

Cover page for:

**Preliminary Title Insurance Schedules
(with copies of recorded documents
listed as exceptions, if any)**

Preliminary title insurance schedules prepared by:

Metz Title Company, Inc.

(File Number: MTC0710121)

Auction Tract 11

(152, 162, 176 & 178 Manchester Ave., Wabash, Indiana)

For August 24, 2020 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

The Snyder Revocable Trust

First American Title Insurance Company

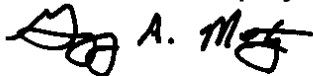
Transaction Identification Data for reference only:

Issuing Agent: Metz Title Company, Inc.
Issuing Office: 40 E. Hill Street, Wabash, IN 46992
Issuing Office's ALTA® Registry ID: 1000513
Loan ID Number:
Commitment Number: MTC0710121
Issuing Office File Number: MTC0710121
Property Address: 152, 162, 176-178, Wabash, IN 46992

SCHEDULE A

1. Commitment Date: July 17, 2020 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy 08/01/16
Proposed Insured: TBD
Proposed Policy Amount: \$ 1,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
The Snyder Revocable Trust dated the 9th day of March, 2000
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

First American Title Insurance Company



By: _____
Metz Title Company, Inc., Gregory A. Metz, Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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.

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FirstAmerican Title Insurance Company

**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. Trustee's Deed from The Snyder Revocable Trust dated the 9th day of March, 2000 to TBD
5. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name). See Indiana Code 36-2-11-15.
6. By virtue of I.C. 27-7-3.6, a fee of \$5.00 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 TIEFF (Title Insurance Enforcement Fund Fee) charge.
7. 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 the 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.
8. Vendor's (sale) or Mortgagor's (refinance) Affidavit to be executed at the closing.

**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:

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SCHEDULE B
(Continued)

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. Any discrepancies or conflicts in boundary lines, any shortages in area, or encroachment or overlapping of improvements.
3. Any facts, rights, interest or claims not shown by the public record which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
5. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
6. 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.
7. 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 Commitment.
8. TRACT I: Taxes for the year 2019 payable 2020 assessed in the name of The Snyder Revocable Trust
TAXING UNIT: Wabash Corp.
PARCEL KEY NO: 85-14-11-203-006.000-009 - Lot 3
ASSESSED VALUATION: Land - \$8,000.00
Improvements - \$44,300.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$523.00 - Paid
Nov 10 - \$523.00 - Unpaid

Solid Waste Recycling Fee:
May 10 - \$24.00 - Paid
Nov 10 - \$0.00 - None Due

TRACT II: Taxes for the year 2019 payable 2020 assessed in the name of The Snyder Revocable Trust
TAXING UNIT: Wabash Corp.
PARCEL KEY NO: 85-14-11-203-005.000-009 - Lot 4
ASSESSED VALUATION: Land - \$13,600.00
Improvements - \$102,000.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$1,156.00 - Paid
Nov 10 - \$1,156.00 - Unpaid

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SCHEDULE B
(Continued)

Solid Waste Recycling Fee:
May 10 - \$24.00 - Paid
Nov 10 - \$0.00 - None Due

TRACT III: Taxes for the year 2019 payable 2020 assessed in the name of The Snyder Revocable Trust
TAXING UNIT: Wabash Corp.
PARCEL KEY NO: 85-14-11-203-004.000-009 – 11/27/6
ASSESSED VALUATION: Land - \$8,500.00
Improvements - \$90,500.00
Deductions - \$0.00
Exemptions - \$0.00
May 10 - \$990.00 - Paid
Nov 10 - \$990.00 - Unpaid

Solid Waste Recycling Fee:
May 10 - \$24.00 - Paid
Nov 10 - \$0.00 - None Due

9. Taxes for the year 2020 payable 2021 are now a lien, but are not currently due and payable; and taxes for subsequent years.
10. Subject to taxes or special assessments which are not shown as existing liens by the public record.
11. A ten (10) year judgment search was performed -vs- The Snyder Revocable Trust dated the 9th day of March, 2000 and none found.
12. Declaration of Covenants, Conditions and Restrictions for Mattern's Addition, as per plat thereof recorded in The Wabash County Recorder's Office, but omitting any such covenant or restriction based on race, color, religion or national origin.

The Company insures that a violation thereof will not result in forfeiture or reversion of title.
13. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
14. Subject to the zoning and planning ordinances and regulations of the City of Wabash and the Wabash Plan Commission.

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Commitment Number: MTC0710121

EXHIBIT A
PROPERTY DESCRIPTION

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

The following described real estate situated in Wabash County, State of Indiana:

TRACT I: Lot Number Three (3) in Mattern's Addition to the City of Wabash as recorded on page 9 of Plat Book #2, in the office of the Recorder of Wabash County, Indiana.

Parcel No. 85-14-11-203-006.000-009.

Commonly known as 152 Manchester Avenue, Wabash, IN.

TRACT II: Part of Lot Number Four (4) in Mattern's Addition (recorded on page 9 of Plat Book #2 in the Office of the Recorder of Wabash County, Indiana) to the City of Wabash, bounded and described as follows, to-wit:

BEGIN at the Northeast corner of Lot Number Three (3); thence North Seventy-three (73) degrees East along Manchester Avenue Fifty-five (55) feet; thence North Fifty-five (55) West Fifty-five (55) feet; thence North Sixty-nine (69) degrees and Thirty (30) minutes West One Hundred Twenty-seven and Eighty Hundredths (127.80) feet to an alley; thence South Twenty-seven (27) degrees West along said alley Thirty (30) feet to the Northwest corner of said Lot Number Three (3); thence South Fifty-nine (59) degrees East to the place of beginning .

ALSO: A part of Lot Number Four (4) in Mattern's Addition (recorded on page 9 of Plat Book #2, in the Office of the Recorder of Wabash County, Indiana) and a part of the Northeast Quarter of Section Number Eleven (11), Township Number

Twenty-seven (27) North, Range Number Six East, in the City of Wabash, more particularly described as follows, to-wit:

COMMENCING at a point Fifty-five (55) feet North Seventy-three (73) degrees East from the Northeast corner of Lot Number Three (3) of said Addition; thence North Seventy-three (73) degrees East along Manchester Avenue Forty-three (43) and Eighty hundredths (43.80) feet; thence North Seventy-one (71) degrees West One Hundred and Ninety-four (194) feet to an alley; thence South along the East line of said alley, South Twenty-seven (27) degrees West Thirteen (13) feet; thence South Sixty-nine (69) degrees Thirty (30) minutes East One Hundred and Twenty-seven and Eighty Hundredths (127.80) feet to an iron stake; thence South Fifty-five (55) degrees East to the point of beginning.

Parcel N. 85-14-11-203-005.000-009.

Commonly known as 162 Manchester Avenue, Wabash, IN.

TRACT III: So much of that part of Section No. Eleven (11) Township No. Twenty-seven (27) North, range No. Six (6) east, located in the City of Wabash, as is described as follows, namely:

Commencing at a point one hundred and sixty (160) feet south of the southeast corner of Outlot No. one hundred and one (101) of the Northern Addition to the City of Wabash, the same being located on the west line of Manchester Avenue in said City of Wabash, thence in a northwesterly direction to an alley at a point on the east line thereof and distant one hundred and thirty (130) feet south of the south line of said outlot No. one hundred and one (101); thence along said east line of said alley in a southwesterly direction a distance of approximately fifty four (54) feet and the same being at a point thirty (30) feet from the northwest corner of Lot No. three (3) of Mattern's addition to the City of Wabash; thence in a southeasterly direction on a line described as follows south 20 degrees 30' west, one hundred twenty-four and eighty hundredths (124.80) feet to an iron stake; thence south 35 degrees west to a point on the west line of Manchester Avenue; thence north along said west line of said Avenue to the place of beginning.

EXCEPT THEREFROM: So much and such specific part thereof as is devised by said testatrix in her said Will to one Paul Herman Schlemmer and described and bounded as follows, namely so much of that part of the quarter of said section No. eleven (11) and which is also part of Lot No. four (4) in said Mattern's Addition to the City of Wabash and more particularly described and bounded as follows, to-wit:

Commencing at a point on the west line of North Manchester Avenue fifty five (55) feet, North 73 degrees east, from the northeast corner of said Lot No. three (3) of said Mattern's addition to the City of Wabash thence continuing North 73 degrees east, along said west line of North Manchester Avenue in said City of Wabash forty three and eighty hundredths (43.80) feet; thence north 71 degrees west one hundred and ninety-four (194) feet to an alley; thence south along the east line of said alley,

ALTA Commitment
Exhibit A

(MTC0710121.PFD/MTC0710121/2)

EXHIBIT A
(Continued)

Commitment Number: MTC0710121

south 27 degrees west, thirteen (13) feet; thence south 20 degrees 30' east one hundred twenty seven and eighty hundredths (127.80) feet to an iron stake; thence south 35 degrees east fifty-five (55) feet to the place of beginning on the west line of said Manchester Avenue.

Parcel No. 85-14-11-203-004.000-009.

Commonly known as 176-178 Manchester Avenue, Wabash, IN.

Matterns Addition to the City of Wabash.

Being a subdivision of the 5 acres lot at & Between the junction of the Laketon Road and the Manchester & Wabash Gravel Road:

Peter Mattern.

State of Indiana, Wabash County, ss:

On this 1st day Of March 1872, came Before me the undersigned a Notary Public in and for said County, Peter Mattern to me known and acknowledged the Execution of the foregoing plat to be his act and deed: that the alley of 12 feet wide and the lots Nos. 1-2-3 & 4 are respectively in size as set out by figures & lines drawn as indicated in said accompanying plat that the same are offered for Record as Matterns Addition to the city of Wabash.

Witness my hand & Seal Notarial this 7th day of March, 1872.

Jno. C. Sivey, (Seal)
Not. Public.

Duly Recorded this 1st. day of March 1872, at 4 o'clock P.M.

James M. Hann,
R.W.C.

WABASH COUNTY
PLAT BOOK NUMBER 2
PAGE NUMBER: 9

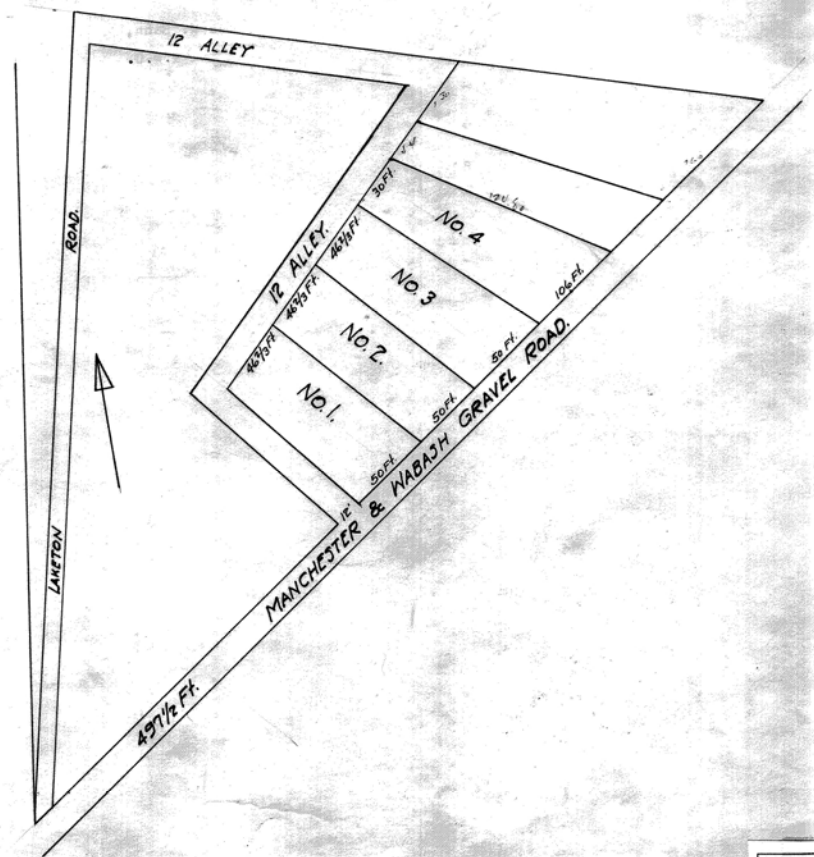
NORTH.

MATTERN'S ADDITION

TO THE CITY OF WABASH

WEST.

EAST.



SOUTH.

WABASH COUNTY
 PLAT BOOK NUMBER 2
 PAGE NUMBER: 10