

LAND

AUCTION

STEUBEN COUNTY, IN

57±

Acres

Offered in 3 Tracts
or Combinations

Tillable Well Drained Soils
Balance in Recreational/Hunting Land
Borders the Fawn River

INFORMATION
BOOKLET

Saturday,
November 9th • 10am EST

800-451-2709 | SchraderAuction.com



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

3% Buyer's Premium

DISCLAIMER:

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

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

OWNERS: LLT Group LLC

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

AC63001504, AU08701553



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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 57+/- 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.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 5% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

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

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

DEED: Seller shall provide Warranty Deed(s).

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

POSSESSION: Possession is at Closing - subject to Tenants Rights.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s), paying 2025 taxes due in 2026 and thereafter.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination

purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** **Page 5**
- **ONLINE BIDDING REGISTRATION FORM** **Page 7-8**
- **LOCATION & AERIAL TRACT MAP** **Page 9-11**
- **SOIL INFORMATION**
(Surety Soils, Topography, Flood Zone Maps) **Page 13-16**
- **COUNTY TAX INFORMATION** **Page 17-24**
- **FSA INFORMATION** **Page 25-28**
- **PRELIMINARY TITLE & EXCEPTION DEED** **Page 29-37**
- **PHOTOS** **Page 39-45**

**FOR INFORMATION CALL AUCTION MANAGER:
Robert Mishler: 260-336-9750**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

SATURDAY, NOVEMBER 9, 2024

57± ACRES – STEUBEN 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 Friday, November 1, 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
57± Acres • Steuben County, Indiana
Saturday, November 9, 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 Saturday, November 9, 2024 at 10:00 AM (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, Friday, November 1, 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.

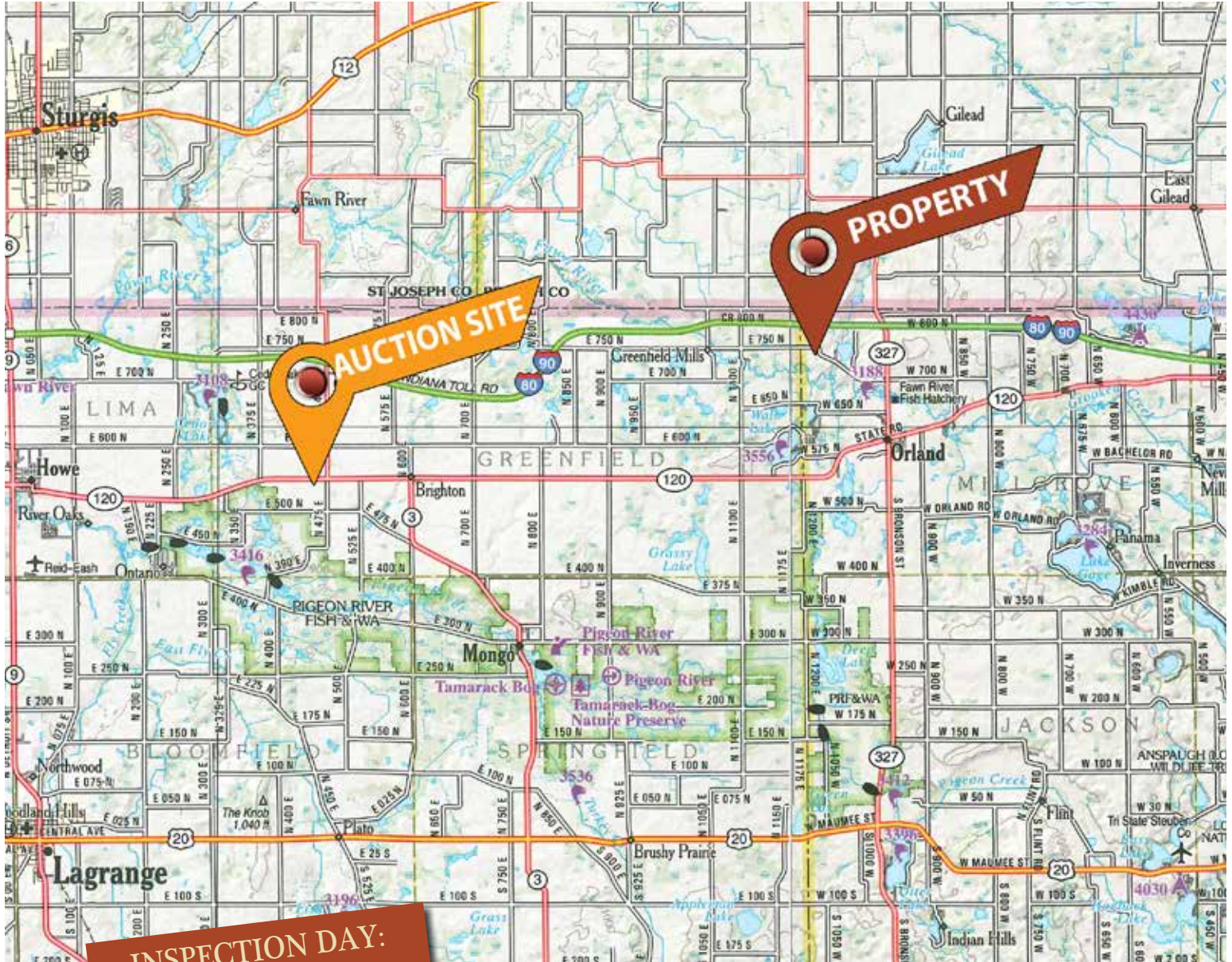
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 &
AERIAL TRACT MAPS
& IMPROVEMENTS**

LOCATION MAP

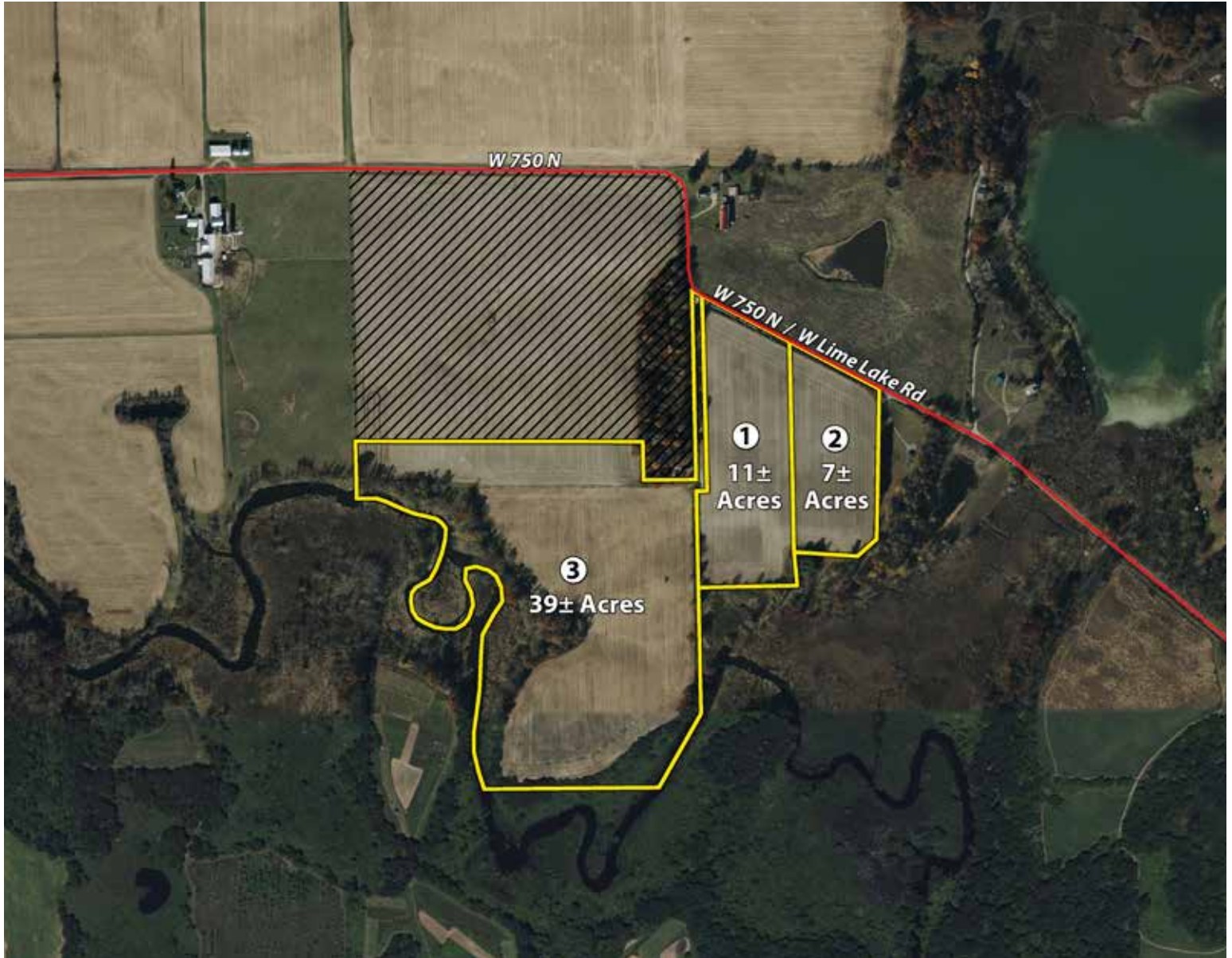


INSPECTION DAY:
Wednesday,
October 30 • 4-6 pm
or call Robert Mishler
to set up an Appointment.

PROPERTY ADDRESS: 10480 W Lime Lake Rd, Orland, IN 46776.
North of Orland, IN 1 mile on St Rd 327 to CR 700N then west 2 miles on Lime Lake Rd (750 N) to property.

AUCTION LOCATION: Partners Brand Seed Office, 4610 E SR 120, Howe, IN 46746.

AERIAL TRACT MAP



TRACT DESCRIPTIONS:

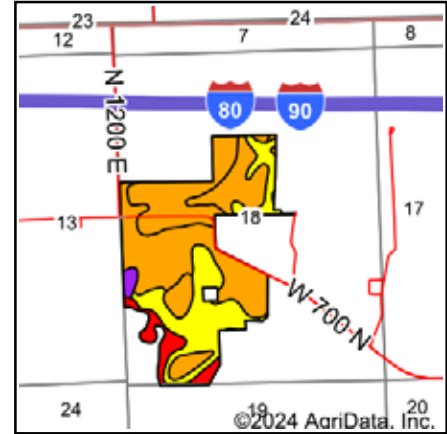
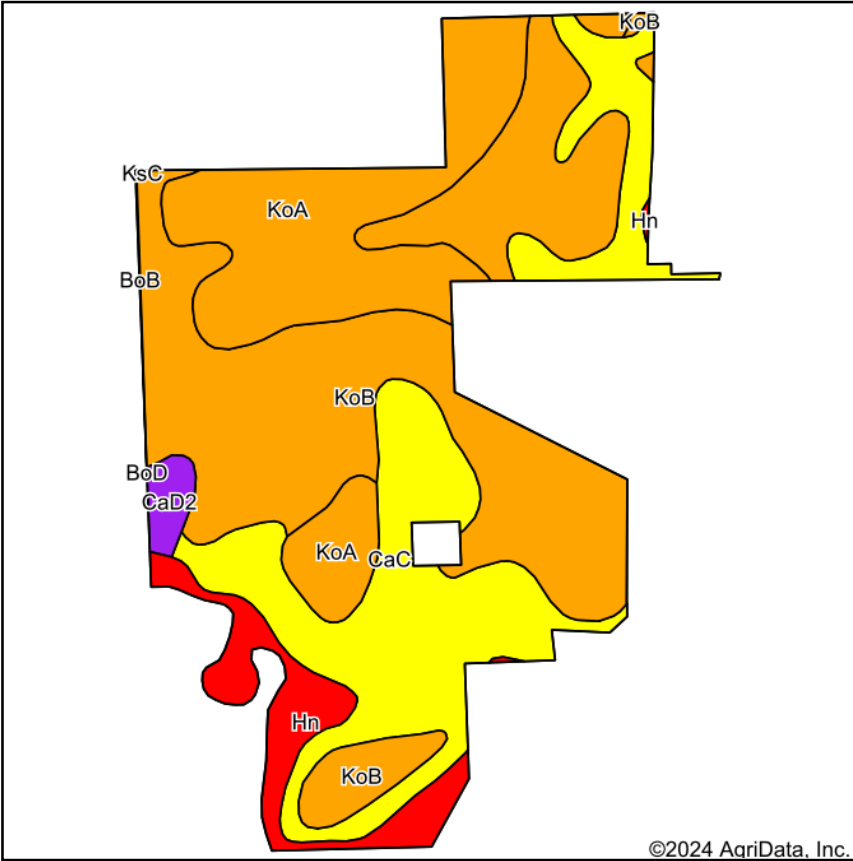
TRACT 1: 11± ACRES. All tillable, well drained soils with mostly Kosciusko soils and small amount of Casco soils. Frontage on CR 750 N.

TRACT 2: 7± ACRES. All tillable, well drained soils with Kosciusko soils. Frontage on CR 750 N.

TRACT 3: 39± ACRES. Tillable and Recreational land with approximately 21± tillable acres. Well drained soils with mostly Casco soils and a balance in woods and wetlands. The Fawn River runs along most of the southern border of property. Access is by a 50' driveway off CR 750 N.

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Steuben**
 Location: **18-38N-12E**
 Township: **Millgrove**
 Acres: **145.17**
 Date: **9/10/2024**









Maps Provided By:

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

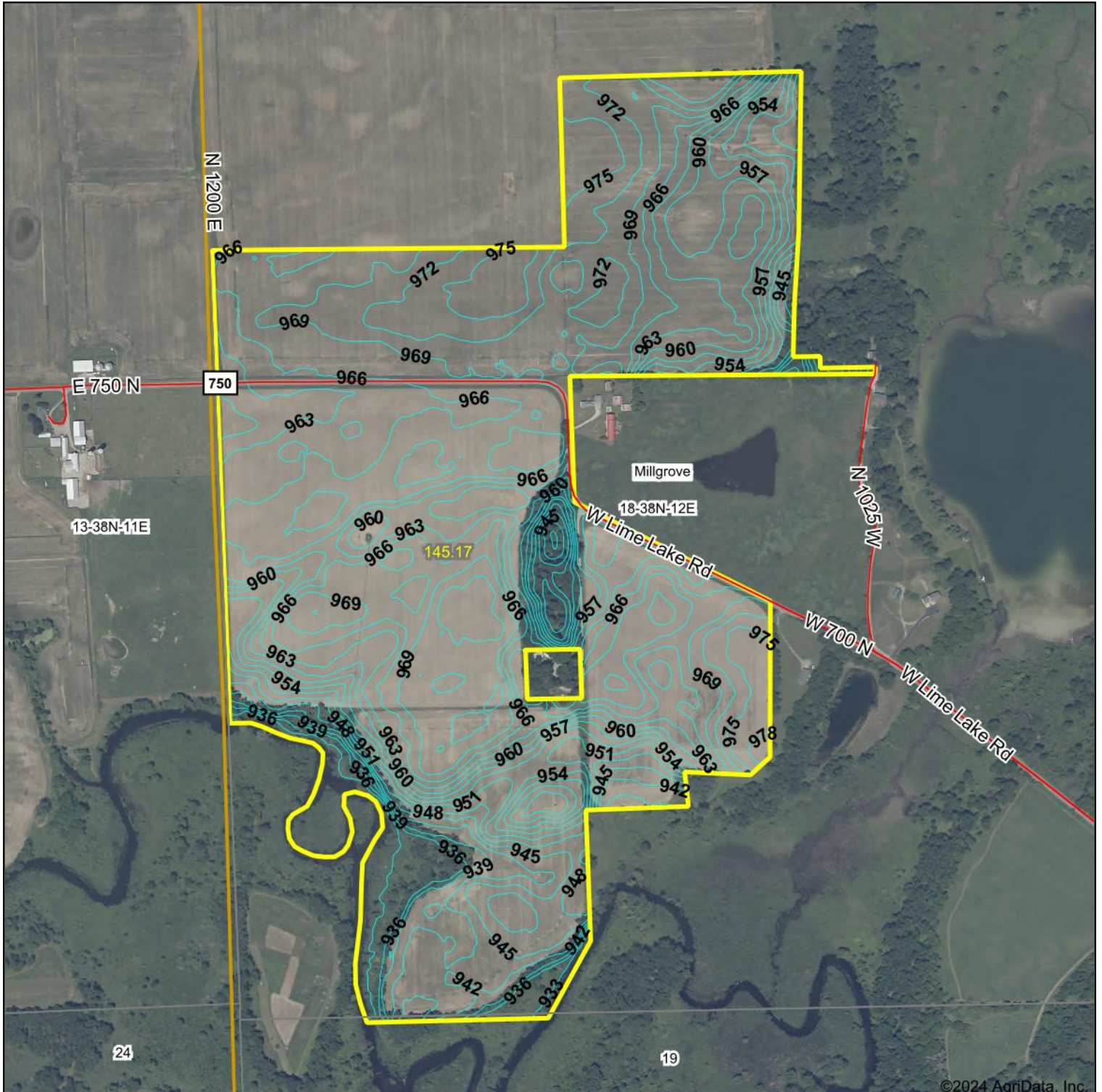


Soils data provided by USDA and NRCS.

Area Symbol: IN087, Soil Area Version: 27
 Area Symbol: IN151, Soil Area Version: 26

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	
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	61.79	42.4%		IIIe	110	17	4	7	39	55	
CaC	Casco gravelly sandy loam, 6 to 12 percent slopes	39.72	27.4%		IVe	55	14	2	4	19	28	
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	31.73	21.9%		IIIs	99	15	4	6	35	50	
Hn	Histosols, ponded	9.84	6.8%		VIII							
CaD2	Casco gravelly sandy loam, 12 to 18 percent slopes, eroded	2.00	1.4%		VIe	35	14	1	2	12	18	
BoB	Boyer loamy sand, 2 to 6 percent slopes	0.09	0.1%		IIIe	95	16	3	6	33	48	
Weighted Average						3.65	84	14.5	3.1	5.4	29.6	42.3

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 930.7

Max: 979.7

Range: 49.0

Average: 960.7

Standard Deviation: 11.48 ft



9/10/2024

18-38N-12E
Steuben County
Indiana

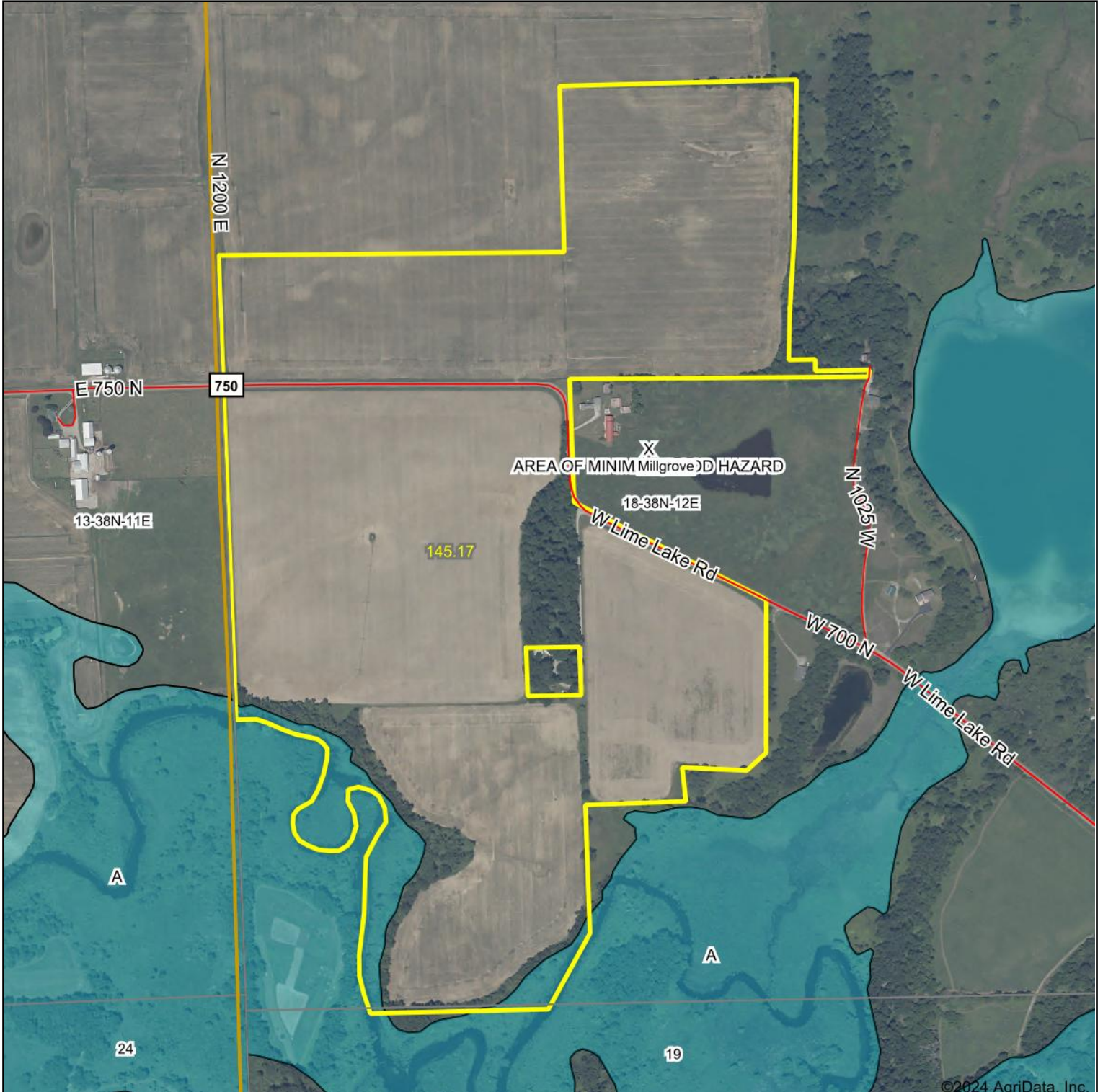
Boundary Center: 41° 44' 57.18, -85° 11' 28.83

Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

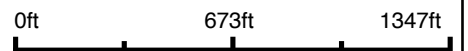
FLOOD ZONE MAP



©2024 AgriData, Inc.



Map Center: 41° 44' 57.18, -85° 11' 28.83



18-38N-12E
Steuben County
Indiana



9/10/2024

Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)

2024 Form 11

[76-04-18-000-011.000-007.pdf \(PDF\)](#)

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

Pay taxes online

Summary - Auditor's Office

Parcel ID	760418000011000007
Reference #	0418000011.00009
Property Address	W 750 N/W Lime Lake Rd Orland, IN, 46776
Brief Legal Description	PT SW FR1/4 Sec 18 80.78A (Note: Not to be used on legal documents)
Class	AGRICULTURAL - VACANT LAND
Tax District	Millgrove Township
Tax Rate Code	978398 - ADV TAX RATE
Property Type	65 - Agricultural
Acreage	80.78

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

Homestead Deduction

Senior Citizen Deduction

Blind or Disabled Deduction

Geothermal Deduction

Heritage Barn Deduction

Owners - Auditor's Office

[LLT Group LLC](#)
LLT GROUP LLC|6825 N 375 E
HOWE, IN 46746

Address Change

Taxing District - Assessor's Office

County:	Steuben
Township:	MILLGROVE TOWNSHIP
State District	007 MILLGROVE TOWNSHIP
Local District:	09
School Corp:	PRAIRIE HEIGHTS COMMUNITY
Neighborhood:	991069 MILLGROVE - AG/RURAL RES

Site Description - Assessor's Office

Topography:	Rolling
Public Utilities:	Electricity
Street or Road:	Paved
Area Quality:	
Parcel Acreage:	80.78

COUNTY TAX INFORMATION

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	1.870	\$2,280.00	\$2,280.00	\$4,263.60	(100%)	\$0.00
Residential Excess Acreage		0	0	0.660	\$5,355.00	\$5,355.00	\$3,534.30	0%	\$3,530.00
Wetlands	CAC	0	0	.270	\$2,280.00	\$1,140.00	\$307.80	(40%)	\$180.00
Woodland	CAC	0	0	4.160	\$2,280.00	\$1,140.00	\$4,742.40	(80%)	\$950.00
Tillable Cropland	CAC	0	0	21.510	\$2,280.00	\$1,140.00	\$24,521.40	0%	\$24,520.00
Non-tillable Land	CAC	0	0	.020	\$2,280.00	\$1,140.00	\$22.80	(60%)	\$10.00
Tillable Cropland	CAD2	0	0	2.060	\$2,280.00	\$1,140.00	\$2,348.40	0%	\$2,350.00
Tillable Cropland	HN	0	0	.670	\$2,280.00	\$1,140.00	\$763.80	0%	\$760.00
Non-tillable Land	HN	0	0	1.180	\$2,280.00	\$1,140.00	\$1,345.20	(60%)	\$540.00
Woodland	HN	0	0	1.340	\$2,280.00	\$1,140.00	\$1,527.60	(80%)	\$310.00
Wetlands	HN	0	0	4.510	\$2,280.00	\$1,140.00	\$5,141.40	(40%)	\$3,080.00
Farm Ponds	HN	0	0	2.240	\$2,280.00	\$1,140.00	\$2,553.60	(40%)	\$1,530.00
Tillable Cropland	KOA	0	0	9.930	\$2,280.00	\$1,550.00	\$15,391.50	0%	\$15,390.00
Tillable Cropland	KOB	0	0	29.90	\$2,280.00	\$1,550.00	\$46,345.00	0%	\$46,350.00
Woodland	KOB	0	0	.460	\$2,280.00	\$1,550.00	\$713.00	(80%)	\$140.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
8/17/2022	LLT GROUP LLC	2208-0371	2208/0371	\$1,300,735.00
8/15/2018	BARROWS PHILIP E	1808-0270	1808/0270	\$0.00
10/20/1998	BARROWS PHILIP E & JACQUELINE A H/W	0	981/0630	\$0.00
7/20/1990	BARROWS EMRIL	0		\$0.00
	1.10A TO: STARRETT DAVID E			\$0.00

Transfer History - Auditor's Office

Date	From	To	Instrument	Book	Page	Doc #
8/17/2022	Barrows Philip E & Jacqueline A Trustees of Joint Rev Trust Agreement of Philip E & Jacqueline A Barrows dtd 7-24-18	LLT Group LLC	Trustee Deed	2208	0371	2208-0371
8/15/2018	Barrows Philip E & Jacqueline A	Barrows Philip E & Jacqueline A Trustees of Joint Rev Trust Agreement of Philip E & Jacqueline A Barrows dtd 7-24-18	Quitclaim Deed	1808	0270	1808-0270

Valuation - Assessor's Office

Assessment Year	2024	2023	2023 (2)	2022	2021
Reason	Annual Adjustment	RECLASSIFICATION OF USE	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	7/5/2023	4/13/2023	4/12/2022	4/14/2021
Land	\$99,600	\$83,500	\$83,500	\$65,800	\$56,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$99,600	\$83,500	\$80,100	\$63,400	\$54,500
Land Non Res (3)	\$0	\$0	\$3,400	\$2,400	\$2,400
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	\$99,600	\$83,500	\$83,500	\$65,800	\$56,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$99,600	\$83,500	\$80,100	\$63,400	\$54,500
Total Non Res (3)	\$0	\$0	\$3,400	\$2,400	\$2,400

Tax History - Auditor's Office

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$379.82	\$312.05	\$281.28	\$290.07
+ Spring Penalty	\$0.00	\$15.61	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$379.82	\$312.05	\$281.28	\$290.07
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$15.61	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$775.25	\$639.71	\$562.56	\$580.14
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$395.43)	(\$624.10)	(\$562.56)	(\$580.14)
= Total Due	\$379.82	\$15.61	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1260084	5/10/2024	\$395.43
2022 Pay 2023	1166305	11/13/2023	\$312.05
2022 Pay 2023	1184539	5/23/2023	\$312.05
2021 Pay 2022	1107894	5/6/2022	\$562.56
2020 Pay 2021	1085190	5/6/2021	\$580.14

Documents - Recorder's Office

[View Documents for this Parcel \(requires Doxpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

Skip Labels

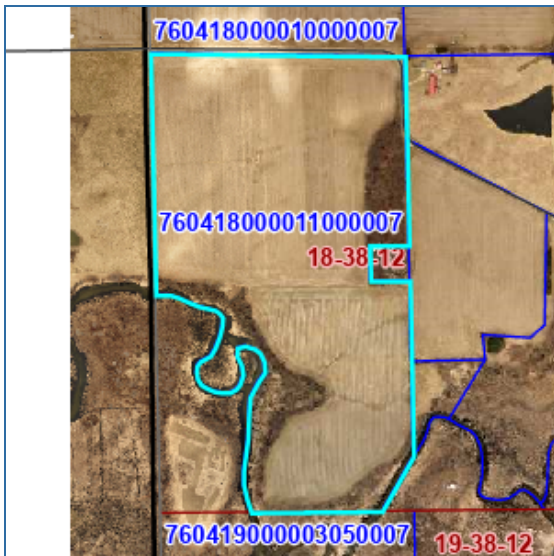
0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

COUNTY TAX INFORMATION

Map



No data available for the following modules: Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Residential - Assessor's Office, Improvements - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information — in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/24/2024, 5:32:09 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEO SPATIAL

COUNTY TAX INFORMATION

Steuben County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)

2024 Form 11

[76-04-18-000-022.100-007.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

Pay taxes online

Summary - Auditor's Office

Parcel ID	760418000022100007
Reference #	0418000022.10009
Property Address	W Lime Lake Rd Orland, IN, 46776
Brief Legal Description	PT SE1/4 Sec 18 18.82A <i>(Note: Not to be used on legal documents)</i>
Instrument Nbr	N/A
Doc Nbr	N/A
Class	AGRICULTURAL - VACANT LAND
Tax District	Millgrove Township
Tax Rate Code	978398 - ADV TAX RATE
Property Type	65 - Agricultural
Acreage	18.82

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

Homestead Deduction

Senior Citizen Deduction

Blind or Disabled Deduction

Geothermal Deduction

Heritage Barn Deduction

Owners - Auditor's Office

[LLT Group LLC](#)
6825 N 375 E
HOWE, IN 46746

Address Change

Taxing District - Assessor's Office

County:	Steuben
Township:	MILLGROVE TOWNSHIP
State District:	007 MILLGROVE TOWNSHIP
Local District:	09
School Corp:	PRAIRIE HEIGHTS COMMUNITY
Neighborhood:	991069 MILLGROVE - AG/RURAL RES

COUNTY TAX INFORMATION

Site Description - Assessor's Office

Topography: Rolling
 Public Utilities: Electricity
 Street or Road: Paved
 Area Quality:
 Parcel Acreage: 18.82

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Residential Excess Acreage		0	0	0.680	\$5,355.00	\$5,355.00	\$3,641.40	0%	\$3,640.00
Road Right of Way		0	0	.600	\$2,280.00	\$2,280.00	\$1,368.00	(100%)	\$0.00
Tillable Cropland	CAC	0	0	5.230	\$2,280.00	\$1,140.00	\$5,962.20	0%	\$5,960.00
Tillable Cropland	HN	0	0	.060	\$2,280.00	\$1,140.00	\$68.40	0%	\$70.00
Tillable Cropland	KOB	0	0	12.250	\$2,280.00	\$1,550.00	\$18,987.50	0%	\$18,990.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
8/16/2022	LLT GROUP LLC	2208-0371	2208/0371	\$1,300,735.00
8/15/2018	BARROWS PHILIP E	1808-0270	1808/0270	\$0.00
10/20/1998	BARROWS PHILIP E & JACQUELINE A H/W	0	981/0630	\$0.00
11/23/1977	BARROWS EMRIL	0		\$0.00
	BARROWS EMRIL			\$0.00

Transfer History - Auditor's Office

Date	From	To	Instrument	Book	Page	Doc #
8/16/2022						2208-0371

Valuation - Assessor's Office

Assessment Year	2024	2023	2023 (2)
Reason	Annual Adjustment	RECLASSIFICATION OF USE	Annual Adjustment
As Of Date	4/12/2024	7/5/2023	4/13/2023
Land	\$28,600	\$24,400	\$24,400
Land Res (1)	\$0	\$0	\$0
Land Non Res (2)	\$28,600	\$24,400	\$20,900
Land Non Res (3)	\$0	\$0	\$3,500
Improvement	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0
Total	\$28,600	\$24,400	\$24,400
Total Res (1)	\$0	\$0	\$0
Total Non Res (2)	\$28,600	\$24,400	\$20,900
Total Non Res (3)	\$0	\$0	\$3,500

Tax History - Auditor's Office

	2023 Pay 2024
+ Spring Tax	\$110.99
+ Spring Penalty	\$0.00
+ Spring Annual	\$0.00
+ Fall Tax	\$110.99
+ Fall Penalty	\$0.00
+ Fall Annual	\$0.00
+ Delq NTS Tax	\$0.00
+ Delq NTS Pen	\$0.00
+ Delq TS Tax	\$0.00
+ Delq TS Pen	\$0.00
+ Other Assess	\$0.00
+ Advert Fee	\$0.00
+ Tax Sale Fee	\$0.00

COUNTY TAX INFORMATION

+ NSF Fee	\$0.00
PTRC	\$0.00
HMST Credit	\$0.00
Circuit Breaker	\$0.00
Over 65 CB	\$0.00
= Charges	\$221.98
- Surplus Transfer	\$0.00
- Credits	(\$110.99)
= Total Due	\$110.99

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1260086	5/10/2024	\$110.99

Documents - Recorder's Office

[View Documents for this Parcel \(requires Doxpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

Skip Labels 0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Map



No data available for the following modules: Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Residential - Assessor's Office, Improvements - Assessor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information — in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/24/2024, 5:32:09 AM

Contact Us

Developed by
SCHNEIDER
GEO SPATIAL

FSA INFORMATION

FSA INFORMATION

156EZ do not reflect the correct base acres for the ground in Auction

INDIANA STEUBEN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6201 Prepared : 10/11/24 9:12 AM CST Crop Year : 2025
--	--	---

Operator Name : ERIC A SPADE
CRP Contract Number(s) : None
Recon ID : 18-151-2019-79
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
174.50	149.69	149.69	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	149.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	41.23	0.00	106	
Soybeans	56.87	0.00	37	61
TOTAL	98.10	0.00		

NOTES

Tract Number : 13084
Description :
FSA Physical Location : INDIANA/STEUBEN
ANSI Physical Location : INDIANA/STEUBEN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LLT GROUP LLC DBA LORD'S SEED
Other Producers : None
Recon ID : 18-151-2019-78

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
174.50	149.69	149.69	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

156EZ do not reflect the correct base acres for the ground in Auction

INDIANA STEUBEN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6201 Prepared : 10/11/24 9:12 AM CST Crop Year : 2025
---------------------------------------	--	--

Tract 13084 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	41.23	0.00	106
Soybeans	56.87	0.00	37
TOTAL	98.10	0.00	

NOTES

--

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

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

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

FSA INFORMATION

156EZ do not reflect the correct base acres for the ground in Auction

USDA Farm 6201 Tract 13084

Map prepared on: 3/20/2024

Administered by: Steuben County, Indiana

174.5 Tract acres
149.69 Cropland acres
0 CRP acres

CRP

CLU **Steuben**

Wetland Determination Identifiers:

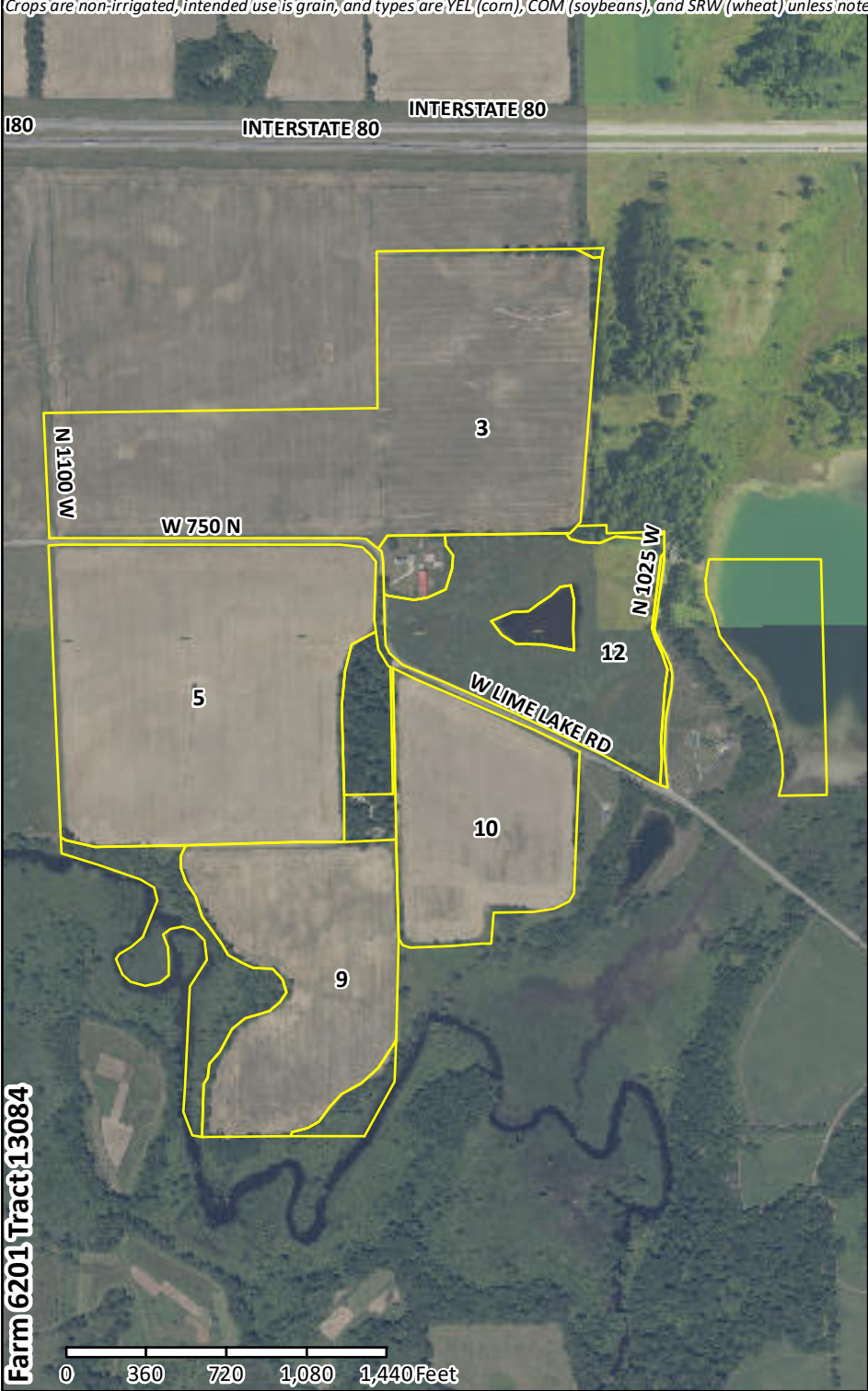
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



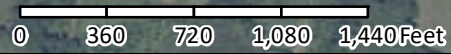
Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-03-20 09:36:32

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
3	47.68	N	2				Y
5	41.48	N	2				Y
9	22.22	H	2				Y
10	18.34	N	2				Y
12	19.97	H	2				Y



Farm 6201 Tract 13084



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

PRELIMINARY TITLE & EXCEPTION DEED

PRELIMINARY TITLE



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

Issuing Agent: Book Title Company, Inc.
Issuing Office: 207 Hoosier Drive, Ste. 1, Angola, IN 46703
Issuing Office's ALTA® Registry ID: 1213076
Loan ID No.:
Commitment No.: 2024-0105-1
Issuing Office File No.: 2024-0105
Property Address: W 750 N / W Lime Lake Rd, Orland, IN 46776

SCHEDULE A

1. Commitment Date: September 30, 2024 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: T. B. D.
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (2021)
Proposed Insured: T.B.D., its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: TBD
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:

LLT Group LLC
5. The Land is described as follows:

T.B.D. By New Survey

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170B

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

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE

SCHEDULE A (Continued)

Date: October 14, 2024
Book Title Company, Inc.



Jennifer K. Book, President

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170B

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

Copyright 2021 American Land Title Association. All rights reserved.

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



2024-0105

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.
 - a. Warranty Deed from LLT Group LLC to T. B. D..
 - b. Mortgage from T. B. D. to T.B.D., securing the principal amount of \$0.00.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
6. **NOTE: 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 retractive 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.**
7. NOTE: The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the company nor its agent, assume or accept any responsibility for loss, damage, cost, or expense due to, or arising out of the availability of accurate tax information.
8. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, locate of easements, acreage or other matters shown thereon.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170B

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

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE

SCHEDULE B - PART I (Continued)

9. NOTE: Any exception contained herein omits any covenant or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
10. Notice: The title company/closing agent may not file real estate tax exemptions with the Steuben County Auditor's Office. It is the responsibility of the property owner. The title company/closing agent assumes no financial responsibility as to unfiled or misfiled exemptions.
11. Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by I.C. 36-2-11-15; "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law." {Sign, Print or Type Name}
12. Vendors, (Sellers), Closing Affidavit to be furnished to this office.
13. NOTE: Compliance with I.C. 6-1.1-5.5-1 et seq., and as amended, which provides for the filing of a Sales Disclosure Form, which must accompany the required conveyance, may be required in order to make said conveyance eligible for recordation.
14. NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000.00 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000.00 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.00.
15. Mortgagors Affidavit to be furnished to this office.
16. The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170B

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

Copyright 2021 American Land Title Association. All rights reserved.

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



2024-0105

PRELIMINARY TITLE



CHICAGO TITLE
INSURANCE COMPANY®

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72

Schedule B, Part II

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

7. All assessments and taxes due in, and thereafter. Taxes for 2023, due and payable in the year 2024:
- Parcel #76-04-18-000-011.000-007
Brief Legal Description: PT SWFr1/4 Sec 18 (80.78 ac)
Land Value: \$83,500
Improvements: \$0
Exemptions: \$0
Millgrove Twp 1st Installment: \$379.82 - PAID
Millgrove Twp 2nd Installment: \$379.82 - UNPAID
- Parcel #76-04-18-000-022.100-007
Brief Legal Description: PT SE1/4 Sec 18 (18.82 ac)
Land Value: \$24,400
Improvements: \$0
Exemptions: \$0
Millgrove Twp 1st Installment: \$110.99 - PAID
Millgrove Twp 2nd Installment: \$110.99- UNPAID
8. Taxes for 2024, due and payable in the year 2025, which became a lien on January 1, 2024, and which are not yet due and payable.
9. The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.
10. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey referenced in the legal description.
11. Existing easements for public roads and public utilities now in use.
12. Any governmental limitations or regulations respecting access to abutting roads, streets, or highways.
13. Possible rights of tile and/or drainage ditches.
14. Subject to any adverse claim of title to that portion, if any of the land described in Schedule A that lies below the ordinary low water mark of creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and any adverse claim based on the assertion that some portion of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas was created by artificial means. Also, such rights and easements for navigation, commerce or recreation, which may exist over that portion of said land beneath the water of said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas, and rights of upper and lower littoral owners with respect to said creeks/streams/rivers/ponds/ditches/lakes/waterways/swamps/wet areas.
15. Real Estate Mortgage executed by LLT Group, LLC dba Lord's Seed to The Joint Revocable Trust Agreement of Philip E. & Jacqueline A. Barrows dated 2/24/2018 in the original principal amount of \$1,040,588.00, dated August 2, 2022 and recorded August 17, 2022 as Instrument #22080372 in the Office of the Recorder of Steuben County, Indiana.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



PRELIMINARY TITLE

SCHEDULE B, PART II (Continued)

16. A Judgment search has been made against LLT Group, LLC, for the past Ten (10) years and NONE FOUND.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the 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.

72

Schedule B, Part II

Copyright 2021 American Land Title Association. All rights reserved.

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



EXCEPTION DEED

#1555

Deed Record 223 Page 560

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:
David E. Starrett
P.O. Box 49
Orland, IN.
46776

Tax Key No.: _____

WARRANTY DEED

This indenture witnesses that EMRIL A. BARROWS, unmarried and over the age of 18 years

of Steuben County in the State of Indiana

Conveys and warrants to DAVID E. STARRETT

of Steuben County in the State of Indiana
for and in consideration of One Dollar (\$1.00) and other valuable considerations in dollars the receipt whereof is hereby acknowledged, the following Real Estate in Steuben County in the State of Indiana, to wit:

Part of the Southwest quarter of Section 18, Township 38 North, Range 12 East, Steuben County, Indiana, and more particularly described as follows: Commencing at the center of said Section 18; thence South 1317.24 feet along the quarter section line to a concrete post found, said concrete post being the point of beginning; thence North 89 degrees 39 minutes 42 seconds West 230.47 feet along an existing fence line to an iron pin set; thence North 00 degrees 00 minutes 08 seconds West 207.99 feet to a point; thence South 89 degrees 41 minutes 48 seconds East 230.47 feet to a point on said quarter section line; thence south 00 degrees 00 minutes 00 seconds east 208.13 feet to the point of beginning, subject to all easements and rights of way of record.

The Grantor grants to the Grantee, his heirs and assigns, a non-exclusive right of ingress and egress over a 20 foot wide strip of land in the Southeast quarter of said Section 18, lying east of and being contiguous with the following described line: Beginning at a concrete post found on the quarter section line at a point 1317.24 feet south of the center of said Section 18; thence North 00 degrees 00 minutes 00 seconds East 832.50 feet along said quarter section line to an iron pin found on the centerline of Lime Lake Road.

TAX RECITAL: The Grantor shall pay the 1989 real estate taxes, due and payable in the year 1990. The Grantee shall pay and assume the 1990 real estate taxes, due and payable in the year 1990, and all taxes and assessments thereafter.

POSSESSION: Possession shall be granted upon the execution and delivery of this document.

State of Indiana, STEUBEN County, ss:

Dated this 5th Day of July, 1990

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of July, 1990 personally appeared: EMRIL A. BARROWS, married and over the age of 18 years

Emril A. Barrows
Emril A. Barrows

ENTERED FOR TAXATION

This 23rd day of July, 1990

Barbara Rose By Alexander
Auditor of Steuben County, Indiana Dep.

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires June 23, 1994

Albert M. Friend
Albert M. Friend Notary Public

Resident of Steuben County.

This instrument prepared by Albert M. Friend, Angola, Indiana

Attorney at Law

RECEIVED FOR RECORD
AT 2:20 O'CLOCK PM
RECORD NO 223 PAGE 560

JUL 23 1990

Lillian Sellers
Recorder, Steuben County

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





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

