

*Tuesday, December 5<sup>th</sup> • 6pm EST*

**241.74±**  
*Acres*

Offered in 8 Tracts

*Whitley County Land*

**AUCTION**

Auction held at Whitley County  
4-H Community C

• Product

**INFORMATION  
BOOKLET**



800-451-2709  
SchraderAuction.com



TIMED  
ONLINE ONLY

VIRTUAL

LIVE WITH  
ONLINE

**MULTI-TRACT  
AUCTIONS**

## 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: Richard W. Meinika and Cheryl L. Meinika, and the Cheryl Pilgrim Fulk Trust**  
**AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.**

*Rex D. Schrader II, AU09200182*  
*AC63001504*



**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 8 individual tracts, any combination of tracts and as a total 241.74± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check or corporate check.  
**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

**DEED:** Seller shall provide Warranty Deed(s).

**TRACT 5 POTENTIAL DRIVEWAY:** If the buyer wants to construct a permanent driveway it will need Drainage Board consent since it is within the legal drain easement. It will also need DNR approval since it is within the flood way. The floodplain extends about 150-200' south from the ditch, while the flood way is 100'. The access strip shall be a minimum of 50' wide.

**PERIMETER DRAIN TILE EASEMENT:** Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Whitley County Health Department.

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

**POSSESSION:** Possession is at closing subject to harvest of 2023 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2025 and thereafter.

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

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

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half [50:50] of the cost of the survey. The type of survey performed shall be at the

Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction 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.**



# BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** Page 5
- **ONLINE BIDDING REGISTRATION FORM** Page 7-8
- **LOCATION MAP & AERIAL TRACT MAP** Page 9-12
- **SOIL INFORMATION (Surety Soils Maps)** Page 13-16
- **FSA INFORMATION** Page 17-34
- **TAX INFORMATION** Page 35-56
- **TRACT 8 SEPTIC SPECIFICATIONS** Page 57-59
- **PRELIMINARY TITLE** Page 61-84
- **PHOTOS** Page 85-94

**For Information Call 800-451-2709**



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, DECEMBER 5, 2023**

**241.74± ACRES – COLUMBIA CITY, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, November 28, 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**  
**241.74± Acres • Whitley County, Indiana**  
**Tuesday, December 5, 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, December 5, 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, November 28, 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



*Inspection Dates:*  
Tuesday, November 14<sup>th</sup> • 3pm-5pm  
Monday, November 27<sup>th</sup> • 3pm-5pm

***Auction Location:*** Whitley County 4-H Community Center, 680 W Squawbuck Rd., Columbia City, IN 46725.

***Directions to Auction Location:*** From the intersection of US 30 and W Lincolnway take W Lincolnway south for 1 mile. Then turn left onto Squawbuck road. The building will be on your left.

***Property Locations:***

**Tracts 1-3:** Located approximately 1.5 miles west of the intersection of Washington Road and W 800 S.

**Tracts 4 and 5:** Located a quarter mile north of the intersection of Washington Road and W 800 S.

**Tracts 5-8:** Located at Washington Center at the intersection of S Washington Rd and W 800 S.

***Directions to Properties:*** From the intersection of SR 14 and SR 9 take SR 14 west for 2 miles. Then turn south on S Washington Rd. The properties will be in approximately 2 miles.

# AERIAL MAP - TRACTS 1-3



## *Tract Descriptions:*

**TRACT 1: 50± ACRES** of high-quality soils and includes existing surface drainage.

**TRACT 2: 27± ACRES** of nearly 100% tillable farmland. This tract also includes an existing grassway for surface drainage.

**TRACT 3: 15.25± ACRES** that would be a great add on to an existing farming operation or could be a beautiful area for someone looking to build a home on acreage.



# AERIAL MAP - TRACTS 4-8



## *Tract Descriptions:*

**TRACT 4: 36± ACRES** of quality farmland. Consider combining with tract 5 to create a diverse hunting piece.

**TRACT 5: 16± ACRES.** Recreational enthusiasts look in! This tract contains a secluded woods off the road for ample hunting opportunities.

**TRACT 6: 40± ACRES.** A beautiful tillable tract with a great 2023 crop on it.

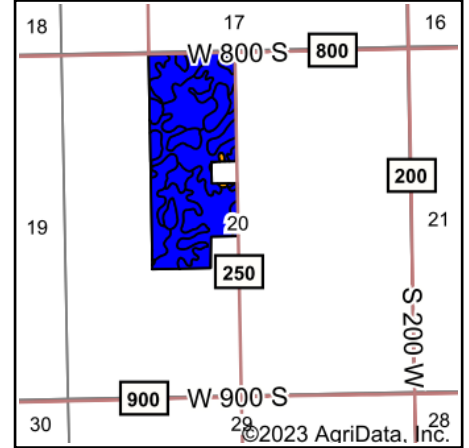
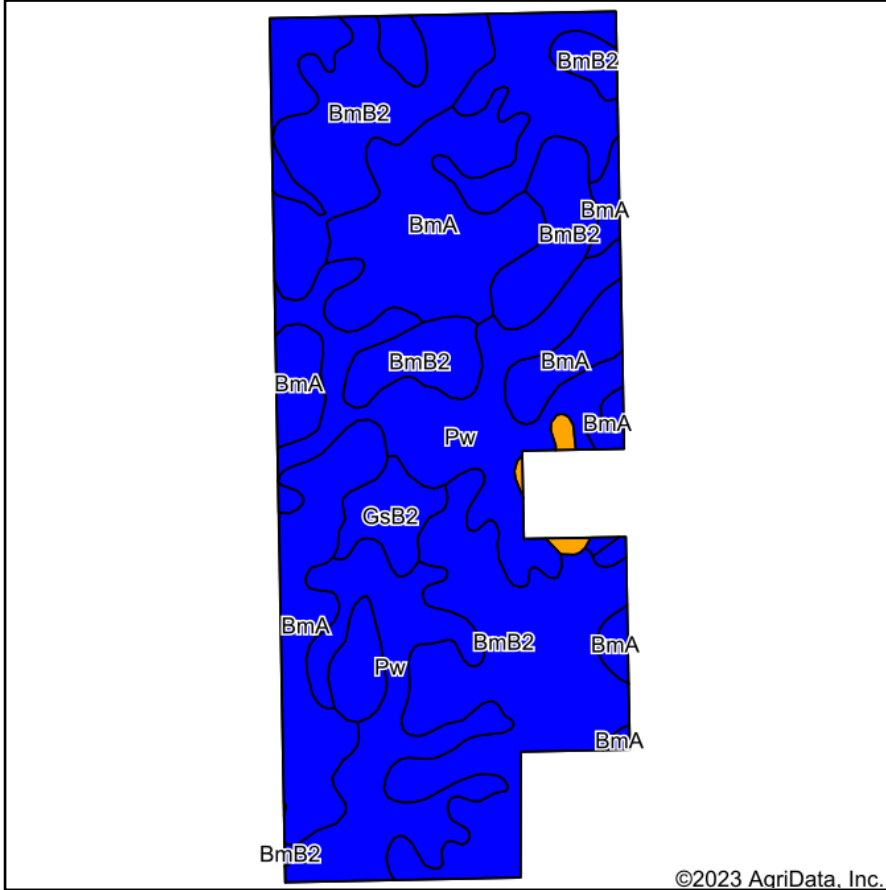
**TRACT 7: 54.63± ACRES** of productive farmland. Consider combining with tract 6 for 95± acres of contiguous farmland.

**TRACT 8: 2.86± ACRES** that deserves a look if you are in the market for a small rural lot to build a home on!

# **SOIL INFORMATION**



# SOIL MAP - TRACTS 1-3



State: **Indiana**  
 County: **Whitley**  
 Location: **20-30N-9E**  
 Township: **Washington**  
 Acres: **92.86**  
 Date: **10/5/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

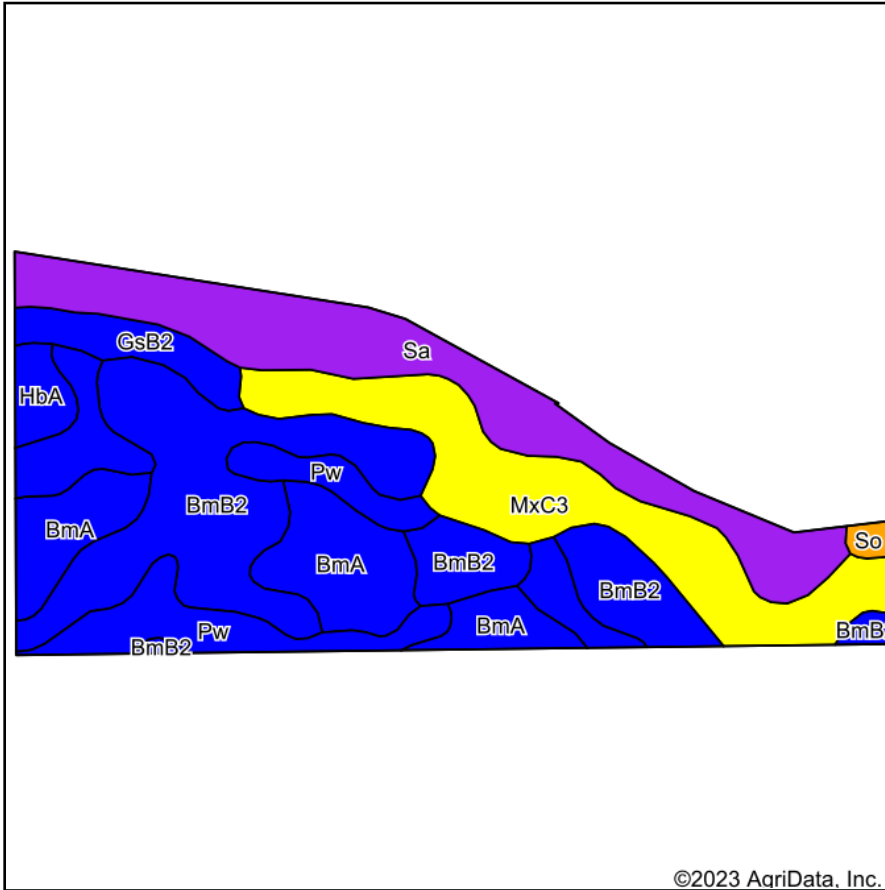


Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 25															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	34.38	37.0%		Ile		137	17	5				9	50	54
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	32.01	34.5%		Ilw		157		5	11				47	64
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	23.61	25.4%		Ilw		142	17	5				9	52	56
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	2.37	2.6%		Ile	5	128	18	4	8	78			41	56
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.49	0.5%		Ille		115	18	4				8	40	52
<b>Weighted Average</b>					<b>2.01</b>	<b>0.1</b>	<b>144.8</b>	<b>11.2</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>5.7</b>	<b>49.2</b>	<b>58</b>	

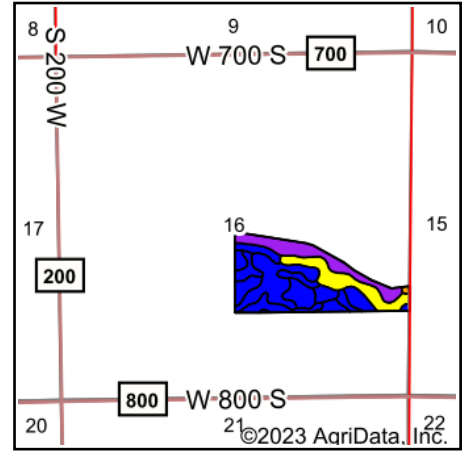
Soils data provided by USDA and NRCS.

# SOIL MAP - TRACTS 4 & 5



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Whitley**  
 Location: **16-30N-9E**  
 Township: **Washington**  
 Acres: **52.17**  
 Date: **10/5/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

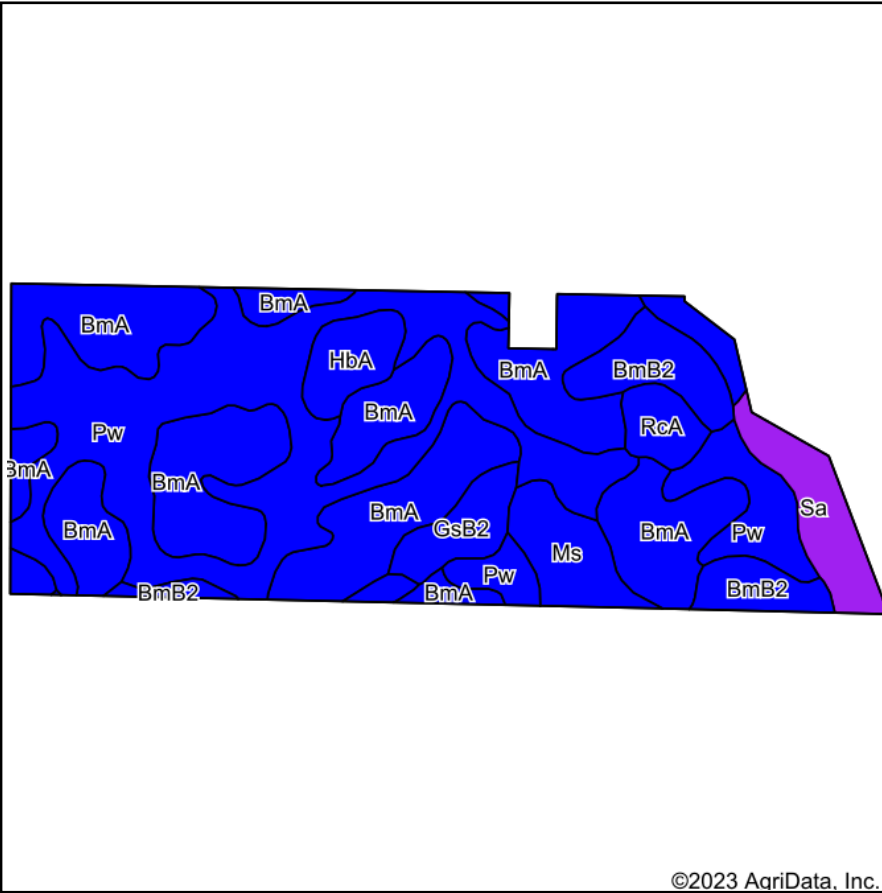


Area Symbol: IN183, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	14.34	27.5%		Ile		137	17	5			9	50	54	
Sa	Saranac silty clay loam, sandy substratum, frequently flooded	10.14	19.4%		Vw										
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	9.54	18.3%		Ive		105	15	4	7			37	47	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	7.52	14.4%		Ilw		157		5	11			47	64	
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	7.21	13.8%		Ilw		142	17	5			9	52	56	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	2.04	3.9%		Ile	5	128	18	4	8	78		41	56	
HbA	Haskins loam, 0 to 3 percent slopes	1.08	2.1%		Ilw		158		5	11			59	62	
So	Sloan loam, sandy substratum, frequently flooded	0.30	0.6%		Illw		150	22					40		
<b>Weighted Average</b>						<b>2.95</b>	<b>0.2</b>	<b>108.3</b>	<b>10.6</b>	<b>3.8</b>	<b>3.4</b>	<b>3.1</b>	<b>3.7</b>	<b>37.5</b>	<b>43.9</b>

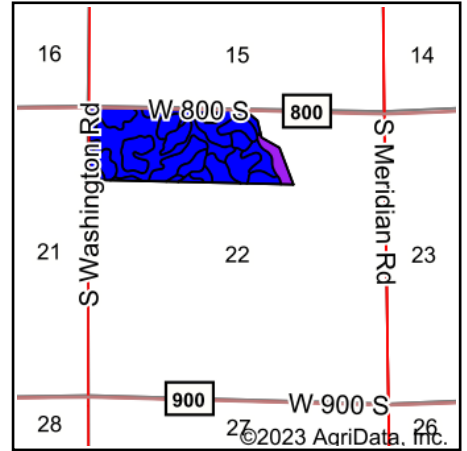
Soils data provided by USDA and NRCS.

# SOIL MAP - TRACTS 6-8



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Whitley**  
 Location: **22-30N-9E**  
 Township: **Washington**  
 Acres: **101.37**  
 Date: **10/5/2023**



Area Symbol: IN183, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	42.06	41.5%		Ilw		142	17	5			9	52	56
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	35.10	34.6%		Ilw		157		5	11			47	64
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	7.13	7.0%		Ile		137	17	5			9	50	54
Sa	Saranac silty clay loam, sandy substratum, frequently flooded	4.66	4.6%		Vw									
Ms	Milford silty clay loam, 0 to 2 percent slopes	4.12	4.1%		Ilw		154		5			11	43	62
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	3.04	3.0%		Ile	5	128	18	4	8	78		41	56
HbA	Haskins loam, 0 to 3 percent slopes	3.04	3.0%		Ilw		158		5	11			59	62
RcA	Rawson sandy loam, 0 to 2 percent slopes	2.22	2.2%		Ils		126	18	5			8	44	57
<b>Weighted Average</b>					<b>2.14</b>	<b>0.1</b>	<b>140.5</b>	<b>9.2</b>	<b>4.7</b>	<b>4.4</b>	<b>2.3</b>	<b>5</b>	<b>47.1</b>	<b>56.5</b>

Soils data provided by USDA and NRCS.

# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6654  
Prepared : 9/26/23 8:44 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-183-2018-43  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.79	38.79	38.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	38.79	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	28.86	0.00	132	
Soybeans	9.62	0.00	44	
<b>TOTAL</b>	<b>38.48</b>	<b>0.00</b>		

### NOTES

Tract Number : 10772  
Description : F9/T30N R9E/SEC16/Washington Twp/Whitley Co  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planned on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : RICHARD W MEINIKA, CHERYL MEINIKA  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.79	38.79	38.79	0.00	0.00	0.00	0.00	0.0



# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6654  
Prepared : 9/26/23 8:44 AM CST  
Crop Year : 2024

Tract 10772 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	\$OD
0.00	0.00	38.79	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	28.86	0.00	132
Soybeans	9.62	0.00	44
<b>TOTAL</b>	<b>38.48</b>	<b>0.00</b>	

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 [https://www.ers.usda.gov/complaint\\_filing\\_suit.html](https://www.ers.usda.gov/complaint_filing_suit.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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION

**USDA Farm 6654 Tract 10772**

Administered by: Whitley County, Indiana

Map prepared on: 4/9/2020  
 38.79 Tract acres  
 38.79 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**  
 Restricted Use TRS: 30N9E16  
 Limited Restrictions Whitley Co., IN  
 Exempt from Conservation Compliance Provisions

CRP  
 CLU

Source: Primarily USDA NAIP 2018 Imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL	Contract	Prac	Yr	CI	Y
1	38.79	N					

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

INDIANA  
WHITLEY  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 6649  
Prepared : 9/26/23 8:43 AM CST  
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-183-2018-41  
Transferred From : None  
ARCPLC G/H/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
99.82	98.10	98.10	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	98.10	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
Com	72.51	0.00	142	
Soybeans	24.13	0.00	60	
<b>TOTAL</b>	<b>96.64</b>	<b>0.00</b>		

### NOTES

Tract Number : 12498  
Description : T30N R9E/SEC 22 WASHINGTON TWP  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : RICHARD W MEINIKA, CHERYL MEINIKA  
Other Producers :  
Recon ID : 18-183-2018-39

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
2.68	2.63	2.63	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

FARM : 6649  
Prepared : 9/26/23 8:43 AM CST  
Crop Year : 2024

**Tract 12498 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.63	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	1.94	0.00	142
Soybeans	0.65	0.00	60
<b>TOTAL</b>	<b>2.59</b>	<b>0.00</b>	

**NOTES**

**Tract Number : 12499**

Description : T30N R9E/SEC 22 WASHINGTON TWP  
 FSA Physical Location : INDIANA/WHITLEY  
 ANSI Physical Location : INDIANA/WHITLEY  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : RICHARD W MEINIK, CHERYL MEINIK  
 Other Producers :  
 Recon ID : 18-183-2016-39

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
97.14	95.47	95.47	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	95.47	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	70.57	0.00	142
Soybeans	23.48	0.00	60
<b>TOTAL</b>	<b>94.05</b>	<b>0.00</b>	

**NOTES**

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6649  
Prepared : 9/26/23 8:43 AM CST  
Crop Year : 2024

*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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



# FSA INFORMATION

**USDA Farm 6649 Tract 12499**  
 Administered by: Whitley County, Indiana

Map prepared on: 4/9/2020  
 97.14 Tract acres  
 95.47 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:13:02

**Wetland Determination Identifiers:**  
 Restricted Use TRS: 30N9E22  
 Limited Restrictions Whitley Co., IN  
 Exempt from Conservation Compliance Provisions



CLU	Acres	HEI	Contract	Prac	Yr	CI
1	95.47	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 NAIIP 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 contract NRCS.

# FSA INFORMATION

**USDA Farm 6649 Tract 12498**  
 Administered by: Whitley County, Indiana

Map prepared on: 4/9/2020  
 2.68 Tract acres  
 2.63 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIP 2018 Imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02

Map prepared on: 4/9/2020  
 2.68 Tract acres  
 2.63 Cropland acres  
 0 CRP acres

Map prepared on: 4/9/2020  
 2.68 Tract acres  
 2.63 Cropland acres  
 0 CRP acres



CLU	Acres	HEI	Contract	Prac	Yr	CI
1	2.27	N				Y
2	0.36	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-026 and attached maps) for exact boundaries and determinations or contact NRCS Provisions.

# FSA INFORMATION

INDIANA  
WHITLEY



United States Department of Agriculture  
Farm Service Agency

FARM : 4518  
Prepared : 9/26/23 8:42 AM CST  
Crop Year : 2024

Form: FSA-156EZ

## Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

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

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
11.42	6.76	6.76	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	6.76	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
Com	5.03	0.00	144	
Soybeans	1.67	0.00	34	
<b>TOTAL</b>	<b>6.70</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 2489  
Description : F9/T30N R9E/SEC16/Washington Twp/Whitley Co  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
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 : RICHARD W MEINIKA, CHERYL MEINIKA  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
11.42	6.76	6.76	0.00	0.00	0.00	0.00	0.0



# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4518  
Prepared : 9/26/23 8:42 AM CST  
Crop Year : 2024

Tract 2489 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	6.76	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	5.03	0.00	144
Soybeans	1.67	0.00	34
<b>TOTAL</b>	<b>6.70</b>	<b>0.00</b>	

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.asc.usda.gov/complaint\\_filing\\_cust.html](http://www.asc.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) 680-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION



**Farm 4518 Tract 2489**

Administered by: **Whitley County, Indiana**

Source: Primarily USDA NAIP 2018 imagery; DHS or Dynamap roads; FSA data 2020-04-09 07:17:02

Map prepared on: 4/9/2020  
 11.42 Tract acres  
 6.76 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**  
 Restricted Use TRS: 30N19E16  
 Limited Restrictions Whitley Co., IN  
 Exempt from Conservation Compliance Provisions

CRP  
 CLU

Wetland  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions



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.

CLU	Acres	HEL	Contract	Prac	Yr	CI
1	6.76	N				Y



# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



## Abbreviated 156 Farm Record

FARM : 6647  
Prepared : 9/26/23 8:38 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-183-2018-41  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.76	76.76	76.76	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	76.76	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
Com	56.95	0.00	142	
Soybeans	18.95	0.00	60	
<b>TOTAL</b>	<b>75.90</b>	<b>0.00</b>		

### NOTES

Tract Number : 9188  
Description : E10/T30N/R9E/SEC20/WASHINGTON TWP/WHITLEY CO  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Ranga Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : CHERYL FULK PILGRIM TRUST  
Other Producers :  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.76	76.76	76.76	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6647  
Prepared : 9/26/23 8:38 AM CST  
Crop Year : 2024

Tract 9188 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.76	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	56.95	0.00	142
Soybeans	18.95	0.00	60
<b>TOTAL</b>	<b>75.90</b>	<b>0.00</b>	

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.ams.usda.gov/complaint\\_filing\\_cust.html](http://www.ams.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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION

**USDA Farm 6647 Tract 9188**

Map prepared on: 4/9/2020

Administered by: Whitley County, Indiana

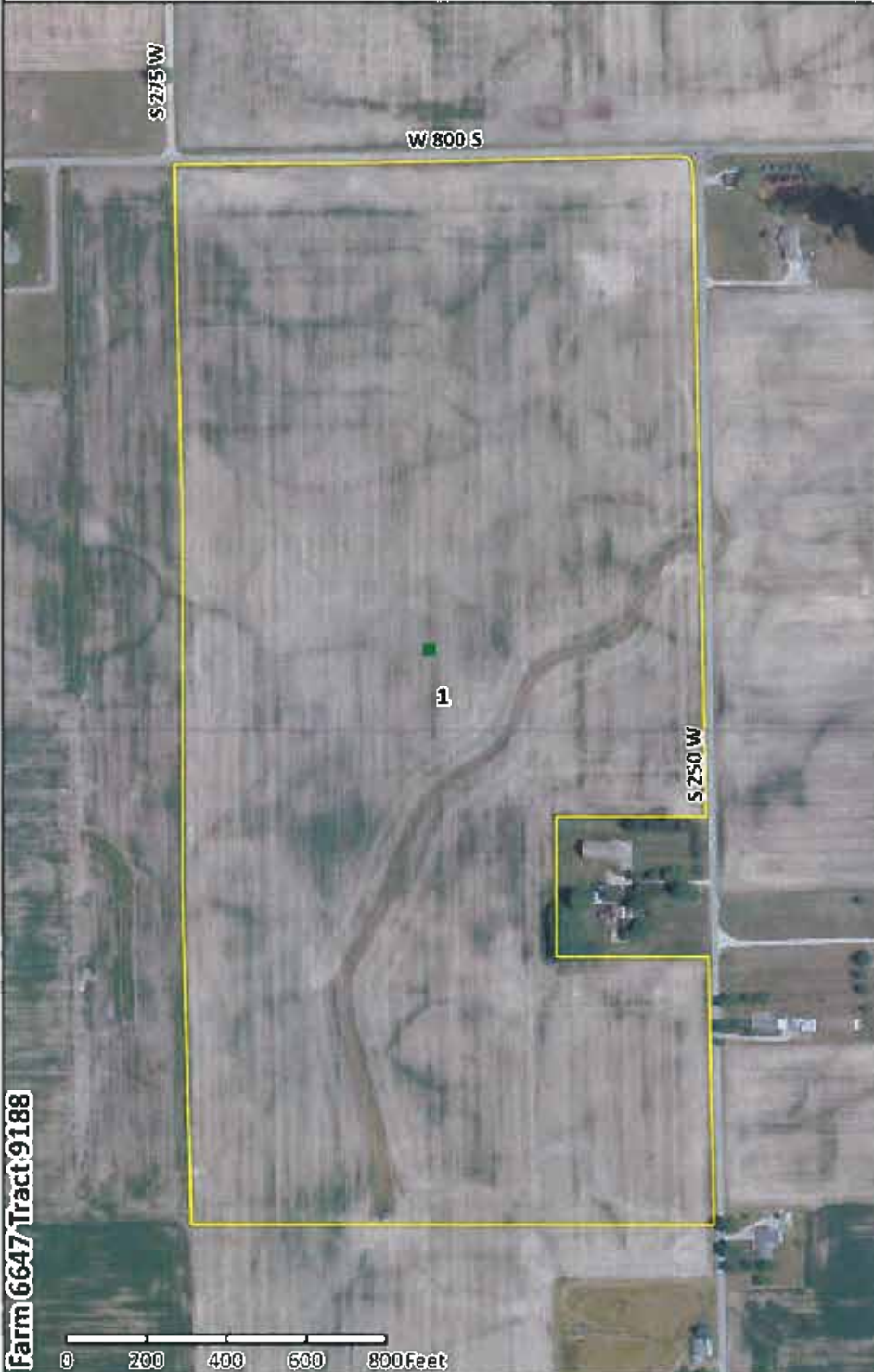
CRP TRS: 30N9E20  
 CLU Whitley Co., IN



76.76 Tract acres  
 76.76 Cropland acres  
 0 CRP acres

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

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL	Contract	Prac	Yr	C
1	76.76	N				Y

Farm 6647 Tract 9188

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

INDIANA  
WHITLEY



United States Department of Agriculture  
Farm Service Agency

FARM : 6737

Prepared : 9/26/23 8:40 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 18-183-2018-108  
Transferred From : None  
ARCPLC G/W/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
14.82	14.82	14.82	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	14.82	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	11.10	0.00	124	
Soybeans	3.70	0.00	47	
<b>TOTAL</b>	<b>14.80</b>	<b>0.00</b>		

### NOTES

Tract Number : 12507

Description : T30N R9E/SEC20 WASHINGTON TWP  
FSA Physical Location : INDIANA/WHITLEY  
ANSI Physical Location : INDIANA/WHITLEY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : CHERYL FULK PILGRIM TRUST  
Other Producers :  
Recon ID : 18-183-2018-107

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
14.82	14.82	14.82	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
WHITLEY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6737  
Prepared : 9/26/23 8:40 AM CST  
Crop Year : 2024

Tract 12597 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	14.82	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	11.10	0.00	124
Soybeans	3.70	0.00	47
<b>TOTAL</b>	<b>14.80</b>	<b>0.00</b>	

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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# FSA INFORMATION

**USDA Farm 6737 Tract 12597**  
 Administered by: Whitley County, Indiana

Map prepared on: 4/9/2020  
 14.82 Tract acres  
 14.82 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



CLU	Acres	HEL	Contract	Prac	Yr	CI
1	14.82	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-026 and attached maps] for exact boundaries and determinations or contact NRCS

# **COUNTY TAX INFORMATION**

# COUNTY TAX - TRACTS 1 & 2

Beacon - Whitley County, IN - Parcel Report: 92-09-20-000-406.000-013

10/17/23, 7:28 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-20-000-406.000-013  
Property Address S 250 W  
South Whitley, IN, 46787  
Brief Legal Description E2 NW4 EX 3A S20 T30 R9 77A  
(Note: Not to be used on legal documents)  
[2017060090 - Purchase Copy](#)  
Doc Nbr  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 77

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Fulk, Cheryl Pilgrim Trust](#)  
4375 N Airport Rd  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 77  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BMA	0	0	2.0360	\$1,900.00	\$1,691.00	\$3,442.88	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	19.9250	\$1,900.00	\$1,691.00	\$33,693.18	\$0.00	\$33,690.00
Tillable Cropland	BMB2	0	0	29.4690	\$1,900.00	\$1,615.00	\$47,592.44	\$0.00	\$47,590.00
Tillable Cropland	GSB2	0	0	2.4680	\$1,900.00	\$1,463.00	\$3,610.68	\$0.00	\$3,610.00
Tillable Cropland	MVC2	0	0	0.6080	\$1,900.00	\$1,292.00	\$785.54	\$0.00	\$790.00
Tillable Cropland	PW	0	0	22.4940	\$1,900.00	\$2,109.00	\$47,439.85	\$0.00	\$47,440.00

### Transfer History

Date	From	To	Instrument	Doc #
6/5/2017	Meinika, Richard D Etal	Fulk, Cheryl Pilgrim Trust	personal rep deed	<a href="#">2017060090 - Purchase Copy</a>

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Fulk, Cheryl Pilgrim Trust	2017060090		\$0.00
2/5/1997	Meinika, Richard D Etal		9702/62	\$0.00
	ADD ETAL			\$0.00

# COUNTY TAX - TRACTS 1 & 2

Beacon - Whitley County, IN - Parcel Report: 92-09-20-000-406.000-013

10/17/23, 7:28 AM

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$105,100	\$90,400	\$89,700	\$109,300	\$112,800	\$129,600
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$105,100	\$90,400	\$89,700	\$109,300	\$112,800	\$129,600

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$760.45	\$701.28	\$714.64	\$846.80	\$890.27	\$1,031.55
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$760.45	\$701.28	\$714.64	\$846.80	\$890.27	\$1,031.55
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72.12
						5151-000a-Emery T A - \$72.12
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,520.90	\$1,402.56	\$1,429.28	\$1,693.60	\$1,780.54	\$2,135.22
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,520.90)	(\$1,402.56)	(\$1,429.28)	(\$1,693.60)	(\$1,780.54)	(\$2,135.22)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*Property taxes for 2022 Pay 2023 are certified.*

*First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.*



# COUNTY TAX - TRACTS 1 & 2

Beacon - Whitley County, IN - Parcel Report: 92-09-20-000-406.000-013

10/17/23, 7:28 AM

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1233007	5/10/2023	\$1,520.90
2021 Pay 2022	1212914	11/10/2022	\$701.28
2021 Pay 2022	1196201	5/10/2022	\$701.28
2020 Pay 2021	1157451	5/10/2021	\$1,429.28
2019 Pay 2020	1112215	6/17/2020	\$1,693.60
2018 Pay 2019	1082747	5/10/2019	\$1,780.54
2017 Pay 2018	1061082	5/9/2018	\$2,135.22

## Property Record Cards

- [2021 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 10/17/2023, 3:32:50 AM

Contact Us

Developed by  
 Schneider  
GEOSPATIAL

# COUNTY TAX - TRACT 3

Beacon - Whitley County, IN - Parcel Report: 92-09-20-000-312.000-013

10/17/23, 7:28 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-20-000-312.000-013  
Property Address S 250 W  
South Whitley, IN, 46787  
Brief Legal Description PT SW4 S20 T30 R9 15.248A  
(Note: Not to be used on legal documents)  
Doc Nbr [2017060090 - Purchase Copy](#)  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 15.248

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Fulk, Cheryl Pilgrim Trust](#)  
4375 N Airport Rd  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 15.248  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BMA	0	0	0.0800	\$1,900.00	\$1,691.00	\$135.28	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	3.3640	\$1,900.00	\$1,691.00	\$5,688.52	\$0.00	\$5,690.00
Tillable Cropland	BMB2	0	0	6.1250	\$1,900.00	\$1,615.00	\$9,891.88	\$0.00	\$9,890.00
Tillable Cropland	PW	0	0	5.6790	\$1,900.00	\$2,109.00	\$11,977.01	\$0.00	\$11,980.00

### Transfer History

Date	From	To	Instrument	Doc #
6/5/2017	Meinika, Richard D.	Fulk, Cheryl Pilgrim Trust	personal rep deed	<a href="#">2017060090 - Purchase Copy</a>

### Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Fulk, Cheryl Pilgrim Trust	2017060090		\$0.00
1/7/2005	Meinika, Richard D.	2005010133		\$0.00
1/7/2005	MEINIKA LARRY A	2005010132		\$26,000.00
	SPLIT FROM BOWSER JUNIOR D & RUTH M			\$0.00

# COUNTY TAX - TRACT 3

Beacon - Whitley County, IN - Parcel Report: 92-09-20-000-312.000-013

10/17/23, 7:28 AM

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$21,800	\$18,700	\$18,600	\$22,600	\$23,400	\$26,800
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$21,800	\$18,700	\$18,600	\$22,600	\$23,400	\$26,800

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$157.74	\$145.06	\$148.18	\$175.09	\$184.68	\$213.31
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$157.74	\$145.06	\$148.18	\$175.09	\$184.68	\$213.31
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.13
						5151-000a-Emery T A - \$20.13
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$315.48	\$290.12	\$296.36	\$350.18	\$369.36	\$446.75
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$315.48)	(\$290.12)	(\$296.36)	(\$350.18)	(\$369.36)	(\$446.75)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*Property taxes for 2022 Pay 2023 are certified.*

*First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.*

# COUNTY TAX - TRACT 3

Beacon - Whitley County, IN - Parcel Report: 92-09-20-000-312.000-013

10/17/23, 7:28 AM

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1233006	5/10/2023	\$315.48
2021 Pay 2022	1212913	11/10/2022	\$145.06
2021 Pay 2022	1196200	5/10/2022	\$145.06
2020 Pay 2021	1157450	5/10/2021	\$296.36
2019 Pay 2020	1120660	6/17/2020	\$350.18
2018 Pay 2019	1072950	5/10/2019	\$369.36
2017 Pay 2018	1061199	5/9/2018	\$446.75

## Property Record Cards

[2021 Property Record Card \(PDF\)](#)

[2022 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 10/17/2023, 3:32:50 AM](#)

Contact Us

Developed by  
 Schneider  
GEO SPATIAL



# COUNTY TAX - TRACTS 4 & 5

Beacon - Whitley County, IN - Parcel Report: 92-09-16-000-203.000-013

10/17/23, 7:26 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-16-000-203.000-013  
Property Address S Washington Rd  
Columbia City, IN, 46725  
Brief Legal Description S 46 A N 1/2 SE 1/4 EX 6.691A S16 T30 R9 39.309A  
(Note: Not to be used on legal documents)  
Doc Nbr [2023100139 - Purchase Copy](#)  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 39.309

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Meinika, Richard W & Cheryl L](#)  
2694 N State Rd 9  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 39.309  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.2220	\$1,900.00	\$1,615.00	\$358.53	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	6.8320	\$1,900.00	\$1,691.00	\$11,552.91	\$0.00	\$11,550.00
Legal Ditch	BMA	0	0	1.4750	\$1,900.00	\$1,691.00	\$2,494.23	(\$100.00)	\$0.00
Tillable Cropland	BMB2	0	0	12.2310	\$1,900.00	\$1,615.00	\$19,753.07	\$0.00	\$19,750.00
Tillable Cropland	HBA	0	0	0.4040	\$1,900.00	\$2,014.00	\$813.66	\$0.00	\$810.00
Tillable Cropland	MXC3	0	0	8.0810	\$1,900.00	\$1,140.00	\$9,212.34	\$0.00	\$9,210.00
Tillable Cropland	PW	0	0	6.3540	\$1,900.00	\$2,109.00	\$13,400.59	\$0.00	\$13,400.00
Tillable Cropland	SA	0	0	3.6000	\$1,900.00	\$1,862.00	\$6,703.20	\$0.00	\$6,700.00
Tillable Cropland	SO	0	0	0.1100	\$1,900.00	\$1,938.00	\$213.18	\$0.00	\$210.00

### Transfer History

Date	From	To	Instrument	Doc #
10/11/2023	Meinika, Joshua R & Meinika, Jacob D	Meinika, Richard W & Cheryl L	Quitclaim Deed	<a href="#">2023100139 - Purchase Copy</a>
6/5/2017	Meinika, Richard W	Meinika, Joshua R & Meinika, Jacob D	Warranty Deed	<a href="#">2017060092 - Purchase Copy</a>
6/5/2017	Meinika, Richard D	Meinika, Richard W	personal rep deed	<a href="#">2017060091 - Purchase Copy</a>

# COUNTY TAX - TRACTS 4 & 5

Beacon - Whitley County, IN - Parcel Report: 92-09-16-000-203.000-013

10/17/23, 7:26 AM

## Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Meinika, Joshua R & Meinika, Jacob D	2017060092		\$0.00
6/5/2017	Meinika, Richard W	2017060091		\$0.00
6/29/2001	Meinika, Richard D		0106/767	\$0.00
6/29/2001	REMOVE MULLEN M		0106/763	\$0.00
9/25/2000	SPLIT 6.691A TO MULLEN M		0009/453	\$0.00
	NAME CHANGE & REMOVE LIFE ESTATE			\$0.00

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$48,700	\$41,900	\$41,500	\$50,600	\$52,200	\$60,000
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$48,700	\$41,900	\$41,500	\$50,600	\$52,200	\$60,000

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$352.37	\$325.04	\$330.63	\$392.02	\$411.99	\$477.57
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$352.37	\$325.04	\$330.63	\$392.02	\$411.99	\$477.57
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$704.74	\$650.08	\$661.26	\$784.04	\$823.98	\$955.14
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$352.37)	(\$650.08)	(\$661.26)	(\$784.04)	(\$823.98)	(\$955.14)
= Total Due	\$352.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# COUNTY TAX - TRACTS 4 & 5

Beacon - Whitley County, IN - Parcel Report: 92-09-16-000-203.000-013

10/17/23, 7:26 AM

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227151	5/3/2023	\$352.37
2021 Pay 2022	1209170	11/7/2022	\$325.04
2021 Pay 2022	1184244	5/2/2022	\$325.04
2020 Pay 2021	1172306	11/9/2021	\$330.63
2020 Pay 2021	1148152	5/6/2021	\$330.63
2019 Pay 2020	1117206	11/9/2020	\$392.02
2019 Pay 2020	1116822	5/11/2020	\$392.02
2018 Pay 2019	1071189	11/8/2019	\$411.99
2018 Pay 2019	1090042	5/10/2019	\$411.99
2017 Pay 2018	1051474	11/7/2018	\$477.57
2017 Pay 2018	1046445	5/10/2018	\$477.57

## Property Record Cards

- [2021 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 10/17/2023, 3:32:50 AM](#)

Contact Us

Developed by  
 Schneider  
GEOSPATIAL

# COUNTY TAX - Part of TRACT 5

Beacon - Whitley County, IN - Parcel Report: 92-09-16-000-201.000-013

10/17/23, 7:26 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-16-000-201.000-013  
Property Address S Washington Rd  
Columbia City, IN, 46725  
Brief Legal Description PT SE4 S16 T30 R9 12.402A  
(Note: Not to be used on legal documents)  
Doc Nbr [2023100139 - Purchase Copy](#)  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 12.402

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Meinika, Richard W & Cheryl L](#)  
2694 N State Rd 9  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography: Flat  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality: Static  
Parcel Acreage: 12.402  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	BMA	0	0	2.7800	\$1,900.00	\$1,691.00	\$4,700.98	(\$100.00)	\$0.00
Woodland	BMB2	0	0	1.0070	\$1,900.00	\$1,615.00	\$1,626.31	(\$80.00)	\$330.00
Tillable Cropland	GSB2	0	0	0.0370	\$1,900.00	\$1,463.00	\$54.13	\$0.00	\$50.00
Woodland	GSB2	0	0	2.0300	\$1,900.00	\$1,463.00	\$2,969.89	(\$80.00)	\$590.00
Woodland	HBA	0	0	0.7530	\$1,900.00	\$2,014.00	\$1,516.54	(\$80.00)	\$300.00
Tillable Cropland	MXC3	0	0	1.5870	\$1,900.00	\$1,140.00	\$1,809.18	\$0.00	\$1,810.00
Woodland	PW	0	0	0.4420	\$1,900.00	\$2,109.00	\$932.18	(\$80.00)	\$190.00
Woodland	SA	0	0	0.5880	\$1,900.00	\$1,862.00	\$1,094.86	(\$80.00)	\$220.00
Tillable Cropland	SA	0	0	3.1780	\$1,900.00	\$1,862.00	\$5,917.44	\$0.00	\$5,920.00

### Transfer History

Date	From	To	Instrument	Doc #
10/11/2023	Meinika, Joshua R & Meinika, Jacob D	Meinika, Richard W & Cheryl L	Quitclaim Deed	<a href="#">2023100139 - Purchase Copy</a>
6/5/2017	Meinika, Richard W	Meinika, Joshua R & Meinika, Jacob D	Warranty Deed	<a href="#">2017060092 - Purchase Copy</a>
6/5/2017	Meinika, Richard D	Meinika, Richard W	personal rep deed	<a href="#">2017060091 - Purchase Copy</a>

# COUNTY TAX - Part of TRACT 5

Beacon - Whitley County, IN - Parcel Report: 92-09-16-000-201.000-013

10/17/23, 7:26 AM

## Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Meinika, Joshua R & Meinika, Jacob D	2017060092		\$0.00
6/5/2017	Meinika, Richard W	2017060091		\$0.00
11/14/2005	Meinika, Richard D	2005110294		\$40,000.00
10/31/2005	STONER JOHN W & BARBARA	2005100633		\$84,900.00
9/24/1996	SPLIT 20.711A TO OLD TRAIL FARMS		9609/401	\$0.00
9/24/1996	STONER H		9609/402	\$0.00
	ADD BARBARA			\$0.00

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$7,400	\$6,400	\$6,400	\$7,700	\$8,000	\$9,200
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$7,400	\$6,400	\$6,400	\$7,700	\$8,000	\$9,200

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$53.54	\$49.65	\$50.99	\$59.66	\$63.14	\$73.23
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$53.54	\$49.65	\$50.99	\$59.66	\$63.14	\$73.23
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$107.08</b>	<b>\$99.30</b>	<b>\$101.98</b>	<b>\$119.32</b>	<b>\$126.28</b>	<b>\$146.46</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$53.54)	(\$99.30)	(\$101.98)	(\$119.32)	(\$126.28)	(\$146.46)



# COUNTY TAX - Part of TRACT 5

Beacon - Whitley County, IN - Parcel Report: 92-09-16-000-201.000-013

10/17/23, 7:26 AM

= Total Due \$53.54 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227150	5/3/2023	\$53.54
2021 Pay 2022	1209169	11/7/2022	\$49.65
2021 Pay 2022	1184243	5/2/2022	\$49.65
2020 Pay 2021	1172307	11/9/2021	\$50.99
2020 Pay 2021	1148153	5/6/2021	\$50.99
2019 Pay 2020	1119308	11/9/2020	\$59.66
2019 Pay 2020	1132431	5/11/2020	\$59.66
2018 Pay 2019	1095429	11/8/2019	\$63.14
2018 Pay 2019	1093172	5/10/2019	\$63.14
2017 Pay 2018	1056757	11/7/2018	\$73.23
2017 Pay 2018	1058003	5/10/2018	\$73.23

## Property Record Cards

- [2021 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 10/17/2023, 3:32:50 AM

Contact Us



# COUNTY TAX - TRACT 6

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-403.000-013

10/17/23, 7:27 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-22-000-403.000-013  
Property Address S Washington Rd  
Columbia City, IN, 46725  
Brief Legal Description NW4 NW4 S22 T30 R9 40A  
(Note: Not to be used on legal documents)  
Doc Nbr [2023100139 - Purchase Copy](#)  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 40

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Meinika, Richard W & Cheryl L](#)  
2694 N State Rd 9  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 40  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	1.6170	\$1,900.00	\$1,615.00	\$2,611.46	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	16.4420	\$1,900.00	\$1,691.00	\$27,803.42	\$0.00	\$27,800.00
Woodland	BMA	0	0	2.2580	\$1,900.00	\$1,691.00	\$3,818.28	(\$80.00)	\$760.00
Tillable Cropland	BMB2	0	0	0.4590	\$1,900.00	\$1,615.00	\$741.29	\$0.00	\$740.00
Woodland	BMB2	0	0	0.1410	\$1,900.00	\$1,615.00	\$227.72	(\$80.00)	\$50.00
Tillable Cropland	HBA	0	0	0.6650	\$1,900.00	\$2,014.00	\$1,339.31	\$0.00	\$1,340.00
Woodland	PW	0	0	2.6110	\$1,900.00	\$2,109.00	\$5,506.60	(\$80.00)	\$1,100.00
Tillable Cropland	PW	0	0	15.8070	\$1,900.00	\$2,109.00	\$33,336.96	\$0.00	\$33,340.00

### Transfer History

Date	From	To	Instrument	Doc #
10/11/2023	Meinika, Joshua R & Meinika, Jacob D	Meinika, Richard W & Cheryl L	Quitclaim Deed	<a href="#">2023100139 - Purchase Copy</a>
6/5/2017	Meinika, Richard W	Meinika, Joshua R & Meinika, Jacob D	Warranty Deed	<a href="#">2017060092 - Purchase Copy</a>
6/5/2017	Meinika, Richard D	Meinika, Richard W	personal rep deed	<a href="#">2017060091 - Purchase Copy</a>

# COUNTY TAX - TRACT 6

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-403.000-013

10/17/23, 7:27 AM

## Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Meinika, Joshua R & Meinika, Jacob D	2017060092		\$0.00
6/5/2017	Meinika, Richard W	2017060091		\$0.00
6/29/2001	Meinika, Richard D		0106/767	\$0.00
9/25/2000	REMOVE MULLEN M NAME CHANGE & REMOVE LIFE EST		0009/453	\$0.00

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$51,400	\$44,200	\$43,900	\$53,500	\$55,200	\$63,400
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$51,400	\$44,200	\$43,900	\$53,500	\$55,200	\$63,400

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$371.90	\$342.88	\$349.75	\$414.49	\$435.67	\$504.63
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$371.90	\$342.88	\$349.75	\$414.49	\$435.67	\$504.63
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5056-000a-Blaugh E. - \$120.00						
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$863.80	\$685.76	\$699.50	\$828.98	\$871.34	\$1,009.26
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$431.90)	(\$685.76)	(\$699.50)	(\$828.98)	(\$871.34)	(\$1,009.26)
= Total Due	\$431.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# COUNTY TAX - TRACT 6

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-403.000-013

10/17/23, 7:27 AM

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227152	5/3/2023	\$431.90
2021 Pay 2022	1209171	11/7/2022	\$342.88
2021 Pay 2022	1184245	5/2/2022	\$342.88
2020 Pay 2021	1172305	11/9/2021	\$349.75
2020 Pay 2021	1148151	5/6/2021	\$349.75
2019 Pay 2020	1116336	11/9/2020	\$414.49
2019 Pay 2020	1135735	5/11/2020	\$414.49
2018 Pay 2019	1075982	11/8/2019	\$435.67
2018 Pay 2019	1085069	5/10/2019	\$435.67
2017 Pay 2018	1036287	11/7/2018	\$504.63
2017 Pay 2018	1054426	5/10/2018	\$504.63

## Property Record Cards

- [2021 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 10/17/2023, 3:32:50 AM](#)

Contact Us

Developed by  
 Schneider  
GEOSPATIAL

# COUNTY TAX - TRACT 7

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-404.900-013

10/17/23, 7:27 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-22-000-404.900-013  
Property Address W 800 S  
Columbia City, IN, 46725  
Brief Legal Description NE4 NW4 & NW4 NE4 EX 25.27A EX .102A EX .102A EX .092A S22 T30 R9 54.634A  
(Note: Not to be used on legal documents)  
[2023100139 - Purchase Copy](#)  
Doc Nbr  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 54.634

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Meinika, Richard W & Cheryl L](#)  
2694 N State Rd 9  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 54.634  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Legal Ditch	AE	0	0	2.6260	\$1,900.00	\$1,615.00	\$4,240.99	(\$100.00)	\$0.00
Road Right of Way	BMA	0	0	0.5170	\$1,900.00	\$1,691.00	\$874.25	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	18.2110	\$1,900.00	\$1,691.00	\$30,794.80	\$0.00	\$30,790.00
Land Used by Farm Buildings	BMA	0	0	0.1090	\$1,900.00	\$1,691.00	\$184.32	(\$40.00)	\$110.00
Tillable Cropland	BMB2	0	0	7.2400	\$1,900.00	\$1,615.00	\$11,692.60	\$0.00	\$11,690.00
Tillable Cropland	GSB2	0	0	2.9470	\$1,900.00	\$1,463.00	\$4,311.46	\$0.00	\$4,310.00
Tillable Cropland	HBA	0	0	1.7100	\$1,900.00	\$2,014.00	\$3,443.94	\$0.00	\$3,440.00
Tillable Cropland	MS	0	0	4.0390	\$1,900.00	\$2,185.00	\$8,825.22	\$0.00	\$8,830.00
Tillable Cropland	PW	0	0	12.8690	\$1,900.00	\$2,109.00	\$27,140.72	\$0.00	\$27,140.00
Tillable Cropland	RCA	0	0	2.0740	\$1,900.00	\$1,786.00	\$3,704.16	\$0.00	\$3,700.00
Tillable Cropland	SA	0	0	2.2920	\$1,900.00	\$1,862.00	\$4,267.70	\$0.00	\$4,270.00

### Transfer History

Date	From	To	Instrument	Doc #
10/11/2023	Meinika, Joshua R & Meinika, Jacob D	Meinika, Richard W & Cheryl L	Quitclaim Deed	<a href="#">2023100139 - Purchase Copy</a>
6/5/2017	Meinika, Richard W	Meinika, Joshua R & Meinika, Jacob D	Warranty Deed	<a href="#">2017060092 - Purchase Copy</a>
6/5/2017	Meinika, Richard D	Meinika, Richard W	personal rep deed	<a href="#">2017060091 - Purchase Copy</a>



# COUNTY TAX - TRACT 7

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-404.900-013

10/17/23, 7:27 AM

## Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Meinika, Joshua R & Meinika, Jacob D	2017060092		\$0.00
6/5/2017	Meinika, Richard W	2017060091		\$0.00
8/11/2003	Meinika, Richard D	2003080314		\$0.00
2/5/1997	SPLIT .092A TO		9702/64	\$0.00
2/5/1997	REMOVE HELEN			\$0.00
1/17/1996	COMBINED W/-412- .102A		9601/247	\$0.00
9/19/1989	SPLIT .102A TO BEARD B & L		8909/259	\$0.00
	.102A SPLIT TO BEARD B & L			\$0.00

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$74,500	\$64,100	\$63,500	\$77,400	\$79,900	\$91,800
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$74,500	\$64,100	\$63,500	\$77,400	\$79,900	\$91,800

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$539.04	\$497.26	\$505.90	\$599.66	\$630.61	\$730.68
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$539.04	\$497.26	\$505.90	\$599.66	\$630.61	\$730.68
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$163.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5056-000a-Blaugh E. - \$163.90						
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,241.98	\$994.52	\$1,011.80	\$1,199.32	\$1,261.22	\$1,461.36
- Surplus	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# COUNTY TAX - TRACT 7

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-404.900-013

10/17/23, 7:27 AM

Transfer						
- Credits	(\$620.99)	(\$994.52)	(\$1,011.80)	(\$1,199.32)	(\$1,261.22)	(\$1,461.36)
= Total Due	\$620.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227153	5/3/2023	\$620.99
2021 Pay 2022	1209172	11/7/2022	\$497.26
2021 Pay 2022	1184246	5/2/2022	\$497.26
2020 Pay 2021	1172304	11/9/2021	\$505.90
2020 Pay 2021	1148150	5/6/2021	\$505.90
2019 Pay 2020	1119818	11/9/2020	\$599.66
2019 Pay 2020	1104207	5/11/2020	\$599.66
2018 Pay 2019	1100630	11/8/2019	\$630.61
2018 Pay 2019	1087531	5/10/2019	\$630.61
2017 Pay 2018	1042823	11/7/2018	\$730.68
2017 Pay 2018	1056098	5/10/2018	\$730.68

## Property Record Cards

- [2021 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 10/17/2023, 3:32:50 AM

Contact Us

Developed by  
 Schneider  
 GEOSPATIAL

# COUNTY TAX - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-406.000-013

10/17/23, 7:27 AM

## Whitley County, IN

### Summary

Parcel ID 92-09-22-000-406.000-013  
Property Address W 800 S  
Columbia City, IN, 46725  
Brief Legal Description PT NE4 NW4 & NW4 NE4 EX 1A S22 T30 R9 2.864A  
(Note: Not to be used on legal documents)  
[2017060091 - Purchase Copy](#)  
Doc Nbr  
Tax District Washington Township  
Tax Rate Code 978355 - ADV TAX RATE  
Property Type 65 - Agricultural  
Acreage 2.864

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.**

### Owners

Deeded Owner  
[Meinika, Richard W & Cheryl L](#)  
2694 N State Road 109  
Columbia City, IN 46725

### Taxing District

County: Whitley  
Township: WASHINGTON TOWNSHIP  
State District: 013 WASHINGTON TOWNSHIP  
Local District: 090  
School Corp: WHITLEY COUNTY CONSOLIDATED  
Neighborhood: 921310-013 WASHINGTON AG & RURAL

### Site Description

Topography: Flat  
Public Utilities: Electricity  
Street or Road: Paved  
Area Quality: Static  
Parcel Acreage: 2.864  
Class: 100 - Vacant Land

### Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	AE	0	0	0.2200	\$1,900.00	\$1,615.00	\$355.30	(\$100.00)	\$0.00
Legal Ditch	AE	0	0	0.2890	\$1,900.00	\$1,615.00	\$466.74	(\$100.00)	\$0.00
Tillable Cropland	BMA	0	0	1.0440	\$1,900.00	\$1,691.00	\$1,765.40	\$0.00	\$1,770.00
Land Used by Farm Buildings	BMA	0	0	0.2090	\$1,900.00	\$1,691.00	\$353.42	(\$40.00)	\$210.00
Tillable Cropland	BMB2	0	0	0.7660	\$1,900.00	\$1,615.00	\$1,237.09	\$0.00	\$1,240.00
Tillable Cropland	PW	0	0	0.3350	\$1,900.00	\$2,109.00	\$706.52	\$0.00	\$710.00

### Transfer History

Date	From	To	Instrument	Doc #
6/5/2017	Meinika, Richard W	Meinika, Richard W & Cheryl L		<a href="#">2017060093 - Purchase Copy</a>
6/5/2017	Meinika, Richard D Etal	Meinika, Richard W	personal rep deed	<a href="#">2017060091 - Purchase Copy</a>

# COUNTY TAX - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-406.000-013

10/17/23, 7:27 AM

## Sales

Date	New Owner	Doc ID	Book/Page	Sale Price
6/5/2017	Meinika, Richard W & Cheryl L	2017060093		\$0.00
6/5/2017	Meinika, Richard W	2017060091		\$0.00
2/5/1997	Meinika, Richard D Etal		9702/62	\$0.00
	ADD ETAL			\$0.00

## Valuation

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Land Value	\$3,100	\$2,700	\$2,600	\$3,200	\$3,300	\$3,800
+ Improvements Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$3,100	\$2,700	\$2,600	\$3,200	\$3,300	\$3,800

## Tax History

*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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$22.43	\$20.94	\$20.72	\$24.79	\$26.05	\$30.25
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$22.43	\$20.94	\$20.72	\$24.79	\$26.05	\$30.25
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5056-000a-Blaugh E. - \$10.00						
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$54.86	\$41.88	\$41.44	\$49.58	\$52.10	\$60.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$32.43)	(\$41.88)	(\$41.44)	(\$49.58)	(\$52.10)	(\$60.50)
= Total Due	\$22.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

# COUNTY TAX - TRACT 8

Beacon - Whitley County, IN - Parcel Report: 92-09-22-000-406.000-013

10/17/23, 7:27 AM

Property taxes for 2022 Pay 2023 are certified.

First installment for 2022 Pay 2023 tax is due May 10th. The second installment is due November 13th.

## Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1227149	5/3/2023	\$32.43
2021 Pay 2022	1209168	11/7/2022	\$20.94
2021 Pay 2022	1184242	5/2/2022	\$20.94
2020 Pay 2021	1172309	11/9/2021	\$20.72
2020 Pay 2021	1148155	5/6/2021	\$20.72
2019 Pay 2020	1115578	11/9/2020	\$24.79
2019 Pay 2020	1106110	5/11/2020	\$24.79
2018 Pay 2019	1074639	11/8/2019	\$26.05
2018 Pay 2019	1089331	5/10/2019	\$26.05
2017 Pay 2018	1065013	11/7/2018	\$30.25
2017 Pay 2018	1035791	5/10/2018	\$30.25

## Property Record Cards

- [2021 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Sketches.

Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 10/17/2023, 3:32:50 AM](#)

Contact Us

Developed by  
 Schneider  
GEOSPATIAL



# **TRACT 8 SEPTIC SPECIFICATIONS**

# TRACT 8 SEPTIC SPECIFICATIONS



PREVENT. PROMOTE. PROTECT.

## Whitley County Health Department

220 West VanBuren Street, Ste. 106, Columbia City, IN 46725

Phone (260) 248-3121 - Fax (260) 248-3129 / whitleygov.com

### SPECIFICATION SHEET FOR SEPTIC SYSTEM PERMIT

Name: Luke Schrader Telephone #: 229-7089

Current Address: 950 Liberty Dr., Col. City, 46025

Site Address: So. Side 800 Sasm, 1/2 mile west of Meridian

For a 3/4 bedroom or bedroom equivalent home, the septic tank size will be 1000/1250 gallons. The absorption bed will be 1500/2000 square feet. The maximum trench depth will be 13 inches.

Is a perimeter drain with socktile required?  Yes  No

The perimeter drain is to be installed to a minimum depth of 51 inches or 40" below the trench bottom of the closet trench, and to have 2.4 inches of fall every 100 feet through its outlet.

It is to be located:  X denotes minimum state law standards.  W denotes WCHD recommendations

- a.  on the upslope and aggregate filled to the surface or within 6 inches of the final grade.
- b.  completely around and aggregate filled to the surface or within 6 inches of the final grade.
- c.  three-sided and aggregate filled to the surface or within 6 inches of the final grade.

A required surface diversion or swale.  Yes  No

#### SUBSURFACE TRENCH SYSTEM:

- 3 Gravity Feed Trickle Flow  Gravity Feed Trickle Flow Alternating System
- 4 Gravity Feed Flood Dosed \*(Must provide total dynamic head, discharge rates, & pump curve.)
- Pressure Distribution \*(Must provide total dynamic head, discharge rates, & pump curve.)
- Elevated Sand Mound \*(Must provide total dynamic head, discharge rates, & pump curve.)
- Site Qualifies for a Sand Lined System

Today's Date: 10-30-23 Repair  or New  or Remodel  System

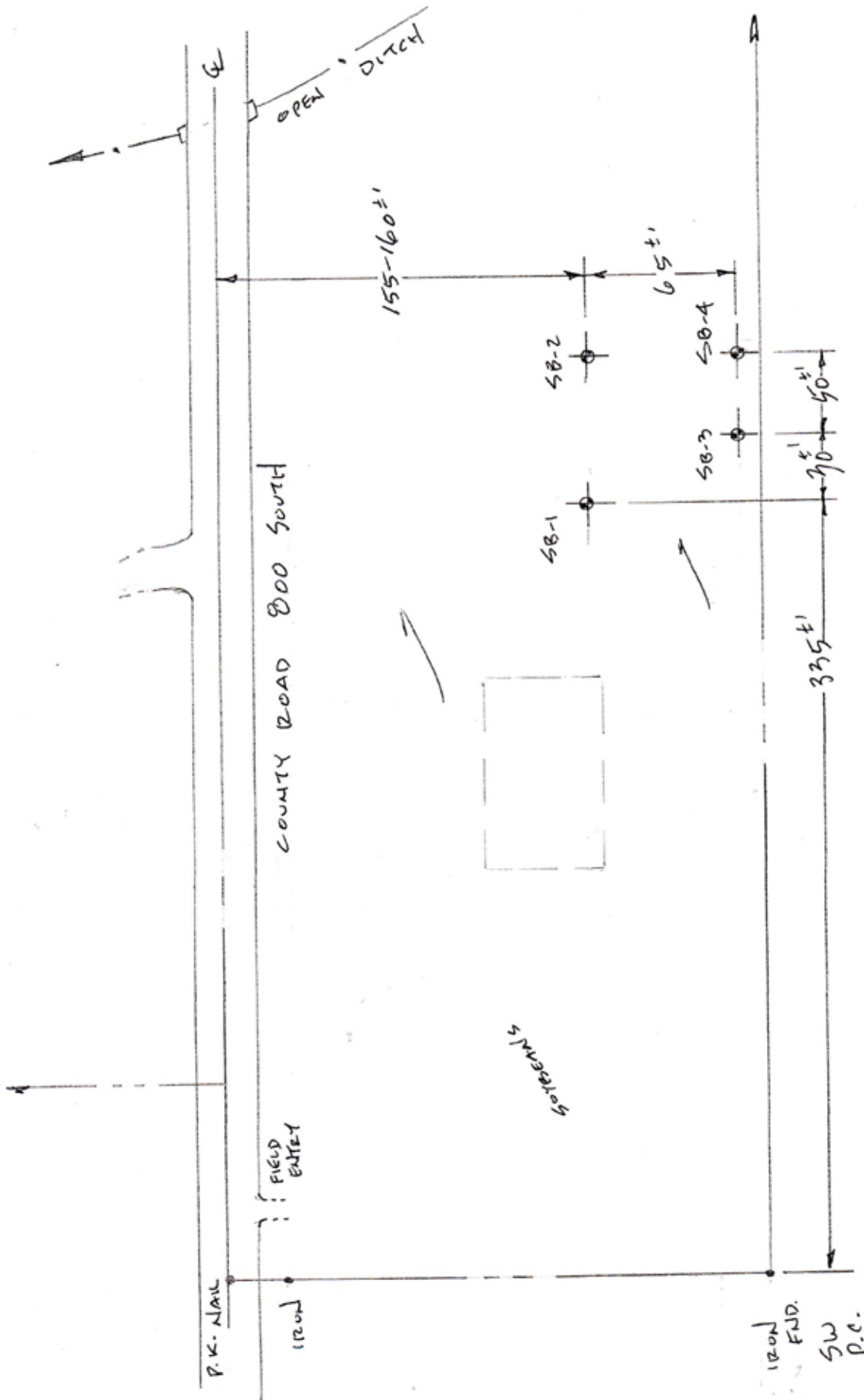
Additional Comments: Site # 2, 3 + 4

Site # 25' from Site # 1

Additional soil needed to cover the system with the required 12" cover.

Trench depths may be raised respectively.

# TRACT 8 SEPTIC SPECIFICATIONS



NORTH  
 TRACT 8  
 \* Prop. BOUNDARIES APPROX. AS SHOWN  
 1" = 60'





# PRELIMINARY TITLE



# PRELIMINARY TITLE - TRACTS 1-3

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**stewart**

**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**STEWART TITLE GUARANTY 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, Stewart Title Guaranty Company, a(n) Maryland 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.

**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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

Copyright 2021 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

Page 1 of 10



# PRELIMINARY TITLE - TRACTS 1-3

- 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.
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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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 - TRACTS 1-3

- 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**  
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>.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

Copyright 2021 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

Page 3 of 10



# PRELIMINARY TITLE - TRACTS 1-3


American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**STEWART TITLE GUARANTY COMPANY**  
P.O. Box 2029, Houston, TX 77252-2029



By:   
Frederick H. Eppinger, President and CEO

By:   
David Hisey, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

**Copyright 2021 American Land Title Association. All rights reserved.**  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 4 of 10



# PRELIMINARY TITLE - TRACTS 1-3

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

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

Issuing Agent: Trademark Title, Inc.  
Issuing Office: 220 Frontage Road, Suite C  
Columbia City, IN 46725  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: COL-147661  
Issuing Office File Number: COL-147661  
Property Address: S 250 W, South Whitley, IN 46787  
Revision Number:

### SCHEDULE A

1. Commitment Date: September 22, 2023 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **TBD**  
Proposed Amount of Insurance: **\$0**
  - (b) 2021 ALTA Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: **\$0**
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:  
David L. Meinika and Richard W. Meinika, Trustees of the Cheryl Pilgrim Fulk Trust
5. The land is described as follows:  
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

**TRADEMARK TITLE, INC.**  
220 Frontage Road, Suite C, Columbia City, IN  
46725  
Telephone: (260) 244-8014


**STEWART TITLE GUARANTY COMPANY**  
P.O. Box 2029, Houston, TX 77252-2029


Countersigned by:



Trademark Title, Inc.  
Trademark Title, Inc., License #564111



By:   
Frederick H. Eppinger, President and CEO

By:   
David Hisey, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

Copyright 2021 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 5 of 10





# PRELIMINARY TITLE - TRACTS 1-3

## 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.

The search did not disclose any open mortgages of record, therefore Trademark Title, Inc. reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Must be provided with copies of the Trust Papers for the Cheryl Pilgrim Fulk Trust authorizing the sale of the land and approving an individual to sign any related closing documents.

Trustee's Deed and Vendors (Sellers) Affidavit from David L. Meinika and Richard W. Meinika, Trustees of the Cheryl Pilgrim Fulk Trust to TBD.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 6 of 10



# PRELIMINARY TITLE - TRACTS 1-3

## 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, attached, 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. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Easements, restrictions and possible assessment for maintenance and rights of others entitled to the continued uninterrupted flow of water through Legal Drain in accordance with Indiana Drainage Code IC (1981) 36-9-27-33 et seq.
7. 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 rights, 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 interests.
8. Rights of the public, the municipality and the state in and to that part of the land taken and used for roads and highways, if any.
9. Any acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
10. 75 foot statutory legal drain easement across the insured tract that restricts building or locating any improvements.
11. Note: A judgment search was done and none were found unless noted on Schedule B-I.
12. Tax Parcel ID: 92-09-20-000-312.000-013  
Address: S 250 W, South Whitley, IN 46787  
Assessed Value Land: \$21800 Assessed Value Improvements \$0 Total Assessed Value \$21800  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$157.74 - PAID  
2nd installment 22/23 taxes: \$157.74 - PAID

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

Copyright 2021 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

Page 7 of 10



# PRELIMINARY TITLE - TRACTS 1-3

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

13. Tax Parcel ID: 92-09-20-000-406.000-013  
Address: S 250 W, South Whitley, IN 46787  
Assessed Value Land: \$105100 Assessed Value Improvements \$0 Total Assessed Value \$105100  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$760.45 - PAID  
2nd installment 22/23 taxes: \$760.45 - PAID

a. Taxes are due 5/10 and 11/10 and are payable to: Whitley County Treasurer

14. Taxes for the year 2023 are a lien, due in 2024, but are not yet due and payable.

Added improvements in place as of January 1, 2023 are subject to assessment which could increase the tax amounts due in 2024, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

15. Note: Alta 8.1 and Alta 9 endorsements will be included on the final loan policy.

16. The Insured Lender will have Gap coverage if the closing is handled by the agent from effective date of the commitment to and through the recordation of their mortgage.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 8 of 10



# PRELIMINARY TITLE - TRACTS 1-3

## EXHIBIT "A"

The Land referred to herein below is situated in the County of Whitley, State of Indiana, and is described as follows:

### Parcel I:

Part of the Southwest Quarter of Section 20, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit;

Beginning at a railroad spike found at the Northeast corner of said Southwest Quarter; thence South, on and along the east line of said Southwest Quarter, being within the right-of-way of County Road 250W, a distance of 175.0 feet to a Mag nail; thence Westerly, by an interior angle of 90 degrees 16 minutes 40 seconds, parallel to the North line of said Southwest Quarter, a distance of 417.24 feet to a 5/8 inch diameter iron pin capped "Walker"; thence Southerly, by a deflection angle left of 88 degrees 51 minutes 20 seconds, a distance of 480.09 feet to a 5/8 inch diameter iron pin capped "Walker"; thence Westerly by an interior angle of 91 degrees 08 minutes 40 seconds, parallel to the North line of said Southwest Quarter, a distance of 898.5 feet to a 5/8 inch diameter iron pin capped "Walker", said iron pin being situated 3.1 feet South of and 0.5 feet East of a rail post found; thence Northerly, by an interior angle of 89 degrees 38 minutes 04 seconds, a distance of 655.0 feet to a 5/8 inch diameter iron pin capped "Walker" on the North line of said Southwest Quarter; thence Easterly, by an Interior angle of 90 degrees 21 minutes 56 seconds, on and along said North line, a distance of 1322.0 feet to the point of beginning, containing 15.248 acres of land, more or less, subject to legal right-of-way for County Road 250W, subject to all legal drain easements and all other easements of record.

### Parcel II:

The East one-half of the Northwest quarter of Section Twenty (20), Township thirty (30) North, Range nine (9) East, containing eighty (80) acres, more or less EXCEPT beginning on the East line of said Northwest Quarter at a point situated 632.7 feet North of the Southeast corner thereof; thence North, on and along said East line, being also the centerline of County Road 250W, a distance of 335.08 feet; thence West, by an interior angle of 90 degrees 00 minutes, a distance of 390.0 feet; thence South and parallel to said East line, 335.08 feet; thence East, by an interior angle of 90 degrees 00 minutes, a distance of 390.0 feet to the point of beginning, containing 3.000 acres of land.

Containing 77 acres, more or less, after said exception.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 9 of 10



# PRELIMINARY TITLE - TRACTS 1-3

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

---

## CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

**Property: S 250 W, South Whitley, IN 46787**

Deed from Estate of Richard D Meinika, deceased and the Helen Meinika Trust to David L. Meinika and Richard W. Meinika, Trustees of the Cheryl Pilgrim Fulk Trust, filed June 5, 2017 at Instrument No.: 2017060090

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147661

Version No.:

COL-147661

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 10 of 10



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**stewart**

**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**STEWART TITLE GUARANTY 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, Stewart Title Guaranty Company, a(n) Maryland 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.

**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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 1 of 13





# PRELIMINARY TITLE - TRACTS 4-8

- 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.
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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

Page 2 of 13

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE - TRACTS 4-8

- 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**  
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>.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 3 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**STEWART TITLE GUARANTY COMPANY**  
P.O. Box 2029, Houston, TX 77252-2029



By:   
Frederick H. Eppinger, President and CEO

By:   
David Hisey, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 4 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

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

Issuing Agent: Trademark Title, Inc.  
Issuing Office: 220 Frontage Road, Suite C  
Columbia City, IN 46725  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: COL-147660  
Issuing Office File Number: COL-147660  
Property Address: South Washington Road, Columbia City, IN 46725 and West 800 South, Columbia City, IN 46725  
Revision Number:

### SCHEDULE A

1. Commitment Date: November 2, 2023 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **TBD**  
Proposed Amount of Insurance: **\$0**
  - (b) 2021 ALTA Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: **\$0**
3. The estate or interest in the Land at the Commitment Date is:  
Property 1: fee simple  
Property 2: fee simple
4. The Title is, at the Commitment Date, vested in:  
Property1: Richard W Meinika and Cheryl L. Meinika, husband and wife  
Property2: Richard W. Meinika, and Cheryl L. Meinika, husband and wife
5. The land is described as follows:  
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

**TRADEMARK TITLE, INC.**  
220 Frontage Road, Suite C, Columbia City, IN  
46725  
Telephone: (260) 244-8014


**STEWART TITLE GUARANTY COMPANY**  
P.O. Box 2029, Houston, TX 77252-2029


Countersigned by:



Steven D. Garver  
Trademark Title, Inc., License #564111



By:   
Frederick H. Eppinger, President and CEO

By:   
David Hisey, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 5 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

## 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.

The search did not disclose any open mortgages of record, therefore Trademark Title, Inc. reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Warranty Deed and Vendors (Sellers) Affidavit from Richard W. Meinika and Cheryl L. Meinika, a married couple to TBD.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 6 of 13



# PRELIMINARY TITLE - TRACTS 4-8

## 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, attached, 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. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Easements, restrictions and possible assessment for maintenance and rights of others entitled to the continued uninterrupted flow of water through Legal Drain in accordance with Indiana Drainage Code IC (1981) 36-9-27-33 et seq.
7. 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 rights, 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 interests.
8. Rights of the public, the municipality and the state in and to that part of the land taken and used for roads and highways, if any.
9. Any acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
10. 75 foot statutory legal drain easement across the insured tract that restricts building or locating any improvements.
11. Note: A judgment search was done and none were found unless noted on Schedule B-I.
12. Tax Parcel ID: 92-09-16-000-201.000-013  
Address: South Washington Road, Columbia City, IN 46725  
Assessed Value Land: \$7400 Assessed Value Improvements \$0 Total Assessed Value \$7400  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$53.54 - PAID  
2nd installment 22/23 taxes: \$53.54 - PAID

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 7 of 13





# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

13. Tax Parcel ID: 92-09-16-000-203.000-013  
Address: South Washington Road, Columbia City, IN 46725  
Assessed Value Land: \$48700 Assessed Value Improvements \$0 Total Assessed Value \$48700  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$352.37 - PAID  
2nd installment 22/23 taxes: \$352.37 - PAID

14. Tax Parcel ID: 92-09-22-000-403.000-013  
Address: South Washington Road, Columbia City, IN 46725  
Assessed Value Land: \$51400 Assessed Value Improvements \$0 Total Assessed Value \$51400  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$371.90 - PAID  
2nd installment 22/23 taxes: \$371.90 - PAID

1st Installment of the 2023 Drain Tax: \$60.00 - PAID  
2nd Installment of the 2023 Drain Tax: \$60.00 - PAID

15. Tax Parcel ID: 92-09-22-000-404.900-013  
Address: West 800 South, Columbia City, IN 46725  
Assessed Value Land: \$74500 Assessed Value Improvements \$0 Total Assessed Value \$74500  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$539.04 - PAID  
2nd installment 22/23 taxes: \$539.04 - PAID

1st Installment of the 2023 Drain Tax: \$81.95 - PAID  
2nd Installment of the 2023 Drain Tax: \$81.95 - PAID

16. Tax Parcel ID: 92-09-22-000-406.000-013  
Address: West 800 South, Columbia City, IN 46725  
Assessed Value Land: \$3100 Assessed Value Improvements \$0 Total Assessed Value \$3100  
Homestead Exp: \$0 Mortgage Exp: \$0 Additional Exp: \$0  
1st installment 22/23 taxes: \$22.43 - PAID  
2nd installment 22/23 taxes: \$22.43 - PAID

2023 Drain Tax: \$10.00 - PAID

Taxes are due 5/10 and 11/10 and are payable to: Whitley County Treasurer

17. Taxes for the year 2023 are a lien, due in 2024, but are not yet due and payable.

Added improvements in place as of January 1, 2023 are subject to assessment which could increase the tax amounts due in 2024, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

18. INTENTIONALLY DELETED

19. The Insured Lender will have Gap coverage if the closing is handled by the agent from effective date of the commitment to and through the recordation of their mortgage.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

Page 8 of 13

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 8 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

## EXHIBIT "A"

The Land referred to herein below is situated in the County of Whitley, State of Indiana, and is described as follows:

Property 1

Parcel I:

Part of the Southeast Quarter of Section 16, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at a railroad spike found at the Northeast corner of said Southeast Quarter; thence South 00 degrees 00 minutes West (adjoiner's deed bearing), on and along the East line of said Southeast Quarter, a distance of 195.0 feet to a P.K. nail found at the Southeast corner of a certain 1.589 acre tract of land as recorded in Document Number 94-6-18, in the records of Whitley County, Indiana; thence continuing South 00 degrees 00 minutes West, on and along said East line, being within the right-of-way of Washington Road, a distance of 300.0 feet to a Mag nail found at the Northeast corner of a certain 6.691 acre tract of land as recorded in Document Number 01-6-764, in said records; thence South 88 degrees 47 minutes 05 seconds West, on and along a North line of said 6.691 acre tract of land, being parallel to the North line of said Southeast Quarter, a distance of 165.0 feet (2 chains and 50 links), to a 5/8 inch iron pin capped "Walker" found at a Northwest corner of said 6.691 acre tract of land; thence South 00 degrees 00 minutes West, on and along a West line of said 6.691 acre tract of land, a distance of 70.29 feet (1 chain and 6 1/2 links), to a 5/8 inch iron pin capped "Walker" found at a corner of said 6.691 acre tract of land; thence South 88 degrees 47 minutes 05 seconds West, on and along a North line of said 6.691 acre tract of land, being parallel to the North line of said Southeast Quarter, a distance of 855.0 feet to the point of intersection with the centerline of the Goble Ditch, said point being situated South 88 degrees 47 minutes 05 seconds West, a distance of 20.0 feet from a 5/8 inch iron pin capped "Walker" found, said point also being situated 31.0 feet West of and 2.0 feet North of a rail iron post found, said point further being at the true point of beginning; thence continuing South 88 degrees 47 minutes 05 seconds West, parallel to the North line of said Southeast Quarter, a distance of 1671.78 feet to a point on the West line of said Southeast Quarter, said point being situated 1.35 feet North of an 0.4 feet West of the West face of a Six (6) inch "I" beam post found; thence North 00 degrees 41 minutes 26 seconds West on and along said West line, a distance of 492.18 feet to the point of intersection with the centerline of the Goble Ditch, said point being situated South 00 degrees 41 minutes 26 seconds East a distance of 73.00 feet from a rail iron post found at the Northwest corner of said Southeast Quarter, said point also being situated North 00 degrees 41 minutes 26 seconds West, a distance of 25.0 feet from a 5/8 inch iron pin capped "Walker"; thence South 82 degrees 05 minutes East, on and along said centerline, a distance of 1105.00 feet; thence South 72 degrees 01 minutes 16 seconds East, on and along said centerline, a distance of 119.65 feet; thence South 60 degrees 18 minutes East, on and along said centerline, a distance of 540.00 feet to the true point of beginning, containing 12.402 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements and all other easements of record.

Parcel II:

The South forty-six (46) acres of the North half of the Southeast quarter of Section sixteen (16), Township thirty (30) North of Range nine (9) east.

EXCEPT:

Part of the Southeast Quarter of Section 16, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at a railroad spike found at the Northeast corner of said Southeast Quarter; thence South 00 degrees 00 minutes West (assumed bearing), on and along the East line of said Southeast Quarter, a distance of 495.0 feet (7 chains and 50 links) to a Mag nail at the true point of beginning, being the Southeast corner of a certain 34 acre tract of land as recorded in Document Number 96-9-402 of the records of Whitley County, Indiana; thence continuing South 00 degrees 00 minutes West, on and along said East line, being within the right-of-way of Washington Road, a distance of 450.0 feet to the point of intersection with the centerline of an open ditch; thence South 81 degrees 57 minutes West, on and along said centerline, a distance of 278.0 feet; thence North 66 degrees 52 minutes West, on and along said centerline, a

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 9 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

distance of 367.0 feet; thence North 61 degrees 22 minutes West, on and along said centerline, a distance of 284.0 feet; thence North 53 degrees 30 minutes West, on and along said centerline, a distance of 196.24 feet to the point of intersection with the South line of said 34 acre tract in Document Number 96-9-402 of said records, said point of intersection being situated 20.0 feet West of an iron pin; thence North 88 degrees 47 minutes 05 seconds East, on and along said South line, being parallel to the North line of said Southeast Quarter, a distance of 855.0 feet to an iron pin at a corner of said 34 acre tract; thence North 00 degrees 00 minutes East, on and along an East line of said 34 acre tract, being parallel to the East line of said Southeast Quarter, a distance of 70.29 feet (1 chain and 6 1/2 links) to an iron pin at a corner of said 34 acre tract; thence North 88 degrees 47 minutes 05 seconds East, on and along a South line of said 34 acre tract, a distance of 165.0 feet (2 chains and 50 links) to the true point of beginning, containing 6.691 acres of land, more or less.

Parcel III:

The Northwest quarter of the Northwest quarter of Section twenty-two (22), Township thirty (30) North of Range nine (9) East.

Property 2

Parcel I:

The Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, all in Section 22, Township 30 North, Range 9 East.

EXCEPT:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 22, Township 30 North, Range 9 East in Whitley County, Indiana; thence due West along the North line of the said Northwest Quarter 1188.0 feet to the center of an open public drain known as the Kaufman Branch of the Jackson Ditch; thence to follow the meanderings of the center line of the said Kaufman Branch along the following courses and distances, due South 25.0 feet; thence South 54 degrees 49 minutes East 273.7 feet; thence South 12 degrees 43 minutes East 320.7 feet; thence South 59 degrees 50 minutes East 375.1 feet; thence South 23 degrees 18 minutes East 705.9 feet to the south line of the said Northwest Quarter; thence Due East 330.0 feet to the Southeast corner of the said Northwest Quarter; thence North 01 degrees 43 minutes west along the East line of the said Northwest Quarter 1333.0 feet to the point of beginning, containing 21.41 acres, more or less, and subject to a 25 foot wide right of way for Whitley County Road #800S.

ALSO EXCEPTING:

Beginning at the Northeast corner of the Northwest Quarter of said Section 22; thence West, on and along the North line of the Northwest Quarter of said Section 22, being also the center line of County Road #800 S; a distance of 538.6 feet; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence East, by an interior angle of 90 degrees 00 minutes and parallel to the North line of the Northwest Quarter of said Section 22, a distance of 875.6 feet; thence Northwesterly, by an interior angle of 44 degrees 37 minutes, a distance of 113.5 feet: thence Northwesterly, by a deflection angle of 05 degrees 13 minutes, a distance of 185.0 feet: thence Northerly, by a deflection angle right of 51 degrees 00 minutes, a distance of 25.0 feet to the North line of the Northeast Quarter of said Section 22, at a point situated 1233.0 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence Westerly, by an interior angle of 90 degrees 00 minutes on and along the North line of the Northeast Quarter of said Section 22, being also the centerline of County Road #800S, a distance of 113.4 feet to the point of beginning, containing 3.864 acres of land, subject to legal right of way for County Road #800S.

EXCEPTING THEREFROM:

Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to- wit:

Beginning on the North line of said Northwest Quarter at a point situated 538.6 feet West of the Northeast corner of said Northwest Quarter; thence West, on and along said North line, being also the centerline of County Road #800 South, a distance of 20.0 feet; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence East and parallel to said North line, a distance of 20.0 feet; thence North, by an interior angle of 90 degrees 00 minutes, a

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 10 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

distance of 223.0 feet to the point of beginning.

#### ALSO EXCEPTING:

Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Northwest Quarter at a point situated 558.6 feet West of the Northeast corner of said northwest Quarter; thence West on and along said North line, being within the right-of-way of County Road 800 South, a distance of 20.0 feet; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence East and parallel to said North line a distance of 20.0 feet; thence North, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet to the point of beginning, containing 0.102 acres of land, more or less.

#### ALSO EXCEPTING:

Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at an iron bar found at the Northeast corner of said Northwest Quarter; thence West, on and along the North line of said Northwest Quarter, a distance of 376.27 feet to a Mag nail at the true point of beginning; thence continuing West, on and along said North line, being with the right-of-way of County Road 800 S, a distance of 7.0 feet to a Mag nail; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence West, by a deflection angle right of 90 degrees 00 minute, parallel to said North line, a distance of 195.33 feet to a point situated 2.0 feet South of an iron pin found; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 12.0 feet to an iron pin; thence East, by an interior angle of 90 degrees 00 minutes, parallel to said North line, a distance of 202.33 feet to an iron pin; thence North, by an interior angle of 90 degrees 00 minutes, a distance of 235.0 feet to the true point of beginning, containing 0.092 acres of land, more or less, subject to legal right-of-way for County Road 800 S, subject to all legal drain easements and all other easements of record.

#### FURTHER EXCEPT:

Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Northwest Quarter at a point situated 343.27 feet West of the Northeast corner of said Northwest Quarter; thence West, on and along said North line, being also the centerline of County Road #800 South, a distance of 20.0 feet; thence South by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence East and parallel to said North line, a distance of 20.0 feet; thence North, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet to the point of beginning, containing 0.102 acres of land, more or less, subject to legal right-of-way for County Road #800 South and subject to all easements of record.

#### Parcel II:

Part of the Northeast Quarter of the Northwest Quarter, together with part of the Northwest Quarter of the Northeast Quarter, all being in Section 22, Township 30 North, Range 9 East, Whitley County, Indiana, more particularly described as Follows, to-wit:

Beginning at the Northeast corner of the Northwest Quarter of said Section 22; thence West, on and along the North line of the Northwest Quarter of said Section 22, being also the center line of County Road #800 S; a distance of 538.6 feet; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence East, by an interior angle of 90 degrees 00 minutes and parallel to the North line of the Northwest Quarter of said Section 22, a distance of 875.6 feet; thence Northwesterly, by an interior angle of 44 degrees 37 minutes, a distance of 113.5 feet; thence Northwesterly, by a deflection angle of 05 degrees 13 minutes, a distance of 185.0 feet; thence Northerly, by a deflection angle right of 51 degrees 00 minutes, a distance of 25.0 feet to the North line of the Northeast Quarter of said Section 22, at a point situated 1233.0 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence Westerly, by an interior angle of 90 degrees 00 minutes on and along the North line of the Northeast Quarter of

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 11 of 13



Page 11 of 13

# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

said Section 22, being also the centerline of County Road #800S, a distance of 113.4 feet to the point of beginning, containing 3.864 acres of land, subject to legal right of way for County Road #800S.

EXCEPT the following: Beginning on the north line of said Northwest Quarter at a point situated 343.27 feet West of the Northeast corner of said Northwest Quarter; thence West, on and along said North line, being also the centerline of County Road #800 South, a distance of 195.33 feet; thence South, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet; thence East and parallel to said North line a distance of 195.33 feet; thence North, by an interior angle of 90 degrees 00 minutes, a distance of 223.0 feet to the point of beginning, containing 1.000 acres of land, subject to legal right of way for County Road #800S.

Containing after said exception 2.864 acres of land, subject to legal right of way for County Road #800S.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 12 of 13



# PRELIMINARY TITLE - TRACTS 4-8

American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

## CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

### Property: South Washington Road, Columbia City, IN 46725

Richard W Meinika to Joshua R. Meinika, and Jacob D. Meinika, as tenants in common and a Life Estate interest to Cheryl L Meinika and Richard W Meinika by deed dated 06/02/2017 and recorded on 06/05/2017 as Instrument Number 2017060092 in the Official Records of the Whitley County Recorder.

Joshua R. Meinika and Jacob D. Meinika to Richard W Meinika and Cheryl L. Meinika, husband and wife by deed dated 10/03/2023 and recorded on 10/11/2023 as Instrument Number 2023100139 in the Official Records of the Whitley County Recorder.

### Property: West 800 South, Columbia City, IN 46725

Richard W Meinika to Joshua R. Meinika, and Jacob D. Meinika, as tenants in common and a Life Estate interest to Cheryl L Meinika and Richard W Meinika by deed dated 06/02/2017 and recorded on 06/05/2017 as Instrument Number 2017060092 in the Official Records of the Whitley County Recorder. (as to Parcel I)

Richard W Meinika to Richard W Meinika and Cheryl L Meinika, husband and wife by deed dated 06/02/2017 and recorded on 06/05/2017 as Instrument Number 2017060093 in the Official Records of the Whitley County Recorder. (as to Parcel II)

Joshua R. Meinika, and Jacob D. Meinika to Richard W. Meinika, and Cheryl L. Meinika, husband and wife by deed dated 10/03/2023 and recorded on 10/11/2023 as Instrument Number 2023100139 in the Official Records of the Whitley County Recorder. (as to Parcel I)

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty 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.*

COMMITMENT NO.: COL-147660

Version No.:

COL-147660

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Page 13 of 13





# PHOTOS

# PHOTOS



**TRACTS 1-3**



**TRACTS 1 & 2**



# PHOTOS



**TRACTS 1-3**



**TRACTS 1 & 2**



# PHOTOS



**TRACTS 2 & 3**



**TRACTS 2 & 3**



# PHOTOS



**TRACTS 4 & 5**



**TRACTS 4 & 5**



# PHOTOS



**TRACT 5**



**TRACT 5 - DITCH**



# PHOTOS





# PHOTOS





# PHOTOS





**SCHRADER REAL ESTATE & AUCTION CO., INC.**  
950 N. Liberty Dr., Columbia City, IN 46725  
**260-244-7606 or 800-451-2709**  
**SchraderAuction.com**

