

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

Issuing Agent: Lakeland Title Company

Issuing Office: 208 S. Detroit St.

LaGrange, IN 46761

Issuing Office's ALTA® Registry ID: 1040967

Loan ID Number:

Commitment Number: 26-2835

Issuing Office File Number: 26-2835

Property Address: 1490 S. 200 E., LaGrange, IN 46761

Revision Number: 1

**SCHEDULE A**

1. Commitment Date: September 7, 2026 at 8:00 AM
2. Policy to be issued:
  - a. 2021 ALTA Owner's Policy  
Proposed Insured: **TBD**  
Proposed Amount of Insurance: **\$1.00**  
The estate or interest to be insured: **fee simple**
  - b. 2021 ALTA Loan Policy  
Proposed Insured: **TBD**  
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: John Auer and Shirley Auer, a married couple
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: 

Authorized Signatory

*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.*

81C170B

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

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**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.

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## 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 Record
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 for 2025 due in 2026 in the name of John Auer and Shirley Auer  
Each installment \$357.82, 1st installment UNPAID, 2nd installment UNPAID  
Parcel #44-07-32-200-003.004-001  
Assessed Valuation: Land \$34,000.00, Improvements \$176,200, Exemptions \$111,418 (H/HS/2%)
7. Taxes for the year 2026 are a lien, due in 2027, but are not yet due and payable.
8. Added improvements in place as of January 1, 2026, are subject to assessment which could increase the tax amounts due in 2027, in such cases, the Town or Township Assessor should be contacted relative to possible new assessment amounts.
9. 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 available date. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agents, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
10. 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 evaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

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11. Rights of the public, State of Indiana, County of LaGrange and the municipality in and to that part of the premises taken or used for road purposes.
12. Rights of way for drainage tiles, feeders and laterals, if any.
13. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
14. Easements, Restrictions and building set back lines as set out in Overlook Estates, recorded in Plat Book 18, Pages 23-23A.
15. Possible ANR Pipeline running through Lot as set out in Plat Book 18, pages 23-23A.
16. Mortgage in the original amount of \$40,500.00 from John J. Raber and Heather M. Raber to Farmers State Bank, dated October 22, 2009, recorded November 5, 2009, as Instrument No. 09110098.
17. The Address show 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 land.
18. NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32- 22-3.5 ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.

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**EXHIBIT "A"**

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

Lot Number Four (4) in Overlook Estates, located in Section 32, Township 37 North, Range 10 East, recorded in Plat Book 18, pages 23-23A in the Office of the Recorder of LaGrange County, Indiana.

PRELIMINARY

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# OVERLOOK ESTATES

PRESENTLY ZONED: A-1, AGRICULTURE

James D. Hollinger 2P  
LAGRANGE COUNTY RECORDER

MLB Date 05/12/2004 Time 11:03:18  
1 04050252 Page 1 of 2

## LAND DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP, LAGRANGE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

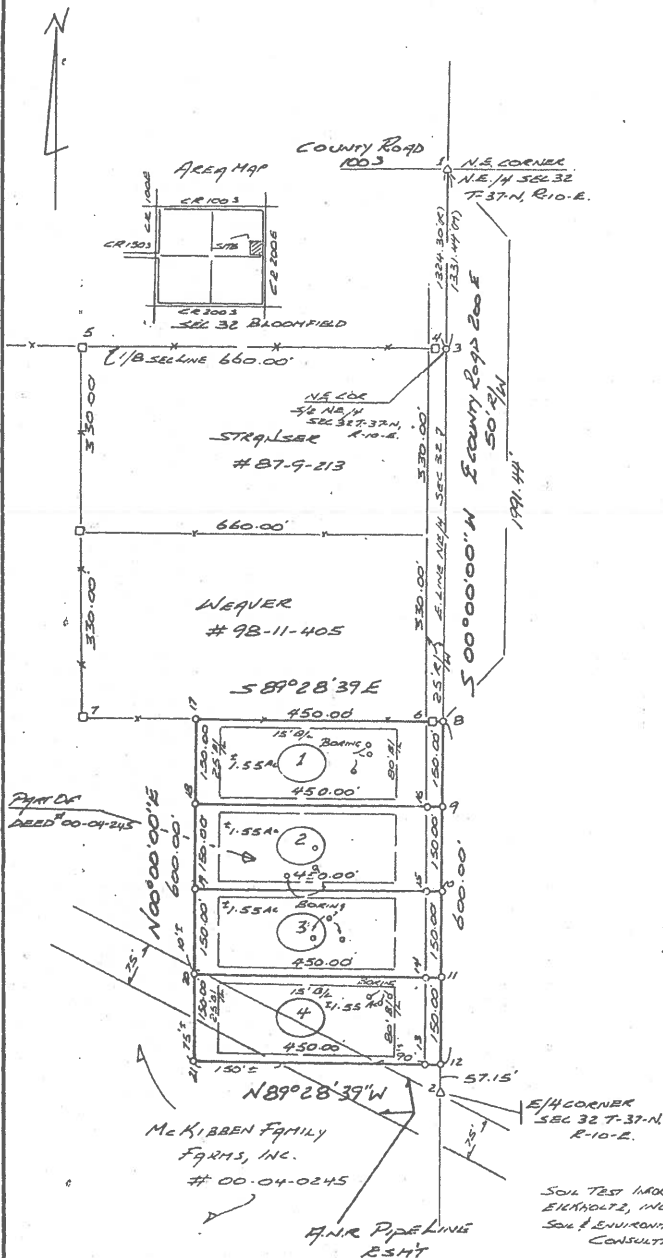
COMMENCING AT A HARRISON MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00° 00' 00" WEST (RECORD BEARING - SOUTH), ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1991.44 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF LAND OWNED BY MARLIN E. WEAVER AND ELIZABETH W. WEAVER AS RECORDED IN DEED #98-11-405, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 00' 00" WEST, ALONG SAID EAST LINE, 600.00 FEET TO A MAG NAIL SET; THENCE NORTH 89° 28' 39" WEST, PARALLEL WITH THE SOUTH LINE OF SAID WEAVER-OWNED LAND, 450.00 FEET TO A #5 REBAR SET; THENCE NORTH 00° 00' 00" EAST, PARALLEL WITH SAID EAST LINE, 600.00 FEET TO A #5 REBAR SET ON SAID SOUTH LINE; THENCE SOUTH 89° 28' 39" EAST, ALONG SAID SOUTH LINE, 450.00 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 6.20 ACRES, MORE OR LESS.

SUBJECT TO A 75 FEET WIDE, OPEN END OR UNDEFINED EASEMENT HELD BY THE A N R PIPELINE COMPANY, FORMERLY KNOWN AS THE MICHIGAN WISCONSIN PIPE LINE COMPANY.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

SUBJECT TO POSSIBLE EASEMENTS FOR DRAINAGE DITCHES AND/OR TILE DRAINS.



## ZONE A-1 BUILDING LINES

FRONT= 80' FROM CL ROAD  
REAR= 25'  
SIDE= 15'

## BOUNDARY SURVEY

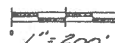
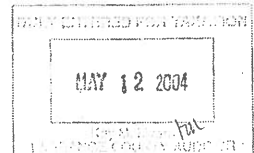
THE UNDERSIGNED REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFIES THAT HE HAS MADE A SURVEY OF THE REAL ESTATE DESCRIBED AND DEPICTED HEREON. THIS SURVEY, PERFORMED IN CONFORMITY WITH THE RECORDS OF THE LAGRANGE COUNTY RECORDER'S OFFICE AND THE SURVEYING RULES AND REGULATIONS OF THE STATE OF INDIANA, WAS EXECUTED WHOLLY BY OR UNDER THE DIRECTION OF SAID SURVEYOR.

### NOTE:

THIS SUBDIVISION IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1, AGRICULTURE.

AS SUCH, NORMAL AGRICULTURAL OPERATIONS INCLUDING THE OPERATION OF MACHINERY, THE PRIMARY PROCESSING OF AGRICULTURAL PRODUCTS AND ALL NORMAL AGRICULTURAL OPERATIONS PERFORMED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES ARE PERMITTED TO BE CONDUCTED ON ADJOINING PROPERTIES.

SOIL TEST INFORMATION  
EKKHOLTZ, INC.  
SOIL & ENVIRONMENTAL  
CONSULTING  
10489 N 500 E  
MENDOTA, IN 47655  
PHONE 260-318-1850  
LOT 1 1/4 1-B-04  
LOT 2 1/4 3-17-04



DOYLE SURVEYING, PC

E.H. DOYLE, L.S.

309 NORTH DETROIT STREET  
LaGRANGE, INDIANA 46761-1401  
(219) 463-8111

**CERTIFICATE OF DEDICATION**

THE UNDERSIGNED OWNER(S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY SUBDIVIDE AND REPLAT SAID PROPERTY AND DESIGNATE THE SAME AS **OVERLOOK ESTATES**

BUILDING LINES ARE ESTABLISHED AS SHOWN ON THE PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL NOT BE ERECTED NOR MAINTAINED ANY BUILDING OR STRUCTURE.

EACH STREET, ALLEY, PARK, RECREATION AREA, LAKE ACCESS OR PUBLIC USE SHOWN ON THE PLAT IS DEDICATED TO THE PUBLIC BUT SHALL NOT BE MAINTAINED BY ANY PUBLIC AGENCY UNTIL SPECIFICALLY ACCEPTED FOR MAINTENANCE BY LAWFUL RESOLUTION OF THE PUBLIC AGENCY.

ALL EASEMENTS AFFECTING SUBJECT PLAT ARE SHOWN AND DESCRIBED ON SAID PLAT. NO STRUCTURE SHALL BE MAINTAINED NOR BUILT ON SAID EASEMENTS.

WITNESS MY HANDS THIS 26 DAY OF April, 2004.

SIGNED Craig McKibben  
SIGNED Craig McKibben  
PRINTED Craig McKibben  
PRINTED REPRESENTATIVE

MAILING ADDRESS: MCKIBBEN FAMILY FARMS, INC.  
3970 S 200 E  
LAGRANGE, IN 46761

**CERTIFICATE OF ACKNOWLEDGEMENT**

LAGRANGE COUNTY AND STATE OF INDIANA.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFORESAID

WHO A KNOWLEDGE THE EXECUTION OF THE PLAT OF **OVERLOOK ESTATES** WITH THE DEDICATIONS AND RESTRICTIONS THEREON EXPRESSED TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN.

WITNESS MY HAND AND SEAL THIS 26 DAY OF April, 2004.

SIGNED R.H. Shafer R.H. SHAFER  
SIGNED R.H. Shafer PRINTED  
RESIDENT OF LAGRANGE COUNTY, INDIANA  
MY COMMISSION EXPIRES April 3, 2005

**CERTIFICATE OF APPROVAL**

IN ACCORDANCE WITH THE LAGRANGE COUNTY SUBDIVISION CONTROL ORDINANCE, WHICH ORDINANCE REQUIREMENTS SHALL APPLY TO SAID PLAT AS FULLY AS IF SET OUT HEREAT, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE LAGRANGE COUNTY PLAT COMMITTEE AT A PUBLIC MEETING HELD ON THE 15th DAY OF April, 2004.

John R. Giet  
PRESIDENT

**ACCEPTANCE OF DEDICATION**

BE IT RESOLVED BY THE LAGRANGE COUNTY COMMISSIONERS, THAT THE DEDICATION ON THIS PLAT IS HEREBY APPROVED AND ACCEPTED THIS 17th DAY OF April, 2004.

Richard A. Strayer  
James P. Heas

**OVERLOOK ESTATES**

PRESENTLY ZONED: A-1, AGRICULTURE

**SURVEYOR'S REPORT**

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTIES AND/OR AMBIGUITIES IN THE REFERENCE MONUMENTS AND DESCRIPTIONS USED TO PERFORM THIS SURVEY AS THE RESULT OF:

- (A) AVAILABILITY AND CONDITION OF REFERENCE MARKERS:  
REFERENCE SURVEYS  
1: SURVEY BY EDWIN B. HOUCK, 8/28/1985, FOR 5.00 ACRES 2 PROPERTIES NORTH (STRAWSER).

MONUMENTS (PROPERTY CORNER MARKERS) LYING FLUSH WITH THE GROUND ARE NOTED (FLUSH). MARKERS THAT LIE ABOVE GROUND HAVE A POSITIVE NUMBER; BELOW GROUND MARKERS ARE NOTED WITH A NEGATIVE NUMBER.

| MARKERS                                      | DEPTH | ORIGIN          |
|----------------------------------------------|-------|-----------------|
| 1: HARRISON MONUMENT                         | FLUSH | COUNTY SURVEYOR |
| 2: PK NAIL                                   | -2"   | COUNTY REF'D    |
| 3: PK NAIL, 7.14' S, 0.18' W OF CALC. CORNER | "     | HOUCK           |
| 4: RR TIE POST @ 20.5'                       | +4'   | UNKNOWN         |
| 5: WOOD POST                                 | "     | "               |
| 6: RR TIE POST @ 21'                         | "     | "               |
| 7: " 2.6' S, 1.3' E                          | "     | "               |

MARKERS SET  
8-12: MAG NAIL  
13-21: #5 DOYLE-CAP REBAR

- (B) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS:  
PK NAIL FOUND PER HOUCK SURVEY LIES ON THE EASTERLY EXTENSION OF THE EXISTING FENCE LINE AND IS SOUTH AND WEST OF THE CALCULATED NE CORNER OF THE S/2 OF THE NE 1/4 (SEE POINT #3). SAID PK NAIL WAS USED FOR DISTANCE NORTH-SOUTH.

- (C) INCONSISTENCIES IN LINES OF OCCUPATION:  
NONE VISIBLE. THERE EXISTS NO EVIDENCE OF USE BY OTHERS. UNDERGROUND ENCROACHMENTS MAY EXIST. ENCROACHMENTS BURIED OR OBSERVED BY NATURAL OR MANMADE OBSTRUCTIONS POSSIBLY EXIST.

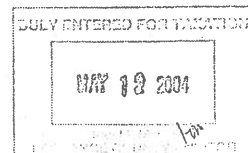
- (D) THEORETICAL UNCERTAINTY (MEASUREMENT ERRORS):  
CLASS C SURVEY

- (E) ESTABLISHMENT OF CORNERS AND LINES  
(1) WHEN MEASURED OR CALCULATED DATA DIFFERS FROM RECORD DIMENSIONS, BOTH SETS OF INFORMATION ARE NOTED ON CERTIFICATE OF SURVEY.  
(2) M = MEASURED; R = RECORDED; C = CALCULATED; CR = CALCULATED FROM RECORD DIMENSIONS; CM = CALCULATED FROM MEASURED DIMENSIONS.  
(3) ALL MONUMENTATION SET THIS SURVEY ARE 5/8" x 24" DOYLE-CAPPED REBARS UNLESS NOTED OTHERWISE, IE, RAILROAD SPIKES, PK NAILS, MAG NAILS, ETC.  
(4) THE FOLLOWING LINES AND CORNER MARKERS WERE USED AS A CONTROL SYSTEM FOR THIS SURVEY: PLATS, PERTINENT SURVEYS, DEED INFORMATION AND SITE MONUMENTATION.

**FLOOD STATEMENT**

SUBJECT REAL ESTATE LIES IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR LAGRANGE COUNTY, INDIANA.

ALL REFERENCED DOCUMENTS AND PUBLIC INFORMATION ARE A PART OF THIS SURVEY. TITLE RESEARCH MAY REVEAL ADDITIONAL INFORMATION CONCERNING THE LAND HEREIN SURVEYED.



**DOYLE SURVEYING, PC**  
E.H. DOYLE, L.S.