

Carroll County, IN

**194.6±
Acres**

**Offered in
2 Tracts**

LAND AUCTION

- Excellent Quality Soils • Excellent Location
- Highly Tillable • State Road 218 Frontage

INFORMATION BOOKLET

**Tuesday, August 15th
at 6:00 PM EST**

Auction held at Wabash & Erie Canal Center in Delphi, IN

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE with ONLINE

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: Robert E. Scott Farm and its Heirs

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

AC63001504, AU08700434, AU10300062

AUCTION MANAGERS: Jim Hayworth, 765-427-1913 and Todd Freeman, 765-414-1863



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 194.6± 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 final prices are subject to Sellers' acceptance or rejection. All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Trustee Deed(s) and/or Warranty Deed(s) sufficient to convey insurance title to the real estate. Real Estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Sellers' expense, an updated PRELIMINARY TITLE prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Sellers at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before November 1, 2023 as applicable closing documents are completed by the Sellers. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing subject to tenant's rights for the 2023 crop.

REAL ESTATE TAXES: Sellers shall pay 2023 real estate taxes due and payable in 2024. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, survey and/or aerial mapping.

SURVEY: A new survey will only be provided if needed for good title. The cost of a new survey(s) will be split 50/50.

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.

EASEMENTS: Subject to any and all existing easements.

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.

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For Information Call Auction Managers:

AUCTION MANAGERS: Jim Hayworth, 765-427-1913 and Todd Freeman, 765-414-1863



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 15, 2023

194.6± ACRES – CARROLL 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, August 8, 2023.
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
194.6± Acres • Carroll County, Indiana
Tuesday, August 15, 2023

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, August 15, 2023 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, August 8, 2023**. 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.

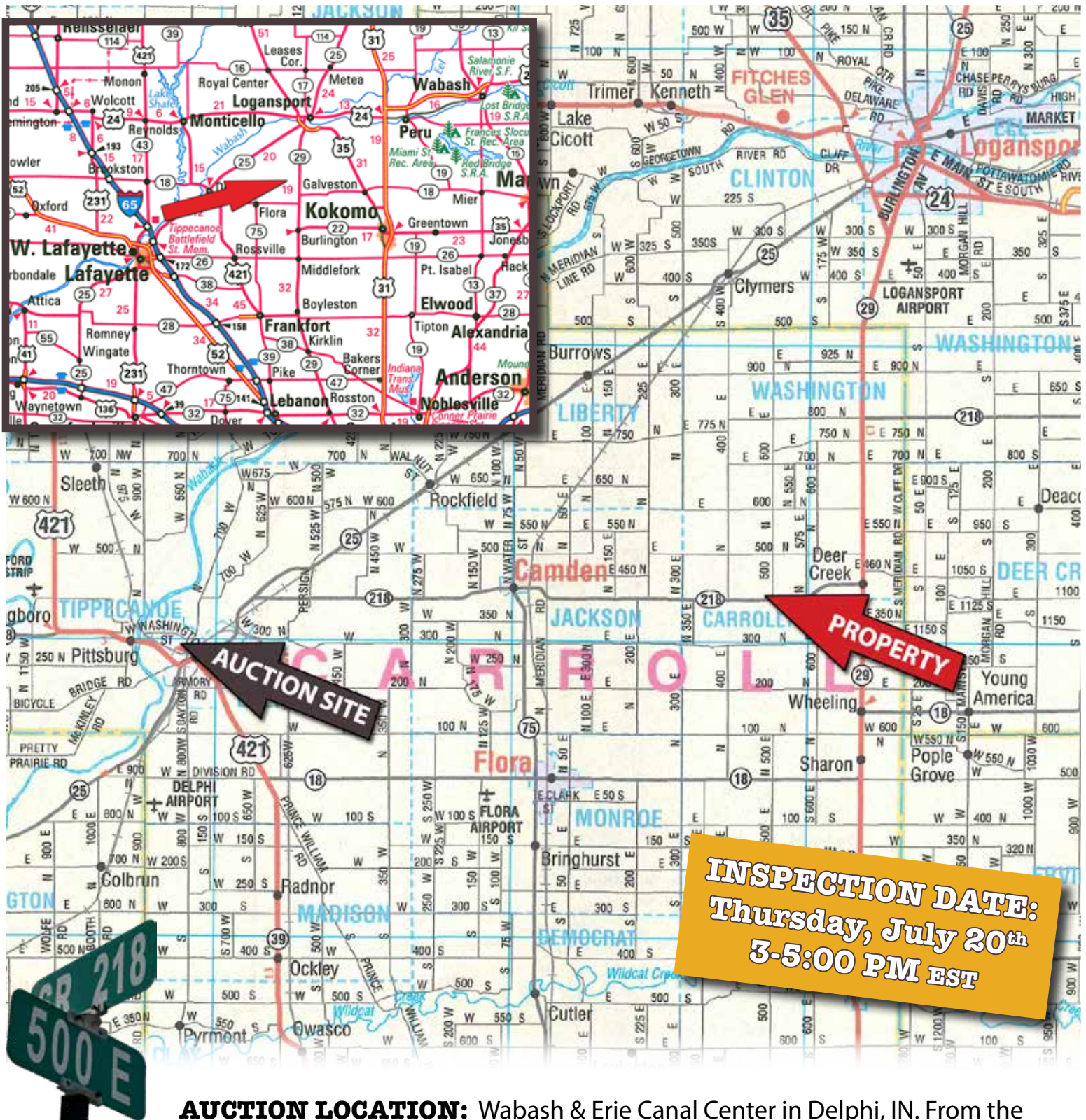
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 MAPS

LOCATION MAP



AUCTION LOCATION: Wabash & Erie Canal Center in Delphi, IN. From the intersection of US 421, SR 18 & SR 39. Take N Washington St. approximately 10 blocks northwest to 1030 N. Washington St.

PROPERTY LOCATION: From Logansport, IN, take SR 29 approx. 8.5± miles south to SR 218, then take SR 218 approx. 2 miles west to the 2 tracts on the north side of SR 218.

AERIAL TRACT MAP



TRACT INFORMATION:

TRACT #1: 80± ACRE of land with 75.4 acres tillable and approx. 4.3± acres in woods and balance in road frontage. This tract has excellent soils and highly tillable.

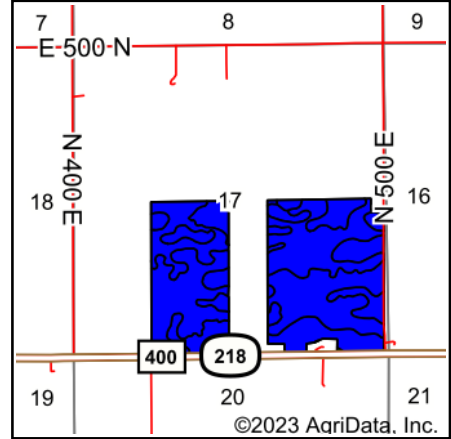
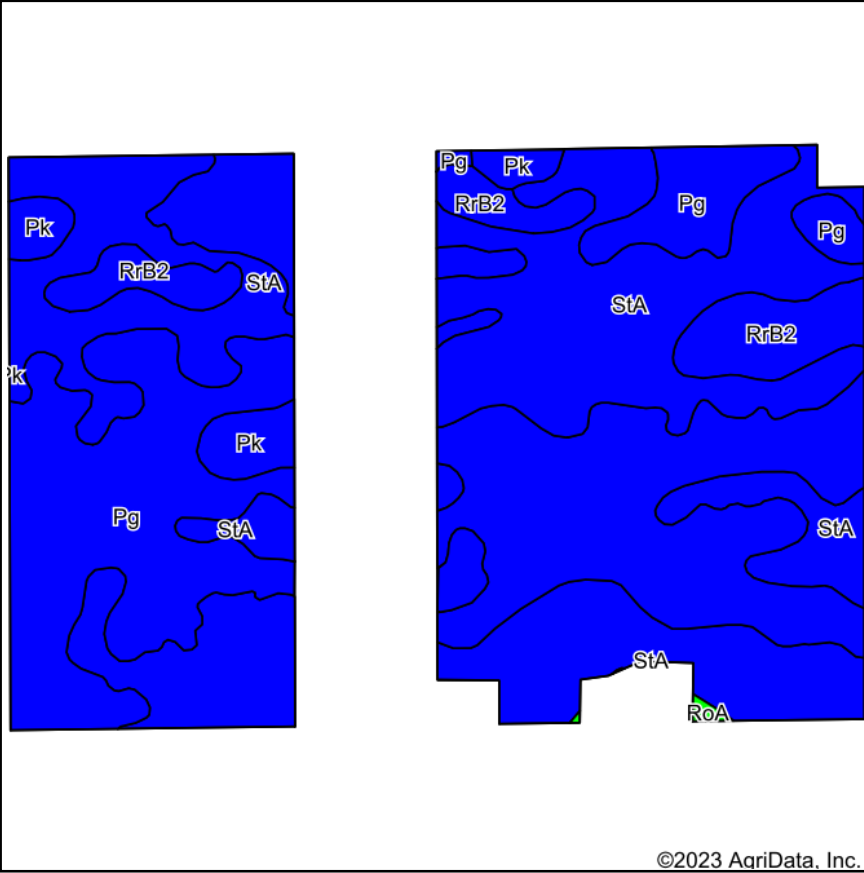
TRACT #2: 114.6± ACRE parcel of land with 108.45 tillable. This tract has approx. 5.75 acre in woods and the balance in road frontage.

NOTE: #117 Scott Family Drain Reconstruction was constructed in the fall of 2014. The Scott Family Farm installed a farm tile starting just east of CR400E, over CR500E and across to SR 218. The tile starts out as a 15"-18" to 24" at the intersection of CR500E and SR 218. The family has stated to us that the tile cost in 2014 was \$100,000.



SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Carroll**
 Location: **17-25N-1E**
 Township: **Washington**
 Acres: **195.89**
 Date: **4/27/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN015, Soil Area Version: 27

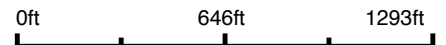
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
StA	Starks silt loam, 0 to 2 percent slopes	88.42	45.1%		IIw	164	5	11	53	66
Pg	Patton silty clay loam, loamy substratum, 0 to 2 percent slopes	87.59	44.7%		IIw	173	6	12	51	69
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	13.17	6.7%		Ile	133	5	9	47	60
Pk	Pella silty clay loam	6.38	3.3%		IIw	175	6	12	49	70
RoA	Rockfield silt loam, 0 to 2 percent slopes	0.33	0.2%		I	145	5	9	51	66
Weighted Average					2.00	166.3	5.5	11.3	51.6	67.1

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 686.9
 Max: 702.9
 Range: 16.0
 Average: 695.2
 Standard Deviation: 1.94 ft



4/27/2023

17-25N-1E
 Carroll County
 Indiana

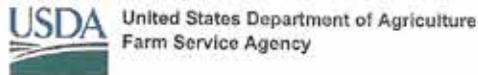
Map Center: 40° 36' 30.82, -86° 26' 12.79



FSA INFORMATION

FSA INFORMATION

INDIANA
CARROLL



FARM : 1373

Prepared : 6/12/23 2:34 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
198.52	183.85	183.85	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	183.85	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	124.00	0.00	144	
Soybeans	53.60	0.00	57	
TOTAL	177.60	0.00		

NOTES

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Tract Number : 1807

Description : L5 B1 SEC 17 T25N R1E WASHINGTON TWP
FSA Physical Location : INDIANA/CARROLL
ANSI Physical Location : INDIANA/CARROLL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.71	75.40	75.40	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
CARROLL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1373
Prepared : 6/12/23 2:34 PM CST
Crop Year : 2023

Tract 1807 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	51.30	0.00	144
Soybeans	22.20	0.00	57
TOTAL	73.50	0.00	

NOTES

Tract Number : 1809

Description : L5 B1 SEC 17 T25N R1E WASHINGTON TWP
 FSA Physical Location : INDIANA/CARROLL
 ANSI Physical Location : INDIANA/CARROLL
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.81	108.45	108.45	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	108.45	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	72.70	0.00	144
Soybeans	31.40	0.00	57
TOTAL	104.10	0.00	

NOTES

FSA INFORMATION

USDA
Farm 1373 Tract 1807
 Administered by: Carroll County, Indiana

Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2023-04-07 08:55:48

2023 Certification map prepared on: 4/10/2023
 79.71 Tract acres
 75.4 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use **TRS: 25N1E17**
 ▼ Limited Restrictions **Carroll**
 ■ Exempt from Conservation Compliance Provisions

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL Contract Prac Yr	CI
4	75.4	N	Y
Crop:			
Type:			
Use:			
Date:			
Shares:			

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCs.

FSA INFORMATION

USDA Farm 1373 Tract 1809
 Administered by: Carroll County, Indiana

Source: Primarily USDA FSA 2016 Imagery (2015 IL & OH), IDHS or Dynamap road names

Map prepared on: 2/3/2017
 118.81 Tract acres
 108.45 Cropland acres
 0 CRP acres

- CRP
- CLU
- Wetland Determination Identifiers:
 - Restricted Use TRS: 25N1E17
 - ▲ Limited Restrictions Carroll Co., IN
 - Exempt from Conservation Compliance Provisions



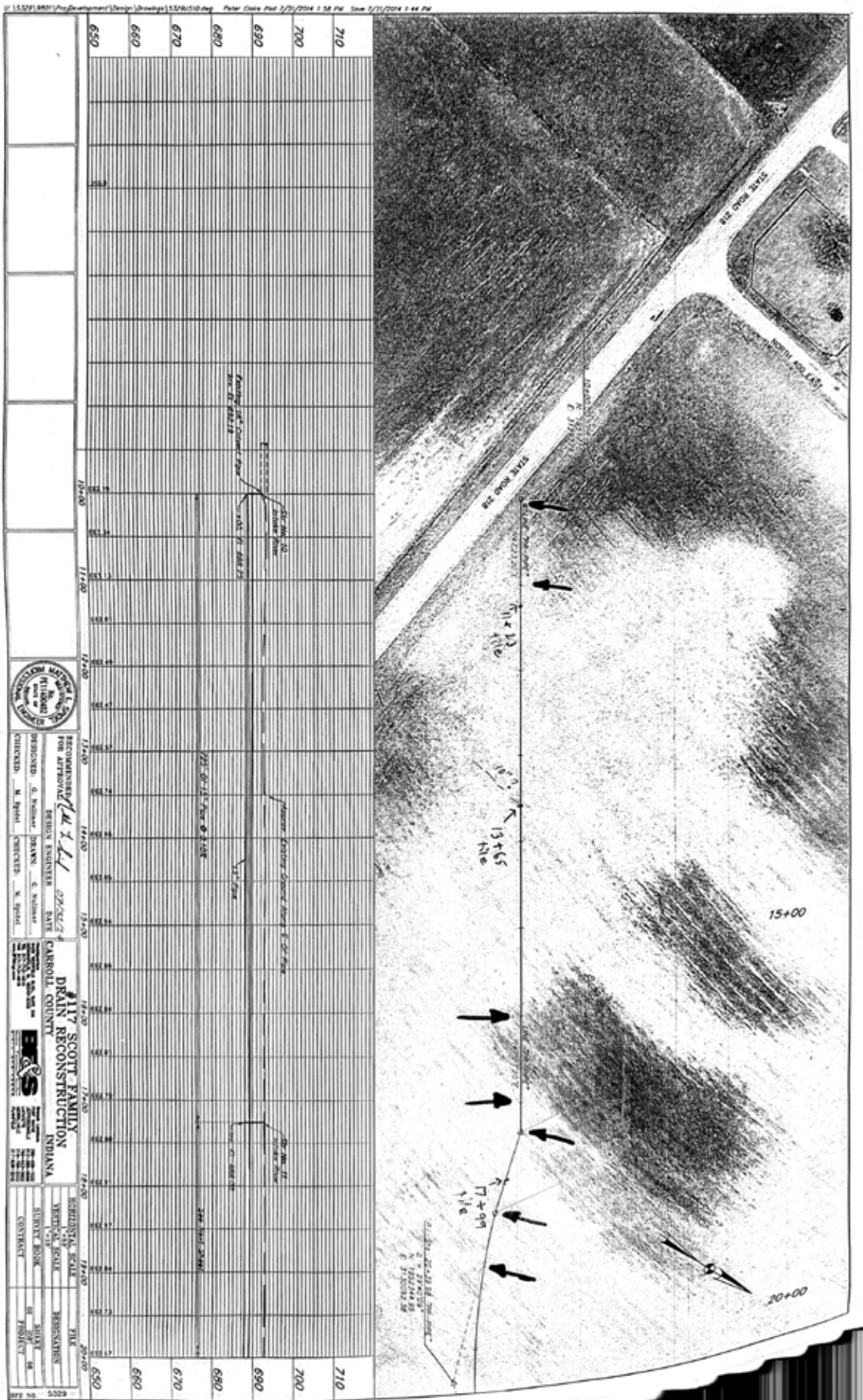
CLU	Acres	HEL Contract	Prac Yr	Cl
1	108.45	N		Y

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-Q26 and attached maps) for exact boundaries and determinations or contact NRCS.



DRAIN MAPS

DRAIN MAP



C:\Users\6891\OneDrive\Development\Design\Drawings\153\6\153.dwg Plot Date: Fri 7/2/2016 1:58 PM Date 7/1/2016 1:44 PM

RECOMMENDED FOR APPROVAL
DESIGNED BY: G. BISHOP
CHECKED BY: M. SPIEL

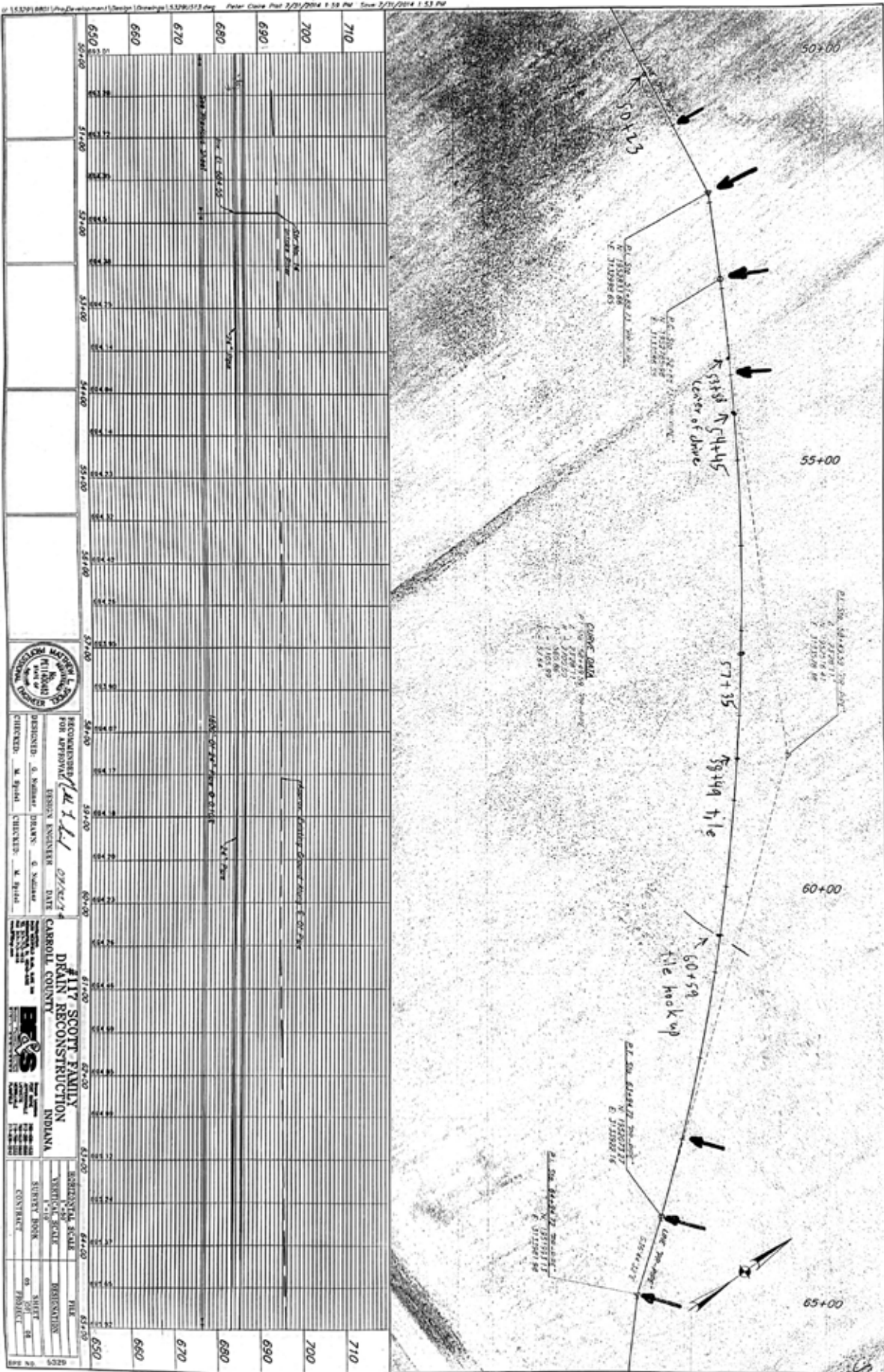
DESIGN ENGINEER
DATE: 02/02/16
DRAWN BY: G. BISHOP
CHECKER: M. SPIEL

SCOTT FAMILY
DRAIN RECONSTRUCTION
CANNON COUNTY
INDIANA

7/2/2016

SCALE	AS SHOWN
SHEET NO.	13
TOTAL SHEETS	16
DATE	02/02/16
DRAWN BY	G. BISHOP
CHECKED BY	M. SPIEL

DRAIN MAP





TAX INFORMATION

TAX INFORMATION

08-08-17-000-011.000-019

Scott, Michael E & Katherine LE ETAL

E St Rd 218

Printed 04/19/2023

Card No. 1

of 1

100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
08-08-17-000-011.000-019

Parent Parcel Number

Property Address
E St Rd 218

Neighborhood
1414001 Washington Township Homesites

Property Class
100 Agri Vacant Land

TAXING DISTRICT INFORMATION
Carroll County

Jurisdiction
014 Washington

Corporation
N Washington Township

District
019 Washington Township

Section & Plat
17 08-17-000-019

Routing Number
08-17-000-019

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
Legal Acres:
80.0000

Admin Legal
80.0000

OWNERSHIP - Deeded Owner
Scott, Michael E & Katherine LE ETAL
3936 E State Rd 218
Camden, IN 46917 USA

Tax ID 0142701100
TRANSFER OF OWNERSHIP

Date

04/25/2022 Scott, Michael E ETAL
I-Invalid
BK/Pg: 2022, 1363

08/28/2017 Scott, Robert E ET
I-Invalid
BK/Pg: 2017, 2114

01/20/2017 Scott, Robert E
I-Invalid
BK/Pg: 2017, 215

\$0
\$0
\$0

AGRICULTURAL

VALUATION RECORD

Assessment Year	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Reason for Change	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval
VALUATION	168900	147000	142400	116800	117800	136900	175000
Appraised Value	5200	5600	0	0	0	0	0
VALUATION	174100	152600	142400	116800	117800	136900	175000
True Tax Value	5200	5600	0	0	0	0	0
Level	I	B	I	B	I	B	I
	174100	152600	142400	116800	117800	136900	175000

LAND DATA AND CALCULATIONS

Rating Soil ID	Measured Acreage	Table Effective Depth	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Pg	41.9790		1.28	1900.00	2432.00	102090		102090
Pk	2.8880		1.28	1900.00	2432.00	7020		7020
REB2	3.6310		0.94	1900.00	1785.00	6480		6480
STA	26.2500		1.15	1900.00	2185.00	57360		57360
Pk	1.7070		1.28	1900.00	2432.00	4150	-80%	830
STA	2.7820		1.15	1900.00	2185.00	6080	-80%	1220
ODA	0.7630		1.00	1900.00	1900.00	1450	-100%	0

15RS: 2015 REASSESSMENT
REMOVE FLYCONG; CREDIT & TRAW IN FAIR COND
19RS: 2019 REASSESSMENT
REMOVE ALL STRUCTURES 11/27/2018

12/10/2014

Supplemental Cards
TRUE TAX VALUE

175000

Supplemental Cards
TOTAL LAND VALUE

175000

TAX INFORMATION

08-08-17-000-013,000-019

Scott, Michael E & Katherine LE ETAL

ESR 218

Printed 04/19/2023 Card No. 1

of 1

100

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
08-08-17-000-013,000-019

Parent Parcel Number

Property Address
E SR 218

Neighborhood
1414001 Washington Township Homesites

Property Class
100 Agri Vacant Land

TAXING DISTRICT INFORMATION
Jurisdiction 8 Carroll County

Area
014 Washington

Corporation
N

District
019 Washington Township

Section & Plat 17
Routing Number 08-17-000-024

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
Legal Acres:

114.6000
Admin Legal
114.6000

OWNERSHIP - Deeded Owner

Scott, Michael E & Katherine LE ETAL
3936 E State Rd 218
Camden, IN 46917 USA

Tax ID 0142701300

TRANSFER OF OWNERSHIP

Date

014-27013-00 PT SE 17-25-1 114.60 AC

04/25/2022

10/16/2017

08/28/2017

08/28/2017

08/28/2017

08/28/2017

08/28/2017

08/28/2017

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AGRICULTURAL

VALUATION RECORD

Assessment Year	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023
Reason for Change	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval
VALUATION	254800	202700	196400	161200	162500	189000	239300
Appraised Value	126000	0	0	0	0	0	0
VALUATION	380800	202700	196400	161200	162500	189000	239300
True Tax Value	126000	0	0	0	0	0	0
Level	T	202700	196400	161200	162500	189000	239300

LAND DATA AND CALCULATIONS

Rating Soil ID	Measured Acres	Table Effective Depth	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Pg	43.8260		1.28	1900.00	2432.00	106580		106580
Pk	1.5260		1.28	1900.00	2432.00	3710		3710
Roa	0.3190		1.02	1900.00	1938.00	620		620
Rb2	10.1800		0.94	1900.00	1786.00	18180		18180
Sta	48.5660		1.15	1900.00	2185.00	106120		106120
Roa	0.0180		1.02	1900.00	1938.00	30	-60%	10
Sta	1.6820		1.15	1900.00	2185.00	3680	-60%	1470
Pg	1.9730		1.28	1900.00	2432.00	4800	-80%	960
Rb2	0.2010		0.94	1900.00	1786.00	360	-80%	70
Sta	3.5090		1.15	1900.00	2185.00	7670	-80%	1530
ODA	2.7980		1.00	1900.00	1900.00	5320	-100%	0

15RS: 2015 REASSESSMENT
RAISE GRADE OF DWL TO C 12/10/2014
16SP: 2016 SPLIT 12/3/2015
0.187 AC TO 14-27-24
18SP: 2018 SPLIT
3.059 AC & IMP TO 14-27-25 8/10/2017

Supplemental Cards
TRUE TAX VALUE 239250
Supplemental Cards
TOTAL LAND VALUE 239300



PRELIMINARY TITLE

PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE issued by CHICAGO 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, Chicago Title Insurance Company, a Florida 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 
Randy Quirk
President

ATTEST: 
Marjorie Hernandez
Corporate Secretary

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ALTA Commitment for Title Insurance (7-1-21)

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File No. 237-7

AMERICAN
LAND TITLE
ASSOCIATION



PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of 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;
- 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 is not liable for any other amendment to this Commitment.

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ALTA Commitment for Title Insurance (7-1-21)

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PRELIMINARY TITLE



CHICAGO 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT, CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 IS 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 closing, settlement, escrow, or any other purpose.

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. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

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ALTA Commitment for Title Insurance (7-1-21)

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PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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 (7-1-21)

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CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: White County Abstract & Title Co.
Issuing Office: 111 W. Broadway, P.O. Box 653, Monticello, IN 47980
Issuing Office's ALTA® Registry ID: 1068503
Loan ID Number:
Commitment Number: 237-7
Issuing Office File Number: 237-7
Property Address: E St Rd 218, Camden, IN 46917
Revision Number: 1

SCHEDULE A

1. Commitment Date: July 10, 2023 at 8:00 A.M.
2. Policy to be Issued:
 - (a) 2021 ALTA® Owner's Policy
Proposed Insured: Kay L. Yoder, an undivided 1/3 interest, the Sue A. Nipple Living Trust, an undivided 1/3 interest, Michael E. Scott and, Katherine Scott, Acey Scott, Toni M. Neal, and Karry N. Scott, an undivided 1/3 interest or designee
Proposed Amount of Insurance: \$ 100,000.00
The estate or interest to be insured: Fee Simple
 - (b) 2021 ALTA® Loan Policy
Proposed Insured: Lender
Proposed Amount of Insurance \$
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Kay L. Yoder, an undivided 1/3 interest, the Sue A. Nipple Living Trust, an undivided 1/3 interest, Michael E. Scott, Katherine Scott, Acey Scott, Toni M. Neal, and Karry N. Scott, an undivided 1/3 interest
5. The Land is described as follows

The East half (1/2) of the South West quarter (1/4) of Section 17, Township 25 North, Range 1 East, containing 80 acres, more or less.

The East Half (1/2) of the South East Quarter (1/4) of Section Seventeen (17) in Township Twenty-Five (25) North, Range One (1) East, containing eighty (80) acres, more or less.

Also, the East Half (1/2) of the West Half (1/2) of the South East quarter (1/4) of said Section Seventeen (17), Township Twenty-Five (25) North, Range One (1) East, containing forty (40) acres, more or less

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ALTA Commitment for Title Insurance (7-1-21)
Schedule A

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EXCEPTING THEREFROM a tract of land laying in part of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Seventeen (17) in Township Twenty-five (25) North and Range One (1) East, more particularly described as follows: Beginning at a point North 89°32' East 660 feet from the Southwest corner of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Seventeen (17), Township and Range aforesaid, and running thence North 0°17' West 205.20 feet; thence North 89°32' East 246 feet; thence South 0°17' West 205.20 feet to the center line of Indiana State Road No. 218; thence following the center line of said State Road South 89°32' West 246 feet to the place of beginning, containing 1.16 acres, more or less.

ALSO EXCEPTING THEREFROM: Part of the East Half of the West Half of the Southeast Quarter of Section 17, Township 25 North, Range 1 East, Washington Township, Carroll County, Indiana, more fully described as follows: COMMENCING at a railroad spike at the southwest corner of the Southeast Quarter of Section 17, Township 25 North, Range 1 East; thence South 89°56'19" East (USA/NAD83/WN East projection) along the south line of said quarter a distance of 660.67 feet to a masonry nail at the southwest corner of the East Half of said Southeast Quarter and being the POINT OF BEGINNING; thence North 00°49'02" East along the west line of the East Half of the West Half of said Southeast Quarter a distance of 205.20 feet to a 5/8 inch rebar; thence South 89°56'19" East a distance of 286.00 feet to a 5/8 inch rebar; thence South 00°49'02" West a distance of 205.20 feet to a masonry nail on the south line of said quarter; thence North 89°56'19" West along said south line a distance of 286.00 feet, to the POINT OF BEGINNING, containing 1.347 acres. EXCEPTING THEREFROM a 1.16 acre parcel of Robert E. Scott as described in Deed Record 82, Page 3125 in the Office of the Carroll County Recorder described as being a tract of land laying in part of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Seventeen (17) in Township Twenty-five (25) North and Range One (1) East in Washington Township, Carroll County, Indiana, being more particularly described as follows: Beginning at a point North 89°32' East 660 feet from the Southwest corner of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Seventeen (17), Township and Range aforesaid, and running thence North 0°17' East 205.20 feet; thence North 89°32' East 246 feet; thence South 0°17' West 205.20 feet to the center line of Indiana State Road No. 218; thence following the center line of said State Road South 89°32' West 246 feet to the place of beginning, containing 1.16 acres, more or less.

Containing after said exception 0.187 acre, more or less.

ALSO EXCEPTING part of the East half of the Southeast quarter of Section 17, Township 25 North, Range 1 East, Washington Township, Carroll County, Indiana, more fully described as follows:

Commencing at a railroad spike at the Southwest corner of the Southeast Quarter of Section 17, Township 25 North, Range 1 East; thence South 89°56'19" East (USA/NAD83/WN East projection) along South line of said quarter a distance of 1321.35 feet to a masonry nail at the Southwest corner of the East half of said Southeast quarter and being the POINT OF BEGINNING; thence North 00°49'19" East along the West line of said East half a distance of 200.00 feet to a 5/8 inch iron rebar; thence North 82°00'00" East a distance of 130.00 feet to a 5/8 inch iron rebar. thence North 66°00'00" East a distance of 165.00 feet to a 5/8 inch iron rebar; thence South 86°10'24" East a distance of 243.77 feet to a 5/8 inch rebar; thence South 00°49'19" West a distance of 278.00 feet to a masonry nail on the South line of said quarter; thence North 89°56'19" West along said South line a distance of 522.00 feet, to the POINT OF BEGINNING, containing 3.059 acres.

ALSO EXCEPTING THEREFROM:

A fractional part of the Southeast Quarter (1/4) of Section Seventeen (17), Township Twenty-Five (25) North, Range One (1) East, Washington Township, Carroll County, Indiana, more fully described as follows:

Beginning at a P.K. Nail Set marking the Northeast Corner of the Southeast Quarter of said Section Seventeen, said Nail lying in County Road 500 East; thence South 00 degrees 00 minutes 00 seconds West along the East Line of said Southeast Quarter and along said County Road 500 East a distance of 208.72 feet to a P.K. Nail Set; thence South 68 degrees 30 minutes 40 seconds West, parallel to the North Line of said Southeast Quarter, a distance of 208.72 feet to a Pipe Set; thence North 00 degrees 00 minutes 00 seconds East, parallel to the aforesaid East Line of said Southeast

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ALTA Commitment for Title Insurance (7-1-21)
Schedule A

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CHICAGO TITLE INSURANCE COMPANY

Quarter and said County Road 500 East, a distance of 208.72 feet to a Pipe Set lying on the aforesaid North Line of said Southeast Quarter; thence North 89 degrees 30 minutes 40 seconds East along said North Line of said Southeast Quarter, being an Existing Fence Line and the extension thereof, a distance of 208.72 feet to the PLACE OF BEGINNING, Containing 1.000 ACRES, more or less.

CHICAGO TITLE INSURANCE COMPANY

Authorized Countersignature

whitecountyabstract@gmail.com

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ALTA Commitment for Title Insurance (7-1-21)
Schedule A

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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. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
6. Pay the full consideration to, or for the account of, the grantors or mortgagors.
7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
8. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
9. The Company must be furnished with a copy of the Agreement, Indenture or Declaration of Trust of the Sue A. Nipple Living Trust, together with copies of any amendments, modifications, or revocations. In the event there have been no amendments, modifications, or revocations, the Company will require satisfactory evidence to that effect. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.
10. Trustee's Deed from the Sue A. Nipple Living Trust, an undivided 1/3 interest to Grantee, vesting fee simple title.
11. Warranty Deed from Kay L. Yoder, an undivided 1/3 interest, and Michael E. Scott and Katherine Scott, Acey Scott, Toni M. Neal, and Karry N. Scott, an undivided 1/3 interest to Grantee, vesting fee simple title.
12. NOTE: Indiana law requires a sales disclosure form, pursuant to IC 6-1.1-5.5 to be completed when a conveyance document is filed with the county auditor. The county auditor may not accept a conveyance if (1) the sales disclosure form is not included with the conveyance document; or (2) the sales disclosure form is incomplete.
13. 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]. Said statement must be located at the conclusion of the instrument and below the name of the person who prepared the instrument."

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ALTA Commitment for Title Insurance (7-1-21)
Schedule B | B II

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14. NOTE: Effective July 1, 2009, IEA 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.
15. 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, additional exceptions or requirements after the designation of the Proposed Insured.

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ALTA Commitment for Title Insurance (7-1-21)
Schedule B I - B II

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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. Taxes for the year 2022 payable 2023 are now assessed in the name of Scott, Michael E. & Katherine LE etal
County Parcel No.: 014-27011-00 State Parcel No: 08-08-17-000-011.000-019
Taxing District: Washington Township
Brief Legal: E SW 17-25-2 80Ac
Assessed Valuation: Land: \$136,900.
Improvements: \$0.00
Exemptions: Mortgage: \$0.00
Homestead: \$0.00
Homestead Supplemental: \$0.00
May 10, 2023 Installment: \$585.06 PAID
November 13, 2023 Installment: \$685.06 NOT PAID

County Parcel No.. 014-27011-00 State Parcel No: 08-08-17-000-011.000-019
Taxing District: Washington Township
Brief Legal: E SW 17-25-2 80Ac - Scott Family
May 10, 2023 Installment: \$120.00 PAID
November 13, 2023 Installment: \$120.00 NOT PAID

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago 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 (7-1-21)
Schedule B I - B II

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File No.: 237-7



PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

County Parcel No.: 014-27013-00 State Parcel No: 08-08-17-000-013,000-019
Taxing District: Washington Township
Brief Legal: Pt SE 17-25-1 114.60Ac
Assessed Valuation: Land: \$189,000.
Improvements: \$0.00
Exemptions: Mortgage: \$0.00
Homestead: \$0.00
Homestead Supplemental: \$0.00
May 10, 2023 Installment: \$945.78 PAID
November 13, 2023 Installment: \$945.78 NOT PAID

County Parcel No.: 014-27013-00 State Parcel No: 08-08-17-000-013,000-019
Taxing District: Washington Township
Brief Legal: Pt SE 17-25-1 114.60Ac - Scott Family
May 10, 2023 Installment: \$161.56 PAID
November 13, 2023 Installment: \$161.56 NOT PAID

County Parcel No.: 014-27013-00 State Parcel No: 08-08-17-000-013,000-019
Taxing District: Washington Township
Brief Legal: Pt SE 17-25-1 114.60Ac - S/M/Seward #109
May 10, 2023 Installment: \$69.69 PAID
November 13, 2023 Installment: \$69.69 NOT PAID

Taxes for the year 2023 payable in the year 2024 are now a lien but which are not currently due and payable.

NOTE: The real estate tax and special assessment information set out above was taken from the White County Treasurer's computer system on the date searched. This information, while believed to be accurate, at this time is subject to change without notice. Neither the Company nor its agent assumes or accepts any responsibility for loss, damage, cost or expense due to any change in the information reflected above. This Commitment and/or Policy does not insure the accuracy of the tax and special assessment information.

8. Apparent easement for utilities as evidenced by utility lines along the South side of the property as shown on Carroll County GIS.
9. Rights of the public, the State of Indiana, and County of White and the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
10. Possible municipal assessments, sewer use charges and/or impact fees levied by local government authority.
11. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records.
12. Liens, if any, on the growing crops on the land.
13. Subject to tenants rights, if any.
14. Subject to the right of way for State Road 218.
15. Neither this policy nor any endorsement covers any loss or damage arising from any allegation that the use of the Land lacks compliance with covenants, conditions or restrictions or federal or state law or ordinance regarding the cultivation or production of hemp.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago 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 (7-1-21)
Schedule B I - B II

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CHICAGO TITLE INSURANCE COMPANY

16. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all right, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interest that are not listed.
17. Applicable zoning ordinances.
18. Indiana Code 8-1-26, effective January 1, 1991, provides for the recordation of a Notice of Underground Facilities. The proposed Insured is invited to make inquiry of all operators of such facilities if the possibility of underground facilities is of concern to the Proposed Insured. No search has been made for Notices of Underground Facilities which may have been recorded. By calling 800-382-5544, most, but not all, operators can be notified of the need to provide location information.
19. Judgment search for 10 years past has been made vs. Kay L. Yoder and none found.
20. Judgment search for 10 years past has been made vs. the Sue A. Nipple Living Trust and none found.
21. Judgment search for 10 years past has been made vs. Michael E. Scott and none found.
22. Judgment search for 10 years past has been made vs. Katherine Scott and none found.
23. Judgment search for 10 years past has been made vs. Acey Scott and none found.
24. Judgment search for 10 years past has been made vs. Toni M. Neal and none found.
25. Judgment search for 10 years past has been made vs. Karry N. Scott and none found.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notes, 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 (7-1-21)
Schedule B I - B II

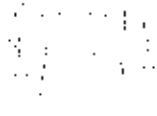
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FL# No.: 237-7



PRELIMINARY TITLE



CHICAGO TITLE INSURANCE COMPANY

NOTICE TO POLICYHOLDERS

Questions regarding your policy or coverage should be directed to:

Chicago Title Insurance Company

(800) 229-3310
X1182

If you

(a) need the assistance of the governmental agency that regulates insurance;

or

(b) have a complaint you have been unable to resolve with your insurer you may
Contact the Department of Insurance by mail, telephone or e-mail:

State of Indiana Department of Insurance
Consumer Services Division
311 West Washington Street, Suite 300
Indianapolis, Indiana 46204

Consumer Hotline: (800) 622-4461; (317) 232-2395

Complaints can be filed electronically at www.in.gov/doi

PRELIMINARY TITLE

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information needed to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system request; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Effective January 1, 2020

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PRELIMINARY TITLE

Use of Personal Information

FNF uses Personal Information for three main purposes.

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see 'Choices with Your Information' to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

PRELIMINARY TITLE

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled **When Information is Disclosed**, **Choices with Your Information**, and **Accessing and Correcting Information** do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice: Notice Changes: Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information: Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3364, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



PHOTOS

PHOTOS



PHOTOS



TRACT 1



PRE-PLANT - TRACT 1

PHOTOS



PHOTOS



TRACT 2



PRE-PLANT - TRACT 2

PHOTOS



PHOTOS



PHOTOS





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260-244-7606 or 800-451-2709
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