Perry

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James Edward Perry who acknowledged the execution of the foregoing Quit-Claim Deed to be his voluntary act and deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and seal this 7th day of June, 2017.



My Commission Expires:

JOHN M. SAYRE III
NOTARY PUBLIC
SEAL

WAYNE COUNTY STATE OF INDIANA
MY COMM. EXPIRES JULY 12, 2024

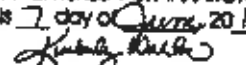
 (SEAL)
, Notary Public
Residing in Wayne County, Indiana

This instrument prepared by John M. Sayre III, Attorney at Law.

Mail Tax Statements to: 3420 Willow Grove Road, Centerville, IN 47330

Grantee's street or rural route address: 3420 Willow Grove Road, Centerville, IN 47330

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. John M. Sayre III

DULY ENTERED FOR TAXATION
This 7 day of June, 2017

AUDITOR OF WAYNE COUNTY

Sales Disclosure **NOT** Required
Wayne County Assessor

PRELIMINARY TITLE

"EXHIBIT A"

The Northeast Quarter of Section 2, Township 15, Range 13 East, containing 145 acres, more or less, in Wayne County, Indiana.

EXCEPT a part of the northeast quarter of section 2, township 15, range 13 East, bounded and described as follows, to-wit: Beginning at the southeast corner of said quarter section; thence north along the East line of said section 125 feet; thence west parallel with the south line of said quarter section 250 feet; thence south parallel with the east line of said section 125 feet to the south line of said quarter section; thence east along the south line of said quarter section 250 feet to the place of beginning.

ALSO EXCEPTING: Being a part of the northeast quarter of section 2, township 15 North, range 13 East, in Center Township, Wayne County, Indiana, and being more particularly described as follows: Beginning at a solid steel rod on the east line of the northeast quarter of section 2, said rod being 1448.82 feet south of a marked stone at the northeast corner of said northeast quarter and running thence, from said beginning point, south, along the east line of said northeast quarter, 250 feet to a solid steel rod; thence west, assuming the east line of said northeast quarter to run north and south, 174.24 feet to an iron pipe; thence north, parallel to the east line of said northeast quarter, 250 feet to an iron pipe; thence east 174.24 feet to the place of beginning, containing an area of 1.0 acre.

SUBJECT to the right-of-way of all legal highways.

This conveyance is made subject to zoning regulations and regulations, easements, and right-of-ways as the same appear of record affecting said real estate.

PRELIMINARY TITLE

BOOK 404 PAGE 366

4786 JUL 2 1979

135

DEDICATION OF PUBLIC WAY

THIS INDENTURE WITNESSETH, that Billie L. Perry of Wayne County, State of Indiana, grant and convey unto Wayne County, Indiana, a right of way for a public highway, said right of way being more particularly described, to wit:

Being a part of the Northeast Quarter of Section 2, Township 15 North, Range 13 East in Center Township, Wayne County, Indiana and being more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter of said section 2; thence west, along the north line of said quarter, 599.27 feet; thence south 0 degrees and 40 minutes east 4.25 feet to the true beginning point of this description; and running thence, from said beginning point, south 89 degrees and 20 minutes east 1,407.00 feet; thence south 0 degrees and 40 minutes east 8.50 feet; thence south 89 degrees and 02 minutes east 175.07 feet; thence north 88 degrees and 18 minutes east 275.05 feet; thence south 87 degrees and 48 minutes east 300.37 feet; thence north 88 degrees and 09 minutes east 292.05 feet; thence north 87 degrees and 27 minutes east 415.12 feet; thence north 0 degrees and 40 minutes west 8.50 feet to the place of beginning, containing an area of 0.47 of an acre.

The above and foregoing grant is made in consideration of payment of the sum of Four hundred seventy Dollars (\$ 470.00), which sum shall be paid to the order of Billie L. Perry

Grantor recites that this Dedication of Public Way is for the use of Wayne County, Indiana as a right of way for a public highway and is not a conveyance of fee simple title to the above described real estate.

Executed this 4 day of June, 1979.

Billie L. Perry
Grantor

Grantor

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of June, 1979, appeared:

BILLIE L. PERRY

and acknowledged the execution of this dedication of public way to be voluntary, act and deed.



WITNESS my hand and notarial seal.
James H. Howard
Notary Public

My Commission expires:

This instrument prepared by: Gayle W. Gardner

July 1, 1979
135 P.M.

PRELIMINARY TITLE

Form 8-22
Form LC-103-BP (County)
Purchase Grant

Auditor's Office of Wayne County

6757 JUL 2 1978 Comm. Copy (Title)
Recorder Copy (Title)
County Copy (Title)
140

EXH 404 367

**EIGHT OF WAY GRANT
TEMPORARY**

Section _____
Sta. No. _____
County Wayne

This instrument witnesses that the undersigned, as grantor and sole owner of land in _____
County, Indiana, more fully described below, through, over and upon which will pass a public highway which is pro-
posed by the County of Wayne, to improve, improve, begin, extend and convey to the County of Wayne
for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the County of
Wayne. The description from said plans of said right of way hereby granted is as follows:

PLANS ON FILE McConaha Road WC PROJECT NO. 578 SEC. _____ STR. NO. _____
PLANS DATED 5-1-75

SEC. 2 T. 15 N R. 13 E _____ ACRES, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above descri-
bed project.
Measured distances along plan centerline are indicated by Station Number and plus.
Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number
and plus. However, when Station Number and plus is followed by the letters P.L., P.D., L.L. or C.L.B. (indicating
property line, Fence Line, Field Division, Lot Line and Cradles of Stream respectively) or other identifying notation, it
shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

FROM STATION to STATION ON CENTERLINE (C/L)	LEFT SIDE OF CENTERLINE	RIGHT SIDE OF CENTERLINE
9 + 72 to 11 + 20		55 feet
12 + 90 to 13 + 30		55 feet
15 + 50 to 17 + 92		75 feet
	This is temporary right-of-way for	
	construction purposes and will revert	
	to grantor upon the completion of said	
	construction.	

The above and foregoing grant is made in consideration of payment of the sum of Two hundred
eighty dollars (\$ 280.00), which sum shall be paid to the order of
Billie L. Perry

(Give address of Payee)

It is further understood and agreed that the contractor (contractor) has the right to make, maintain and install such
highway on said lands and to use any material lying within the above described limits suitable for use in constructing and
maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except
as it may be used for the construction or maintenance of such improved highways.

No timber shall be cut or removed from said granted right of way except that which from time to time is designated by
Wayne County through its authorized representatives. Whenever the County of Wayne shall design-
ate any timber to be removed from said right of way, the grantor shall promptly remove the same from said right of way
and failing to do so for five days after being notified the County of Wayne or the contractor may remove such timber
from the right of way onto the adjoining lands of the grantor, or successor or if he or they object, may sell or destroy such timber.

The undersigned, Billie L. Perry
being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantor
further represents that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed,
except as shown below, and that they make this representation for the purpose of inducing the County of Wayne
to pay them the amount herein stipulated.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are
binding.

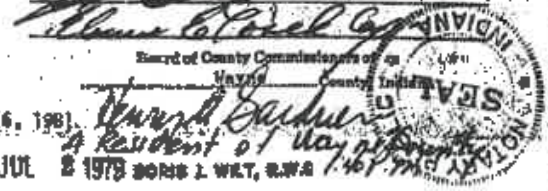
Billie L. Perry (Grantor) _____ (Grantor)

(Grantor) _____ (Grantor)

Attest: M.A. Hedrick Auditor Dated July 2 1978
The above grant is hereby accepted. Thomas L. Porel



SUBSCRIBED AND SWORN TO before
me, a Notary Public, in and for
Wayne County and State this 2
day of July 1978
My Commission Expires: September 16, 1981



RECORDED JUL 2 1978 BOOK 1 WKT. 2.W.S. 1401 74

PHOTOS

PHOTOS



TRACT 2



TRACTS 1 & 2

PHOTOS



PHOTOS



TRACT 2



TRACT 3



SCHRADER

Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

