

Adams County, Indiana

LAND AUCTION

TUESDAY, APRIL 14 AT 6:00PM

held at Lehman Park Pavilion



INFORMATION BOOKLET

81.11± acres *offered in 1 tract*

IMMEDIATE POSSESSION • 80.2± ACRES TILLABLE

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION MANAGER:

Al Pfister

Office: 800.794.4320

C: 260.760.8922



SCHRADER REAL ESTATE AND AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

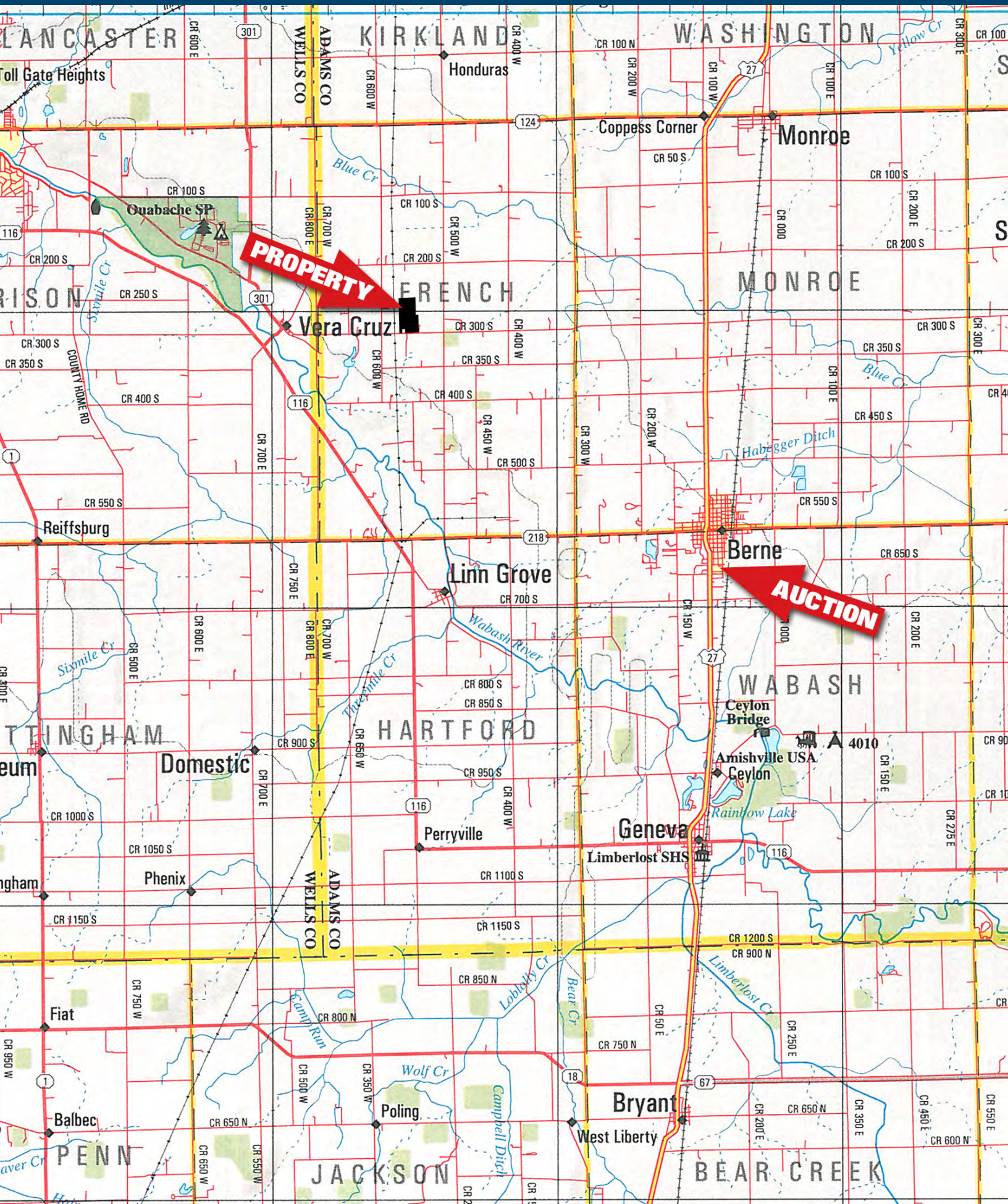
BOOKLET INDEX

- **LOCATION MAP**
- **AERIAL MAP**
- **SOIL MAPS AND INDEXES**
- **FSA INFORMATION**
- **SURVEY & LEGAL DESCRIPTION**
- **TITLE COMMITMENT**



LOCATION MAP

LOCATION MAP



AERIAL MAP

AERIAL MAP

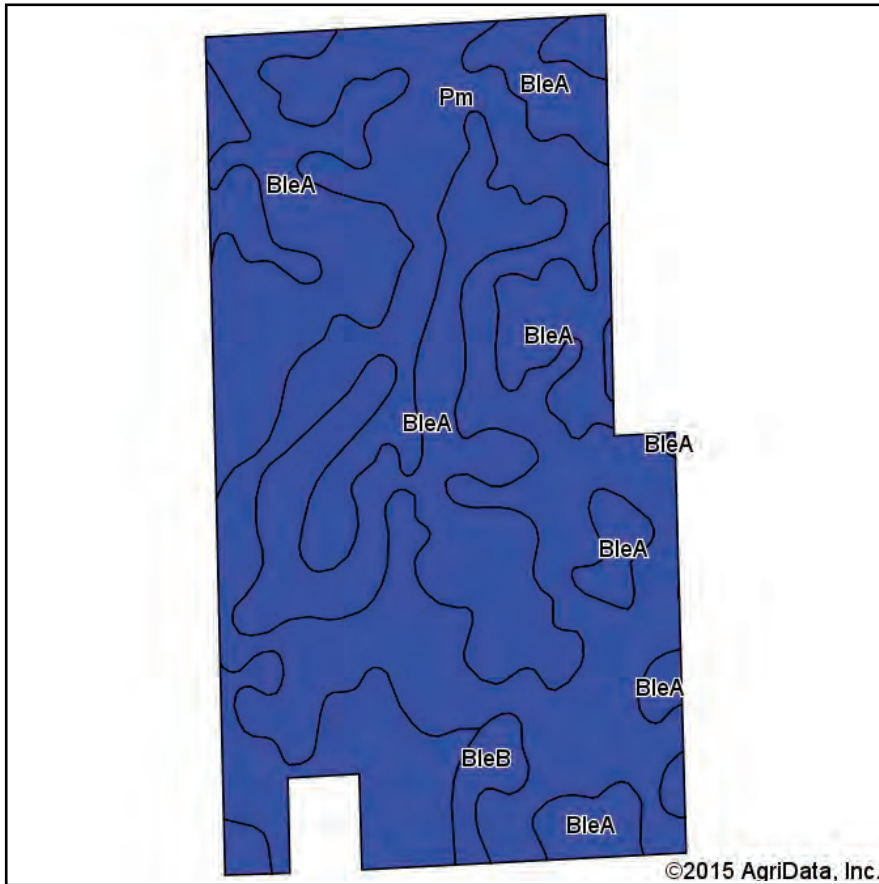


81.11± acres

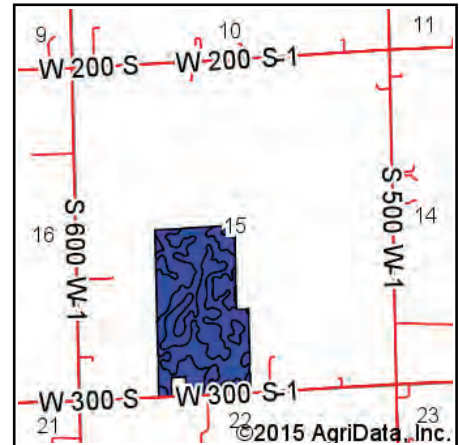
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SOIL MAPS

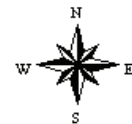
SOIL MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Adams**
 Location: **15-26N-13E**
 Township: **French**
 Acres: **81.17**
 Date: **3/16/2015**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

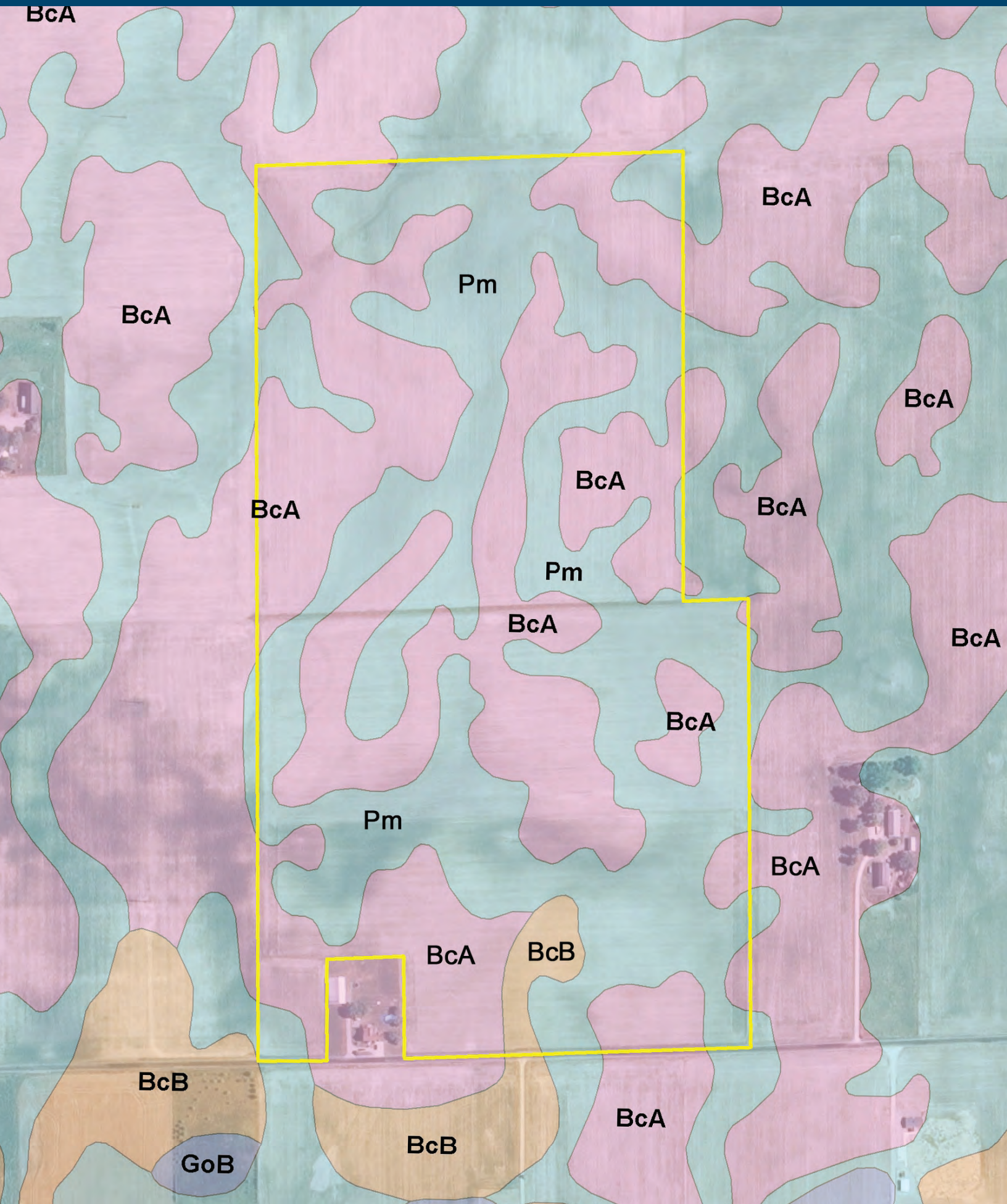
Area Symbol: IN001, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	40.31	49.7%		IIw	5	140		45	63	9
Pm	Pewamo silty clay	39.41	48.6%		IIw	5	147	10	40	59	
BleB	Blount silt loam, end moraine, 2 to 4 percent slopes	1.45	1.8%		Ile	5	136		43	61	9
Weighted Average						5	143.3	4.9	42.5	61	4.6

Area Symbol: IN001, Soil Area Version: 17

Soils data provided by USDA and NRCS.

SOIL MAP



FSA INFORMATION

USDA Farm 8046 Tract 7187

2015 Map prepared on: 12/15/2014

Administered by: Adams County, Indiana

OP: KIPFER, JOHN W

OW: APOSTOLIC CHRISTIAN CHURCH BLUFFTON

80.2 Tract acres

80.2 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions



Source: USDA Farm Service Agency - 2014 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names

CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	38.25	N					Y
2	41.95	N					Y

Farm 8046 Tract 7187



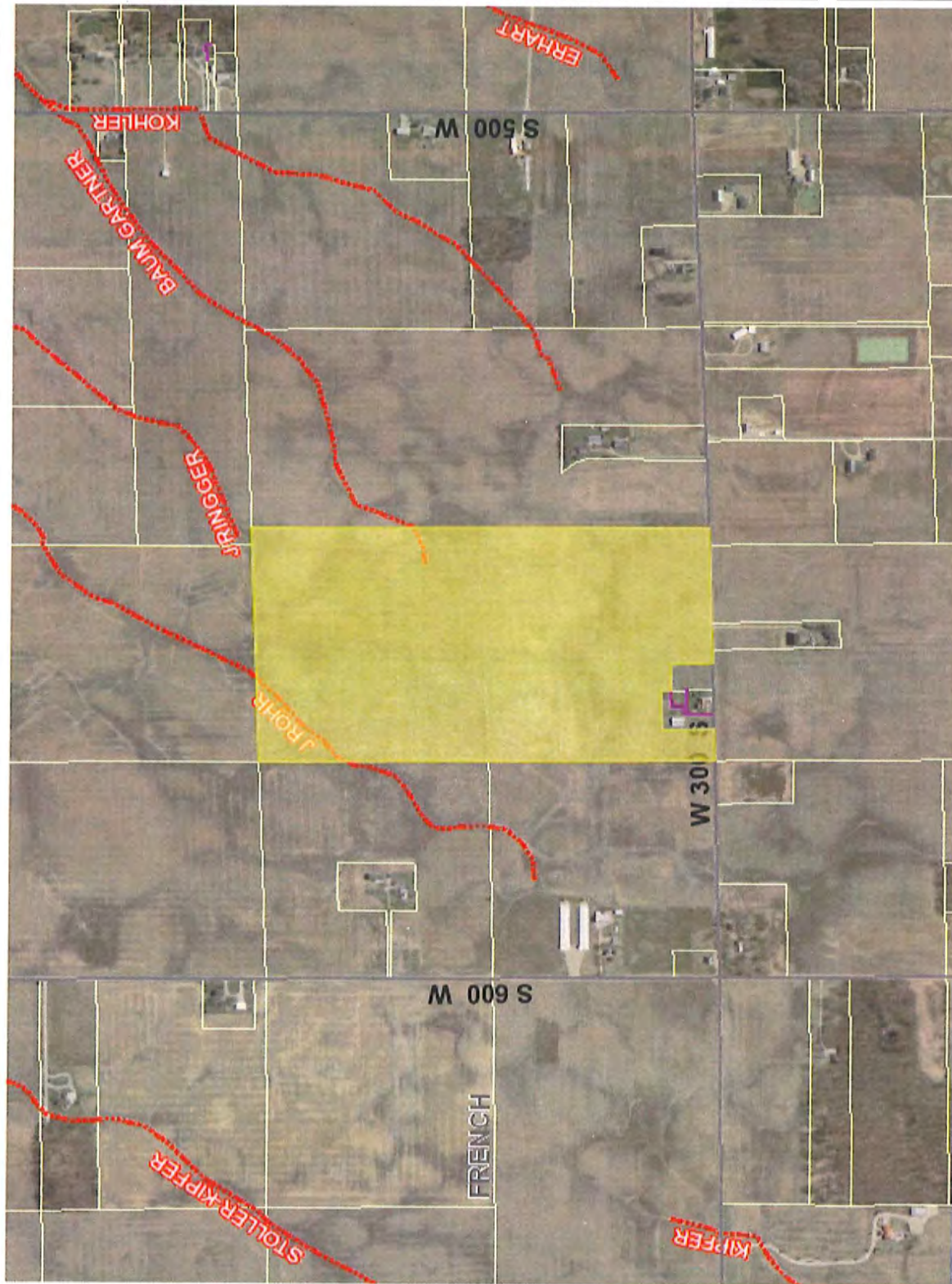
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The 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.



Legend

- Major Roads
 - STHY
 - USHY
- Streets
- Towns
- Townships
- County Tiles
- Open Ditches
- Combined by Affidavit
- Parcels

Notes



0.3 0 0.17 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NAD_1983_StatePlane_Indiana_East_FIPS_1301_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



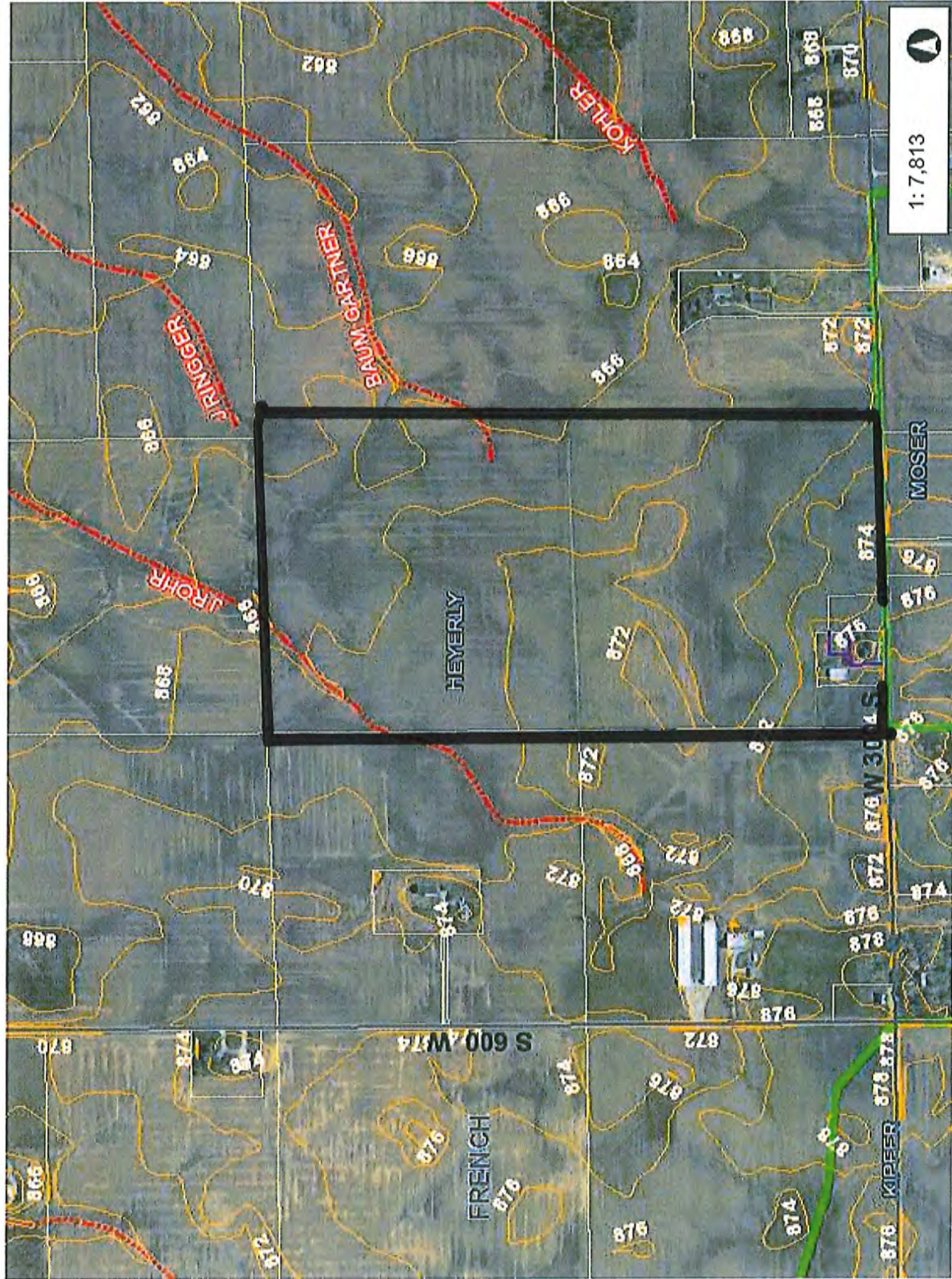
Apostolic Christian Church



Legend

- Major Roads
 - STHY
 - USHY
- Streets
- Towns
- Townships
- 2 Foot Contours
- County Tiles
- Open Ditches
- Watersheds
- Combined by Affidavit
- Parcels

Notes



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NAD_1983_StatePlane_Indiana_East_FIPS_1301_Feet



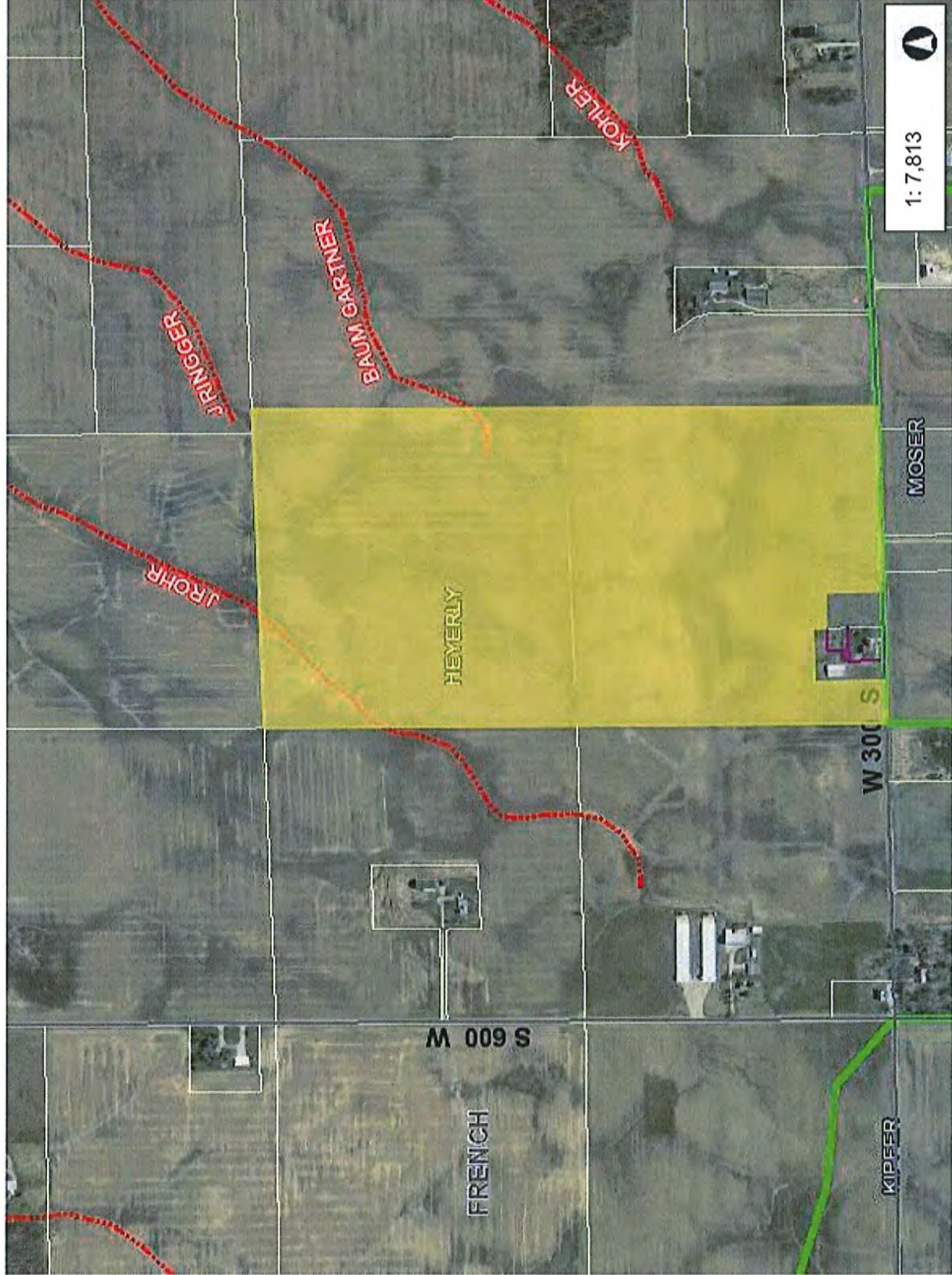
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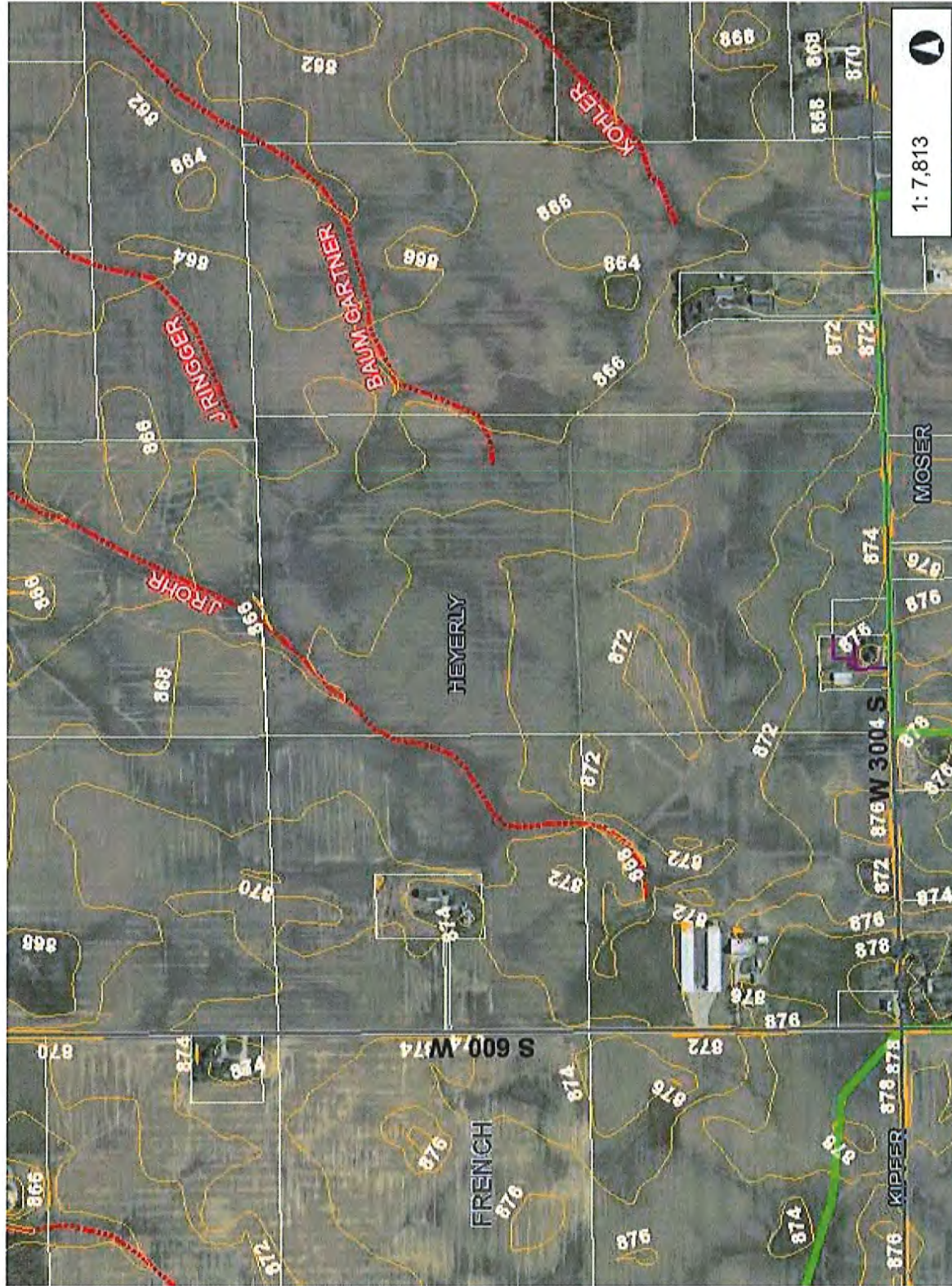
Apostolic Christian Church



Legend

- Major Roads
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Notes



1: 7,813

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Indiana_East_FIPS_1301_Feet

CCC-858
(09-23-14)U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation**BASE REALLOCATION AND YIELD UPDATE
DECISION FOR
AGRICULTURE RISK COVERAGE (ARC) AND
PRICE LOSS COVERAGE (PLC) PROGRAMS**

1. Program Years: 2014 through 2018

2A. County FSA Office Name and Address (Including Zip Code)

ADAMS COUNTY FARM SERVICE AGENCY
975 S 11TH STREET
DECATUR, IN 46733-00002B. County FSA Office Telephone Number
(Including Area Code)

(260)724-4124

2C. County FSA Office FAX Number
(Including Area Code)

(855)373-6985

3. State Code

18

4. County Code

001

5. Farm Number

8046

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1412, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Agriculture Risk Coverage Program and Price Loss Coverage Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

THE BASE ACRE REALLOCATION AND YIELD UPDATE DECISION is made by the undersigned current owner of the farm identified above. If FSA receives conflicting yield update or base acre reallocation requests from another current owner, all current owners will be required to resolve their dispute providing CCC with written evidence of the dispute resolution by the end of the yield update period or reallocation period.

FARM BASE ACRE REALLOCATION
☐ 6A. I agree to maintain the farm's 2013 base acres on the following crops, excluding cotton acres

☒ 6B. I agree to reallocate base acres on the following crops, excluding cotton base acres, not to exceed the total base acres in effect on September 30, 2013 (see page 2 for tract designation, if applicable)

(1) Commodity	(2) Base Acres	(1) Commodity	(2) Base Acres	6C. Tract Reallocation Method
Soybeans	58.1	Corn	14.61	<input checked="" type="checkbox"/> (1) Crop Land
		Soybeans	43.49	<input type="checkbox"/> (2) Owner Designation

FARM YIELD UPDATE

7A. I agree to use the farm's 2013 Counter Cyclical (CC) yield for the PLC yield for the following crops.

7B. I agree to update the PLC yield for the following crops based on 90 percent of the farm's 2008 through 2012 average yield per planted acre, excluding any year(s) when no acreage was planted.

(1) Commodity	(2) CC Yield	(1) Commodity	(2) PLC Yield
		Corn	127
		Soybeans	42

8. Owner's Name and Address (Including Zip Code)

APOSTOLIC CHRISTIAN CHURCH BLUFFTON
1970 S 800 E
BLUFFTON, IN 46714-9332

9A. Signature of Owner (By)

9B. Title/Relationship of the Individual Signing in the Representative Capacity

9C. Date (MM-DD-YYYY)

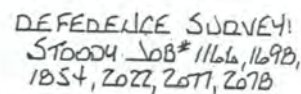
10A. Signature of CCC Representative

10B. Date (MM-DD-YYYY)

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

SURVEY & LEGAL DESCRIPTION



A = CORNER MARK FOUND PER RECORD WITNESS
B = 14" X 14" CONCRETE POST FOUND
C = 6" X 6" WOOD POST FOUND 4.2' S. & 0.5' E.
D = 6" X 6" WOOD POST FOUND 7.8' W.
E = 4" X 4" WOOD POST FOUND 2.6' S. & 0.7' W.
F = 5/8" DEBAR STAKE FOUND - 0.1'±
G = 5/8" DEBAR STAKE FOUND - 0.2'±
H = 5/8" DEBAR STAKE FOUND + 0.3'±
I = 5/8" DEBAR STAKE WITH HOEHN 1" D. CAP SET FLUSH
K = 5/8" DEBAR STAKE WITH HOEHN 1" D. CAP SET + 0.3'±
L = NO MARK SET OR FOUND



Joel A. Hohn

ΔPOSTOLIC CHRISTIAN CHURCH OF BUFFALO, INC. SHEET 2 OF 2

PLAT OF SURVEY #2219

LEGAL DESCRIPTION: Part of the east half of the southwest quarter of Section 15, Township 26 north, Range 13 east, French Township, Adams County, Indiana, described as follows:

Beginning at the southeast corner of said southwest quarter found per record witness; thence westerly, 836.66 feet along the south line of said southwest quarter to the southwest corner of the 0.86 acre tract described in document number 2009000457; thence northerly, deflecting right 90 degrees 00 minutes 00 seconds, 301.44 feet along the west line of said 0.86 acre tract to a 5/8 inch rebar stake at the northeast corner of the 0.86 acre tract described in document number 2009000456; thence westerly, deflecting left 90 degrees 00 minutes 00 seconds, 228.32 feet to a 5/8 inch rebar stake at the northwest corner of said 0.86 acre tract; thence southerly, deflecting left 90 degrees 00 minutes 00 seconds, 301.44 feet along the west line of said 0.86 acre tract to the south line of said southwest quarter; thence westerly, deflecting right 90 degrees 00 minutes 00 seconds, 193.51 feet along said south line to the southwest corner of the east half of said southwest quarter; thence northerly, deflecting right 91 degrees 21 minutes 39 seconds, 2642.88 feet along the west line of said east half to a 5/8 inch rebar stake on the north line of said southwest quarter; thence easterly, deflecting right 88 degrees 01 minutes 35 seconds, 1264.23 feet along said north line to the northeast corner of said southwest quarter; thence southerly, deflecting right 92 degrees 05 minutes 20 seconds, 2656.54 feet along the east line of said southwest quarter to the place of beginning. Containing 75.11 acres more or less.

ALSO: 6 acres off of the west side of the southwest quarter of the southeast quarter of said Section 15, Township 26 north, Range 13 east.

Containing in all 81.11 acres more or less.

SUBJECT TO: THE RIGHT-OF-WAY OF COUNTY ROAD 300 SOUTH AND RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER 2219.

SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT.
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT & LEGEND. UP TO 7.8'

THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A (RURAL SURVEY 0.26 FEET) AS DEFINED BY TITLE 865.

THIS IS AN ORIGINAL SURVEY OUT OF DOCUMENT NUMBER 2007001239. THE COUNTY WITNESSED SECTION CORNERS WERE USED TO ESTABLISH THE SECTION LINES. THE SECTION WAS THEN TRAVERSED AND SPLIT INTO QUARTERS BY RUNNING A LINE BETWEEN THE QUARTER CORNERS TO ESTABLISH THE SOUTHEAST AND SOUTHWEST QUARTERS. THE SOUTHWEST QUARTER WAS SPLIT IN HALF IN A NORTH AND SOUTH DIRECTION TO ESTABLISH THE WEST LINE EAST HALF OF THE SOUTHWEST QUARTER. THE SOUTHEAST QUARTER WAS SPLIT INTO QUARTERS TO ESTABLISH THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. 6 ACRES WAS THEN CALCULATED OFF OF THE WEST SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THE POSSESSION LINE ALONG EAST LINE OF THE 6 ACRES FALLS UP TO 7.8 FEET WEST OF THE PAPER TITLE LINE. THE NORTH POSSESSION LINE OF THE 6 ACRES FALLS UP TO 4.2 FEET SOUTH OF THE PAPER TITLE LINE.

NOTE: THIS SURVEY IS VALID WITH ORIGINAL SEAL, SIGNATURE AND UPON PAYMENT OF INVOICE. THE INFORMATION ON THE ATTACHED DRAWING IS INTENDED FOR THIS TRANSACTION ONLY AS DATED BELOW AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR. "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." JOEL A. HOEHN

NO TITLE COMMITMENT WAS PROVIDED AT TIME OF SURVEY. A TITLE SEARCH COULD REVEAL DOCUMENTS THAT MAY AFFECT SUBJECT REAL ESTATE.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, WITH STOODY ASSOCIATES, 121 EAST MARKET STREET, BLUFFTON, INDIANA, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY WAS MADE UNDER THEIR SUPERVISION AS SHOWN AND WAS COMPLETED ON MARCH 4, 2015, FIELD AND MARCH 11, 2015 OFFICE. APOSTOLIC CHRISTIAN CHURCH OF BLUFFTON, INC.

TITLE

COMMITMENT



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

COMMITMENT FOR TITLE INSURANCE

1. Effective Date **March 17, 2015 8:00 AM** Case No. **A1503-54**

2. Policy or policies to be issued:

(a)

☐

ALTA Owner's Policy (6-17-06)

Amount

Proposed insured: **UNDETERMINED AT THIS TIME**

(b)

☐

ALTA Loan Policy (6-17-06)

Amount

Proposed insured:

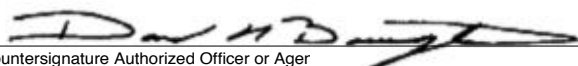
3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

APOSTOLIC CHRISTIAN CHURCH OF BLUFFTON, INC., (AN UNDIVIDED 1/2 INTEREST BY INSTRUMENT NO. 2007001239) and APOSTOLIC CHRISTIAN CHURCH OF BLUFFTON NORTH, INC., (AN UNDIVIDED 1/2 INTEREST BY INSTRUMENT NO. 2007001240; ALSO #2009000457, LESS #2009000456, ALL OF THE RECORDS OF ADAMS COUNTY, INDIANA)

4. The land referred to in this Commitment is described as follows:

Part of the east half of the southwest quarter of Section 15, Township 26 north, Range 13 east, French Township, Adams County, Indiana, described as follows:

Beginning at the southeast corner of said southwest quarter found per record witness; thence westerly, 836.66 feet along the south line of said southwest quarter to the southwest corner of the 0.86 acre tract described in document number 2009000457; thence northerly, deflecting right 90 degrees 00 minutes 00 seconds, 301.44 feet along the west line of said 0.86 acre tract to a 5/8 inch rebar stake at the northeast corner of the 0.86 acre tract described in document number 2009000456; thence westerly, deflecting left 90 degrees 00 minutes 00 seconds, 228.32 feet to a 5/8 inch rebar stake at the northwest corner of said 0.86 acre tract; thence southerly, deflecting left 90 degrees 00 minutes 00 seconds, 301.44 feet along the west line of said 0.86 acre tract to the south line of said southwest quarter; thence westerly, deflecting right 90 degrees 00 minutes 00 seconds, 193.51 feet along said south line to the southwest corner of the east half of said southwest quarter; thence northerly, deflecting right 91 degrees 21 minutes 39 seconds, 2642.88 feet along the west line of said east half to a 5/8 inch rebar stake on the north line of said southwest quarter; thence easterly, deflecting right 88 degrees 01 minutes 35 seconds, 1264.23 feet along said north line to the northeast corner of said southwest quarter; thence southerly, deflecting right 92 degrees 05 minutes 20 seconds, 2656.54 feet along the east line of said southwest quarter to the place of beginning.


Countersignature Authorized Officer or Agent

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Issued at Berne, Indiana

Commitment No. **A1503-54**

Schedule A – Page 1



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Containing 75.11 acres more or less.

ALSO: 6 acres off of the west side of the southwest quarter of the southeast quarter of said Section 15, Township 26 north, Range 13 east.

Containing in all 81.11 acres more or less.

SUBJECT TO: THE RIGHT-OF-WAY OF COUNTY ROAD 300 SOUTH AND RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER 2219.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B — Section 1

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

- 1. Corporate Deeds to be executed by Apostolic Christian Church of Bluffton, Inc., and Apostolic Christian Church of Bluffton North, Inc. to _____ (undetermined at this time).**
- 2. Certificate of existence of Apostolic Christian Church of Bluffton, Inc., an Indiana Corporation and Apostolic Christian Church of Bluffton North, Inc, an Indiana Corporation.**
- 3. Resolution of Apostolic Christian Church of Bluffton, Inc., an Indiana Corporation and Apostolic Christian Church of Bluffton North, Inc, an Indiana Corporation, setting forth officers to execute instruments of conveyance.**
- 4. Sellers Closing Affidavit.**
- 5. Bills due and owing - Tri-County Land Title, Inc., must be paid.**
- 6. NOTE: The legal description provided by Stooddy Associates, Professional Land Surveyors (number 2219), used for the insured real estate is a new description encompassing all the legal descriptions found in Deed Instruments #2007001239, #2009000456 and #2009000457. This survey must be recorded with the Adams County, Indiana Records office prior to a deed being transferred to the new owner.**
- 7. By virtue of I.C. 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.**



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B — Section 2

Exceptions

The policy or policies to be issued will contain exceptions to the following 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 of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- 6. Taxes for the year 2013 each half in the amount of \$1048.96 are assessed in the names of Apostolic Christian Church of Bluffton, Inc. (1/2 interest), and Apostolic Christian Church of Bluffton North, Inc. (1/2 interest), 1970 S 800 E, P.O. Box 134., Bluffton, IN 46714, due and payable in May and November 2014. May installment - PAID; November installment - PAID. North French Township. Parcel No. 01-07-15-300-003.000-003. Assessed Value: Land - \$142,300.00; Improvements - NONE; Exemptions: NONE. (83.56 acres)**
- 7. Taxes for the year 2013 each half in the amount of \$31.70 are assessed in the names of Apostolic Christian Church of Bluffton, Inc. (1/2 interest), and Apostolic Christian Church of Bluffton North, Inc. (1/2 interest), 1970 S 800 E, P.O. Box 134., Bluffton, IN 46714, due and payable in May 12, 2014 - PAID; (No payment due November). North French Township. Parcel No. 01-07-15-300-003.550-003. Assessed Value: Land - \$1400.00; Improvements - NONE; Exemptions: NONE. (0.86 acres)
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.**
- 8. Taxes for the year 2014 due and payable in 2015, amount not yet determined.**
- 9. Hayerly Ditch annual maintenance, Ditch #01-07-15-300-003.000-003, are assessed in the names of Apostolic Christian Church of Bluffton, Inc. (1/2 interest), and Apostolic Christian Church of Bluffton North, Inc. (1/2 interest), Spring installment of \$51.94 due May 12, 2014 - PAID; November installment of \$51.93 due November 10, 2014 - PAID. (83.56 acres)**
- 10. Hayerly Ditch annual maintenance, Ditch #01-07-15-300-003.550-003, are assessed in the names Apostolic Christian Church of Bluffton, Inc. (1/2 interest), and Apostolic Christian Church of Bluffton North, Inc. (1/2 interest), in the amount of \$12.50 for the year 2014 - PAID. (0.86 acre)**
- 11. Rights-of-way for drainage, tiles, ditches, feeders and laterals, if any.**
- 12. Rights of the Public, the State of Indiana, and County of Adams and the municipality in and to that part of the premises taken or used for road purposes.**
- 13. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and**



FIDELITY NATIONAL TITLE INSURANCE COMPANY

should not be construed as insuring the quantity of land.

14. NOTE: Effective July 1, 1993, a Sales Disclosure Form must be filed with the county auditor at the time of the recording of most deeds and land contracts as required by IC 6-1.11-5.5. A fee of \$10.00 must be paid to the auditor at the time of filing.

15. Judgment Search has been made against Apostolic Christian Church of Bluffton, Inc., and NONE FOUND.

16. Judgment Search has been made against Apostolic Christian Church of Bluffton North, Inc., and NONE FOUND.

17. Judgment Search will be made against the buyer for any potential liens that may attach to the property, prior to closing.

Due to apparent computer abnormalities existing in the Adams County Treasurer's Office, any information regarding ditch assessments, whether or not reported herein are for information purposes only and are not insured. (For more information, please contact the Treasurer's office at 260-724-5353).



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

Fidelity National Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

IN0328

Tri-County Land Title Inc

360 W. Main Street
Berne, IN 46711-2118

Tel: 260-589-3139

Fax: 260-589-3130

Fidelity National Title Insurance Company



By:

ATTEST

President

Secretary

Countersigned:

Authorized Signatory
David N. Baumgartner

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



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800.451.2709 / 260.244.7606
www.schraderauction.com