

Auburn Abstract Company, Inc.

Title Insurance Agents & Closing Agents

120 W. Eighth Street
Auburn, IN 46706

Phone:(260)925-4260 Fax:(260)925-4274

Invoice

Date	Invoice #
9/12/2011	110614TI

Bill To

Kevin Jordan
Schrader Real Estate & Auction Co., Inc.
P O Box 508
Columbia City, IN 46725

Description	Amount
Search and Examination of Title (To Be Determined)	0.00
Owners Policy Premium To Be Determined) (Agent Portion: \$ Underwriter Portion: \$)	0.00
Owner: Toscha C. Weathington	
Purchaser: To Be Determined	
Lender:	
Delivered To: Kevin Jordan/Schrader Real Estate & Auction Co., Inc.	
Remarks: E-mail: Todd McAfee; Kevin Jordan/Schrader	
Ordered By: Kevin Jordan/Schrader Real Estate & Auction Co., Inc.	
Thank you for your business.	Total \$0.00

Commonwealth Land Title Insurance Company
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. Effective Date: **September 01, 2011 at 8:00 am**
2. Policy (or Policies) to be issued: POLICY AMOUNT
 - (a) ALTA OWNER'S POLICY (6-17-06) **\$1.00**
Proposed Insured: **To Be Determined**
 - (b) ALTA LOAN POLICY (6-17-06)
Proposed Insured:
 - (c) Proposed Insured:
3. Title to the **Fee Simple** estate or interest in said land is at the effective date hereof vested in **Toscha C. Weathington**
4. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

Countersigned
Auburn Abstract Company, Inc.

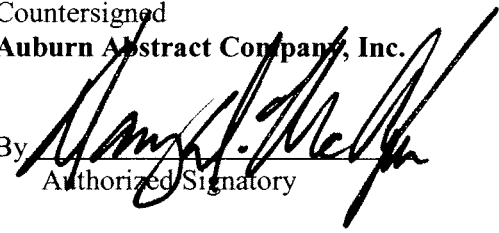
By 
Authorized Signatory



EXHIBIT "A"

The following described real estate situate in DeKalb County, State of Indiana, to-wit:

A part of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-four (34), Township Thirty-four (34) North, Range Twelve (12) East, Keyser Civil Township, DeKalb County, Indiana and more particularly described as follows:

Beginning at a P.K. Nail set on the North line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-four (34), South 88 degrees 54 minutes 50 seconds East (assumed bearing and basis of all bearings in this description) on and along the North line of said quarter-quarter (1/4-1/4) section, 200.00 feet from a Railroad Spike found at the Northwest corner of said quarter-quarter (1/4-1/4) section; thence South 88 degrees 54 minutes 50 seconds East on and along the North line of said quarter-quarter (1/4-1/4) section; 307.00 feet to a P.K. Nail set; thence South 0 degrees 00 minutes 00 seconds West parallel the West line of said quarter-quarter (1/4-1/4) section; 200.00 feet to an iron rod set; thence North 88 degrees 54 minutes 50 seconds West parallel the North line of said quarter-quarter (1/4-1/4) section, 307.00 feet to an iron rod set; thence North 0 degrees 00 minutes 00 seconds East parallel the West line of said quarter-quarter (1/4-1/4) section, 200.00 feet to the point of beginning, containing 1.409 acre.

Commonwealth Land Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION 1 REQUIREMENTS

Effective Date: **September 01, 2011 at 8:00am**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or according to the mortgage to be insured.
- (b) Pay us the premium, fees and charges for the policy.
- (c) Proper instrument (s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
 - 1. **The company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.**

Commonwealth Land Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION 2 EXCEPTIONS

Effective Date: September 01, 2011 at 8:00am

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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 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 other than Insured in actual possession of any or all of the property.**
3. **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. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.**
4. **Unfiled mechanics' or materialmen's liens.**
5. **Taxes for 2010 due and payable in 2011 as follows:
GARRETT: Weathington, Toscha C.
Pt NW 1/4 NW 1/4 34-34-12 1.412 Acres; County Tax I.D.#26-05-34-101-002; State Parcel I.D.#17-05-34-101-002.000-013; Assessed Value Land: \$19200; Assessed Value Improvements: \$63400; 1st Installment: \$834.81 PAID, plus penalty in the amount of \$83.48 UNPAID; 2nd Installment: \$834.81 UNPAID; Spring Annual: \$166.93 UNPAID.**
6. **The 2011 taxes due and payable in 2012 which became a lien on March 1, 2011 and which are not yet due and payable.**
7. **Assessments for the maintenance of drain #45-00-0 payable May 10, 2011 in the amount of \$12.50 PAID, plus penalty in the amount of \$1.25 UNPAID; and payable November 10, 2011 in the amount of \$12.50 UNPAID, plus additional penalty in the amount of \$2.50 UNPAID.**
8. **Assessments for the maintenance of drain #470-00-0 payable May 10, 2011 in the amount of \$3.12 PAID, plus penalty in the amount of \$0.31 UNPAID; and payable November 10, 2011 in the amount of \$3.12 UNPAID, plus additional penalty in the amount of \$0.62 UNPAID.**
9. **Rights of others to use that portion of the subject real estate which lies within the right of way of public roads and/or highways.**
10. **The acreage listed in the legal description is for convenience only and the company does not guarantee or affirm as to the true acreage of the property.**

- 11. Statutory rights of way, if any, for regulated drains.**
- 12. Right of way grant from Jay F. Olinger to State of Indiana, for State Road 27 at State Road 8, dated October 9, 1953, recorded December 2, 1953 in Deed Record 126 at page 442.**
- 13. Easement from Jay F. Olinger, etal to Garrett Telephone Company, dated May 16, 1960, recorded July 15, 1960 in Deed Record 132 at page 421.**

(End of Schedule B)