

**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**  
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Prepared for: Schrader Auction

RE: Fletcher M. Durbin (66 N Hood St Peru, IN 46970)

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 part of Lot No. 80 in Shirk's Subdivision of Lot No. 1 of Shirk's Addition to City of Peru, Indiana, described as follows: Beginning at the southeast corner of said lot; running thence northwardly along the east line of said lot a distance of 51.95 feet; thence westwardly and parallel to the north line of said lot a distance of 40 feet; thence southwardly (deflecting at an angle of 50 degrees and 59 minutes) a distance of 25.8 feet; thence southwardly and parallel to the east line of said lot a distance of 31.95 feet to the south line of said lot; thence eastwardly along the south line of said lot a distance of 56.3 feet to the place of beginning.*

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 \$353.00 assessed in the name of Durbin. First Installment is Paid, Second Installment is Paid. Parcel Key No. 52-08-28-419-154.000-016. Assessed Value: Land - 3,900.00 Improvements - 31,400.00 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. 20060525454.
4. Covenants, conditions and restrictions contained in the plat of Shirk'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 black 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

NOV 03 2006

*Brenda Weaver*  
MIAMI COUNTY AUDITOR

MIAMI COUNTY RECORDER

SHERRY R PAYNE 2 P  
RECORDED AS PRESENTED ON  
DATE: 11/03/2006 TIME: 01:23:23PM  
1 20060525454 FEES: \$18.00

PARCEL NO. 021-75203-00

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Deborah Sue Hostetler, an adult, of Miami County, State of Indiana, (Grantor) CONVEYS and WARRANTS to Fletcher M. Durbin, of Miami County, State of Indiana, (Grantee) for the sum of ONE and 00/100 Dollar (\$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, to-wit:

### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Subject to the real estate taxes payable in 2007 and thereafter, which Grantee assumes and agrees to pay.

Grantor, Deborah Sue Hostetler, certifies that she and James C. Fox, continuously remained joint tenants with right of survivorship until the death of James C. Fox, on the 23<sup>rd</sup> day of September, 2006, at which time title vested in her as the surviving joint tenant.

The undersigned hereby represents and warrants that this real estate is not "property" as defined in Indiana Code 13-11-2-174, and is not, and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure statement under Indiana Code 13-25-3-1, et seq. (Indiana Responsible Property Transfer Law), is required for this transaction.

This conveyance is subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 66 NORTH HOOD STREET PEAK, IN 46970

IN WITNESS WHEREOF, the Grantor, Deborah Sue Hostetler, has executed this deed this 3rd day of November, 2006.

GRANTOR: (SEAL)

*Deborah Sue Hostetler*  
Deborah Sue Hostetler

STATE OF INDIANA )

)SS:

COUNTY OF Miami )

Before me, a Notary Public in and for said County and State, personally appeared Deborah Sue Hostetler, 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 3rd day of November, 2006.

My Commission Expires:

KERRY J. HEISER  
Notary Public  
Resident of Wabash County, IN  
My Commission Expires 9/18/2011

*Kerry J. Heiser*  
Notary Public

A resident of \_\_\_\_\_ County, IN

RETURN DEED TO:

SEND TAX BILLS TO: 50 North Hood Street Peak IN 46970

THIS INSTRUMENT PREPARED BY: JAMES A. BERKSHIRE, Berkshire Law Firm, 16 East Fifth St., Peru, Indiana 46970

INFORMATION OBTAINED FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. 1006-31307

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. JAMES A. BERKSHIRE

### **EXHIBIT "A"**

Part of Lot No. 80 in Shirk's Subdivision of Lot No. 1 of Shirk's Addition to the City of Peru, Indiana, described as follows: Beginning at the southeast corner of said lot; running thence northwardly along the east line of said lot a distance of 51.95 feet; thence westwardly and parallel to the north line of said lot a distance of 40 feet; thence southwardly (deflecting at an angle of 50 degrees and 49 minutes) a distance of 25.8 feet; thence southwardly and parallel to the east line of said lot a distance of 31.95 feet to the south line of said lot; thence eastwardly along the south line of said lot a distance of 56.3 feet to the place of beginning.