

Cover page for:

Preliminary Title Insurance Schedules
(with copies of recorded exception documents)

Preliminary title insurance schedules prepared by:

Meridian Title Corporation

(File Number: 26-10182)

Auction Tract 1

(Porter County, Indiana)

For May 27, 2026 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Barak Coolman and Valerie Coolman

MERIDIAN TITLE CORPORATION

Valparaiso Office

57 Franklin St., Ste. 103

Valparaiso, IN 46383

219.465.1502

219.246.2292 FAX

valparaiso@meridiantitle.com

File No.: 26-10182

Effective Date: March 31, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 2556 South SR 2, Valparaiso, IN
46385

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06

Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06

Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Barak Coolman and Valerie Coolman, Husband and Wife

4. The land referred to in this Preliminary Title Report is located in the County of Porter, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

EXHIBIT A

A parcel of land in the Northeast Quarter of Section 34, Township 35 North, Range 6 West of the Second Principal Meridian in Porter County, Indiana, described as beginning at the Southwest corner of the West Half of said Northeast Quarter; thence East along the South line of said Quarter Section, 657.1 feet to an iron pipe; thence North parallel with the West line of the said Quarter Section, 1128.8 feet to an iron pipe; thence West at right angles, 250.9 feet to a pipe; thence North at right angles 294.7 feet to the center line of State Road 2; thence Southwesterly along the center line of said Road, 278.9 feet to the intersection with a line parallel to said 167.5 feet East from the West line of said Quarter Section; thence South along said parallel line, 217.1 feet to a post; thence West 167.5 feet to a post on the West line of the Quarter Section; thence South 1059.36 feet to the Point of Commencement.

EXCEPTING THEREFROM, the following described parcel of land to-wit;

A parcel of land in the West Half of the Northeast Quarter of Section 34, Township 35 North, Range 6 West of the Second Principal Meridian in Center Township, Porter County, Indiana, being more particularly described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00 degrees 00 minutes 00 seconds East along the South line of said Northeast Quarter, a distance of 657.10 feet to the Southeast corner of the Hendrick's Tract as described in Deed Record 350, page 81 in the Office of the Recorder of Porter County, Indiana; thence North 00 degrees 20 minutes 00 seconds West parallel with the West line of said Northeast Quarter, a distance of 1128.80 feet to the Northeast corner of said Hendrick's Tract, and the Southeast corner of the Ropley Tract, as described in Deed Record 402, page 510 in the Office of the Recorder of Porter County, Indiana; thence South 89 degrees 40 minutes 00 seconds West along the South line of said Ropley Tract, a distance of 250.9 feet to the Southwest corner of said Ropley Tract and the Point of Beginning; thence North 00 degrees 20 minutes 00 seconds West parallel with and 406.2 feet East of the West line of said Northeast Quarter, a distance of 294.70 feet to the center line of State Road No. 2, and the Northwest corner of said Ropley Tract; thence Southwesterly along said center line, being a curve concave to the Southeast and having a radius of 2050.00 feet, for an arc length of 194.79 feet, subtending a chord of 194.72 feet, bearing South 59 degrees 41 minutes 55 seconds West; thence South 00 degrees 20 minutes 00 seconds East, parallel with the West line of said Northeast Quarter, a distance of 197.43 feet; thence North 89 degrees 40 minutes 00 seconds East, a distance of 168.69 feet to the Point of Beginning.

Excepting Therefrom;

A Part of the Southwest of the Northeast Quarter of Section 34, Township 35, Range 6 West of the Second Principal Meridian, in Porter County, Indiana as described as follows: Commencing at the Northwest corner of said Quarter Quarter Section; thence S 00°03'46" W along the West Line of said Quarter Quarter, a distance of 264.00 feet (16 Rods) to the point of beginning. Thence S 89°58'27" E along a line parallel with and 264.00 feet (16 rods) South of the North line of said Quarter Quarter, a distance of 165.00 feet (10 Rods); thence S 00°03'46" W along a line parallel with and 165.00 feet East of said West line, a distance of 62.00 feet; thence S 50°07'59" W, a distance of 215.7 feet to said West line; thence N 00°03'46" East along said West Line, a distance of 200.00 feet to the point of beginning, Containing 0.5 acres, more or less.

Also Excepting Therefrom;

A part of the Northeast Quarter of Section 34, Township 35 North, Range 6 West, Center Township, Porter County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the Southwest corner of said Quarter Section designated as point "211" on said Parcel Plat; thence North 89 degrees 59 minutes 58 seconds East 657.10 feet along the South line of said Quarter Section to the Southeast corner of the grantor(s) land; thence North 0 degrees 03 minutes 46 seconds East 1,128.80 feet along the East line of the grantor(s) land to the Northeast corner thereof; thence North 89 degrees 56 minutes 14 seconds West 419.59 feet along the North line of the grantor(s) land and along the South line of a tract of land described in Instrument Number 2005-031969 to the Southwest corner of said tract; thence North 0 degrees 03 minutes 46 seconds East 188.56 feet (197.43 feet by said Instrument Number 2005-031969) along the West line of said tract to the centerline of State Road 2 and the POINT OF BEGINNING of this description; thence South 0 degrees 03 minutes 46 seconds West 35.73 feet along the West line of said tract.-thence Southwesterly 84.67 feet along an arc to the left having a radius of 2,262.07 feet and subtended by a long chord having a bearing of South 55 degrees 50 minutes 37 seconds West and a length of

84.67 feet to the West line of the grantor(s) land; thence North 0 degrees 03 minutes 46 seconds East 36.63 feet along said West line to the centerline of said State Road 2; thence along said centerline Northeasterly 84.17 feet along an arc-to the right having a radius of 2.292.07 feet and subtended by a long chord having a bearing of North 56 degrees minutes 08 seconds East and a length of 84.16 feet to the POINT OF BEGINNING and containing 0.058 acres, more or less, inclusive of the presently existing right-of-way which contains 0.025 acres, more or less.

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. There were no open mortgage liens found in the public record against the subject property.

NOTE: The policy to be issued will not insure that the proposed insured real estate is a buildable parcel. A check should be made with the local building department, as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvements on said parcel.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

- 1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Preliminary Title Report.
- 2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) 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.
 - d) 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.

3. Special Exceptions:

- a) Taxes for the year 2026 Payable in 2027 are a lien not yet due and payable.
Taxes for the year 2025 Payable in 2026 are as follows:

Key Number	State ID Number Only
State ID Number	64-09-34-251-009.000-003
Township	Center
1 st installment due May 10, 2026	\$1,784.80 - Unpaid
2 nd installment due November 10, 2026	\$1,784.80 - Unpaid

Assessed Values for 2025/2026:

Land	\$241,200.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Exemption (Other)	\$14,472.00
Net Valuations	\$226,728.00

Storm Water Act Fees:

- 1st installment \$75.00 - Unpaid
- 2nd installment \$75.00 - Unpaid

Possible Assessment for Solid Waste Management Fees.

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Special assessments/sewer usage charges, if any, levied by the City/Town of Valparaiso .
- c) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- d) Terms and provisions of Temporary Highway Easement set out in an instrument by and between Barak Coolman and Valerie Coolman, Husband and Wife and State of Indiana dated April 3, 2018 and recorded May 22, 2018 in Instrument Number 2018-010986 in the Office of the Recorder of Porter County, Indiana.

- e) Rights of the Government and Public to that part of caption Real Estate lying in "State Road 2".

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

Matters subsequent to Search date herein;
Property Owners fees and assessments, unless recorded as a lien;
City and/or County codes and ordinances;
Unrecorded building lines, easements, restrictions, covenants, or rights of way.

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 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor: Wesley W. Maiers, as Trustee of the Maiers Personal Trust

Grantee:	Barak Coolman and Valerie Coolman, Husband and Wife
Date Recorded:	April 11, 2016
Instrument No.:	2016-007919



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 701
South Bend, Indiana 46601



THIS DOCUMENT IS PROVIDED FOR PROJECT 1383633

TEMPORARY HIGHWAY EASEMENT GRANT
(FOR CONSTRUCTION OF A DRIVEWAY)

Form T-1
Revised 07/2014

TITLE ACQUIRED BY :
TRUSTEE'S DEED
April 11, 2016
2016-007919

Project: 1383633
Code: 6271
Parcel: 15A
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Barak Coolman and Valerie Coolman, husband and wife, the Grantor(s) of PORTER County, State of INDIANA Grant(s) to the STATE OF INDIANA, the Grantee, for and in consideration of fifty and 00/100 Dollars (\$50.00) (of which said sum \$0.00 represents land improvements acquired and \$50.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of constructing thereupon a driveway servicing to the Grantor(s) property to and from the highway facility known as SR 2 and as Project 1383633, which said Real Estate situated in the County of PORTER, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

THIS DOCUMENT IS PROVIDED FOR PROJECT 1383633 AND NOT ELIGIBLE FOR RESALE UNDER IC 36-2-7

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N642
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

MC

Form T-1
Revised 07/2014

Project:	<u>1383633</u>
Code:	<u>6271</u>
Parcel:	<u>15A</u>
Page:	<u>2 of 3</u>

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the State of Indiana except:

none

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing the State of Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) are the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

THIS DOCUMENT IS PROVIDED FOR SOLE USE OF PROPERTY INSIGHT AND NOT ELIGIBLE FOR RESALE UNDER IC 36-2-7

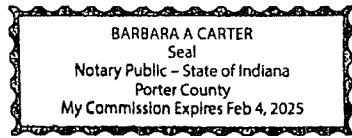
Project: 1383633
Code: 6271
Parcel: 15A
Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this third day of April, 2018.

[Signature]
Signature
Barak Coolman
Printed Name

[Signature]
Signature
Valerie Coolman
Printed Name

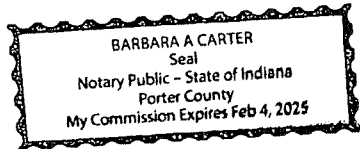
COUNTY OF Porter:



Before me, a Notary Public in and for said State and County, personally appeared Barak Coolman and Valerie Coolman, husband and wife, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 3rd day of April, 2018.

Signature [Signature]
Printed Name Barbara Carter
My Commission expires 2-4-2025
I am a resident of Porter County.



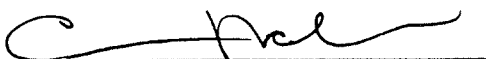
Code: 6271

Parcel: 5A

This instrument was prepared by:

Cherry Malichi
Deputy Attorney General
Attorney No. 15406-49
Office of the Attorney General
302 W. Washington Street, 5th Floor
Indianapolis, IN 46204-2770

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.



Cherry Malichi

Grantee's Mailing Address:

Indiana Dept. of Transportation
Real Estate Division
100 North Senate Avenue, Room N642
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

THIS DOCUMENT IS PROVIDED FOR SINGLE USE OF PROPERTY INSIGHT AND NOT ELIGIBLE FOR RESALE UNDER IC 36-2-7

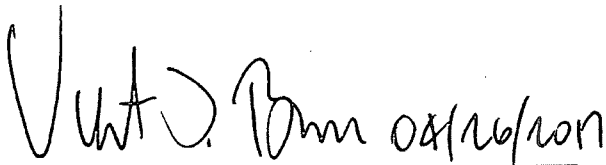
EXHIBIT "A"

Project: 1383633
Parcel: 15A Temporary Right-of-Way for Drive Construction
Form: T-1

Sheet 1 of 1
Code: 6271

A part of the Northeast Quarter of Section 34, Township 35 North, Range 6 West, Center Township, Porter County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southwest corner of said quarter section; thence North 89 degrees 59 minutes 58 seconds East 657.10 feet along the south line of said quarter section to the southeast corner of the grantor(s) land; thence North 0 degrees 03 minutes 46 seconds East 1,128.80 feet along the east line of the grantor(s) land to the northeast corner thereof; thence North 89 degrees 56 minutes 14 seconds West 419.59 feet along the north line of the grantor(s) land and along the south line of a tract of land described in Instrument Number 2005-031969 to the southwest corner of said tract; thence North 0 degrees 03 minutes 46 seconds East 152.83 feet along the west line of said tract; thence Southwesterly 41.35 feet along an arc to the left having a radius of 2,262.07 feet and subtended by a long chord having a bearing of South 56 degrees 23 minutes 32 seconds West and a length of 41.35 feet to the POINT OF BEGINNING of this description: thence South 34 degrees 07 minutes 54 seconds East 10.00 feet; thence South 55 degrees 25 minutes 51 seconds West 34.39 feet; thence North 35 degrees 00 minutes 23 seconds West 10.00 feet; thence Northeasterly 34.54 feet along an arc to the right having a radius of 2,262.07 feet and subtended by a long chord having a bearing of North 55 degrees 25 minutes 51 seconds East and a length of 34.54 feet to the POINT OF BEGINNING and containing 0.008 acres, more or less.

This description was prepared for the Indiana Department of Transportation by the following:



V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana

