

# *Auction* PRISTINE LAND

HUNTINGTON COUNTY, IN • SALAMONIE TOWNSHIP

*Monday, February 12 at 6:00pm*

*held at Wells County 4-H Community Center, Bluffton, IN  
Online Bidding Available*

**164<sup>±</sup> acres**  
*Offered in 8 Tracts  
or Combinations*



## *Information* **BOOKLET**

- *Productive Tillable Land*
- *Professionally Designed and Stocked Pond*
- *Recreational Woods*
- *Newer Tree Plantings with Conservation Grasses*
- *Potential Country Building Sites*



**866.340.0445**

**SchraderFortWayne.com**



# Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

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## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in eight (8) individual tracts, any combination of tracts and as a total 164± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% down payment at close of the 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. The terms of this agreement and any addendum are non-negotiable.

**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).

**DEED RESTRICTIONS:** The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes).

**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 Huntington County Health Department.

**CLOSING:** The balance of the real estate

purchase price is due at closing, which is targeted to take place on or before March 28, 2024.

**POSSESSION:** Buyer(s) shall receive possession at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

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

**TRACT MAP(S) AND ACREAGE:** All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

**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.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**AGENCY:** Schrader Real Estate and Auction of Fort Wayne, LLC 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.**

*Auction Managers:*

Jerry Ehle • 260.410.1996

Steven C. Coil • 260.446.2037

**866.340.0445**

**SchraderFortWayne.com**



# BOOKLET INDEX



Real Estate Auction Registration Forms

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# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, FEBRUARY 12, 2024**  
**164± ACRES – MARKLE, 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 Monday, February 5, 2024.  
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**  
**164± Acres • Huntington County, Indiana**  
**Monday, February 12, 2024**

**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 Monday, February 12, 2024 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](http://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](mailto: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, Monday, February 5, 2024**. 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:**

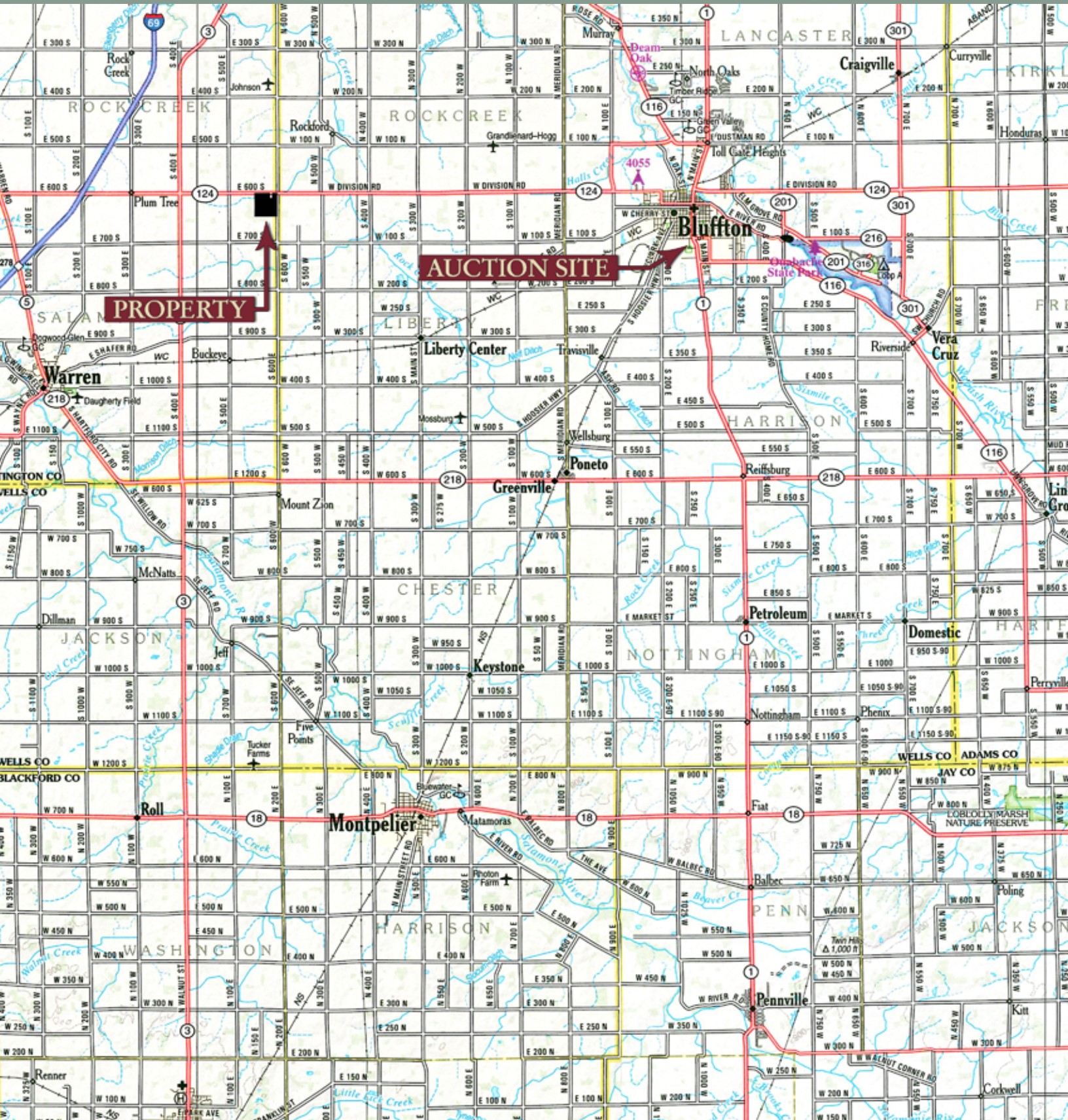
E-mail address of registered bidder: \_\_\_\_\_

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 MAP

# LOCATION MAP



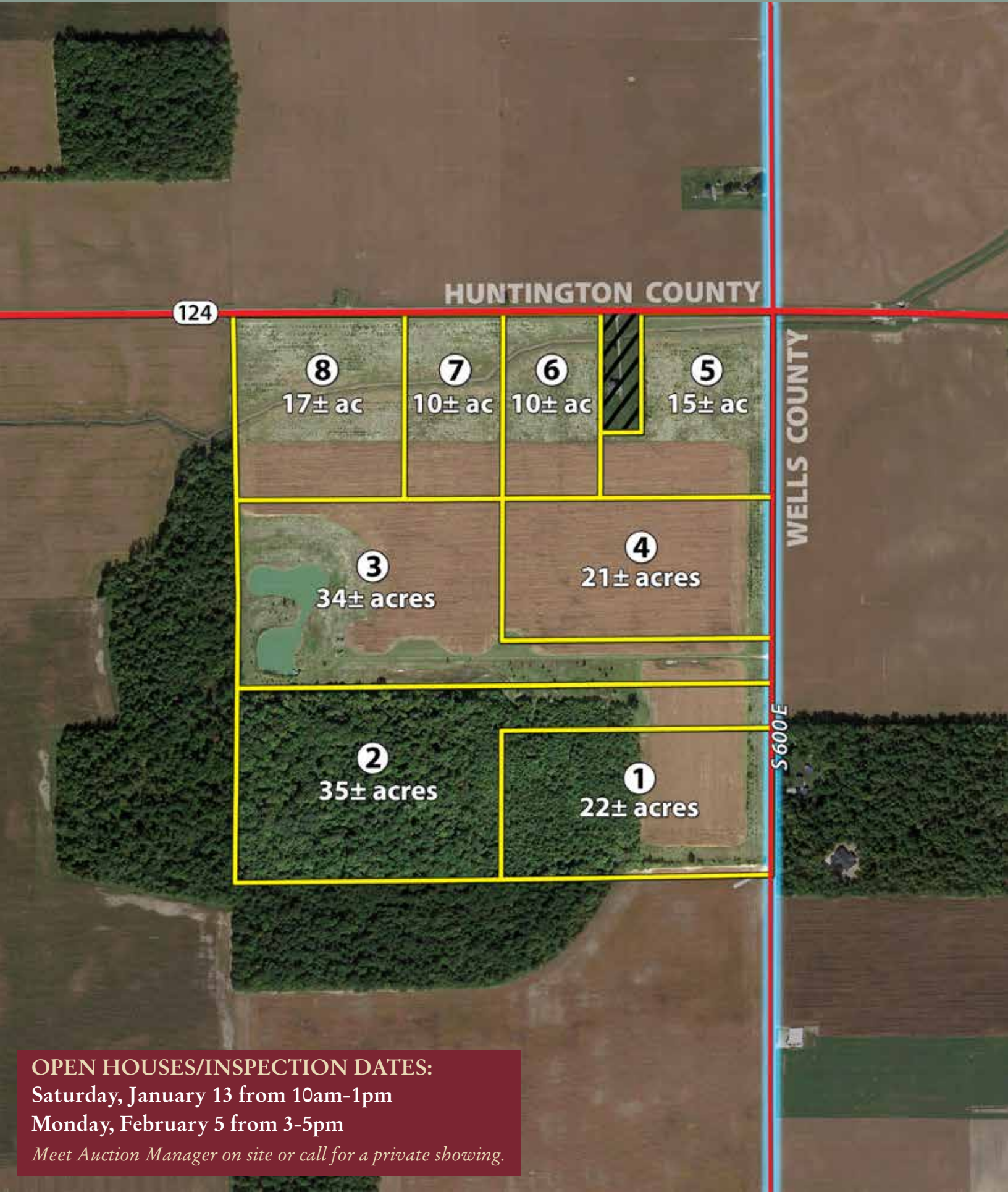
**OPEN HOUSES/INSPECTION DATES:**  
Saturday, January 13 from 10am-1pm  
Monday, February 5 from 3-5pm  
*Meet Auction Manager on site or call for a private showing.*

**PROPERTY LOCATION:** 6332 S 600 E, Markle, IN 46770  
Located on S 600 E between State Road 124 and E 700 S.  
**AUCTION LOCATION:** Wells County 4-H Community Center  
1240 4-H Park Rd, Bluffton, IN 46714



# TRACT MAP

# TRACT MAP



**OPEN HOUSES/INSPECTION DATES:**

Saturday, January 13 from 10am-1pm

Monday, February 5 from 3-5pm

*Meet Auction Manager on site or call for a private showing.*





# **TRACT DESCRIPTIONS**

# PRISTINE LAND HUNTINGTON COUNTY, IN SALAMONIE TOWNSHIP

## Auction *Monday, February 12 at 6:00pm*

*Online Bidding Available*

**164± acres**  
*Offered in 8 Tracts  
or Combinations*

- Productive Tillable Land • Professionally Designed and Stocked Pond
- Recreational Woods • Newer Tree Plantings with Conservation Grasses
- Potential Country Building Sites

A fabulous opportunity to acquire a large amount of pristine land in Huntington County, IN. This property is 164± acres, consisting of 60± DCP Cropland acres per FSA, 40± wooded acres fronted by conservation wetlands and food plots and another 40± acres of newer tree plantings with conservation grasses. This property is located a short distance from Markle, IN and Bluffton, IN and has abundant road frontage on both State Road 124 and South 600 East. This property is fenced along South 600 East and has been methodically developed and professionally maintained for wildlife preservation since 2011! Whether you are an operator looking to acquire additional acreage, an investor looking to buy additional land or an individual looking to purchase a rural setting for an Executive Estate with established wildlife, do not miss this opportunity to bid on a fabulous property in Huntington County! This property can also be an investment for a Conservation Organization desiring to maintain the trees, water, and preservation of wildlife!

### **TRACT 1: 22± Acres with Potential Building Site!**

With road frontage on South 600 East, this tract offers a nice mix of productive tillable land and recreational woods. The soil is a mix of Pewamo silty clay loam and Blount silt loam. Combine Tracts 1 & 2 for 57± acres in Huntington County!

### **TRACT 2: 35± Acres with Potential Building Site!**

With road frontage on South 600 East, this tract offers a potential building site and recreational woods. The soil is a mix of Pewamo silty clay loam and Blount silt loam. Enjoy a walk in the woods on this tract! Combine Tracts 1 & 2 for 57± acres, which encompasses 40± wooded acres in Huntington County!

### **TRACT 3: 34± Acres with Pond!**

With road frontage on South 600 East, this tract includes a 2.5± acre professionally designed and stocked pond and a pristine setting with a potential building site! Enjoy wildlife viewing and feeding the catfish on this tract! The soil is a mix of Pewamo silty clay loam and Blount silt loam. Combine Tracts 2 & 3 for 69± acres in Huntington County!

### **TRACT 4: 21± Acres with Potential Building Site!**

With road frontage on South 600 East, this tract contains productive tillable land with a potential building site! The soil is a mix of Pewamo silty clay loam and Blount silt loam. Combine Tracts 1, 2, 3 & 4 for 112± acres in Huntington County!

### **TRACT 5: 15± Acres with Potential Building Site!**

With road frontage on South 600 East and State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam with a touch of Del Rey-Blount silt loam. Imagine the endless possibilities of this tract with frontage on two roads in Huntington County!

### **TRACT 6: 10± Acres with Potential Building Site!**

With road frontage on State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam. Combine Tracts 5 & 6 for 25± acres in Huntington County!

### **TRACT 7: 10± Acres with Potential Building Site!**

With road frontage on State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam. Combine Tracts 6 & 7 for 20± acres in Huntington County!

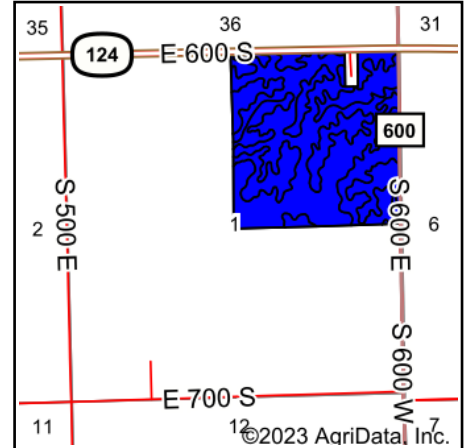
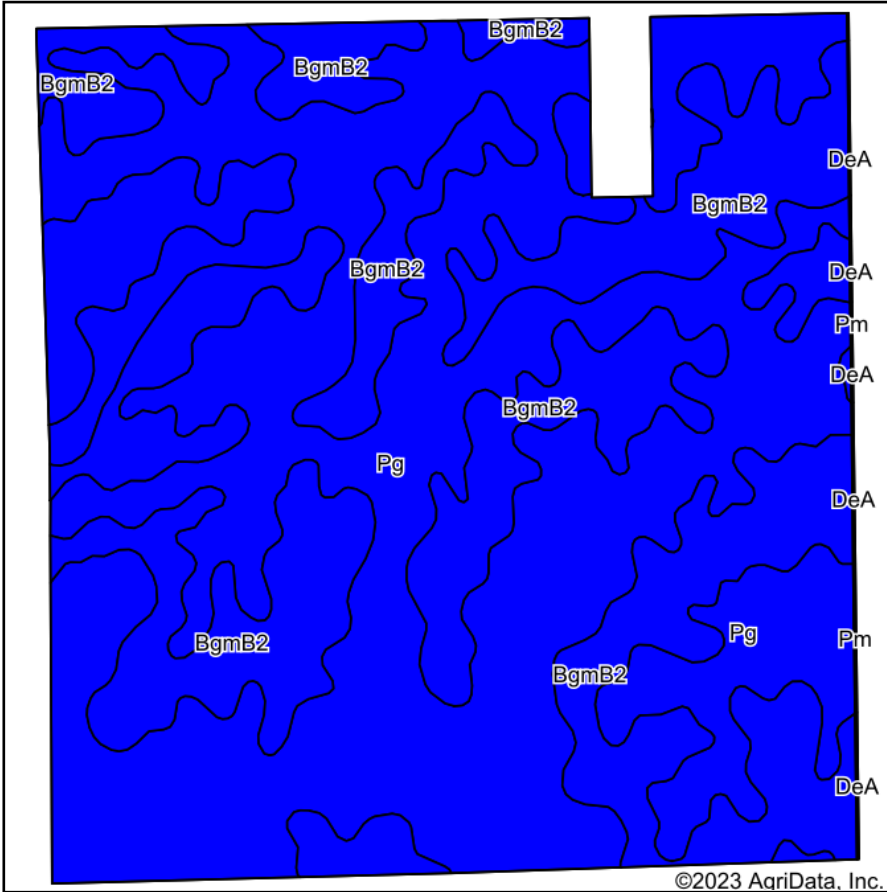
### **TRACT 8: 17± Acres with Potential Building Site!**

With road frontage on State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam. Enjoy wildlife viewing on this tract! Combine Tracts 5, 6, 7 & 8 for 52± acres in Huntington County!

**OWNER:** Daniel E. Schloss and Elizabeth L. Burchfield (f/k/a Elizabeth L. Schloss) and the Estate of Meshell L. Schloss

# SOILS MAP

# SOILS MAP



State: **Indiana**  
 County: **Huntington**  
 Location: **1-26N-10E**  
 Township: **Salamonie**  
 Acres: **164.05**  
 Date: **9/18/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN069, Soil Area Version: 26  
 Area Symbol: IN179, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	94.57	57.6%		Ilw	157	5	11		47	64
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	69.06	42.1%		Ile	137	5	9		44	61
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	0.27	0.2%		Ilw	126	5		8	41	57
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.15	0.1%		Ilw	157	5	11		47	64
<b>Weighted Average</b>					<b>2.00</b>	<b>148.5</b>	<b>5</b>	<b>10.1</b>	<b>*-</b>	<b>45.7</b>	<b>62.7</b>

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP

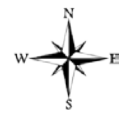
# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 834.1  
 Max: 850.8  
 Range: 16.7  
 Average: 845.7  
 Standard Deviation: 2.26 ft



9/18/2023

**1-26N-10E**  
**Huntington County**  
**Indiana**

Boundary Center: 40° 44' 17.57, -85° 20' 23.29

# FSA INFORMATION

# FSA INFORMATION

INDIANA.  
WELLS  
Form: FSA-156EZ



FARM : 7688  
Prepared : 12/7/23 10:20 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 : None  
Transferred From : 2018-18-069-0005966  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
162.52	60.00	60.00	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	60.00	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.70	0.00	51	
Corn	23.52	0.00	109	
Soybeans	33.78	0.00	30	
<b>TOTAL</b>	<b>60.00</b>	<b>0.00</b>		

### NOTES

Tract Number : 8467  
Description : \*K10-A1\* 69L 72R T26N R10E SEC1  
FSA Physical Location : INDIANA/HUNTINGTON  
ANSI Physical Location : INDIANA/HUNTINGTON  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : DANIEL SCHLOSS, ELIZABETH SCHLOSS  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
162.52	60.00	60.00	0.00	0.00	0.00	0.00	0.0



# FSA INFORMATION

INDIANA  
WELLS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 7688  
Prepared : 12/7/23 10:20 AM CST  
Crop Year : 2024

Tract 8467 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.70	0.00	51
Corn	23.52	0.00	109
Soybeans	33.78	0.00	30
<b>TOTAL</b>	<b>60.00</b>	<b>0.00</b>	

### NOTES

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*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.ers.usda.gov/ecomplaint\\_filing\\_cust.html](http://www.ers.usda.gov/ecomplaint_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) 632-8992. 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) 890-7442; 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 7688 Tract 8467

2023 Certification map prepared on: 4/3/2023

Administered by: Wells County, Indiana

OP: ██████████

162.52 Tract acres

OW: SCHLOSS, DANIEL

60.0 Cropland acres

0 CRP acres

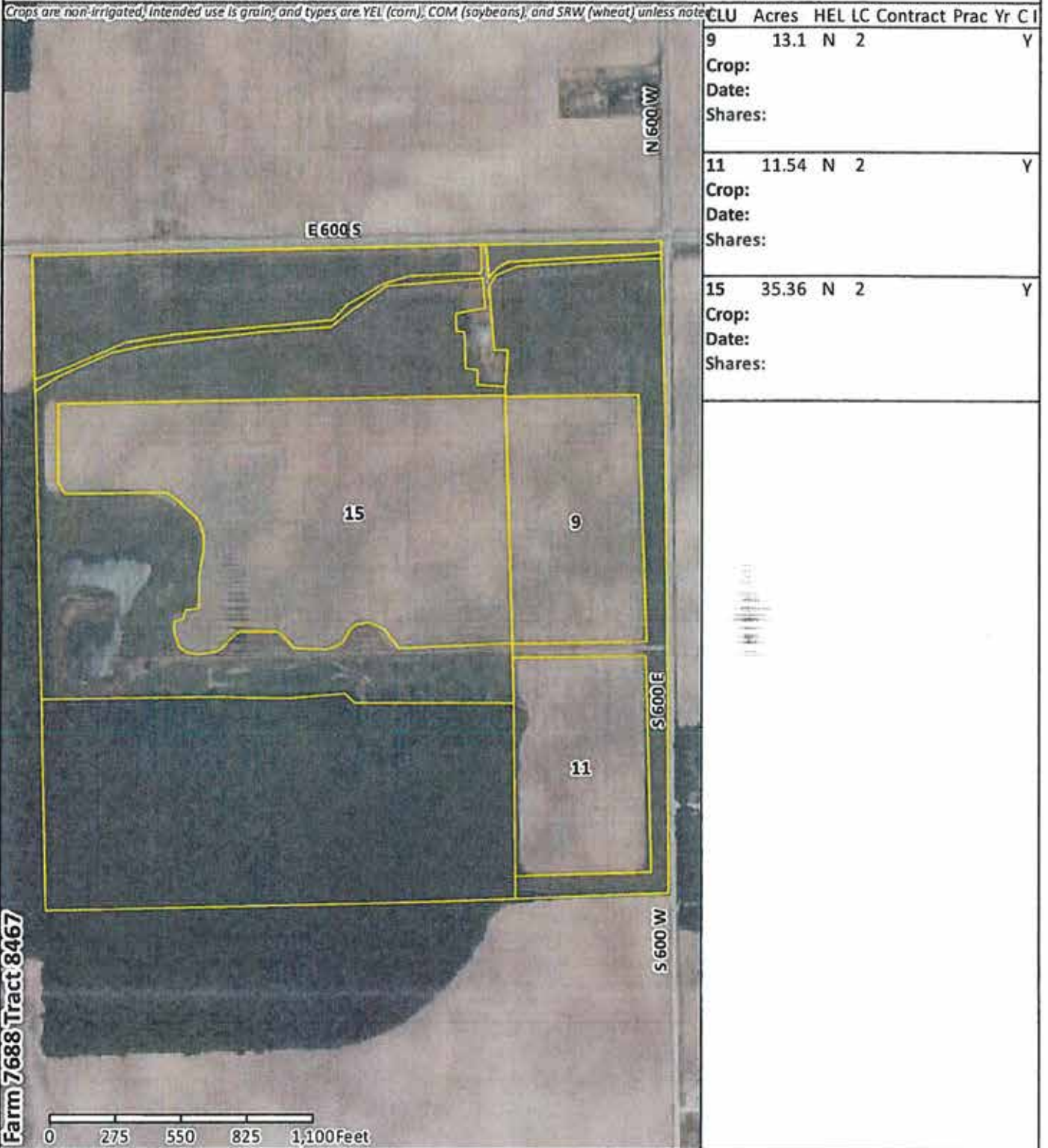
CRP TRS: 26N10E1  
 CLU Huntington

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



Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-03 08:35:59

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



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
9	13.1	N	2					Y
Crop: Date: Shares:								
11	11.54	N	2					Y
Crop: Date: Shares:								
15	35.36	N	2					Y
Crop: Date: Shares:								

Farm 7688 Tract 8467

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 INFORMATION

## Huntington County, IN

### Property Record Card

[35-12-01-100-050.400-016 \(PDF\)](#)

Property Taxes were Due Nov 13th, 2023.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

### Online Tax Payment

Fees for online payments are charged by the credit card company. These fees are not sent to the County.

[Pay taxes online](#)

### 2022 Pay 2023 Tax Statements (Treasurer)

[35-12-01-100-050.400-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

Property has 2022 Pay 2023 deduction filed: NO

### Summary

Parcel ID 35-12-01-100-050.400-016  
Tax ID 0090050400  
Section Plat 1  
Routing Number 9F1-1-C1  
Neighborhood 3516510 - SALAMONIE TWP 1980 & NEWER  
Property Address 6332 S 600 E  
Markle, IN 46770  
Legal Description 009-00504-00 E NE SEC 1 82.88A  
(Note: Not to be used on legal documents)  
Acreage 82.88  
Class 100 - Agri Vacant land  
Tax District/Area 016 - SALAMONIE TWP

[View Map](#)

### Owners

Deeded Owner  
[Schloss, Daniel & Elizabeth An Undivided 1/2 Interest Meshell Schloss, An Undivided 1/2 Interest](#)  
10308 Bayless Ln  
Fort Wayne, IN 46804

### Land

#### Land Characteristics

Parcel Acreage	82.88
81 Legal Drain NV [-]	0.67
82 Public Roads NV [-]	1.57
83 UT Towers NV [-]	0
9 Homesite(s) [-]	0
Total Acres Farmland	80.64
True Tax Value	131,870.00
Measured Acres	80.64
Average True Tax Value/Acre	1,635.00
True Tax Value Farmland	131,850.00
Classified Land Total	0
Homesite(s) Value (+)	0.00
Total Land Value	131,900.00



# COUNTY TAX INFORMATION

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.

## Valuation

Assessment Year		01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Reason for Change		ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ	ANNUAL ADJ
<b>VALUATION</b>	Land	\$131,900	\$104,100	\$89,500	\$88,900	\$108,300
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$131,900</b>	<b>\$104,100</b>	<b>\$89,500</b>	<b>\$88,900</b>	<b>\$108,300</b>
<b>VALUATION</b>	Land	\$131,900	\$104,100	\$89,500	\$88,900	\$108,300
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$131,900</b>	<b>\$104,100</b>	<b>\$89,500</b>	<b>\$88,900</b>	<b>\$108,300</b>

## 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

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$812.97	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$12.88	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	\$0.00
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$812.97	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	\$0.00
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$770.15	
2021 Pay 2022	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$34.34	
2021 Pay 2022	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$24.16	
2021 Pay 2022	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$770.15	
2021 Pay 2022	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$34.34	
2021 Pay 2022	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2021 Pay 2022	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$789.30	
2020 Pay 2021	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$34.34	
2020 Pay 2021	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$24.00	
2020 Pay 2021	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$789.30	
2020 Pay 2021	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$34.34	
2020 Pay 2021	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2020 Pay 2021	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$877.55	
2019 Pay 2020	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$34.34	
2019 Pay 2020	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$30.18	
2019 Pay 2020	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$877.55	
2019 Pay 2020	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$34.34	
2019 Pay 2020	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2019 Pay 2020	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$961.48	
2018 Pay 2019	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$34.34	
2018 Pay 2019	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$30.18	
2018 Pay 2019	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$961.48	
2018 Pay 2019	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$34.34	
2018 Pay 2019	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2018 Pay 2019	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$989.64	
2017 Pay 2018	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$34.34	
2017 Pay 2018	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$34.70	
2017 Pay 2018	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	

# COUNTY TAX INFORMATION

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$989.64	
2017 Pay 2018	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$34.34	
2017 Pay 2018	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2017 Pay 2018	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$1,029.45	
2016 Pay 2017	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$34.34	
2016 Pay 2017	Special Assessment Detail	Tax	ROCK CREEK CONS 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$10.00	
2016 Pay 2017	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$24.20	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$1,029.45	
2016 Pay 2017	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$34.34	
2016 Pay 2017	Special Assessment Detail	Tax	ROCK CREEK CONS 2nd Installment Tax	\$39.72	
2016 Pay 2017	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$24.20	

### Total:

Tax Year	Amount	Bal Due
2022 Pay 2023	\$1,687.22	\$0.00
2021 Pay 2022	\$1,681.54	
2020 Pay 2021	\$1,719.68	
2019 Pay 2020	\$1,902.36	
2018 Pay 2019	\$2,070.22	
2017 Pay 2018	\$2,131.06	
2016 Pay 2017	\$2,225.70	

## Payments

### Detail:

Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	4/24/2023	Schloss, Meshell Lynn	\$1,687.22
2021 Pay 2022	4/19/2022	Schloss, Meshel	\$1,681.54
2020 Pay 2021	4/26/2021	Schloss, Meshell L	\$1,719.68
2019 Pay 2020	4/27/2020	Schloss, Meshell Lynn	\$1,902.36
2018 Pay 2019	4/18/2019	Schloss, Meshel L	\$2,070.22
2017 Pay 2018	4/18/2018	Schloss, Meshell Lynn	\$2,131.06
2016 Pay 2017	9/5/2017	Schloss, Meshel	\$39.72
2016 Pay 2017	4/20/2017	Schloss, Meshel	\$2,185.98

### Total:

Tax Year	Amount
2022 Pay 2023	\$1,687.22
2021 Pay 2022	\$1,681.54
2020 Pay 2021	\$1,719.68
2019 Pay 2020	\$1,902.36
2018 Pay 2019	\$2,070.22
2017 Pay 2018	\$2,131.06
2016 Pay 2017	\$2,225.70

## Transfer History

Transfer #	Date	Type	Instrument #	Instr #	Book Page	From	To
24473	9/10/2012	Change Ownership	Trustees Deed			Stroup, Adam W	Schloss, Daniel and Elizabeth
24471	9/20/2012	Split Property	Trustees Deed			Stroup, Adam W	Stroup, Adam W
16347	6/27/2008	Change Ownership	Estate Deed			Stroup, Richard H, undiv 1/2 int & Jean E Stroup, undiv 1/2 int, TIC	Richard H Stroup Credit Shelter Trust and undivided 1/2 interest and Jean E Stroup an undivided 1/2 interest
11760	1/6/2006	Change Ownership	Quitclaim Deed			Stroup, Richard H & Jean E	Stroup, Richard H, undiv 1/2 int & Jean E Stroup, undiv 1/2 int, TIC

# COUNTY TAX INFORMATION

## Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
9/20/2012	Stroup, Adam W			\$0
9/10/2012	Stroup, Adam W			\$0
6/27/2008	STROUP, RICHARD H & JEAN E EA AN			\$0
1/6/2006	STROUP, RICHARD H & JEAN E			\$0

## Notes

5/6/2013	Correction	5/6/2013 Did not have the names deeded correctly. Changed
5/2/2013	SPLIT Pmt 2013	Messhell L Schloss of 10308 Basyless Ln, Ft Wayne IN 46804 paid 4-30-13 \$1296.51
10/6/2010	Exemptions	Jean Stroup filed a geothermal exemption for 10-11, 12-31-12 Adam Stroup filed a HS exemption for 12-13
2/8/2001	TRANSFER	Transfer from: STINSON, MAX LEON & JANE MARIE Date of Transfer: 01/07/86 Transfer from: Stroup, Richard H & Jean E Date of Transfer: 1-6-06 Transfer from: Stroup, Richard H 1/2 und Interest and Jean E 1/2 und Interest Date of Transfer: 6/27/08

## Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings, Improvements, Homestead Allocations, Deductions, Photos.

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[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 12/21/2023, 8:34:54 PM

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 Schneider  
GEOSPATIAL



# COUNTY TAX INFORMATION

STATE FORM 53569 (R23 / 12-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## COUNTY: 35 - Huntington

## SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 35-12-01-100-050.400-016	COUNTY PARCEL NUMBER	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016 SALA TWP R E	LEGAL DESCRIPTION 009-00504-00 E NE SEC 1 82.88A		



**SPRING AMOUNT DUE**  
by May 10, 2023: **\$ 850.05**

16009\*45\*\*G50\*\*0.574\*\*1/4\*\*\*\*\*AUTOALL FOR AADC 467  
DANIEL & ELIZABETH SCHLOSS  
10308 BAYLESS LN  
FORT WAYNE IN 46804-2502



Office Phone: 260-358-4860  
Pay online at: <https://billpay.forte.net/huntingtoncointax/>  
Pay by phone: 1-877-690-3729 Jurisdiction Code 2421

Remit Payment and Make Check Payable to:  
HUNTINGTON COUNTY TREASURER  
201 N JEFFERSON ST ROOM 104  
HUNTINGTON IN 46750

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2-13-23\_V1

## COUNTY: 35 - Huntington

## FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 35-12-01-100-050.400-016	COUNTY PARCEL NUMBER	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016 SALA TWP R E	LEGAL DESCRIPTION 009-00504-00 E NE SEC 1 82.88A		



**FALL AMOUNT DUE**  
by November 13, 2023: **\$ 837.17**

DANIEL & ELIZABETH SCHLOSS  
10308 BAYLESS LN  
FORT WAYNE IN 46804-2502

Office Phone: 260-358-4860  
Pay online at: <https://billpay.forte.net/huntingtoncointax/>  
Pay by phone: 1-877-690-3729 Jurisdiction Code 2421

Remit Payment and Make Check Payable to:  
HUNTINGTON COUNTY TREASURER  
201 N JEFFERSON ST ROOM 104  
HUNTINGTON IN 46750

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## COUNTY: 35 - Huntington

## TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 35-12-01-100-050.400-016	COUNTY PARCEL NUMBER	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016 SALA TWP R E	LEGAL DESCRIPTION 009-00504-00 E NE SEC 1 82.88A		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 04/10/2023

TOTAL DUE FOR 22 PAY 23: \$1,687.22

PROPERTY ADDRESS 6332 S 600 E	
PROPERTY TYPE Real Estate	TOWNSHIP Salamonic Township
ACRES 82.88	

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$812.97	\$812.97
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment(OA)	\$37.08	\$24.20
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$850.05</b>	<b>\$837.17</b>
Payment Received	\$(0.00)	\$(0.00)
<b>Balance Due</b>	<b>\$850.05</b>	<b>\$837.17</b>

DANIEL & ELIZABETH SCHLOSS  
10308 BAYLESS LN  
FORT WAYNE IN 46804-2502

1/2 16009





# COUNTY TAX INFORMATION

STATE FORM 53569 (R23 / 12-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
DANIEL & ELIZABETH SCHLOSS 10308 BAYLESS LN FORT WAYNE IN 46804-2502	6332 S 600 E MARKLE IN 46770	04/10/2023	35-12-01-100-050.400-016	016 SALA TWP R E
	Legal Description			Property Type
	009-00504-00 E NE SEC 1 82.88A			Real Estate

Spring installment due on or before May 10, 2023, and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$89,500	\$104,100
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$89,500</b>	<b>\$104,100</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$89,500</b>	<b>\$104,100</b>
3a. Multiplied by your local tax rate	1.7210	1.5619
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$1,540.30</b>	<b>\$1,625.94</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$1,540.30</b>	<b>\$1,625.94</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$1,790.00	\$2,082.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$1,790.00</b>	<b>\$2,082.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	TAX DIFFERENCE 2022 - 2023	PERCENT DIFFERENCE
County	0.5423	0.4939	\$485.36	\$514.14	\$28.78	5.93%
Township	0.0606	0.0578	\$54.24	\$60.17	\$5.93	10.93%
School District	0.9880	0.8904	\$884.26	\$926.91	\$42.65	4.82%
City						
Library	0.1150	0.1060	\$102.93	\$110.35	\$7.42	7.21%
Tax Increment						
Special District	0.0151	0.0138	\$13.51	\$14.37	\$0.86	6.37%
<b>Total</b>	<b>1.7210</b>	<b>1.5619</b>	<b>\$1,540.30</b>	<b>\$1,625.94</b>	<b>\$85.64</b>	<b>5.56%</b>

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
WILLIAM DAY	\$48.40	\$48.40	0.00%
SALAMONIE CONS	\$24.16	\$12.88	-46.70%
JONATHAN WHITELOCK	\$68.68	\$0.00	-100.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$141.24</b>	<b>\$61.28</b>	<b>-56.60%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>3</sup>

TYPE OF DEDUCTION	2022	2023
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

- The property tax cap is calculated separately for each class of property owned by the taxpayer.
- Changes not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the basic property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgf/referendum-information](http://www.in.gov/dlgf/referendum-information).
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.

2-2-23\_v3



# COUNTY TAX INFORMATION

## Huntington County, IN

### Property Record Card

[35-12-01-100-050.300-016 \(PDF\)](#)

Property Taxes were Due Nov 13th, 2023.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

### Online Tax Payment

Fees for online payments are charged by the credit card company. These fees are not sent to the County.

[Pay taxes online](#)

### 2022 Pay 2023 Tax Statements (Treasurer)

[35-12-01-100-050.300-016 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

Property has 2022 Pay 2023 deduction filed: NO

### Summary

Parcel ID	35-12-01-100-050.300-016
Tax ID	0090050300
Section Plat	1
Routing Number	9F1-1-C2
Neighborhood	3516510 - SALAMONIE TWP 1980 & NEWER
Property Address	600 S Warren, IN 46792
Legal Description	009-00503-00 PT W NE SEC 1 85.56A (Note: Not to be used on legal documents)
Acreage	85.56
Class	100 - Agri Vacant land
Tax District/Area	016 - SALAMONIE TWP

[View Map](#)

### Owners

Deeded Owner  
[Schloss, Daniel & Elizabeth An Undivided 1/2 Interest, Meshell Schloss Schloss, An Undivided 1/2 Interest](#)  
10308 Bayless Ln  
Fort Wayne, IN 46804

### Land

#### Land Characteristics

Parcel Acreage	85.56
81 Legal Drain NV [-]	0.81
82 Public Roads NV [-]	0.56
83 UT Towers NV [-]	0
9 Homesite(s) [-]	0
Total Acres Farmland	71.91
True Tax Value	96,740.00
Measured Acres	71.91
Average True Tax Value/Acre	1,345.00
True Tax Value Farmland	96,720.00
Classified Land Total	0
Homesite(s) Value (+)	0.00
Total Land Value	136,600.00

# COUNTY TAX INFORMATION

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.

## Valuation

Assessment Year		01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Reason for Change		ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ	ANNUAL ADJ
VALUATION	Land	\$136,600	\$116,300	\$105,600	\$95,900	\$110,200
(Assessed Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$136,600</b>	<b>\$116,300</b>	<b>\$105,600</b>	<b>\$95,900</b>	<b>\$110,200</b>
VALUATION	Land	\$136,600	\$116,300	\$105,600	\$95,900	\$110,200
(True Tax Value)	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$136,600</b>	<b>\$116,300</b>	<b>\$105,600</b>	<b>\$95,900</b>	<b>\$110,200</b>

## Homestead Allocations

Allocation Group	Value Sum
(3) Non Residential Land	\$39,910.00

## 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*

Tax Year	Type	Category	Description	Amount	Bal Due
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$908.24	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$15.20	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	\$0.00
2022 Pay 2023	Property Tax Detail	Penalty	2nd Installment Penalty	\$0.27	\$0.27
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$908.24	\$5.35
2022 Pay 2023	Special Assessment Detail	Penalty	WILLIAM DAY 2nd Installment Penalty	\$0.49	\$0.49
2022 Pay 2023	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	\$0.00
2022 Pay 2023	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	\$9.86
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$908.69	
2021 Pay 2022	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$65.86	
2021 Pay 2022	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$28.52	
2021 Pay 2022	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$908.69	
2021 Pay 2022	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$65.86	
2021 Pay 2022	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2021 Pay 2022	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$851.45	
2020 Pay 2021	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$65.86	
2020 Pay 2021	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$25.90	
2020 Pay 2021	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$851.45	
2020 Pay 2021	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$65.86	
2020 Pay 2021	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2020 Pay 2021	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$892.95	
2019 Pay 2020	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$65.86	
2019 Pay 2020	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$30.42	
2019 Pay 2020	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$892.95	
2019 Pay 2020	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$65.86	
2019 Pay 2020	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2019 Pay 2020	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$969.22	
2018 Pay 2019	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$65.86	
2018 Pay 2019	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$30.42	
2018 Pay 2019	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$969.22	



# COUNTY TAX INFORMATION

Tax Year	Type	Category	Description	Amount	Bal Due
2018 Pay 2019	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$65.86	
2018 Pay 2019	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2018 Pay 2019	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$961.92	
2017 Pay 2018	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$65.86	
2017 Pay 2018	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$33.72	
2017 Pay 2018	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$961.92	
2017 Pay 2018	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$65.86	
2017 Pay 2018	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2017 Pay 2018	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$931.05	
2016 Pay 2017	Special Assessment Detail	Tax	JONATHAN WHITELOCK 1st Installment Tax	\$65.86	
2016 Pay 2017	Special Assessment Detail	Tax	ROCK CREEK CONS 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	SALAMONIE CONS 1st Installment Tax	\$10.00	
2016 Pay 2017	Special Assessment Detail	Tax	WILLIAM DAY 1st Installment Tax	\$9.87	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$931.05	
2016 Pay 2017	Special Assessment Detail	Tax	JONATHAN WHITELOCK 2nd Installment Tax	\$65.86	
2016 Pay 2017	Special Assessment Detail	Tax	ROCK CREEK CONS 2nd Installment Tax	\$35.92	
2016 Pay 2017	Special Assessment Detail	Tax	SALAMONIE CONS 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	WILLIAM DAY 2nd Installment Tax	\$9.86	

**Total:**

Tax Year	Amount	Bal Due
2022 Pay 2023	\$1,852.17	\$15.97
2021 Pay 2022	\$1,997.35	
2020 Pay 2021	\$1,880.25	
2019 Pay 2020	\$1,967.77	
2018 Pay 2019	\$2,120.31	
2017 Pay 2018	\$2,109.01	
2016 Pay 2017	\$2,059.47	

## Payments

**Detail:**

Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	4/24/2023	Schloss, Meshell Lynn	\$933.31
2022 Pay 2023	4/24/2023	Schloss, Meshell Lynn	\$902.89
2021 Pay 2022	4/19/2022	Schloss, Meshel	\$1,997.35
2020 Pay 2021	4/26/2021	Schloss, Meshell L	\$1,880.25
2019 Pay 2020	4/27/2020	Schloss, Meshell Lynn	\$1,967.77
2018 Pay 2019	4/18/2019	Schloss, Meshell L	\$2,120.31
2017 Pay 2018	4/18/2018	Schloss, Meshell Lynn	\$2,109.01
2016 Pay 2017	9/5/2017	Schloss, Meshel	\$35.92
2016 Pay 2017	4/20/2017	Schloss, Meshel	\$2,023.55

**Total:**

Tax Year	Amount
2022 Pay 2023	\$1,836.20
2021 Pay 2022	\$1,997.35
2020 Pay 2021	\$1,880.25
2019 Pay 2020	\$1,967.77
2018 Pay 2019	\$2,120.31
2017 Pay 2018	\$2,109.01
2016 Pay 2017	\$2,059.47

## Transfer History

Transfer #	Date	Type	Instrument #	Instr #	Book Page	From	To
23464	9/20/2012	Change Ownership	Trustees Deed			Stroup, Adam W.	Schloss, Daniel & Elizabeth an undivided 1/2 interest, Meshell Schloss Schloss, an undivided 1/2 interest
16347	6/27/2008	Change Ownership	Estate Deed			Stroup, Richard H, undiv 1/2 int & Jean E Stroup, undiv 1/2 int, TIC	Richard H Stroup Credit Shelter Trust and undivided 1/2 interest and Jean E Stroup an undivided 1/2 interest
11761	1/6/2006	Change Ownership	Quitclaim Deed			Stroup, Richard H & Jean E	Stroup, Richard H, undiv 1/2 int & Jean E Stroup, undiv 1/2 int, TIC



# COUNTY TAX INFORMATION

## Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
9/20/2012	Stroup, Adam W.			\$0
6/27/2008	STROUP, RICHARD H & JEAN E EA AN			\$0
1/6/2006	STROUP, RICHARD H & JEAN E			\$0

## Notes

2/8/2001	TRANSFER	Transfer from: STINSON, MAX L & JANE M Date of Transfer: 01/07/86 Transfer from: Stroup, Richard H & Jean E Date of Transfer: 1-6-06 Transfer from: Stroup, Richard H 1/2 und interest and Jean E Stroup 1/2 und interest		
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## Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings, Improvements, Deductions, Photos.

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accuracy. The county does not guarantee the positional or thematic accuracy of the data.  
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Last Data Upload: 12/21/2023, 8:34:54 PM

Contact Us:

Developed by  
 **Schneider**  
GEOSPATIAL

# COUNTY TAX INFORMATION

STATE FORM 53569 (R23 / 12-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## COUNTY: 35 - Huntington

## SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 35-12-01-100-050.300-016	COUNTY PARCEL NUMBER	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016 SALA TWP R E	LEGAL DESCRIPTION 009-00503-00 PT W NE SEC 1 85.56A		



**SPRING AMOUNT DUE**  
by May 10, 2023: **\$ 933.31**

16013\*45\*\*G50\*\*0.574\*\*1/4\*\*\*\*\*AUTOALL FOR AADC 467  
ELIZABETH SCHLOSS  
10308 BAYLESS LN  
FORT WAYNE IN 46804-2502

Office Phone: 260-358-4860  
Pay online at: <https://billpay.forte.net/huntingtoncountax/>  
Pay by phone: 1-877-690-3729 Jurisdiction Code 2421

Remit Payment and Make Check Payable to:  
HUNTINGTON COUNTY TREASURER  
201 N JEFFERSON ST ROOM 104  
HUNTINGTON IN 46750



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2-13-23\_V1

## COUNTY: 35 - Huntington

## FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 35-12-01-100-050.300-016	COUNTY PARCEL NUMBER	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016 SALA TWP R E	LEGAL DESCRIPTION 009-00503-00 PT W NE SEC 1 85.56A		



**FALL AMOUNT DUE**  
by November 13, 2023: **\$ 918.10**

ELIZABETH SCHLOSS  
10308 BAYLESS LN  
FORT WAYNE IN 46804-2502

Office Phone: 260-358-4860  
Pay online at: <https://billpay.forte.net/huntingtoncountax/>  
Pay by phone: 1-877-690-3729 Jurisdiction Code 2421

Remit Payment and Make Check Payable to:  
HUNTINGTON COUNTY TREASURER  
201 N JEFFERSON ST ROOM 104  
HUNTINGTON IN 46750

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## COUNTY: 35 - Huntington

## TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 35-12-01-100-050.300-016	COUNTY PARCEL NUMBER	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016 SALA TWP R E	LEGAL DESCRIPTION 009-00503-00 PT W NE SEC 1 85.56A		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 04/10/2023

TOTAL DUE FOR 22 PAY 23: \$1,851.41

PROPERTY ADDRESS 600 S	
PROPERTY TYPE Real Estate	TOWNSHIP Salamonie Township
ACRES 85.56	

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$908.24	\$908.24
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment(OA)	\$25.07	\$9.86
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$933.31</b>	<b>\$918.10</b>
Payment Received	\$(0.00)	\$(0.00)
<b>Balance Due</b>	<b>\$933.31</b>	<b>\$918.10</b>

ELIZABETH SCHLOSS  
10308 BAYLESS LN  
FORT WAYNE IN 46804-2502

1/2 16013



# COUNTY TAX INFORMATION

STATE FORM 53569 (R23 / 12-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2022

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
ELIZABETH SCHLOSS 10308 BAYLESS LN FORT WAYNE IN 46804-2502	600 S WARREN IN 46792	04/10/2023	35-12-01-100-050.300-016	016 SALA TWP R E
	Legal Description			Property Type
	009-00503-00 PT W NB SEC 1 85.56A			Real Estate

Spring installment due on or before May 10, 2023, and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$65,700	\$76,400
1c. Gross assessed value of all other property, including personal property	\$39,900	\$39,900
<b>2. Equals total gross assessed value of property</b>	<b>\$105,600</b>	<b>\$116,300</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$105,600</b>	<b>\$116,300</b>
3a. Multiplied by your local tax rate	1.7210	1.5619
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$1,817.38</b>	<b>\$1,816.48</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$1,817.38</b>	<b>\$1,816.48</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>1</sup>	\$2,511.00	\$2,725.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$2,511.00</b>	<b>\$2,725.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	TAX DIFFERENCE 2022 - 2023	PERCENT DIFFERENCE
County	0.5423	0.4939	\$572.67	\$574.40	\$1.73	0.30%
Township	0.0606	0.0578	\$63.99	\$67.22	\$3.23	5.05%
School District	0.9880	0.8904	\$1,043.33	\$1,035.53	-\$7.80	-0.75%
City						
Library	0.1150	0.1060	\$121.44	\$123.28	\$1.84	1.52%
Tax Increment						
Special District	0.0151	0.0138	\$15.95	\$16.05	\$0.10	0.63%
<b>Total</b>	<b>1.7210</b>	<b>1.5619</b>	<b>\$1,817.38</b>	<b>\$1,816.48</b>	<b>\$-0.90</b>	<b>-0.05%</b>

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
WILLIAM DAY	\$19.73	\$19.73	0.00%
SALAMONIE CONS	\$28.52	\$15.20	-46.70%
JONATHAN WHITELOCK	\$131.72	\$0.00	-100.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$179.97</b>	<b>\$34.93</b>	<b>-80.60%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>3</sup>

TYPE OF DEDUCTION	2022	2023
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

- The property tax cap is calculated separately for each class of property owned by the taxpayer.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgf/referendum-information](http://www.in.gov/dlgf/referendum-information).
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.

2-2-23 v3







A decorative horizontal banner with a light beige background and a double-line border in teal and maroon. The left end of the banner is rounded into a semi-circle.

**PRELIMINARY  
TITLE**

# PRELIMINARY TITLE



**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

## NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL 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, Commonwealth Land Title Insurance Company, a Florida corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

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

## 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 Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

# PRELIMINARY TITLE

- 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.
  - 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.

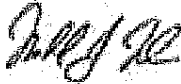
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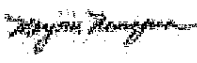


# PRELIMINARY TITLE

- 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>.

COMMONWEALTH LAND TITLE INSURANCE  
COMPANY  
1220 Market Street Suite 201, Wilmington, DE 19801

  
By: \_\_\_\_\_  
Michael J. Nolan, President

  
By: \_\_\_\_\_  
Marjorie Nemzura, Secretary

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COMMITMENT NO.: 23-1062

Version No.:

23-1062

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# PRELIMINARY TITLE

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: Assurance Title Company, LLC

Issuing Office: 102 E Main St.

Albion, IN 46701

Issuing Office's ALTA® Registry ID: 1125584

Loan ID Number:

Commitment Number: 23-1062

Issuing Office File Number: 23-1062

Property Address: 600 S, Warren, IN 46792

## SCHEDULE A

1. Commitment Date: July 31, 2023 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**  
Proposed Amount of Insurance: **\$1.00**
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:  
Daniel Schloss and Elizabeth Schloss, as tenants in common, an undivided one-half (1/2) interest and Meshell Schloss, an undivided one-half (1/2) interest,
5. The Land is described as follows:  
The Northeast Quarter of Section 1, Township 26 North, Range 10 East, Huntington County, Indiana.

**LESS AND EXCEPTING:**

Part of the Northeast Quarter of Section 1, Township 26 North, Range 10 East, Salamonie Township, Huntington County, Indiana, described as follows:

Starting at the Northeast corner of said Northeast Quarter found per record witness; thence Westerly, 644.52 feet along the North line of said Northeast Quarter to a mag nail which shall be the place of beginning; thence Southerly, deflecting left 90 degrees 00 minutes 00 seconds, 582.85 feet to a 5/8" rebar stake; thence Westerly, deflecting right 90 degrees 00 minutes 00 seconds, 200.00 feet parallel with said North line to a 5/8" rebar stake; thence Northerly, deflecting right 90 degrees 00 minutes 00 seconds, 582.85 feet to a mag nail on said North line; thence Easterly, deflecting right 90 degrees 00 minutes 00 seconds, 200.00 feet along said North line to the place of beginning. Containing 2.68 acres more or less.

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COMMITMENT NO.: 23-1062

Version No.:

23-1062

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# PRELIMINARY TITLE

American Land Title Association

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

**ASSURANCE TITLE COMPANY, LLC**  
102 E Main St., Albion, IN 46701  
Telephone: (260) 636-2692

**COMMONWEALTH LAND TITLE INSURANCE  
COMPANY**  
1220 Market Street Suite 201, Wilmington, DE 19801

Countersigned by:

*[Signature]*

Assurance Title Company, LLC  
Assurance Title Company, LLC, License #924500

*[Signature]*  
By: \_\_\_\_\_  
Michael J, Nolan, President

*[Signature]*  
By: \_\_\_\_\_  
Marjorie Nemzura, Secretary

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# PRELIMINARY TITLE

## SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Duly authorized and executed Deed from Daniel E. Schloss, Elizabeth L. Schloss and Virgil L. Jackson, Co-Personal Representatives of Meshell L. Schloss Estate and Daniel Schloss and Elizabeth Schloss, as tenants in common, an undivided one-half (1/2) interest, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below, to be executed and recorded at closing.

DEED RECITAL Said deed will be executed by Daniel E. Schloss, Elizabeth L. Schloss and Virgil L. Jackson as Co-Personal Representatives of the Estate of Meshell L. Schloss. The deed should recite the Estate Cause No. 02D01-0501-EU-000060 and contain a proper recital of the Personal Representatives' authority to execute the deed.

7. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
8. Vendors, (Sellers), Closing Affidavit to be furnished this office.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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# PRELIMINARY TITLE

## 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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes for 2022 payable 2023  
Parcel No. 0090050300  
Tax Unit of Salamonie  
State ID No. 35-12-01-100-050.300-016  
May 10 \$908.24 PAID  
November 10 \$908.24 (\$902.89 PAID; \$5.35 NOT PAID)  
Assessed Valuation: Land \$116,300 Improvements \$0  
Exemptions \$0
8. Annual assessment of \$15.20 for maintenance of Salamonie Drain 2023,  
May 10 \$15.20 PAID.
9. Annual assessment of \$19.73 for maintenance of William Day Drain 2023,  
May 10 \$9.87 PAID, November 10 \$9.86 NOT PAID.
10. Taxes for 2022 payable 2023  
Parcel No. 0090050400  
Tax Unit of Salamonie  
State ID No. 35-12-01-100-050.400-016  
May 10 \$812.97 PAID  
November 10 \$812.97 PAID  
Assessed Valuation: Land \$131,900 Improvements \$0  
Exemptions \$0
11. Annual assessment of \$12.88 for maintenance of Salamonie Drain 2023,  
May 10 \$12.88 PAID.
12. Annual assessment of \$48.40 for maintenance of William Day Drain 2023,  
May 10 \$24.20 PAID, November 10 \$24.20 PAID.
13. Taxes for 2023 due and payable 2024, and subsequent taxes.
14. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

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# PRELIMINARY TITLE

15. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
16. Right of way for drainage tiles, feeders and laterals, if any.
17. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
18. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
19. This commitment has been issued without a judgment search being made against the name insured.

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# PRELIMINARY TITLE

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: 600 S, Warren, IN 46792**

Deed from Jeanne E. Longworth, as Personal Representative of the estate of Jean E. Stroup to Meshell Schloss, filed July 24, 2012 at Instrument No.: 2012004312

Deed from Adam W. Stroup, Trustee of the Richard Stroup Credit Shelter Trust Agreement dated January 6, 2006 to Daniel Schloss and Elizabeth Schloss, as tenants in common, filed September 20, 2012 at Instrument No.: 2012005631

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