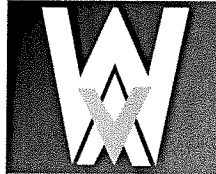


**Wabash Valley Abstract Co., Inc.**  
**2 NORTH BROADWAY, SUITE 203**  
**PO BOX 1350**  
**PERU, INDIANA 46970**  
**TITLE INSURANCE AND REAL ESTATE CLOSINGS SINCE 1929**

**Chad D. Sutton**  
**President**  
**csutton@wvaco.com**



**Phone: 765-472-4351**  
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**wvaco@wvaco.com**  
**Web: www.wvaco.com**

Prepared for: Schrader Auction

RE: Fletcher M. Durbin (234 E 5th)

COUNTY OF MIAMI  
SS  
STATE OF INDIANA

We hereby certify that we have made a careful search of the proper records of Miami County, State of Indiana, as to the following described real estate:

*A parcel of land being the South part of Forty-four (44) feet off the east side of Lot No. Six (6) in Tracey's Subdivision of Out Lot No. Five (5) in Godfroy's Addition to the City of Peru, being more particularly described as follows: Commencing at the northerly corner of Lot No. Six (6) in said subdivision; thence southeast along the easterly line of said Lot No. Six (6) a distance of 43.00 feet to the point of beginning of the following described parcel of land; thence continue southeasterly along said easterly line a distance of 90.00 feet to the easterly corner of said Lot No. Six (6); thence southwesterly along the southerly line of said Lot No. Six (6) a distance of 44.00 feet; thence northwesterly a distance of 90.00 feet; thence northeasterly parallel to the northerly line of said Lot No. Six (6) a distance of 44.00 feet to the point of beginning of the above described parcel of land.*

From: October 31, 1993 at 08:00 a.m. To: October 31, 2023 at 08:00 a.m. and find the Miami County Auditor's records indicate the real estate is owned by *Fletcher M. Durbin* and find the following matters recorded during this period against said real estate:

1. Taxes 2022 due and payable May 10, 2023 and November 10, 2023 each installment in the amount of \$528.00 assessed in the name of Durbin. First Installment is Paid, Second Installment is Paid. Parcel Key No. 52-08-27-113-011.000-016. Assessed Value: Land - 5,500.00 Improvements - 29,700.00 Homestead Exemption - 0.00 Homestead-Supplemental Exemption - 0.00 Mortgage Exemption - 0.00.

(The Company assumes no liability for the accuracy of the amount of any exemptions

affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits, or deductions. This commitment/policy does not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.)

2. Taxes for the year 2023 due and payable 2024, amount not yet determined.
3. Last Deed of Record is provided as Instrument No. 20060522375.
4. Covenants, conditions and restrictions contained in the plat of Tracey's Subdivision to the City of Peru as per plat thereof recorded in Plat Book 2, pages 3 and 4, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
5. Rights of tenants through unrecorded leases or parties in possession, if any.
6. Subject to taxes or special assessments which are not shown as existing liens by the public records.
7. NOTE: Estate filings for Fletcher M. Durbin as filed under 52C01-2304-EU-000028.
8. Ten Year Judgment Search has been made versus Fletcher M. Durbin, and NONE FOUND.

We limit the liability of this search to \$2,500.00.

WITNESS our hand and corporate seal this 8th day of November 2023.

WABASH VALLEY ABSTRACT CO., INC.

A handwritten signature in dark ink, appearing to read 'Chad D. Sutton', is written over a faint, circular corporate seal.

Chad D. Sutton, President

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

MAY 22 2006

Brenda Weaver  
MIAMI COUNTY AUDITOR

MIAMI COUNTY RECORDER

SHERRY R PAYNE 2 P  
DATE:05/22/2006 TIME:10:16:58AM  
I 20060522375 FEES:618.00

Parcel No. 021-87623-00

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Apostolic Chapel (Grantor) of Miami County, Indiana, CONVEYS AND WARRANTS to Fletcher M. Durbin (Grantee) of Miami County, Indiana, for the sum of One and 00/100-----Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Miami County, State of Indiana:

See attached description marked Exhibit "A".

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 234 E 5<sup>th</sup> St Peru IN 46970

The undersigned persons executing this deed on behalf of Apostolic Chapel represent and certify that they are the duly elected Board of Trustees of Apostolic Chapel and have been fully empowered to execute and deliver this deed and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor, Apostolic Chapel, has executed this Warranty

Deed this 19<sup>th</sup> day of May, 2006.

Grantor:  
Signature: [Signature]  
Printed: Stephen Baines, Trustee  
Grantor:  
Signature: [Signature]  
Printed: Jeremy Baines, Trustee  
Grantor:  
Signature: [Signature]  
Printed: Jon Myers, Trustee

Grantor:  
Signature: [Signature]  
Printed: Earl Baines, Trustee  
Grantor:  
Signature: [Signature]  
Printed: Ted Sopher, Trustee

STATE OF INDIANA

SS:

COUNTY OF MIAMI



Cheryl L. Wray  
Notary Public  
Resident of Miami Co.  
My Commission Expires  
July 11, 2009

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Stephen Baines, Earl Baines, Jeremy Baines, Ted Sopher and Jon Myers, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19<sup>th</sup> day of May, 2006.

My Commission Expires:

Signature: [Signature]  
Printed: \_\_\_\_\_ Notary Public  
Resident of \_\_\_\_\_ County, Indiana

Exhibit "A"

A parcel of land being the South part of Forty-four (44) feet off the east side of Lot No. six (6) in Tracey's Subdivision of Out Lot No. five (5) in Godfroy's Addition to the City of Peru being more particularly described as follows:

Commencing at the northerly corner of Lot No. six (6) in said subdivision; thence southeast along the easterly line of said Lot No. Six (6) a distance of 43.00 feet to the point of beginning of the following described parcel of land; thence continue southeasterly along said easterly line a distance of 90.00 feet to the easterly corner of said Lot No. Six (6); thence southwesterly along the southerly line of said Lot No. Six (6) a distance of 44.00 feet; thence northwesterly a distance of 90.00 feet; thence northeasterly parallel to the northerly line of said Lot No. Six (6) a distance of 44.00 feet to the point of beginning of the above described parcel of land.