

MERIDIAN TITLE CORPORATION

Kendallville Office
303 E. North St.
Kendallville, IN 46755
260.636.2692
260.490.1130 FAX

File No.: 26-2737	Effective Date: January 13, 2026 at 8:00 AM
Customer Reference No.:	Property Address Reference: Vacant Land , Laotto, IN 46763

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:

Valerie E. Lake

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

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

Property Address: Vacant Land , Laotto, IN 46763
File No.: 26-2737

Lots Numbered 1, 2, 3 and 5 in Lake Family Property, an addition to Noble County, Indiana, according to the plat thereof, recorded September 24, 2025 as Instrument No. 250900522 in the Office of the Recorder of Noble County, Indiana.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

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. Payment of delinquent taxes, special assessments, fees and penalties.

PAYOFF AMOUNT NEEDS TO BE OBTAINED DIRECTLY FROM THE COUNTY TREASURER.

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	57-21-26-200-017.000-017
Township	
1 st installment due May 10, 2026	\$0.00 - None Due
2 nd installment due November 10, 2026	\$0.00 - None Due

Assessed Values for 2025/2026:

Land	\$0.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$0.00

604 Bilger Drain/Ditch Assessment Fees:
 1st installment - \$22.50 - Unpaid and Delinquent
 2nd installment - \$50.31 - Unpaid

Key Number	State ID Number Only
State ID Number	57-21-25-300-018.000-017
Township	Swan
1 st installment due May 10, 2026	\$0.00 - None Due
2 nd installment due November 10, 2026	\$0.00 - None Due

Assessed Values for 2025/2026:

Land	\$0.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$0.00

604 Bilger Drain/Ditch Assessment Fees:
 1st installment - \$22.50 - Unpaid and Delinquent
 2nd installment - \$22.50 - Unpaid

Key Number	State ID Number Only
State ID Number	57-21-25-300-019.000-017
Township	Swan
1 st installment due May 10, 2026	\$0.00 - None Due
2 nd installment due November 10, 2026	\$0.00 - None Due

Assessed Values for 2025/2026:

Land	\$0.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
 Net Valuations	 \$0.00

604 Bilger Drain/Ditch Assessment Fees:
 1st installment - \$22.50 - Unpaid and Delinquent
 2nd installment - \$22.50 - Unpaid

Key Number	State ID Number Only
State ID Number	57-21-26-200-039.000-017
Township	Swan
1 st installment due May 10, 2026	\$0.00 - None Due
2 nd installment due November 10, 2026	\$0.00 - None Due

Assessed Values for 2025/2026:

Land	\$0.00
Improvements	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$0.00
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604 Bilger Drain/Ditch Assessment Fees:
 1st installment - \$22.50 - Unpaid and Delinquent
 2nd installment - \$22.50 - Unpaid

647 Willow Creek Drain/Ditch Assessment Fees:
 1st installment - \$12.50 - Unpaid and Delinquent
 2nd installment - \$12.50 - Unpaid

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 .
- c) Any and all recorded covenants, conditions, restrictions, building setback lines, easements, rights of way, legal ditches and drains, and any amendments thereto, and all rights therein.
- d) 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.

- e) Easement and associated rights an instrument dated August 8, 2025 and recorded September 24, 2025 in Instrument No. 250900523 in the Office of the Recorder of Noble County, Indiana.
- f) Resolution Number 25-13 recorded June 19, 2025 in Instrument No. 250600334 in the Office of the Recorder of Noble County, Indiana.
- g) Request for Variance recorded May 08, 2023 in Instrument No. 230500149 in the Office of the Recorder of Noble County, Indiana.
- h) Agricultural Compatibility recorded June 17, 2007 in Instrument No. 070700418 in the Office of the Recorder of Noble County, Indiana.
- i) Right of Way February 26, 1964 in Book 153, page 2225 in the Office of the Recorder of Noble County, Indiana.
- j) Right of Way February 26, 19964 in Book 153, page 226 in the Office of the Recorder of Noble County, Indiana.
- k) Right of Way October 20, 1946 in Book 126, page 395 in the Office of the Recorder of Noble County, Indiana.

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: Charles M. Lake
Grantee: Valerie E. Lake
Date Recorded: February 3, 2026
Instrument No.: 260200086

Grantor: Valerie E. Lake who took title as Valerie and Jeffrey M. Faulstich, joint tenants with right of survivorship
Grantee: Valerie E. Lake
Date Recorded: February 1, 2024
Instrument No.: 240200013 (Affects Caption & More)

Grantor: Valerie E. Lake
Grantee: Valerie E. Lake and Charles M. Lake, as joint tenants with full rights of survivorship
Date Recorded: February 1, 2024
Instrument No.: 240200014 (Affects Caption & More)