

Premier LAND AUCTION

Dekalb County, IN

321[±] acres

offered in 11 Tracts

- 280[±] Acres of Excellent Tillable Ground
- Easy Road Access to all Tracts
- Farming Rights in 2025
- Potential Build Sites
- Strong Cash Rents

Tract 3

Tracts 7-9



800.451.2709 • SchraderAuction.com

INFORMATION Booklet

Tuesday, June 11 • 6:00 PM EST

held at International Monster Truck Museum, Butler IN • Online Bidding Available

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

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Auction Terms and Conditions:

PROCEDURE: The property will be offered in 11 individual tracts, any combination of tracts & as a total 321± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing.

FARMING RIGHTS: Buyer will have 2025 farming rights, and will also receive a credit for half of the cash rent payment for 2024.

REAL ESTATE TAXES: Taxes will be prorated to the date of closing. The Buyer(s) will be given a credit and is responsible for all payments thereafter.

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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

PROPERTY INSPECTION: 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.

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.

Auction Managers:

Daniel Days • 260.233.1401

Dean Rummel • 260.343.8511



800.451.2709 • SchraderAuction.com

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Tract Descriptions

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Flood Zone Maps

Tax Statements

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BIDDER PRE-REGISTRATION FORM

TUESDAY, JUNE 11, 2024

321± ACRES – DEKALB COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, June 4, 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
321± Acres • DeKalb County, Indiana
Tuesday, June 11, 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 Tuesday, June 11, 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) 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, June 4, 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:

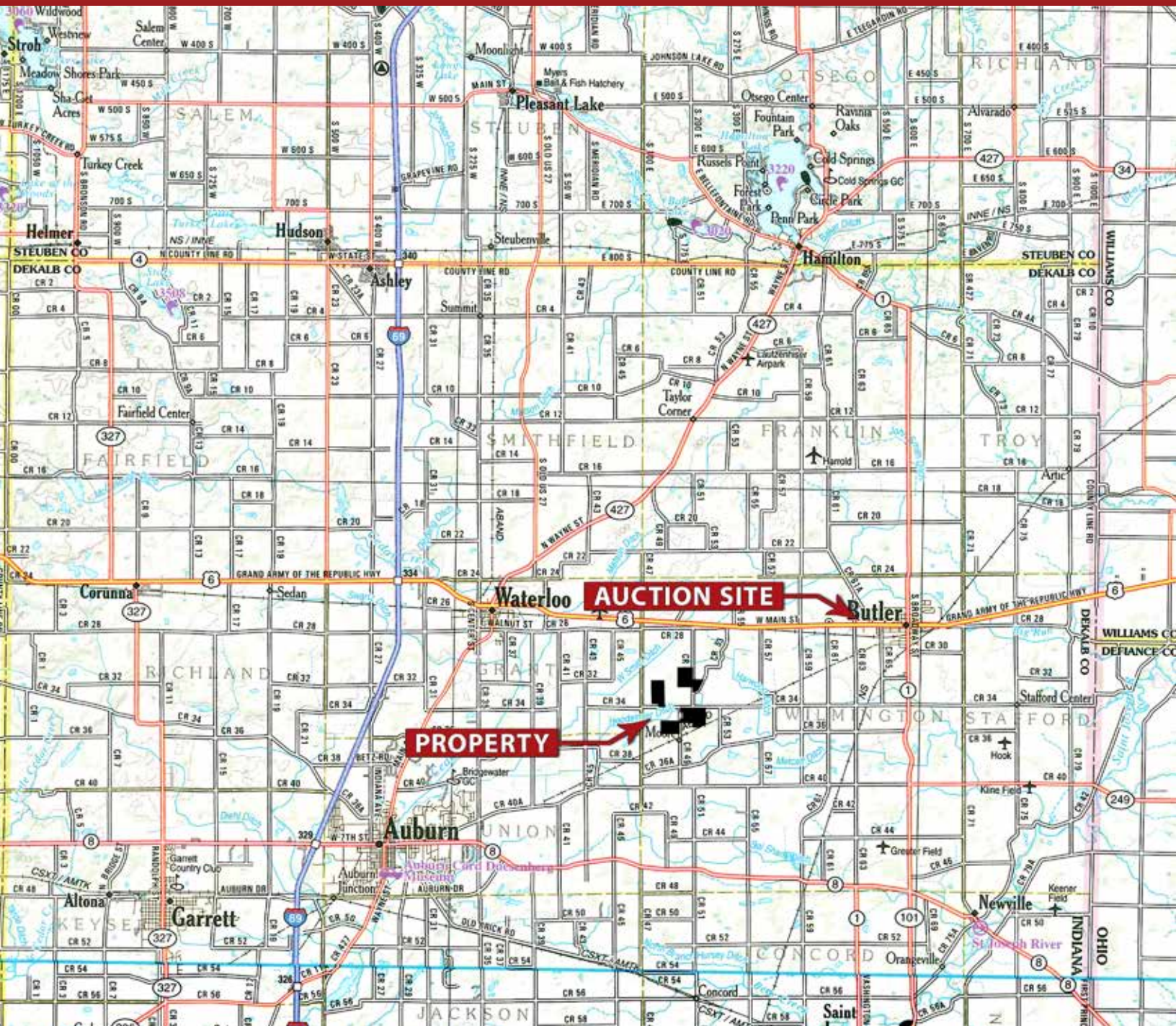
E-mail address of registered bidder: _____

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

A decorative graphic on the left side of the page. It features a dark grey trapezoidal shape on the left, a light grey rectangular area in the middle, and a white trapezoidal shape on the right. A thick orange diagonal line runs from the top-left towards the bottom-right, crossing the grey areas. A white diagonal line runs parallel to the orange line, positioned slightly to its right.

LOCATION MAP



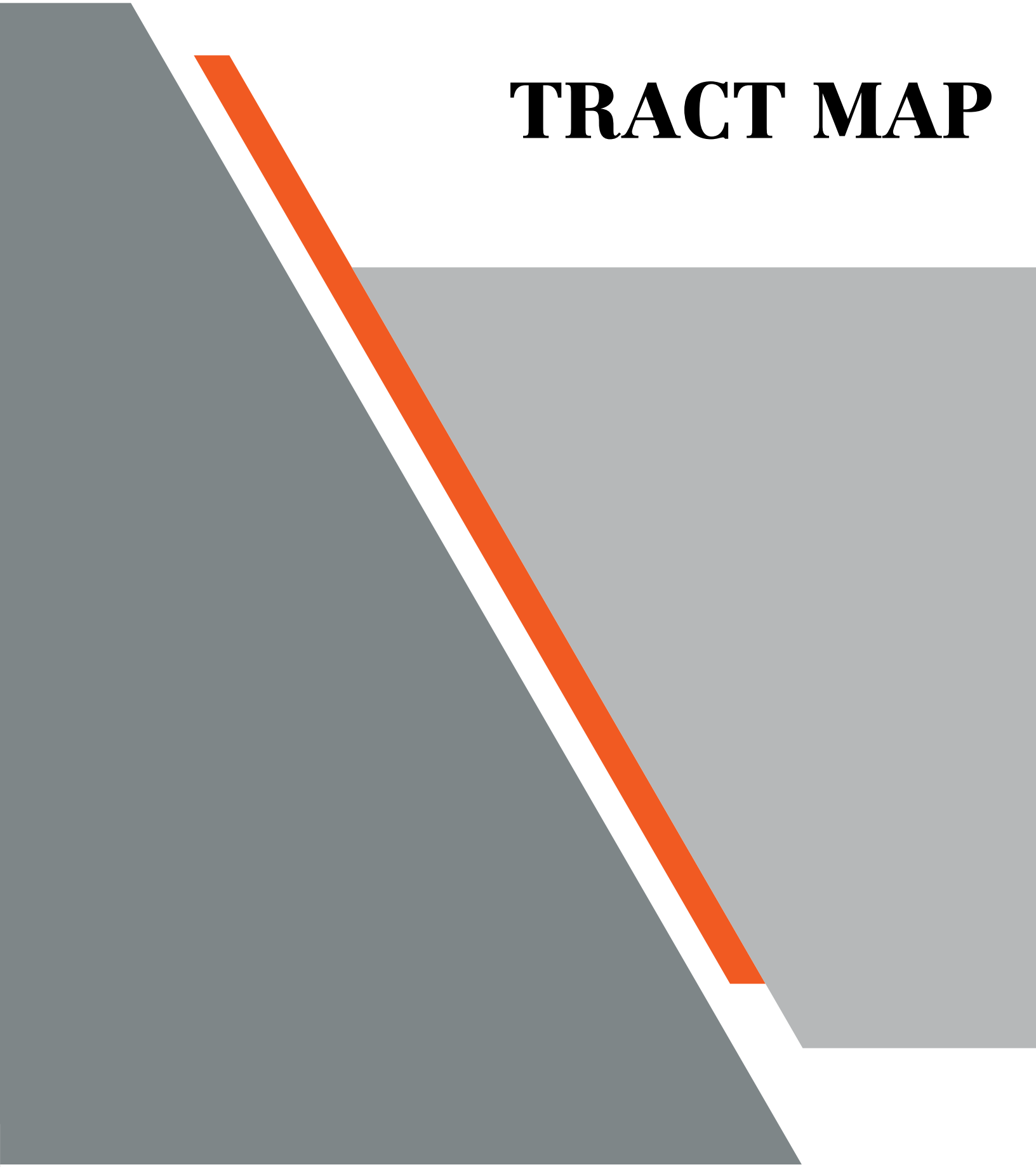
DIRECTIONS FOR TRACTS 1-10: Take County Road 47 for 1.5 miles south off State Road 6 then head east on County Road 34. **Tracts 4-5** will be on the north side of the road, continue east 1/4 mile **Tracts 6-8** are located on the south side of the road. Take County Road 49 south off County Road 34 to access **Tracts 9-11**. Take County Road 51 north off County Road 34 to access **Tracts 1-3**.

AUCTION LOCATION: International Monster Truck Museum, 541 W Main St, Butler, IN, 46793



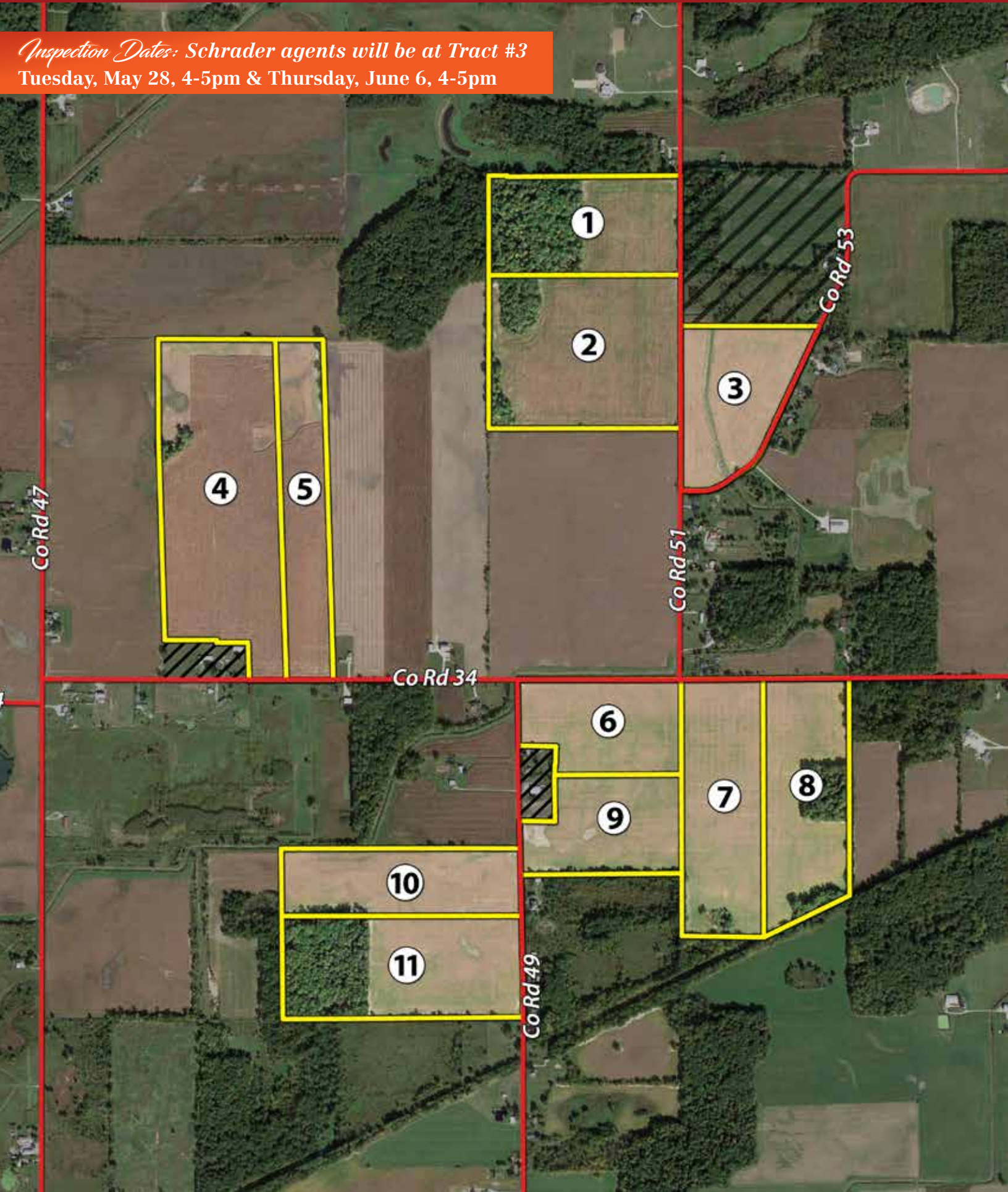
Online Bidding Available - You may bid online during the auction at schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.


TRACT MAP



TRACT MAP

*Inspection Dates: Schrader agents will be at Tract #3
Tuesday, May 28, 4-5pm & Thursday, June 6, 4-5pm*



A decorative graphic on the left side of the page. It features a dark grey trapezoidal shape on the left, a light grey horizontal bar extending from its right edge, and a diagonal orange line with a white border that runs from the top-left towards the bottom-right, crossing the grey bar.

TRACT DESCRIPTIONS

321[±] acres
offered in 11 Tracts

Premier
LAND AUCTION
Dekalb County, IN

- 280± Acres of Excellent Tillable Ground
- Easy Road Access to All Tracts
- Farming Rights in 2025
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- Strong Cash Rents

Tracts 7-9

Tuesday, June 11 · 6:00PM EST

Tract 3

held at International Monster Truck Museum,
Butler IN • Online Bidding Available

This farm offers 280± acres of FSA tillable farmland and 42± acres of timber, providing hunting opportunities across several tracts. All tracts are conveniently located just a few miles southeast of a large grain elevator, making it an ideal investment. This farm contains soils of mostly Pewamo silty clay and Blount loam. Most tracts have access to county tile or open drainage ditch. Plenty of buildable and farming opportunities throughout each tract with easy access off the road. Farming Rights in 2025. Not a farm you will want to miss out on!

TRACT 1 - 27± acres of both tillable farmland and recreational ground with possible timber opportunities. With road frontage along CR 51, look in for potential building site!

TRACT 2 - 42± acres of mostly flat tillable farmland along with a small amount of timber scattered along the west edge. This piece also contains easy access along CR 51.

TRACT 3 - 24± acres of flat tillable farmland with easy road frontage along both CR 51 and CR 53. This tract has an open drainage ditch running through the entirety of the piece.

TRACT 4 - 55± acres of mostly tillable farmland with access to 2 county tiles. Has road frontage along CR 34.

TRACT 5 - 20± acres of mostly tillable farmland. The tract contains a pump that has been used by the seller and neighboring property. Access along CR 34, property offers a great potential build site as well.

TRACT 6 - 19± acres of flat tillable farmland with easy road access along CR 49 and CR 34. Great potential build site as well.

TRACT 7 - 28± acres of flat tillable farmland with easy road access along CR 34. Great potential build site as well.

TRACT 8 - 30± acres of mostly flat tillable farmland with easy road access along CR 34. Great potential build site location!

TRACT 9 - 19± acres of flat tillable farmland with easy road access along CR 49. Great potential build site.

TRACT 10 - 22.5± acres of slightly rolling farmland with road access along CR 49. Potential for a build site as well.

TRACT 11 - 34.5± acres of both tillable farmland and recreational ground with possible timber opportunities. With road frontage along CR 49, look in for potential building site!

SELLER - Wanda L Beeching Revocable Living Trust

Auction Managers:

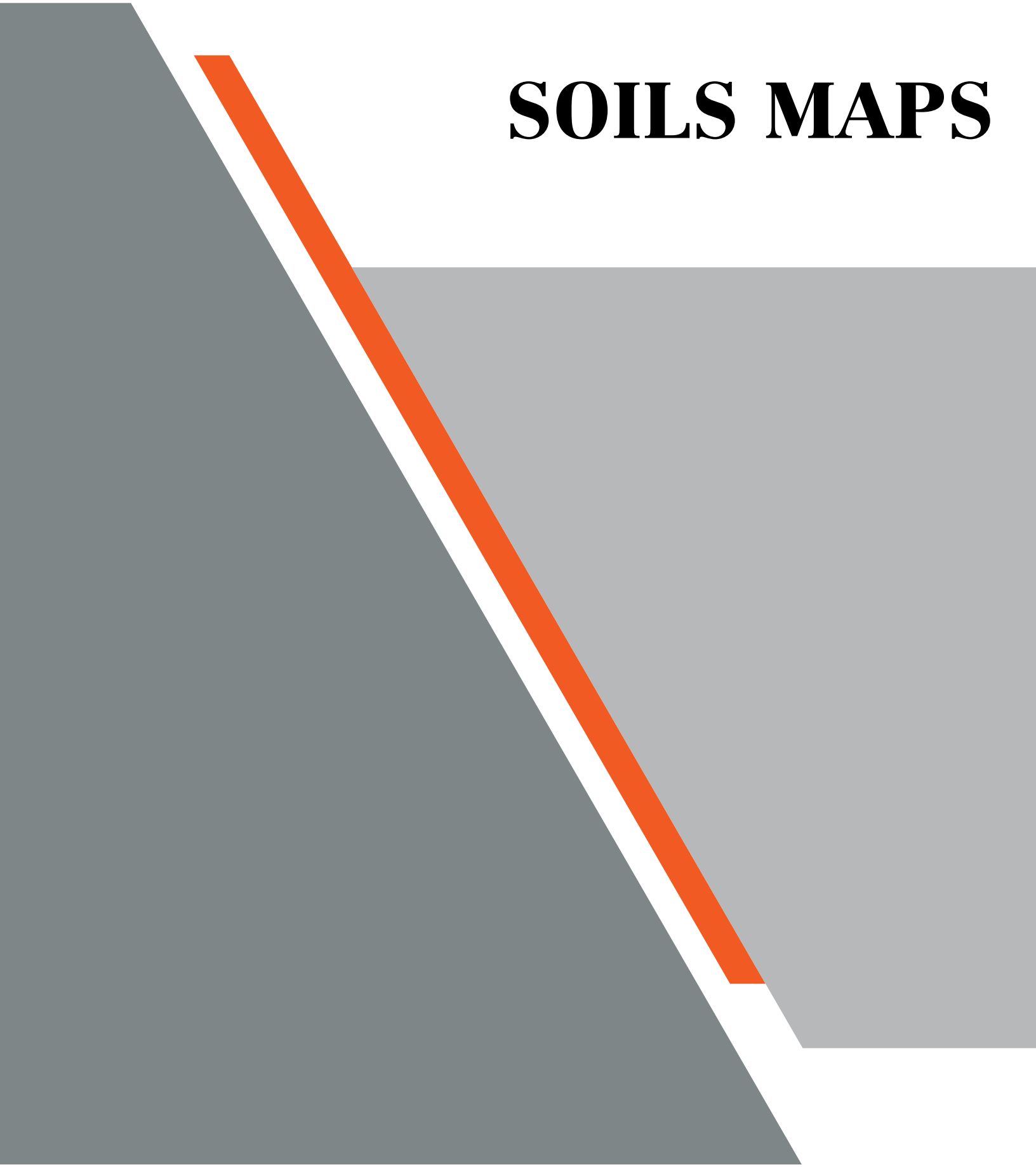
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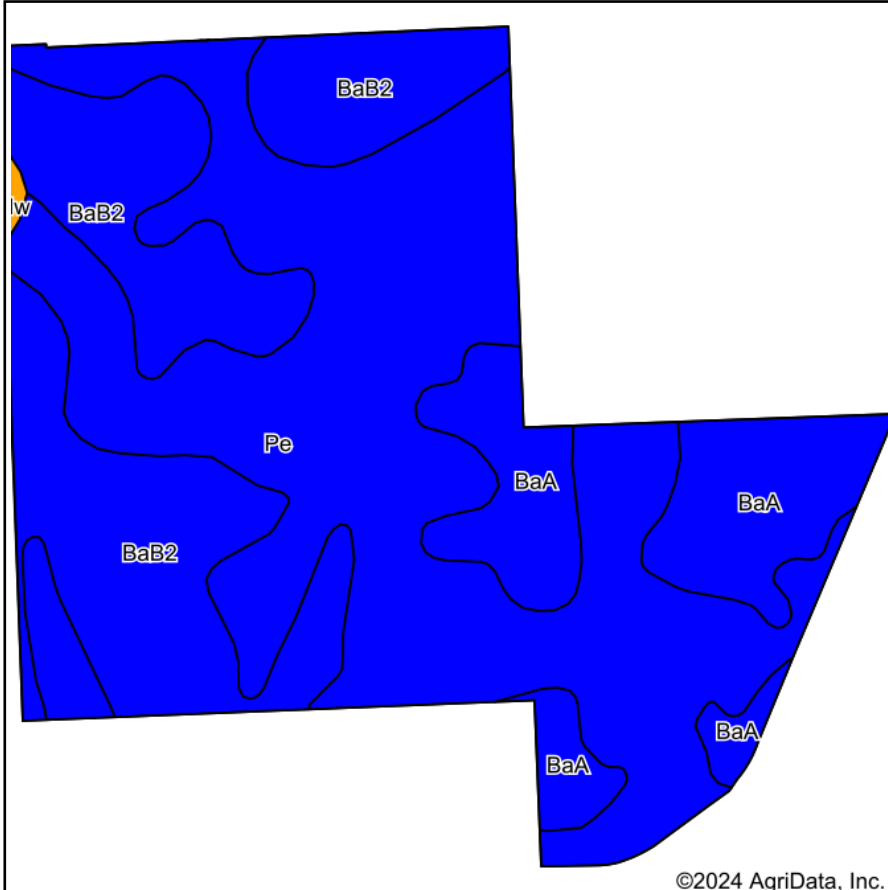


SOILS MAPS



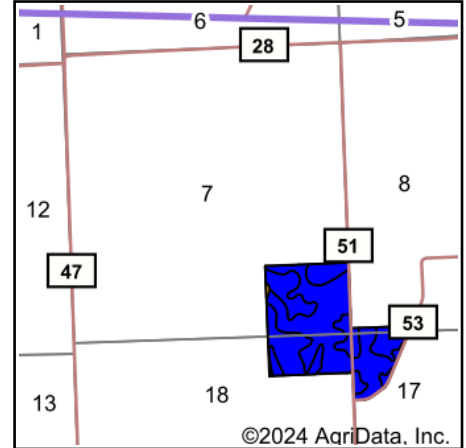
SOILS MAP

TRACTS 1-3



Soils data provided by USDA and NRCS.

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State: **Indiana**
 County: **DeKalb**
 Location: **7-34N-14E**
 Township: **Wilmington**
 Acres: **91.92**
 Date: **4/23/2024**



Maps Provided By:



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www.AgriDataInc.com

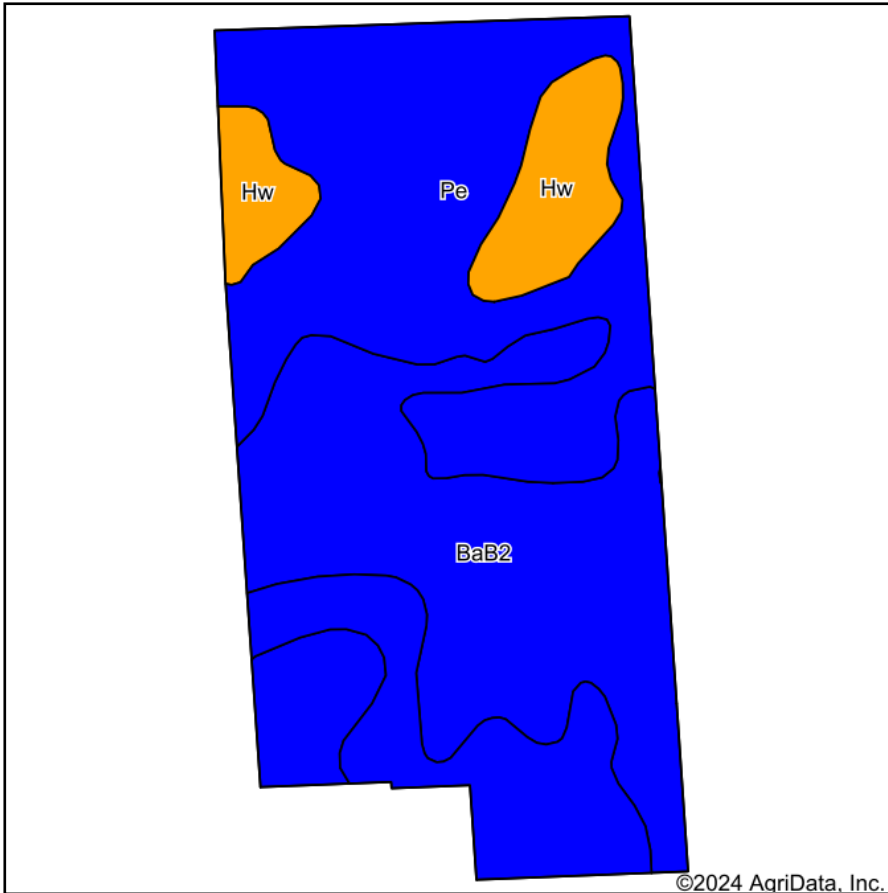


Area Symbol: IN033, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay	49.26	53.6%		llw	155	22	5	10	42	62
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	28.11	30.6%		lle	137	17	5	9	50	54
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	14.26	15.5%		llw	142	17	5	9	52	56
Hw	Houghton muck, drained	0.29	0.3%		lllw	159		5	11	42	64
Weighted Average					2.00	147.5	19.6	5	9.5	46	58.6

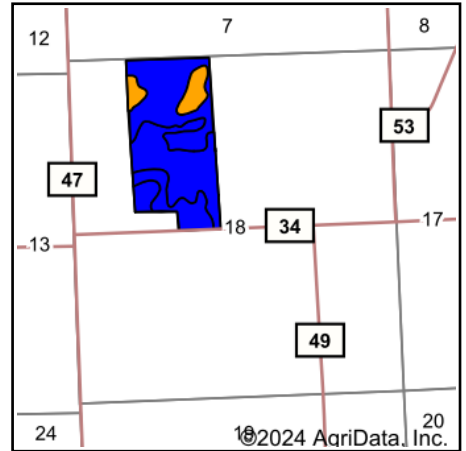
SOILS MAP

TRACTS 4-5



Soils data provided by USDA and NRCS.

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State: **Indiana**
 County: **DeKalb**
 Location: **18-34N-14E**
 Township: **Wilmington**
 Acres: **76.53**
 Date: **4/23/2024**



Maps Provided By:



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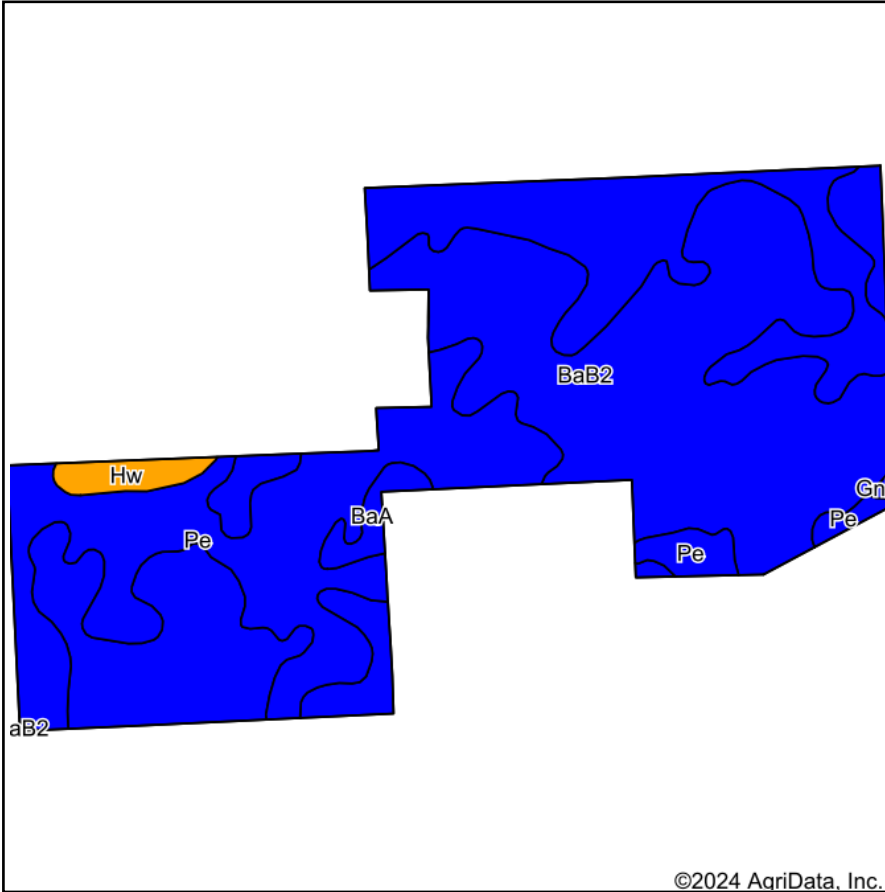


Area Symbol: IN033, Soil Area Version: 28

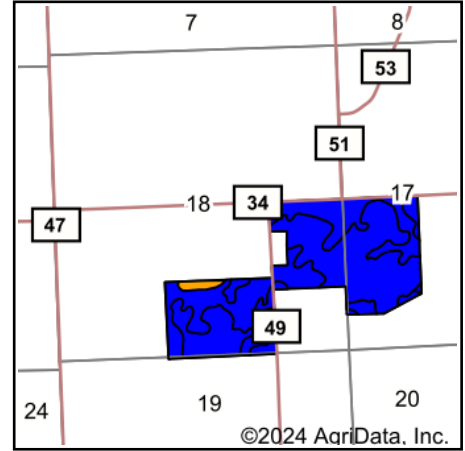
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay	38.67	50.5%		IIw	155	22	5	10	42	62
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	30.45	39.8%		Ile	137	17	5	9	50	54
Hw	Houghton muck, drained	7.41	9.7%		IIIw	159		5	11	42	64
Weighted Average					2.10	148.2	17.9	5	9.7	45.2	59

SOILS MAP

TRACTS 6-11



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **DeKalb**
 Location: **18-34N-14E**
 Township: **Wilmington**
 Acres: **158.36**
 Date: **4/23/2024**



Maps Provided By:



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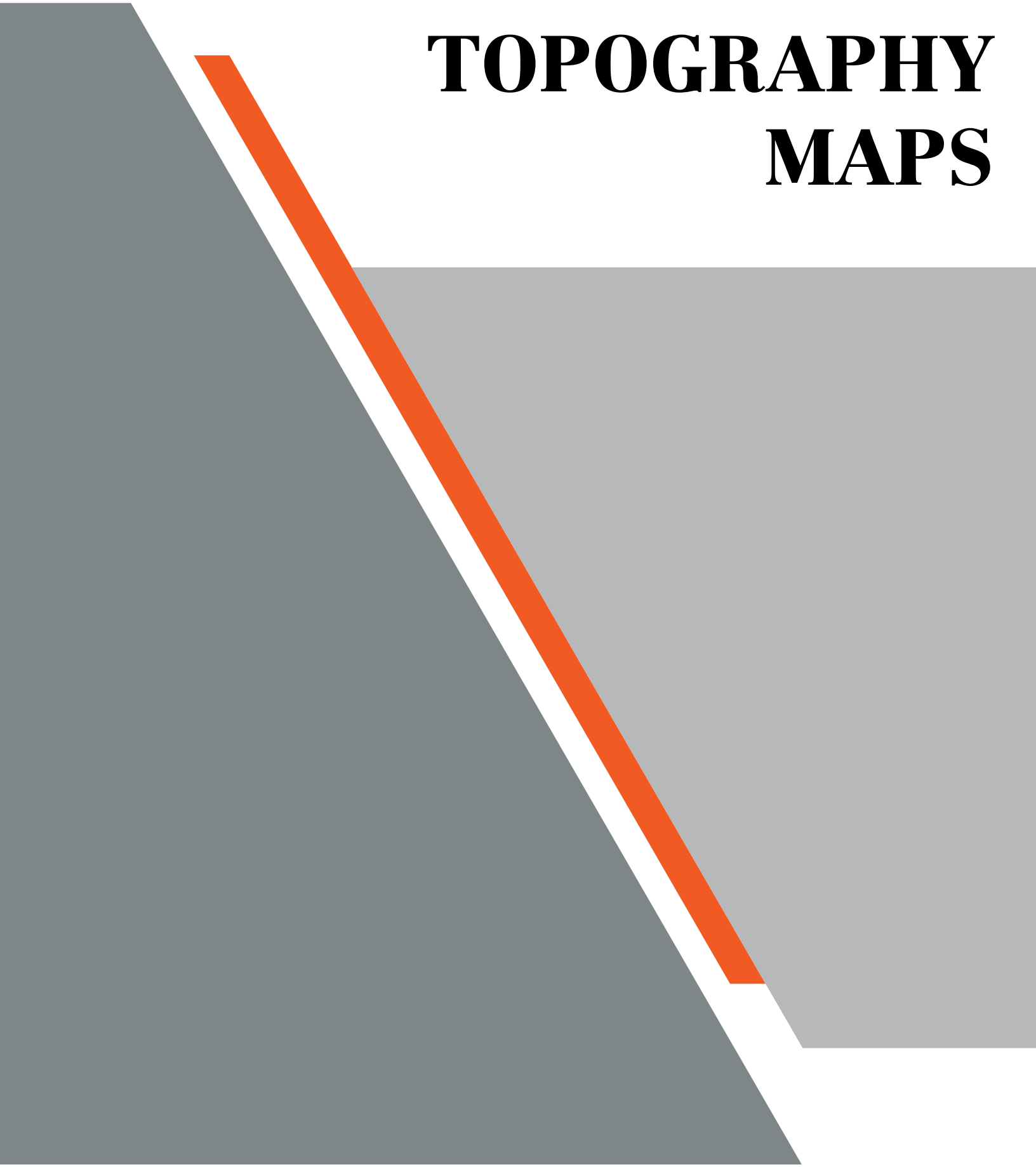
www.AgriDataInc.com



Area Symbol: IN033, Soil Area Version: 28

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
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	87.26	55.1%		IIe		137	17	5			9	50	54
Pe	Pewamo silty clay	65.96	41.7%		IIw		155	22	5			10	42	62
Hw	Houghton muck, drained	2.57	1.6%		IIIw		159			5		11	42	64
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	2.32	1.5%		IIw		142	17	5			9	52	56
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.25	0.2%		IIe	5	128	18	4	8	78		41	56
Weighted Average					2.02	*	144.9	18.8	5	*	0.1	9.4	46.6	57.5

TOPOGRAPHY MAPS



TOPOGRAPHY MAP

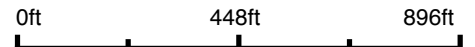
TRACTS 1-3



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Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 870.2
 Max: 889.4
 Range: 19.2
 Average: 880.2
 Standard Deviation: 2.56 ft



7-34N-14E
DeKalb County
Indiana

Boundary Center: 41° 24' 49.2, -84° 56' 55.24

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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TOPOGRAPHY MAP

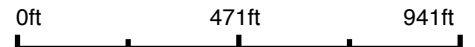
TRACTS 4-5



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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 867.3
Max: 883.8
Range: 16.5
Average: 877.3
Standard Deviation: 2.76 ft



4/23/2024

18-34N-14E
DeKalb County
Indiana

Boundary Center: 41° 24' 34.99, -84° 57' 37.08

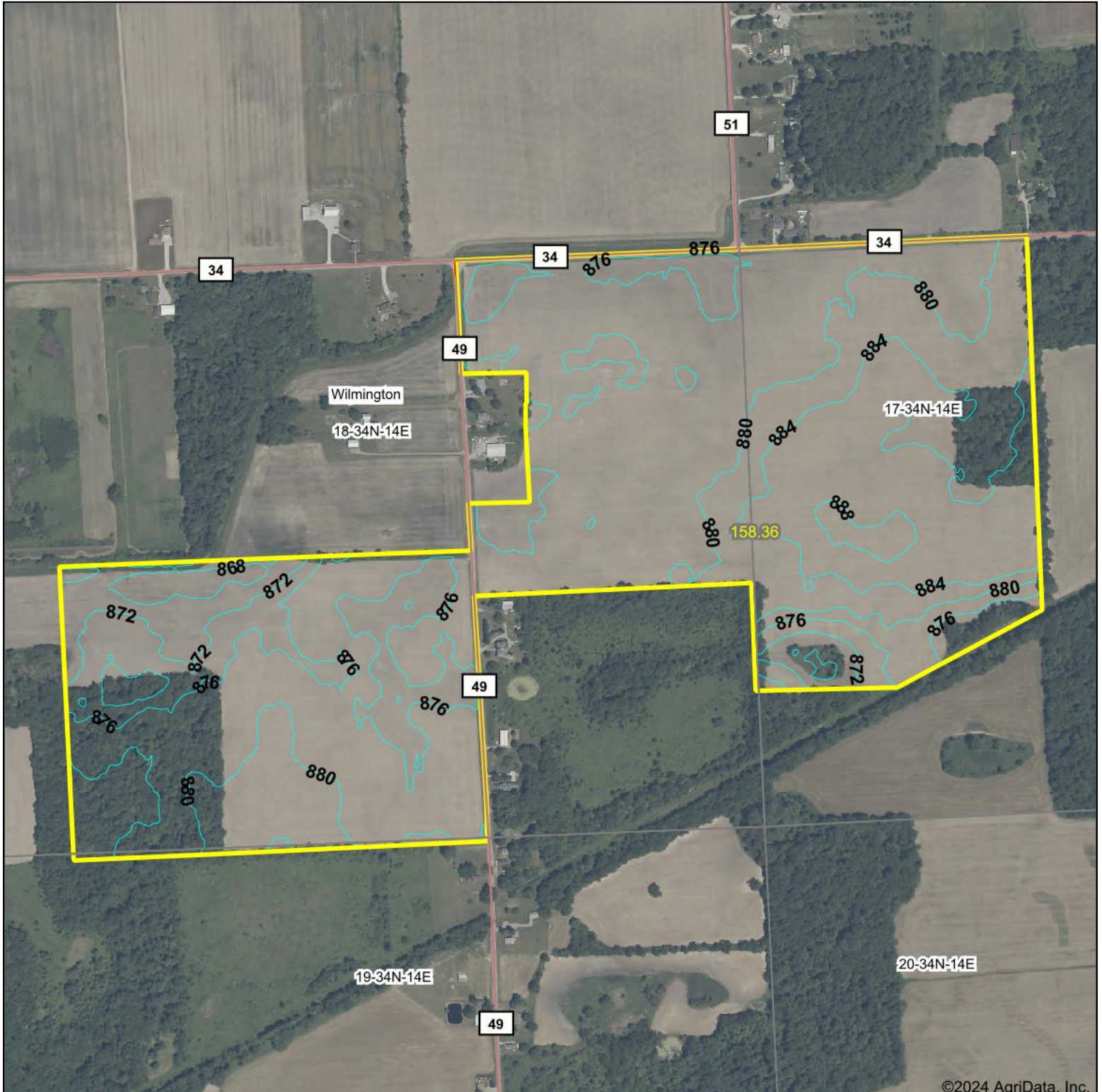
Maps Provided By:



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TOPOGRAPHY MAP

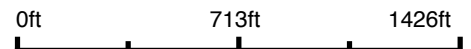
TRACTS 6-11



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Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 863.8
Max: 890.0
Range: 26.2
Average: 879.3
Standard Deviation: 4.27 ft

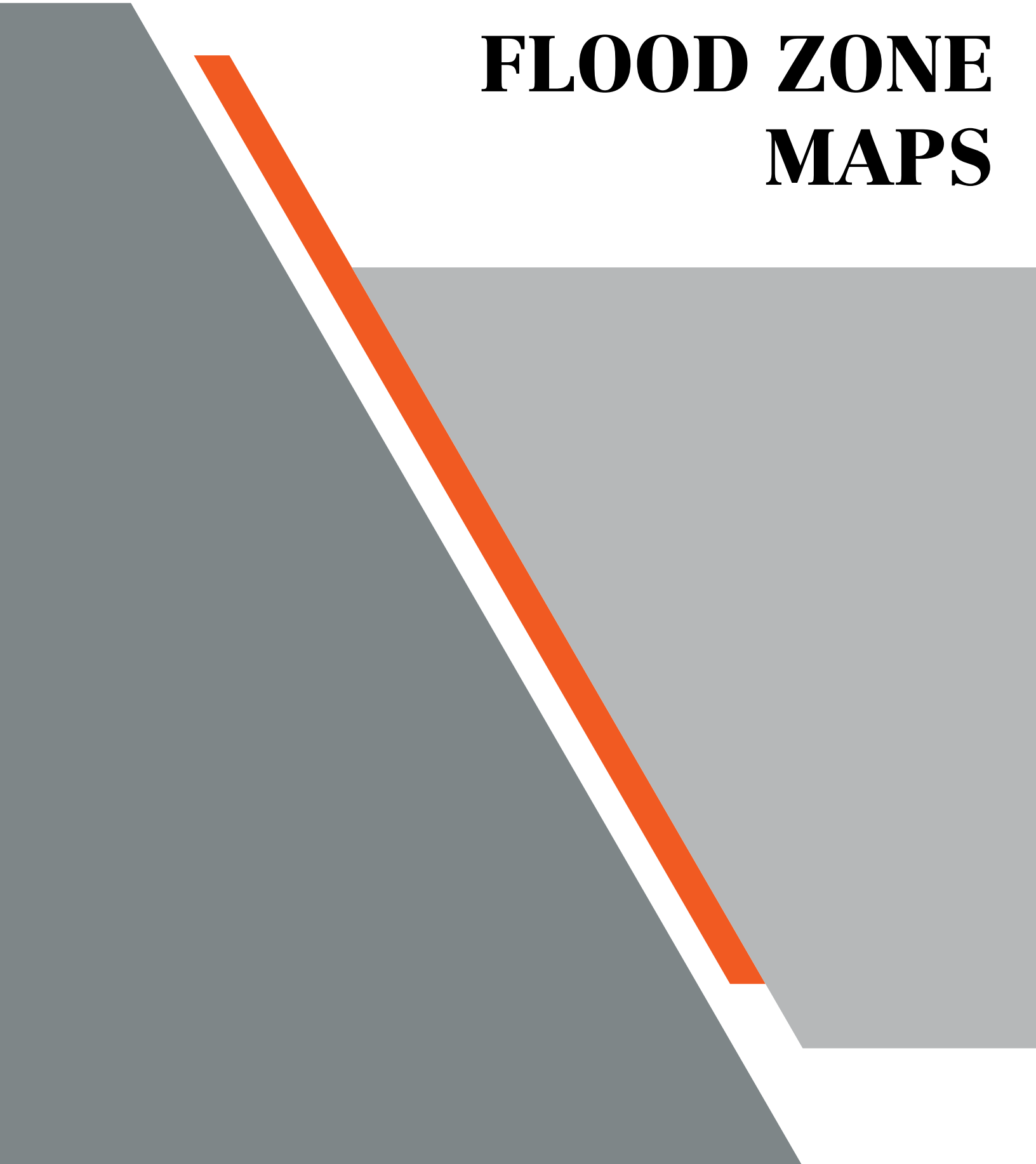


4/23/2024

18-34N-14E
DeKalb County
Indiana

Boundary Center: 41° 24' 8.94, -84° 57' 3.49

FLOOD ZONE MAPS



FLOOD ZONE MAP

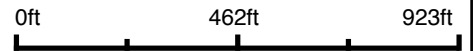
TRACTS 1-3



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Map Center: 41° 24' 49.2, -84° 56' 55.24



7-34N-14E
DeKalb County
Indiana

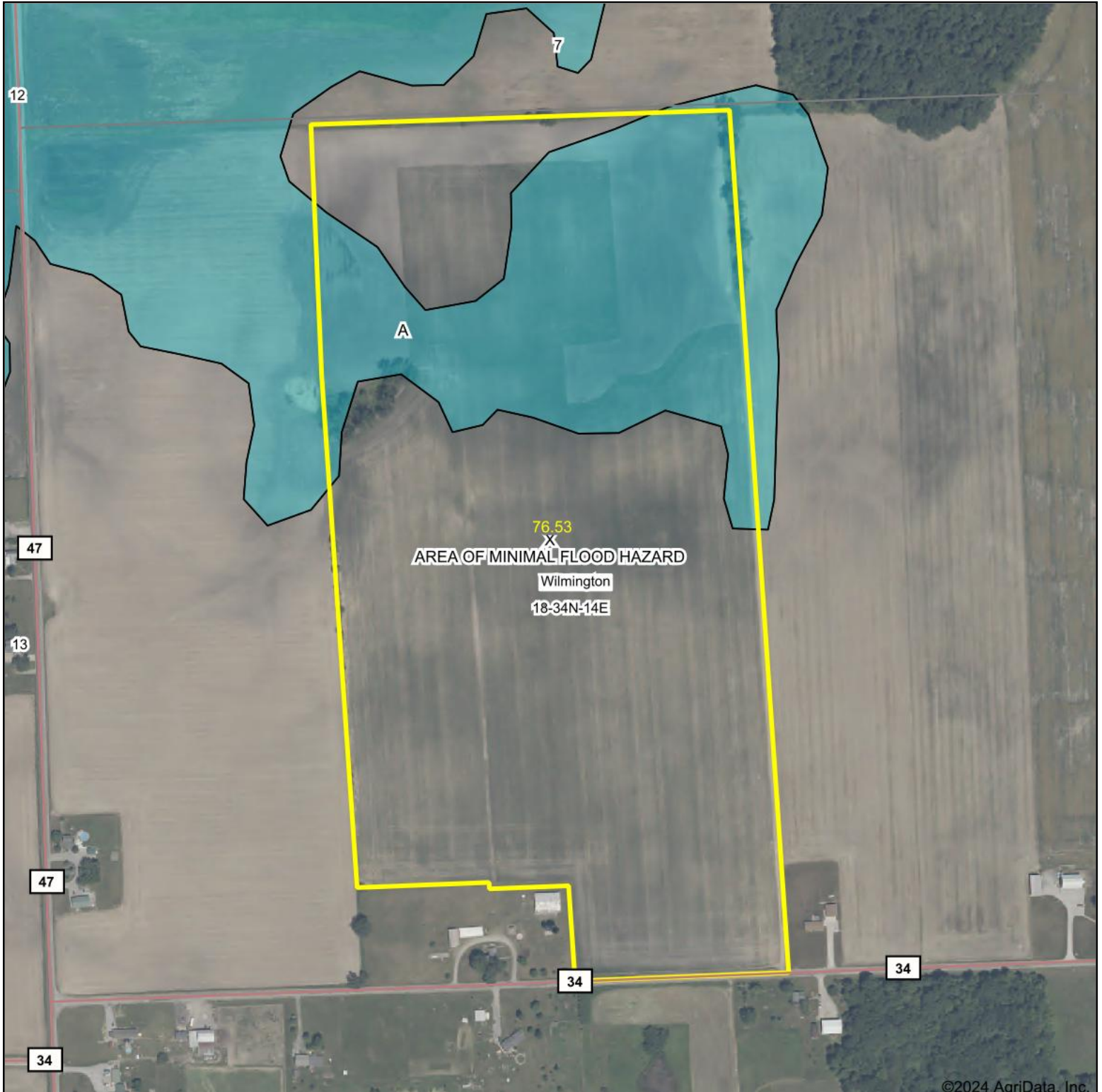


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Flood related information provided by FEMA

4/23/2024

FLOOD ZONE MAP

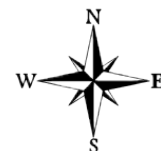
TRACTS 4-5



Boundary Center: 41° 24' 34.99, -84° 57' 37.08

0ft 484ft 969ft

18-34N-14E
DeKalb County
Indiana



Maps Provided By:

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4/23/2024

FLOOD ZONE MAP

TRACTS 6-11



Map Center: 41° 24' 8.94, -84° 57' 3.49

0ft 727ft 1453ft

18-34N-14E
DeKalb County
Indiana



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 surety
CUSTOMIZED ONLINE MAPPING
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4/23/2024



TAX STATEMENTS

TAX STATEMENT

TRACT 1

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
10/20/1997	BEECHING, WANDAL	0		\$0.00
	BEECHING, WANDAL L. PETTIGREW			\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$60,000.00	\$47,300.00	\$40,700.00	\$41,800.00	\$50,900.00	\$52,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020
Reason				
As Of Date	4/10/2023	3/28/2022	3/31/2021	4/14/2020
Land	\$60,000	\$47,300	\$40,700	\$41,800
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$60,000	\$47,300	\$40,700	\$41,800
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$60,000	\$47,300	\$40,700	\$41,800
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$60,000	\$47,300	\$40,700	\$41,800
Total Non Res (3)	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$384.15	\$298.20	\$259.08	\$265.89	\$332.32
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$384.15	\$298.20	\$259.08	\$265.89	\$332.32
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$268.92	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACT 1

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
	0028-00-0 Sobomon Shank 60247 - \$268.92				
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,037.22	\$596.40	\$518.16	\$531.78	\$664.64
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$518.61)	(\$596.40)	(\$518.16)	(\$531.78)	(\$664.64)
= Total Due	\$518.61	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039166	4/17/2024	\$518.61
2022 Pay 2023	2011853	10/16/2023	\$298.20
2022 Pay 2023	1978524	4/13/2023	\$298.20
2021 Pay 2022	1962538	11/1/2022	\$259.08
2021 Pay 2022	1925635	4/22/2022	\$259.08
2020 Pay 2021	1907852	11/4/2021	\$265.89
2020 Pay 2021	1862442	4/9/2021	\$265.89
2019 Pay 2020	1848873	11/2/2020	\$332.32
2019 Pay 2020	1805134	4/9/2020	\$332.32
2018 Pay 2019	1787212	11/4/2019	\$475.12
2018 Pay 2019	1763744	5/3/2019	\$475.12

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACT 2

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
10/20/1997	BEECHING, WANDA L; TRST REV LIV TRT BEECHING, WANDA L; PETTIGREW	0		\$0.00
				\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$38,400.00	\$30,300.00	\$26,100.00	\$26,700.00	\$32,500.00	\$33,600.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/20/2020
Land	\$38,400	\$30,300	\$26,100	\$26,700
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$38,400	\$30,300	\$26,100	\$26,700
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$38,400	\$30,300	\$26,100	\$26,700
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$38,400	\$30,300	\$26,100	\$26,700
Total Non Res (3)	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$245.86	\$191.02	\$166.14	\$169.84	\$212.19
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$245.86	\$191.02	\$166.14	\$169.84	\$212.19
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq MTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$140.04	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACT 2

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
	0028-00-0 Solomon Shank 60247 - \$140.04				
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$631.76	\$382.04	\$332.28	\$339.68	\$424.38
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$315.88)	(\$382.04)	(\$332.28)	(\$339.68)	(\$424.38)
= Total Due	\$315.88	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024. 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.

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039159	4/17/2024	\$315.88
2022 Pay 2023	2011858	10/16/2023	\$191.02
2022 Pay 2023	1978521	4/13/2023	\$191.02
2021 Pay 2022	1962531	11/1/2022	\$166.14
2021 Pay 2022	1925628	4/22/2022	\$166.14
2020 Pay 2021	1907845	11/4/2021	\$169.84
2020 Pay 2021	1862449	4/9/2021	\$169.84
2019 Pay 2020	1848880	11/2/2020	\$212.19
2019 Pay 2020	1805127	4/9/2020	\$212.19
2018 Pay 2019	1787205	11/4/2019	\$287.63
2018 Pay 2019	1763737	5/3/2019	\$287.63

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACT 3

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

Assessment Year	2023	2022	2021	2020	2019	2018
2023 Pay 2024	\$28,200.00	\$19,200.00	\$18,400.00	\$22,400.00	\$23,100.00	\$23,100.00
Land	\$28,200.00	\$19,200.00	\$18,400.00	\$22,400.00	\$23,100.00	\$23,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/14/2020	4/14/2020	4/14/2020
Land	\$28,200	\$22,300	\$19,200	\$19,000	\$18,400	\$18,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$28,200	\$22,300	\$19,200	\$19,000	\$18,400	\$18,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$28,200	\$22,300	\$19,200	\$19,000	\$18,400	\$18,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$28,200	\$22,300	\$19,200	\$19,000	\$18,400	\$18,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$180.55	\$140.59	\$122.22	\$117.04	\$146.25
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$180.55	\$140.59	\$122.22	\$117.04	\$146.25
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00
0028-00-0 Solomon Shank 60247 - \$120.00					
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACT 3

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$481.10	\$281.18	\$244.44	\$234.08	\$292.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$240.55)	(\$281.18)	(\$244.44)	(\$234.08)	(\$292.50)
= Total Due	\$240.55	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039164	4/17/2024	\$240.55
2022 Pay 2023	2011851	10/16/2023	\$140.59
2022 Pay 2023	1978527	4/13/2023	\$140.59
2021 Pay 2022	1962536	11/1/2022	\$122.22
2021 Pay 2022	1925633	4/22/2022	\$122.22
2020 Pay 2021	1907850	11/4/2021	\$117.04
2020 Pay 2021	1862444	4/9/2021	\$117.04
2019 Pay 2020	1848875	11/2/2020	\$146.25
2019 Pay 2020	1805132	4/9/2020	\$146.25
2018 Pay 2019	1787210	11/4/2019	\$209.60
2018 Pay 2019	1763742	5/3/2019	\$209.60

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACT 4

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
9/27/1999	BEECHING, WANDA L.:TRST REV/LIV/TRT			\$98,000.00
10/20/1997	BEECHING, WANDA	0		\$0.00
	BEECHING, WANDA L. PETTIGREW			\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/28/1999	Unknown At Conversion				

Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$102,200.00	\$80,700.00	\$69,400.00	\$68,200.00	\$83,100.00	\$85,800.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2021 (2)	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/20/2020	4/14/2020
Land	\$102,200	\$80,700	\$69,400	\$68,900	\$68,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$102,200	\$80,700	\$69,400	\$68,900	\$68,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$102,200	\$80,700	\$69,400	\$68,900	\$68,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$102,200	\$80,700	\$69,400	\$68,900	\$68,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$654.34	\$508.78	\$441.76	\$433.82	\$542.56
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$654.34	\$508.78	\$441.76	\$433.82	\$542.56
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACT 4

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Other Assess	\$316.02	\$62.88	\$62.88	\$6.24	\$62.88
	0020-00-0 Walter Smith 60130 -	0020-00-0 Walter Smith 60130 -	0020-00-0 Walter Smith 60130 -	0470-00-0 Cedar Creek 62265 -	0020-00-0 Walter Smith 60130 -
	\$56.64	\$56.64	\$56.64	\$6.24	\$56.64
	0470-00-0 Cedar Creek 62265 -	0470-00-0 Cedar Creek 62265 -	0470-00-0 Cedar Creek 62265 -		0470-00-0 Cedar Creek 62265 -
	\$6.24	\$6.24	\$6.24		\$6.24
	0028-00-0 Solomon Shank				
	60247 - \$253.14				

+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,624.70	\$1,080.44	\$946.40	\$873.88	\$1,148.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$812.35)	(\$1,080.44)	(\$946.40)	(\$873.88)	(\$1,148.00)
= Total Due	\$812.35	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039161	4/17/2024	\$812.35
2022 Pay 2023	2011856	10/16/2023	\$540.22
2022 Pay 2023	1978523	4/13/2023	\$540.22
2021 Pay 2022	1962533	11/1/2022	\$473.20
2021 Pay 2022	1925630	4/22/2022	\$473.20
2020 Pay 2021	1907847	11/4/2021	\$436.94
2020 Pay 2021	1862447	4/9/2021	\$436.94
2019 Pay 2020	1848879	11/2/2020	\$574.00
2019 Pay 2020	1805129	4/9/2020	\$574.00
2018 Pay 2019	1787207	11/4/2019	\$713.69
2018 Pay 2019	1763739	5/3/2019	\$713.69

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACT 5

Transfer History (Tax)

Date	Transfer From	Instrument	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	Doc Nbr
10/20/1997	Unknown At Conversion					
Homestead Assessments - Auditor's Office						
	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$35,500.00	\$28,000.00	\$24,100.00	\$24,700.00	\$30,200.00	\$31,100.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/20/2020	4/14/2020	
Land	\$35,500	\$28,000	\$24,100	\$23,900	\$24,700	\$24,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$35,500	\$28,000	\$24,100	\$23,900	\$24,700	\$24,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$35,500	\$28,000	\$24,100	\$23,900	\$24,700	\$24,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$35,500	\$28,000	\$24,100	\$23,900	\$24,700	\$24,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$227.29	\$176.52	\$153.41	\$157.12	\$197.18
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$227.29	\$176.52	\$153.41	\$157.12	\$197.18
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$120.00	\$0.00	\$0.00	\$0.00	\$0.00
0028-00-0 Solomon Shank 60247 - \$120.00					
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACT 5

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$574.58	\$353.04	\$306.82	\$314.24	\$394.36
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$287.29)	(\$353.04)	(\$306.82)	(\$314.24)	(\$394.36)
= Total Due	\$287.29	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039160	4/17/2024	\$287.29
2022 Pay 2023	2011857	10/16/2023	\$176.52
2022 Pay 2023	1978522	4/13/2023	\$176.52
2021 Pay 2022	1962532	11/1/2022	\$153.41
2021 Pay 2022	1925629	4/22/2022	\$153.41
2020 Pay 2021	1907846	11/4/2021	\$157.12
2020 Pay 2021	1862448	4/9/2021	\$157.12
2019 Pay 2020	1848878	11/2/2020	\$197.18
2019 Pay 2020	1805128	4/9/2020	\$197.18
2018 Pay 2019	1787206	11/4/2019	\$261.42
2018 Pay 2019	1763738	5/3/2019	\$261.42

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACTS 6 & 9

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

Assessment Year	2023	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/15/2020	4/14/2020	
Land	\$66,500.00	\$52,500.00	\$45,200.00	\$44,800.00	\$55,400.00	\$57,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/15/2020	4/14/2020	
Land	\$66,500	\$52,500	\$45,200	\$44,800	\$45,500	\$45,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$66,500	\$52,500	\$45,200	\$44,800	\$45,500	\$45,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$66,500	\$52,500	\$45,200	\$44,800	\$45,500	\$45,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$66,500	\$52,500	\$45,200	\$44,800	\$45,500	\$45,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$425.76	\$330.98	\$287.72	\$289.42	\$361.70
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$425.76	\$330.98	\$287.72	\$289.42	\$361.70
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$99.72	\$104.48	\$96.80	\$0.00	\$0.00
	0028-00-0 Solomon Shank 60247 - \$99.72	0041-00-0 C. O. Metcalf 60390 - \$104.48	0041-00-0 C. O. Metcalf 60390 - \$96.80		
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACTS 6 & 9

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$951.24	\$766.44	\$672.24	\$578.84	\$723.40
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$475.62)	(\$766.44)	(\$672.24)	(\$578.84)	(\$723.40)
= Total Due	\$475.62	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039156	4/17/2024	\$475.62
2022 Pay 2023	2011861	10/16/2023	\$383.22
2022 Pay 2023	1978518	4/13/2023	\$383.22
2021 Pay 2022	1962528	11/1/2022	\$336.12
2021 Pay 2022	1925625	4/22/2022	\$336.12
2020 Pay 2021	1907842	11/4/2021	\$289.42
2020 Pay 2021	1862452	4/9/2021	\$289.42
2019 Pay 2020	1848883	11/2/2020	\$361.70
2019 Pay 2020	1805124	4/9/2020	\$361.70
2018 Pay 2019	1787202	11/4/2019	\$468.72
2018 Pay 2019	1763734	5/3/2019	\$468.72

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACT 7

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

Assessment Year	Reason	As Of Date	2023 Annual Adjustment	2022 Annual Adjustment	2021 Annual Adjustment	2020 Annual Adjustment	2019 Pay 2020	2018 Pay 2019
2023 Pay 2024								
	Land		\$46,300.00	\$36,500.00	\$31,400.00	\$31,400.00	\$38,300.00	\$39,500.00
	Res Land		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Improve		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Res Improve		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	Reason	As Of Date	2023 Annual Adjustment	2022 Annual Adjustment	2021 Annual Adjustment	2020 MISCELLANEOUS	2019 Pay 2020	2018 Pay 2020
	Land		\$46,300	\$36,500	\$31,400	\$31,200	\$31,200	\$31,400
	Land Res (1)		\$0	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)		\$46,300	\$36,500	\$31,400	\$31,200	\$31,200	\$31,400
	Land Non Res (3)		\$0	\$0	\$0	\$0	\$0	\$0
	Improvement		\$0	\$0	\$0	\$0	\$0	\$0
	Imp Res (1)		\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)		\$0	\$0	\$0	\$0	\$0	\$0
	Total		\$46,300	\$36,500	\$31,400	\$31,200	\$31,200	\$31,400
	Total Res (1)		\$0	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)		\$46,300	\$36,500	\$31,400	\$31,200	\$31,200	\$31,400
	Total Non Res (3)		\$0	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$296.44	\$230.12	\$199.88	\$199.74	\$250.06
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$296.44	\$230.12	\$199.88	\$199.74	\$250.06
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$95.52	\$58.40	\$54.36	\$0.00	\$0.00
	0028-00-0 Solomon Shank 60247 - \$95.52	0041-00-0 C. O. Metcalf 60390 - \$58.40	0041-00-0 C. O. Metcalf 60390 - \$54.36		
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACT 7

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$688.40	\$518.64	\$454.12	\$399.48	\$500.12
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$344.20)	(\$518.64)	(\$454.12)	(\$399.48)	(\$500.12)
= Total Due	\$344.20	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039163	4/17/2024	\$344.20
2022 Pay 2023	2011854	10/16/2023	\$259.32
2022 Pay 2023	1978526	4/13/2023	\$259.32
2021 Pay 2022	1962535	11/1/2022	\$227.06
2021 Pay 2022	1925632	4/22/2022	\$227.06
2020 Pay 2021	1907849	11/4/2021	\$199.74
2020 Pay 2021	1862445	4/9/2021	\$199.74
2019 Pay 2020	1848876	11/2/2020	\$250.06
2019 Pay 2020	1805131	4/9/2020	\$250.06
2018 Pay 2019	1787209	11/4/2019	\$330.76
2018 Pay 2019	1763741	5/3/2019	\$330.76

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACT 8

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
10/20/1997	BEECHING, WANDA L	0		\$0.00
	BEECHING, WANDA L. PETTIGREW			\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

	2023 Pay 2024	2023 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$48,500.00	\$38,200.00	\$32,900.00	\$29,800.00	\$36,300.00	\$37,500.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/03/2021	7/14/2020
Land	\$48,500	\$38,200	\$32,900	\$32,600
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$48,500	\$38,200	\$32,900	\$32,600
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$48,500	\$38,200	\$32,900	\$32,600
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$48,500	\$38,200	\$32,900	\$32,600
Total Non Res (3)	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$310.52	\$240.83	\$209.42	\$189.56	\$237.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$310.52	\$240.83	\$209.42	\$189.56	\$237.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Deliq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$130.26	\$33.30	\$33.30	\$0.00	\$0.00

TAX STATEMENT

TRACT 8

	2023 Pay 2024 0028-00-0 Solomon Shank 60247 - \$130.26	2022 Pay 2023 0041-00-0 C. O. Metcalf 60390 - \$33.30	2021 Pay 2022 0041-00-0 C. O. Metcalf 60390 - \$33.30	2020 Pay 2021	2019 Pay 2020
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HIMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$751.30	\$514.96	\$452.14	\$379.12	\$474.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$375.65)	(\$514.96)	(\$452.14)	(\$379.12)	(\$474.00)
= Total Due	\$375.65	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.
 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.

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039162	4/17/2024	\$375.65
2022 Pay 2023	2011855	10/16/2023	\$257.48
2022 Pay 2023	1978525	4/13/2023	\$257.48
2021 Pay 2022	1962534	11/1/2022	\$226.07
2021 Pay 2022	1925631	4/22/2022	\$226.07
2020 Pay 2021	1907848	11/4/2021	\$189.56
2020 Pay 2021	1862446	4/9/2021	\$189.56
2019 Pay 2020	1848877	11/2/2020	\$237.00
2019 Pay 2020	1805130	4/9/2020	\$237.00
2018 Pay 2019	1787208	11/4/2019	\$324.65
2018 Pay 2019	1763740	5/3/2019	\$324.65

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

TAX STATEMENT

TRACTS 10 & 11

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
10/20/1997	BEECHING, WANDA L; TRST REV LIV TRT BEECHING, WANDA L; PETTIGREW	0		\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/20/1997	Unknown At Conversion				

Homestead Assessments - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Land	\$64,700.00	\$51,100.00	\$43,900.00	\$45,300.00	\$55,200.00	\$57,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Valuation - Assessor's Office

Assessment Year	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	3/28/2022	3/31/2021	7/15/2020
Land	\$64,700	\$51,100	\$43,900	\$45,300
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$64,700	\$51,100	\$43,900	\$45,300
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$64,700	\$51,100	\$43,900	\$45,300
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$64,700	\$51,100	\$43,900	\$45,300
Total Non Res (3)	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$414.24	\$322.16	\$279.44	\$288.16	\$360.40
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$414.24	\$322.16	\$279.44	\$288.16	\$360.40
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$224.22	\$0.00	\$0.00	\$0.00	\$0.00

TAX STATEMENT

TRACTS 10 & 11

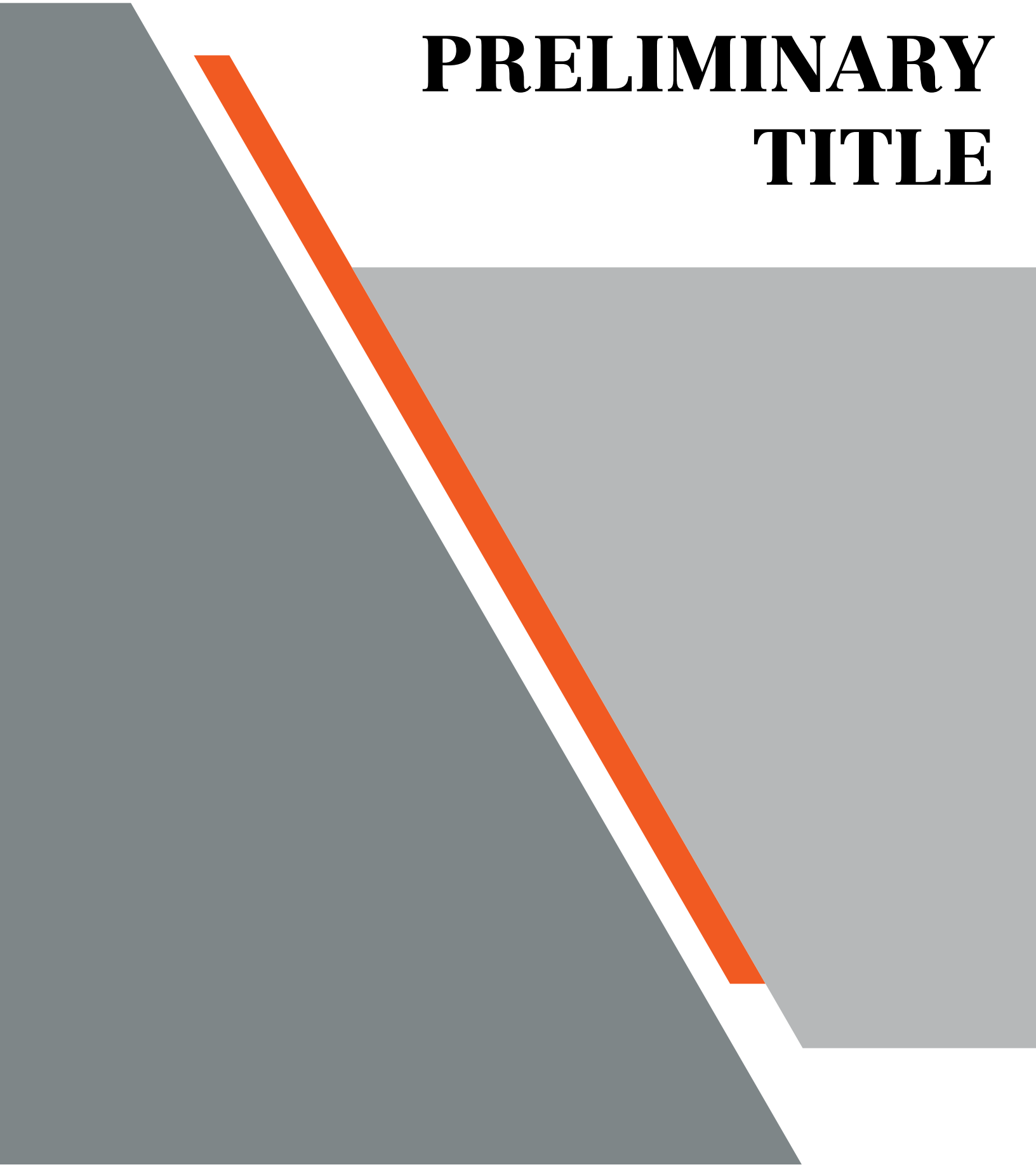
	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
	0028-00-0 Solomon Shank				
	60247 - \$224.22				
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,052.70	\$644.32	\$558.88	\$576.32	\$720.80
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$526.35)	(\$644.32)	(\$558.88)	(\$576.32)	(\$720.80)
= Total Due	\$526.35	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024. 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.

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2039157	4/17/2024	\$526.35
2022 Pay 2023	2011860	10/16/2023	\$322.16
2022 Pay 2023	1978519	4/13/2023	\$322.16
2021 Pay 2022	1962529	11/1/2022	\$279.44
2021 Pay 2022	1925626	4/22/2022	\$279.44
2020 Pay 2021	1907843	11/4/2021	\$288.16
2020 Pay 2021	1862451	4/9/2021	\$288.16
2019 Pay 2020	1848882	11/2/2020	\$360.40
2019 Pay 2020	1805125	4/9/2020	\$360.40
2018 Pay 2019	1787203	11/4/2019	\$481.27
2018 Pay 2019	1763735	5/3/2019	\$481.27

The Spring taxes are due May 10, 2024. Fall taxes will be due November 12, 2024.

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 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, Commonwealth Land Title Insurance Company, a(n) 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.

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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.

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PRELIMINARY TITLE

- 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>.

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PRELIMINARY TITLE


American Land Title Association

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

COMMONWEALTH LAND TITLE INSURANCE
COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
Michael J, Nolan, President



By: _____
Marjorie Nemzura, Secretary

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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: 24-773
Issuing Office File Number: 24-773
Property Address: County Rd 51, Butler, IN 46721
Revision Number: 1

SCHEDULE A

1. Commitment Date: April 10, 2024 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**
The estate or interest to be insured: **fee simple**
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:
Wanda L. Beeching, Trustee of the Wanda L. Beeching Revocable Living Trust, dated the 18th day of October 1998, subject to the life estate of Wanda L. Beeching.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

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

COMMONWEALTH LAND TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023

Countersigned by:

Morgan B Knafel

Morgan Knafel, License #3767222
Assurance Title Company, LLC, License #924500



By: _____
Michael J. Nolan, President



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. Any conveyance or mortgage by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.
7. Duly authorized and executed Trustee's Deed from the Wanda L. Beeching Revocable Living Trust, dated the 18th day of October 1998, to Proposed Insured, to be executed and recorded at closing.

Recital, or other acceptable evidence, for transfer of taxation and to establish of record the extinguishment of the life estate interest of Wanda L. Beeching who passed away on April 5, 2017 that was reserved in the Deed recorded on October 20, 1997 in Deed Record 219 page 89.

8. 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.
9. Vendors, (Sellers), Closing Affidavit to be furnished this office.
10. 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance 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. NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.
8. Tract 1:
Taxes for 2023 payable 2024
Parcel No. 15-07-07-400-005
Brief Legal: E End S1/2 SE1/4 - 46 acres +-
Tax Unit of Wilmington
State ID No. 17-07-07-400-005.000-026
May 10 \$384.15 PAID
November 10 \$384.15 NOT PAID
Assessed Valuation: Land \$60,000 Improvements \$0
Exemptions \$0
9. Annual assessment of \$268.92 for maintenance of Solomon Shank Drain 2024,
May 10 \$134.46 PAID, November 10 \$134.46 NOT PAID.

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PRELIMINARY TITLE

10. Tract 2:
Taxes for 2023 payable 2024
Parcel No. 15-07-08-300-005
Brief Legal: S Pt SW1/4 SW1/4 - 4 acres +-
Tax Unit of Wilmington
State ID No. 17-07-08-300-005.000-026
May 10 \$40.98 PAID
November 10 \$40.98 NOT PAID
Assessed Valuation: Land \$6,400 Improvements \$0
Exemptions \$0
11. Annual assessment of \$25.00 for maintenance of Solomon Shank Drain 2024,
May 10 \$12.50 PAID, November 10 \$12.50 NOT PAID.
12. Tract 3:
Taxes for 2023 payable 2024
Parcel No. 15-07-17-100-001
Brief Legal: NW Cor NW1/4 - 20 acres +-
Tax Unit of Wilmington
State ID No. 17-07-17-100-001.000-026
May 10 \$180.55 PAID
November 10 \$180.55 NOT PAID
Assessed Valuation: Land \$28,200 Improvements \$0
Exemptions \$0
13. Annual assessment of \$120.00 for maintenance of Solomon Shank Drain 2024,
May 10 \$60.00 PAID, November 10 \$60.00 NOT PAID.
14. Tract 4:
Taxes for 2023 payable 2024
Parcel No. 15-07-17-300-001
Brief Legal: W End N Pt W1/2 SW1/4 - 28 acres +-
Tax Unit of Wilmington
State ID No. 17-07-17-300-001.000-026
May 10 \$296.44 PAID
November 10 \$296.44 NOT PAID
Assessed Valuation: Land \$46,300 Improvements \$0
Exemptions \$0
15. Annual assessment of \$95.52 for maintenance of Solomon Shank Drain 2024,
May 10 \$47.76 PAID, November 10 \$47.76 NOT PAID.

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PRELIMINARY TITLE

16. Tract 5:
Taxes for 2023 payable 2024
Parcel No. 15-07-17-300-002
Brief Legal: E End N Pt W1/2 SW1/4 - 30 acres +-
Tax Unit of Wilmington
State ID No. 17-07-17-300-002.000-026
May 10 \$310.52 PAID
November 10 \$310.52 NOT PAID
Assessed Valuation: Land \$48,500 Improvements \$0
Exemptions \$0
17. Annual assessment of \$130.26 for maintenance of Solomon Shank Drain 2024,
May 10 \$65.13 PAID, November 10 \$65.13 NOT PAID.
18. Tract 6:
Taxes for 2023 payable 2024
Parcel No. 15-07-18-100-003
Brief Legal: Mid Pt NW1/4 - 55.355 acres +-
Tax Unit of Wilmington
State ID No. 17-07-18-100-003.000-026
May 10 \$654.34 PAID
November 10 \$654.34 NOT PAID
Assessed Valuation: Land \$102,200 Improvements \$0
Exemptions \$0
19. Annual assessment of \$253.14 for maintenance of Solomon Shank Drain 2024,
May 10 \$126.57 PAID, November 10 \$126.57 NOT PAID.
20. Annual assessment of \$56.64 for maintenance of Walter Smith Drain 2024,
May 10 \$28.32 PAID, November 10 \$28.32 NOT PAID.
21. Annual assessment of \$6.24 for maintenance of Cedar Creek Drain 2024,
May 10 \$3.12 PAID, November 10 \$3.12 NOT PAID.
22. Tract 7:
Taxes for 2023 payable 2024
Parcel No. 15-07-18-100-004
Brief Legal: Off W Side E1/2 E1/2 NW1/4 - 20 acres +-
Tax Unit of Wilmington
State ID No. 17-07-18-100-004.000-026
May 10 \$227.29 PAID
November 10 \$227.29 NOT PAID
Assessed Valuation: Land \$35,500 Improvements \$0
Exemptions \$0
23. Annual assessment of \$120.00 for maintenance of Solomon Shank Drain 2024,
May 10 \$60.00 PAID, November 10 \$60.00 NOT PAID.

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PRELIMINARY TITLE

24. Tract 8:
Taxes for 2023 payable 2024
Parcel No. 15-07-18-200-002
Brief Legal: N Pt E Pt NE1/4 - 23.34 acres +-
Tax Unit of Wilmington
State ID No. 17-07-18-200-002.000-026
May 10 \$245.86 PAID
November 10 \$245.86 NOT PAID
Assessed Valuation: Land \$38,400 Improvements \$0
Exemptions \$0
25. Annual assessment of \$140.04 for maintenance of Solomon Shank Drain 2024,
May 10 \$120.02 PAID, November 10 \$120.02 NOT PAID.
26. Tract 9:
Taxes for 2023 payable 2024
Parcel No. 15-07-18-300-007
Brief Legal: Pt SE1/4 SW1/4 - 19.54 acres +-
Tax Unit of Wilmington
State ID No. 17-07-18-300-007.000-026
May 10 \$115.88 PAID
November 10 \$115.88 NOT PAID
Assessed Valuation: Land \$18,100 Improvements \$0
Exemptions \$0
27. Annual assessment of \$105.60 for maintenance of Solomon Shank Drain 2024,
May 10 \$52.80 PAID, November 10 \$52.80 NOT PAID.
28. Tract 10:
Taxes for 2023 payable 2024
Parcel No. 15-07-18-400-004
Brief Legal: SW1/4 SE1/4 - 37.38 acres +-
Tax Unit of Wilmington
State ID No. 17-07-18-400-004.000-026
May 10 \$414.24 PAID
November 10 \$414.24 NOT PAID
Assessed Valuation: Land \$64,700 Improvements \$0
Exemptions \$0
29. Annual assessment of \$224.22 for maintenance of Solomon Shank Drain 2024,
May 10 \$112.11 PAID, November 10 \$112.11 NOT PAID.

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PRELIMINARY TITLE

30. Tract 11:
 - Taxes for 2023 payable 2024
 - Parcel No. 15-07-18-400-010
 - Brief Legal: N Pt E1/2 SE1/4 - 38.129 acres +-
Tax Unit of Wilmington
 - State ID No. 17-07-18-400-010.000-026
 - May 10 \$425.76 PAID
 - November 10 \$425.76 NOT PAID
 - Assessed Valuation: Land \$66,500 Improvements \$0
 - Exemptions \$0
31. Annual assessment of \$99.72 for maintenance of Solomon Shank Drain 2024,
May 10 \$49.86 PAID, November 10 \$49.86 NOT PAID.
32. Taxes for 2024 due and payable 2025, and subsequent taxes.
33. 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.
34. 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.
35. Right of way for drainage tiles, feeders and laterals, if any.
36. Rights of the public, State of Indiana, County of DeKalb and the municipality in and to that part of the premises taken or used for road purposes.
37. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
38. This commitment has been issued without a judgment search being made against the name insured.

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PRELIMINARY TITLE

EXHIBIT "A"

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

Tract 1:

The East part of the South one half of the Southeast Quarter of Section 7, Township 34 North, Range 14 East, and bounded as follows:

Commencing at the Southeast corner of said Southeast Quarter and running thence West 93 rods and 8 feet; thence North 80 rods; thence East 93 rods and 8 feet; thence south 80 rods to the place of beginning, EXCEPTING THEREFROM the following: Commencing at the Northeast corner of said Southeast Quarter, thence West to a point thirty feet West of the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section; thence South at right angles thirty feet; thence East at right angles parallel with said North boundary line to the East line of said Southeast Quarter, thence North along said East line thirty feet to the place of beginning, containing after said exception 46 acres more or less.

Tract 2:

Four (4) acres of land off the South side of the Southwest Quarter of the Southwest quarter of Section 8, Township 34 North, Range 14 East, DeKalb County, Indiana, which lies West of the public highway diagonally across said southwest Quarter.

Tract 3:

Twenty (20) acres of land in the Northwest Quarter of Section 17 Township 34 North, Range 14 East, DeKalb County, Indiana, bounded on the West by the West boundary line of said Section 17, and on the South and East by the center of the public highway running across the Northwest corner of the Northwest Quarter of said Section 17, and on the North by the North Section line of said Section 17.

Tract 4:

Twenty-eight (28) acres of even width off the West side of sixty (60) acres of even width off the North end of the West one-half (1/2) of the Southwest Quarter (1/4) of Section Seventeen (17) Township Thirty-four (34) North, Range Fourteen (14) East, in DeKalb County, Indiana.

Tract 5:

The East one half of so much of the West one half of the Southwest quarter of Section Seventeen (17) Township Thirty-four (34) North, Range Fourteen (14) East, DeKalb County, Indiana, as lies North of the right of way of the Vandalia Railroad Company, containing thirty (30) acres of land more or less.

Tract 6:

The East one-half of the Northwest Quarter of Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East, DeKalb County, Indiana, EXCEPTING Thirty (30) acres off the East side thereof; ALSO including Ten (10) acres of land off the East side of the West one-half of the Northwest Quarter of said Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East, Containing in all Sixty (60) acres of land more or less.

Also Excepting;

A part of the Northwest Quarter (1/4) of Section Eighteen (18), Township Thirty-four (34) North, Range Fourteen (14)

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PRELIMINARY TITLE

American Land Title Association

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

East, Second Principal Meridian, Wilmington Civil Township, DeKalb County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter (1/4) of said Section 18, marked by a railroad spike; thence South 90 degrees 00 minutes 00 seconds West (assumed bearing and basis of all bearings to follow in this description), 828.75 feet on and along the South line of said Northwest Quarter (1/4) to a railroad spike, said point being the true point of beginning of this description; thence North 01 degrees 40 minutes 27 seconds west, 296.52 feet parallel with the East line of said Northwest Quarter (1/4) to a 5/8 inch diameter rebar; thence South 90 degrees 00 minutes 00 seconds West, 245.73 feet parallel with the South line of said Northwest Quarter (1/4) to a 5/8 inch diameter rebar; thence North 01 degrees 40 minutes 27 seconds West, 20.00 feet parallel with the East line of said Northwest Quarter (1/4) to a 5/8 inch diameter rebar; thence South 90 degrees 00 minutes 00 seconds West, 409.28 feet parallel with the South line of said Northwest Quarter (1/4) to a 5/8 inch diameter rebar on the West line of the East 10 acres of the West Half (1/2) of said Northwest Quarter (1/4); thence South 01 degrees 40 minutes 34 seconds East, 316.52 feet on and along the West line of the East 10 acres of the West Half (1/2) of said Northwest Quarter (1/4) to the South line of said Northwest Quarter (1/4) marked by a railroad spike; thence North 90 degrees 00 minutes 00 seconds East, 655.00 feet on and along the South line of said Northwest Quarter (1/4) to the point of beginning, containing 4.645 acres, more or less.

Tract 7:

Twenty acres of land off the West side of the following described tract of land: Off the West side of the East Thirty acres of the Northwest Quarter of Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East, DeKalb County, Indiana.

Tract 8:

Twenty acres of land off the North end of the East one-half of the Northeast Quarter of Section 18, Township 34 North, Range 14 East, DeKalb County, Indiana. Also; the East Thirteen (13) rods and Eight (8) feet off the North Forty (40) rods of the Northwest Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 14 East, DeKalb County, Indiana, containing 3.34 acres more or less.

Tract 9:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East, in DeKalb County, Indiana.

Excepting therefrom:

A part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 34 North, Range 14 East, of the Second Principal Meridian in DeKalb County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees, 55 minutes, 02 seconds West (assumed), a distance of 1323.50 feet (deed and measured), along the North line of the Southwest Quarter of said Section 18; thence South 01 degree, 38 minutes, 17 seconds East, along the west line of the East Half of the Southwest Quarter of said Section 18, a distance of 1,329.70 feet (deed and measured), to the Point of Beginning; thence South 89 degrees, 59 minutes, 19 seconds East, a distance of 648.41 feet; thence South 01 degree, 38 minutes, 17 seconds East, a distance of 1,342.47 feet; thence South 89 degrees, 42 minutes, 50 seconds West, a distance of 648.32 feet to a point on the west line of the East Half of the Southwest Quarter of said Section 18; thence North 01 degrees 38 minutes, 17 seconds West, a distance of 1,345.84 feet along the west line of the East Half of the Southwest Quarter of said Section 18, to the Point of Beginning; containing 20 acres, more or less.

Tract 10:

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

American Land Title Association

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

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East. In DeKalb County, Indiana.

Tract 11:

Forty-one and fifty-five hundredths (41.55) acres of even width off the North end of the East one-half (1/2) of the Southeast Quarter (1/4) of Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East, DeKalb County, Indiana.

EXCEPTING THEREFROM;

Starting at a point on the eighth line South 1 degrees 30' East five hundred nineteen (519) feet from the Northwest corner of Northeast Quarter of the Southeast Quarter of Section 18, Township 34, Range 14 East and from thence as follows, South 1 degree 30' East one hundred forty (140) feet; thence East two hundred eighty-eight (288) feet; thence North 1 degree 30' East one hundred forty (140) feet; thence West two hundred ninety-seven (297) feet to the place of beginning, enclosing an area containing 0.94 acre

ALSO EXCEPTING THEREFROM;

Part of the East one-half (1/2) of the Southeast quarter (1/4) of Section Eighteen (18) Township Thirty-four (34) North, Range Fourteen (14) East described as follows: Beginning at a railroad spike west, 1302 feet and South 658.58 feet from a railroad spike at the Northeast corner of the Southeast quarter (1/4) of said Section Eighteen (18) thence due South (assumed bearing and basis of all bearings to follow in this description) 104.72 feet to a railroad spike thence south 88 degrees 00' East, 280.58 feet to an iron pipe; thence North 3 degrees 31' East, 107.54 feet to an iron stake; thence North 88 degrees 36' West, 287.10 feet to the point of beginning and containing 0.691 acre more or less.

ALSO EXCEPTING THEREFROM:

Part of the Northeast Quarter of the Southeast of Section 18; Township 34 North, Range 14 East, DeKalb County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 18; thence South (assumed bearing), a distance of 763.72 feet along the West line of said Northeast Quarter of the Southeast Quarter of Section 18, also being the centerline of County Road 49, to the Point of Beginning; thence South 88 degrees East, a distance of 280.58 feet along the South property line of a 0.691-acre tract; thence South, a distance of 350.0 feet parallel with the West line of said Northeast Quarter of the Southeast Quarter of Section 18; thence North 88 degrees West, a distance of 280.58 feet to the centerline of County Road 49; thence North, a distance of 350.0 feet to the Point of Beginning; containing 2.25 acres, more or less.

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PROPERTY PHOTOS



TRACTS 1-3



TRACTS 1-2





TRACT 3



TRACT 3





TRACTS 6-9



TRACTS 6-9



TRACTS 6, 7 & 9



TRACTS 7-9



TRACTS 10-11



TRACTS 10-11







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