

BEAUTIFUL PROPERTY WITH A MIX OF TILLABLE AND WOODED LAND

115[±]

acres

Offered in 3 Tracts

LAND AUCTION

**ROCKVILLE, IN
PARKE COUNTY**

Located approximately 1/2 mile
east of Cecil M Harden Lake

50[±] miles west of Indianapolis

35[±] miles northeast of Terra Haute

60[±] miles southeast of Danville, IL



ONLINE BIDDING
AVAILABLE

- Tillable land currently in hay production
- Woods for hunting, recreation and timber
- Two nice homes, one built in 2001 and the other in 1995
- Extensive pole buildings

SCHRADER
Real Estate and Auction Company, Inc.

THURSDAY, JUNE 18 • 6PM EST

Auction held at Bellmore Fire Department - Bellmore, IN



INFORMATION BOOKLET

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.



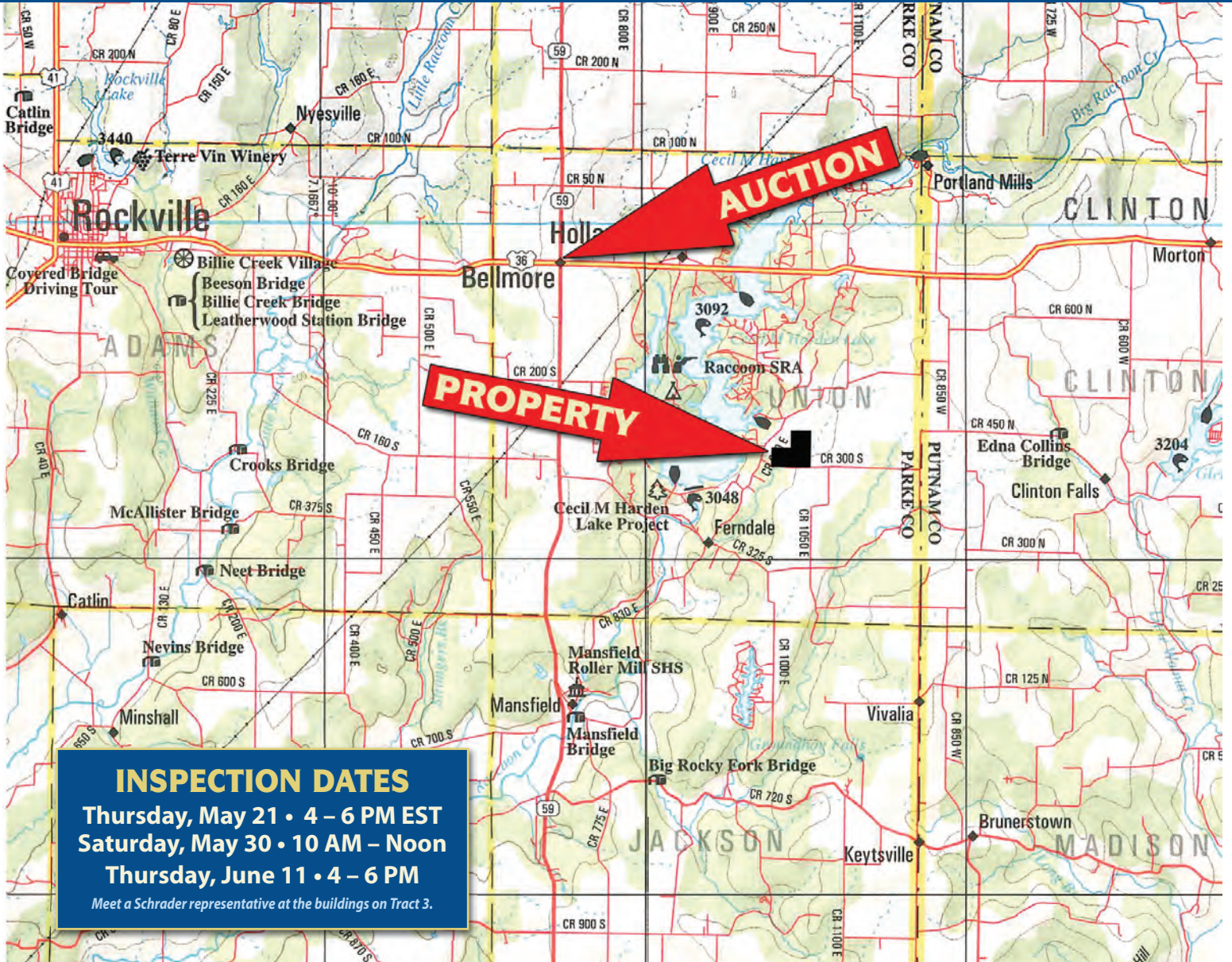
SCHRADER REAL ESTATE AND AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

MATT WISEMAN • 219-689-4373 | JIM HAYWORTH • 765-427-1913 | JIMMY HAYWORTH

LOCATION MAPS



LOCATION MAP



PROPERTY LOCATION:

From downtown Rockville at the Parke County Courthouse on U.S. 36; travel east on U.S. 36 approximately 10 miles to Walker Ramp Road. Turn south (right) onto Walker Ramp Road and travel approximately 3.3 miles to County Road 300 S. Turn east (left) on CR 300 S. and go approximately ¼ mile to the property on the north side of the road. Part of Section 23, T15N, R6W, Union Township.

AUCTION SITE:

BELLMORE FIRE DEPARTMENT, 7020 EAST U.S. HIGHWAY 36, ROCKVILLE, IN 47872.
Bellmore Fire Department located at the northeast corner of U.S. 36 and State Road 59 in Bellmore. From downtown Rockville, at the Parke County Courthouse on U.S. 36; travel east on U.S. 36 approximately 6.6 miles to auction site on the north side of the road. Parking is available on the west side of the Fire Department, as well as in the grass lot on the south side of U.S. 36 across from the Fire Department.



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

TRACT 1: 28± acres - 9.81 cropland acres per FSA. The balance is mostly wooded. This is a beautiful property with rolling terrain and a creek crossing it. Explore the recreational and hunting opportunities on this tract, as well as a potential building site. Also, make sure to inspect the timber. This tract has road frontage along County Road 300 S.

TRACT 2: 76.5± acres - Approximately 47± cropland acres of which a small portion is used as pasture. The balance is mostly wooded and there is a small pond. This is also a must see tract. This tract has recreational and hunting opportunities with income potential from the tillable acreage. Also be sure to investigate the potential timber income. There is a wooden foot bridge over the creek which crosses this tract; however the buyer is responsible for gaining access over the creek with equipment, whether it be a drive through, bridge or culvert crossing. There is also a well with 4" casing on this tract, which is not currently being used. This tract has frontage on County Road 300 S.

TRACT 3: 10.5± acres - This tract is highly improved with 2 homes, an extensive pole building complex, barn and pole building. The larger, two-story home has 4 bedrooms, 2 ½ bathrooms and was built in 1995. The main floor has a kitchen/dining area with oak cabinets, pantry, bedroom, sun porch, storage room, another room with doors on two walls that when opened make a large open area with the kitchen/dining area and sun porch. There is also a large wash room toward the rear of the house which connects to an attached wood shed. There are 1 and ½ bathrooms on the main level. The second story has 3 bedrooms and a full bath. There is also another room on the second story without a closet. The attic which has a stairway access provides another nice storage area. The home has a basement with both indoor and outdoor entrances and there is an attractive open porch. The address of the main residence is 10476 E. 300 S. Rockville, IN 47872.

There is also a 1 ½ story home with 3 bedrooms (1 is a dormer room with low closet storage area), 1 ½ bathrooms and was built in 2001. The main floor has a kitchen/dining area, sun porch, bedroom, full bath, wash room with entrance to the basement and an attached wood shed/storage area with overhead door. The second story has 2 bedrooms; one with a closet, the other has a storage closet only which is low and not for hanging clothes and is a dormer room (2 dormers). The second story also has a half bath. The home has a poured concrete basement with insulated walls, 8' ceiling, indoor and outdoor entrances and potato storage area as well. There is also a nice open porch.

This tract also has pole building and lean-to type structures that total approximately 20,448 square feet. The buildings are interconnected and consist of the following: 60'X104' pole building (door opening 24' wide X 15' high and eave height of 18'8"), 40'X136' pole building (insulated), 50'X104' pole building (ceiling is metal lined), 40'X54' lean-to, 16'X50' lean-to, 12'X24' paint room and 10'X32' diesel room. This complex has both overhead and sliding doors. The floors are concrete and the 50'X104' building has a 20' wide loading dock that is accessed by two 8' wide by 10' high overhead doors. Seriously consider the possibilities these buildings offer. The red metal sided barn with white trim is 48'X50' and has a concrete floor except where the horses stay. There are two overhead doors which allow driving through. There are also hay lofts on both sides of the drive through. The property also has another 30'X60' pole building, with dirt floor.

There are two wells with 6" casings on Tract 3. One is currently used and the other is not.

NOTE: There are more buildings on Tract 3 than the Parke County Assessor property record card indicates.

REAL ESTATE TAXES: 2014 payable 2015 \$3,742.12 – Total 2014 pay 2015 deductions (exemptions) of \$153,400 which includes \$65,000 educational deduction for school house on property. *As an update to the auction brochure, the school house will be included with the sale of Tract 3 and will not be removed by the Seller.*

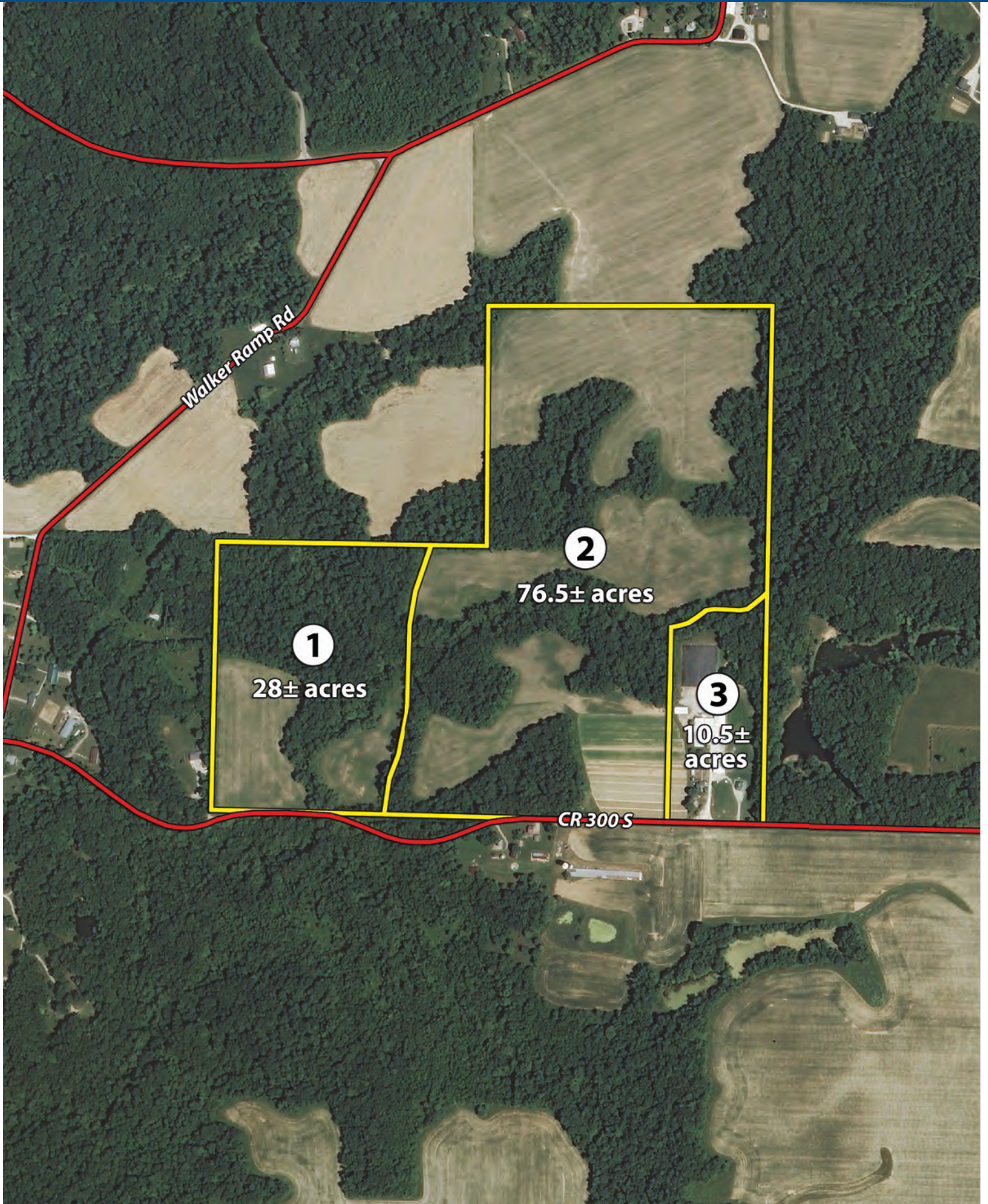
The Property is zoned AP – Ag Productive and AFR – Ag Forest per the Administrator in the Parke County Planning and Zoning Office. There is no electric on the property; however, a Parke County REMC line runs on County Road 300 S along Tract 3 and part of Tract 2. The Seller reports that timber has been harvested in the past. However, don't overlook the income potential of the trees that remain, such as: Red Oak, White Oak, Poplar and Hickory.

OWNER: David S. and Lavina I. Kanagy

AERIAL & TRACT MAP



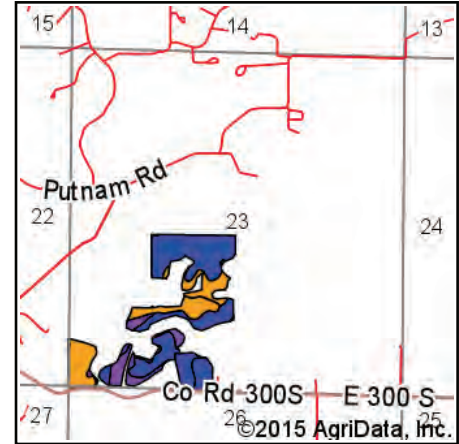
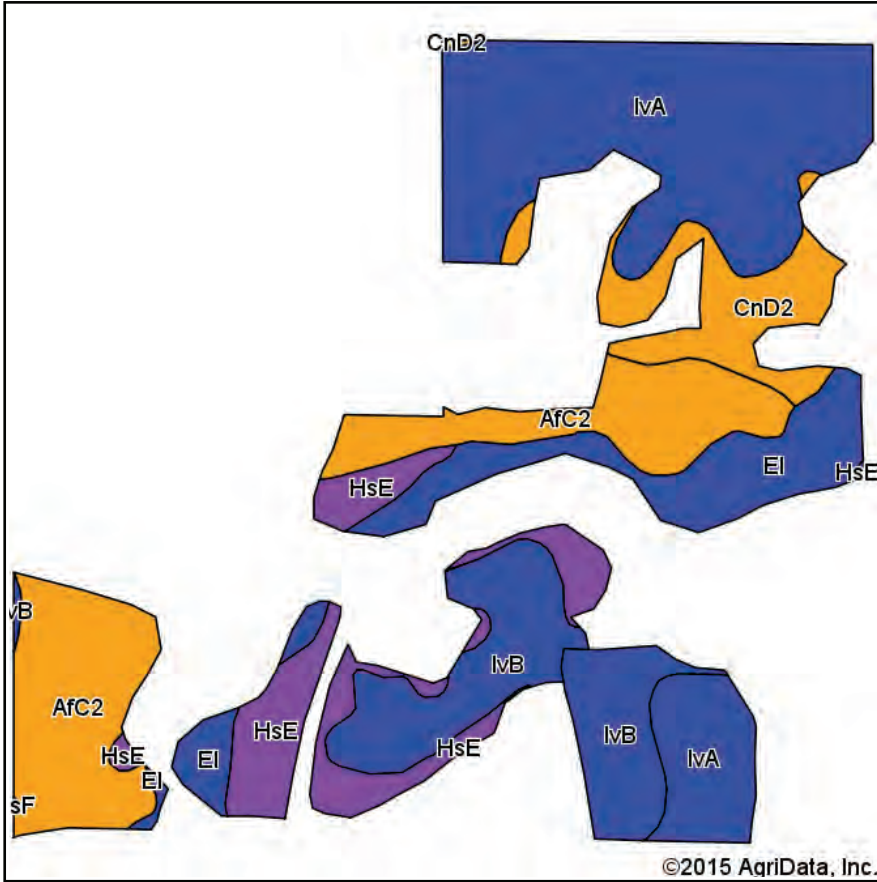
AERIAL & TRACT MAP



SOILS MAPS



TILLABLE SOILS MAP



State: **Indiana**
 County: **Parke**
 Location: **23-15N-6W**
 Township: **Union**
 Acres: **58.51**
 Date: **5/20/2015**



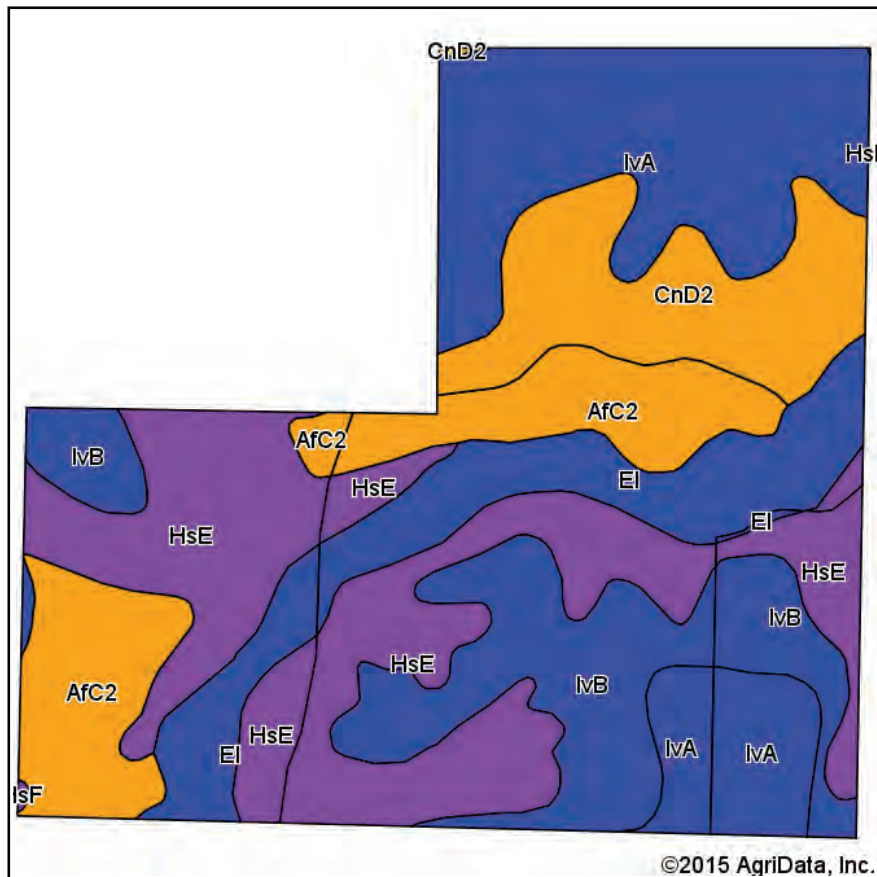
Area Symbol: IN121, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Pasture	Soybeans	Winter wheat	Corn
IvA	Iva silt loam, 0 to 2 percent slopes	19.48	33.3%		IIw	5	11	52	72	160
AfC2	Alford silt loam, 5 to 8 percent slopes, moderately eroded	11.95	20.4%		IIIe	5	10	53	75	150
IvB	Iva silt loam, 2 to 5 percent slopes	8.95	15.3%		Ile	5	11	54	74	165
EI	Eel silt loam	6.79	11.6%		IIw			41		116
HsE	Hickory complex, 15 to 30 percent slopes	6.53	11.2%		Vle	3	7	34	49	98
CnD2	Cincinnati-Hickory complex, 8 to 15 percent slopes, moderately eroded	4.81	8.2%		IIIe	4	8	42	56	119
Weighted Average						4.1	8.8	48.4	60.7	143.3

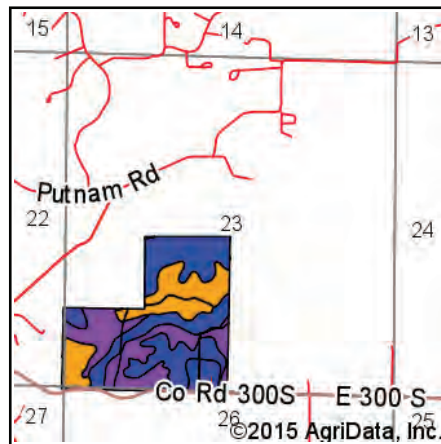
Area Symbol: IN121, Soil Area Version: 18

Soils data provided by USDA and NRCS.

WHOLE PROPERTY SOILS MAP



Soils data provided by USDA and NRCS.

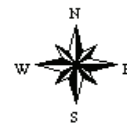


State: **Indiana**
 County: **Parke**
 Location: **23-15N-6W**
 Township: **Union**
 Acres: **113.85**
 Date: **5/20/2015**










Maps Provided By:

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



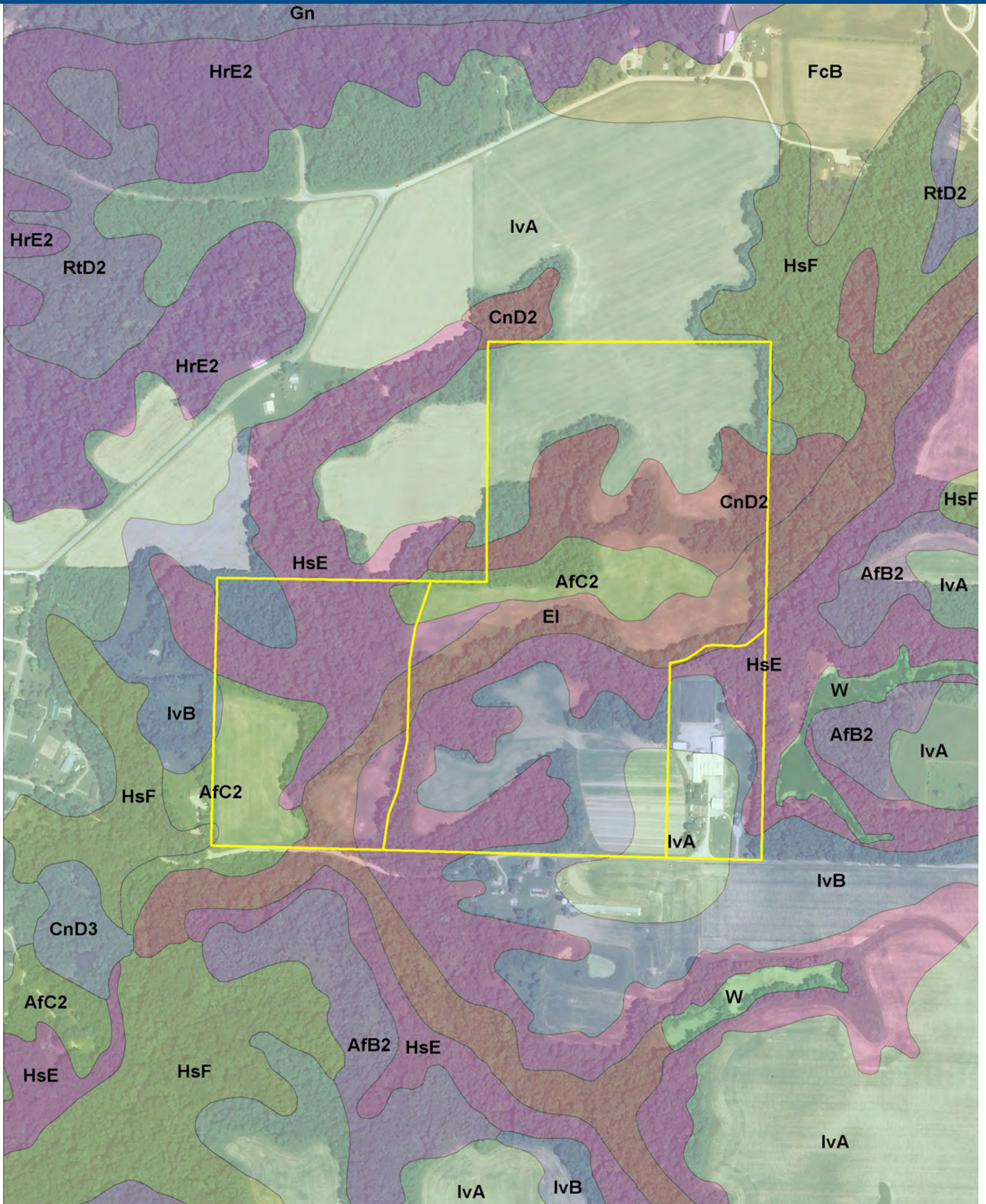
Area Symbol: IN121, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Pasture	Soybeans	Winter wheat	Corn
HsE	Hickory complex, 15 to 30 percent slopes	30.55	26.8%		Vle	3	7	34	49	98
IvA	Iva silt loam, 0 to 2 percent slopes	24.71	21.7%		IIw	5	11	52	72	160
IvB	Iva silt loam, 2 to 5 percent slopes	18.12	15.9%		Ile	5	11	54	74	165
AfC2	Alford silt loam, 5 to 8 percent slopes, moderately eroded	14.71	12.9%		IIIe	5	10	53	75	150
E1	Eel silt loam	13.31	11.7%		IIw			41		116
CnD2	Cincinnati-Hickory complex, 8 to 15 percent slopes, moderately eroded	12.38	10.9%		IIIe	4	8	42	56	119
HsF	Hickory complex, 30 to 70 percent slopes	0.07	0.1%		VIIe					
Weighted Average						3.8	8.2	45.2	56.3	133.2

Area Symbol: IN121, Soil Area Version: 18

Soils data provided by USDA and NRCS.

SOILS MAP



FSA INFORMATION



FSA INFORMATION

USDA Farm 1314 Tract 1469
 Administered by: Parke County, Indiana

Map prepared on: 6/6/2014
 112.06 Tract acres
 58.04 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



Source: USDA Farm Service Agency - 2012 or 2013 (Ohio) NAIP imagery; IDHS Nov 2013 or Dynamap 2008 road names



CLU	Acres	HEL	Contract	Prac	Yr	C I
1	33.09	N				Y
2	6.83	H				Y
4	8.34	N				Y
5	6.8	N				Y
8	2.98	H				Y

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.

FSA INFORMATION

Indiana
Parke
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1314
Prepared: 5/4/15 12:36 PM
Crop Year: 2015
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
BRYAN A HOUMES		

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
112.06	58.04	58.04	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	58.04	0.0	0.0			N	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	12.5		114	0.0
SOYBEANS	13.0		26	0.0
Total Base Acres:	25.5			

Tract Number: 1469 Description: S 6 UNION T15N R6W SEC 23

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
112.06	58.04	58.04	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	58.04	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	12.5		114	0.0
SOYBEANS	13.0		26	0.0
Total Base Acres:	25.5			

Owners: DAVID KANAGY

Other Producers: None



PROPERTY INFORMATION



PROPERTY RECORD CARD

61-12-23-000-302.000-015 Kanagy, David S & Lavina I 10476 E 300 S 101
 ADMINISTRATIVE INFORMATION Printed 04/29/2015 Card No. 1 of 3

PARCEL NUMBER 61-12-23-000-302.000-015
 Parent Parcel Number 9952015
 Property Address 10476 E 300 S
 Neighborhood 9952015
 Property Class 101 Agri Cash grain/general farm
 TAXING DISTRICT INFORMATION
 Jurisdiction 61
 Area 011 Union Township
 Corporation N Union Township
 District 015 Union Township
 Section & Plat 23
 Routing Number 1001223302

Reason for Change
 VALUATION I 143500 Trend Annual 167100 Annual 176300 Annual Adj 205900 Annual Adj 205900 Homestead Allocations Residential 61500 Non-Residential 144400
 Appraised Value E 305500 327700 327800 339300 335900 287600 48300
 T 449000 494800 504100 524700 541800 349100 192700
 VALUATION I 143500 Trend Annual 167100 Annual 176300 Annual Adj 205900 Annual Adj 205900 Homestead Allocations Residential 61500 Non-Residential 144400
 True Tax Value E 305500 327700 327800 339300 335900 287600 48300
 T 449000 494800 504100 524700 541800 349100 192700

Site Description
 Topography:
 Level
 Public Utilities:
 Water, Electric
 Street or Road:
 Neighborhood:
 Zoning:
 Legal Acres:
 115.0000
 Admin Legal
 115.0000

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014
Rating Measured	E1	E1	E1	E1	E1
Soil ID Acreage	4.0000	4.0000	4.0000	4.0000	4.0000
Actual Effective Frontage	1.0000	1.0000	1.0000	1.0000	1.0000
Effective Depth	1.0000	1.0000	1.0000	1.0000	1.0000
Prod. Factor	0.98	0.98	0.98	0.98	0.98
Depth Factor	1.00	1.00	1.00	1.00	1.00
Square Feet	4000	4000	4000	4000	4000
Base Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Adjusted Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Extended Value	8200.00	8200.00	8200.00	8200.00	8200.00
Influence Factor	-80%	-80%	-80%	-80%	-80%
Value	1640.00	1640.00	1640.00	1640.00	1640.00

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014
Reason for Change	E1	E1	E1	E1	E1
Rating Measured	E1	E1	E1	E1	E1
Soil ID Acreage	4.0000	4.0000	4.0000	4.0000	4.0000
Actual Effective Frontage	1.0000	1.0000	1.0000	1.0000	1.0000
Effective Depth	1.0000	1.0000	1.0000	1.0000	1.0000
Prod. Factor	0.98	0.98	0.98	0.98	0.98
Depth Factor	1.00	1.00	1.00	1.00	1.00
Square Feet	4000	4000	4000	4000	4000
Base Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Adjusted Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Extended Value	8200.00	8200.00	8200.00	8200.00	8200.00
Influence Factor	-80%	-80%	-80%	-80%	-80%
Value	1640.00	1640.00	1640.00	1640.00	1640.00

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014
Reason for Change	E1	E1	E1	E1	E1
Rating Measured	E1	E1	E1	E1	E1
Soil ID Acreage	4.0000	4.0000	4.0000	4.0000	4.0000
Actual Effective Frontage	1.0000	1.0000	1.0000	1.0000	1.0000
Effective Depth	1.0000	1.0000	1.0000	1.0000	1.0000
Prod. Factor	0.98	0.98	0.98	0.98	0.98
Depth Factor	1.00	1.00	1.00	1.00	1.00
Square Feet	4000	4000	4000	4000	4000
Base Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Adjusted Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Extended Value	8200.00	8200.00	8200.00	8200.00	8200.00
Influence Factor	-80%	-80%	-80%	-80%	-80%
Value	1640.00	1640.00	1640.00	1640.00	1640.00

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014
Reason for Change	E1	E1	E1	E1	E1
Rating Measured	E1	E1	E1	E1	E1
Soil ID Acreage	4.0000	4.0000	4.0000	4.0000	4.0000
Actual Effective Frontage	1.0000	1.0000	1.0000	1.0000	1.0000
Effective Depth	1.0000	1.0000	1.0000	1.0000	1.0000
Prod. Factor	0.98	0.98	0.98	0.98	0.98
Depth Factor	1.00	1.00	1.00	1.00	1.00
Square Feet	4000	4000	4000	4000	4000
Base Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Adjusted Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Extended Value	8200.00	8200.00	8200.00	8200.00	8200.00
Influence Factor	-80%	-80%	-80%	-80%	-80%
Value	1640.00	1640.00	1640.00	1640.00	1640.00

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014
Reason for Change	E1	E1	E1	E1	E1
Rating Measured	E1	E1	E1	E1	E1
Soil ID Acreage	4.0000	4.0000	4.0000	4.0000	4.0000
Actual Effective Frontage	1.0000	1.0000	1.0000	1.0000	1.0000
Effective Depth	1.0000	1.0000	1.0000	1.0000	1.0000
Prod. Factor	0.98	0.98	0.98	0.98	0.98
Depth Factor	1.00	1.00	1.00	1.00	1.00
Square Feet	4000	4000	4000	4000	4000
Base Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Adjusted Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Extended Value	8200.00	8200.00	8200.00	8200.00	8200.00
Influence Factor	-80%	-80%	-80%	-80%	-80%
Value	1640.00	1640.00	1640.00	1640.00	1640.00

Assessment Year	03/01/2010	03/01/2011	03/01/2012	03/01/2013	03/01/2014
Reason for Change	E1	E1	E1	E1	E1
Rating Measured	E1	E1	E1	E1	E1
Soil ID Acreage	4.0000	4.0000	4.0000	4.0000	4.0000
Actual Effective Frontage	1.0000	1.0000	1.0000	1.0000	1.0000
Effective Depth	1.0000	1.0000	1.0000	1.0000	1.0000
Prod. Factor	0.98	0.98	0.98	0.98	0.98
Depth Factor	1.00	1.00	1.00	1.00	1.00
Square Feet	4000	4000	4000	4000	4000
Base Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Adjusted Rate	2050.00	2050.00	2050.00	2050.00	2050.00
Extended Value	8200.00	8200.00	8200.00	8200.00	8200.00
Influence Factor	-80%	-80%	-80%	-80%	-80%
Value	1640.00	1640.00	1640.00	1640.00	1640.00

MEMO:
 58PAY99-ARC-ADD AMISH SCHOOL HOUSE (FERNDAL SCHOOL) WITH PORCH.
 00PAY01 GAVE DEDUCTIONS FOR NO HEAT, NO ELECTRIC WHICH THE COMPT.
 ER FAILED TO DO PREVIOUSLY. ALSO ADDED FLAT VALUE TO LAT. NEEDS 1
 /2 ACRE COMMERCIAL LAND FOR AMISH SCHOOL. 04PAY05 CHANGE IN VALU
 E DUE TO PFB-INS WALLS PRICED INCORRECTLY AND LAND WAS INCORRECT
 Y PRICE ALSO.

FARMLAND COMPUTATIONS
 Parcel Acreage
 81 Legal Drain NV [-]
 82 Public Roads NV [-]
 83 UT Towers NV [-]
 9 Homesite(s) [-]
 91/92 Excess Acreage [-]
 TOTAL ACRES FARMLAND
 TRUE TAX VALUE
 111.1500
 144370

PROPERTY RECORD CARD

61-12-23-000-302.000-015 Property Class: 101
10476 E 300 S

01 02 03 04 05

PHYSICAL CHARACTERISTICS

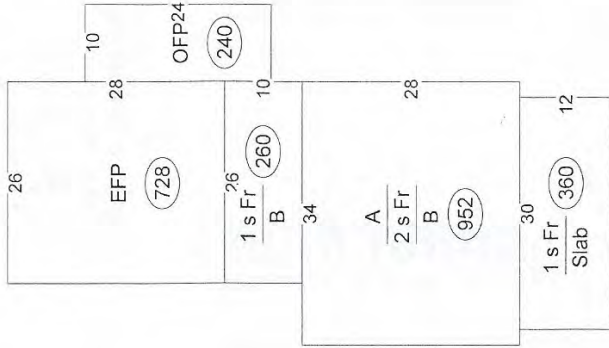
Occupancy: Single family
 Story Height: 2+
 Finished Area: 3476
 Attic: Finished
 Basement: 3/4
ROOFING
 Material: Asphalt shingles
FLOORING
 Sub and Joists B, 1.0, 2.0, A
EXTERIOR COVER
 Wood siding B, 1.0, 2.0, A
INTERIOR FINISH
ACCOMMODATIONS
 Finished Rooms 9
 Bedrooms 5

HEATING AND AIR CONDITIONING
 Primary Heat: Other
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING
 #
 3 Fixt. Baths 2 6
 Kit Sink 1 1
 Water Heat 1 1
 Extra Fixt 1 1
 TOTAL 9

REMODELING AND MODERNIZATION
 Amount Date

IMPROVEMENT DATA



(LCH: 91.00)

SPECIAL FEATURES

Description Value

ID	Use	Hgt	Const	Year	Eff	Base	Feat-	Adj	Size or	Computed	Phys	Obsol	Market	%
			Type	Const	Const	Rate	Rate	Rate	Area	Value	Value	Depr	Adj	Comp
D	DWELL	0.00	1	1995	1995	AV	0.00	N	0.00	4688	181060	18	0	100
01	T3AW	12.00	1	1995	1995	AV	15.08	N	16.22	60x30	29200	35	0	100
02	T3AW	14.00	1	1995	1995	AV	11.37	N	10.46	100x40	41840	35	0	90
03	T2LS	10.00	1	1929	1929	F	0.00	N	0.00	50x48	0	0	SV	0
04	UTLISHED	8.00	1	1995	1995	AV	0.00	N	0.00	32x10	0	0	SV	0
05	LEANTO	8.00	1	1995	1995	AV	3.55	N	1.31	7x5	50	35	0	90
														100
														148500
														17100
														24500
														4200
														2500
														0

SUMMARY OF IMPROVEMENTS

ID	Use	Hgt	Const	Year	Eff	Base	Feat-	Adj	Size or	Computed	Phys	Obsol	Market	%
			Type	Const	Const	Rate	Rate	Rate	Area	Value	Value	Depr	Adj	Comp
D	DWELL	0.00	1	1995	1995	AV	0.00	N	0.00	4688	181060	18	0	100
01	T3AW	12.00	1	1995	1995	AV	15.08	N	16.22	60x30	29200	35	0	100
02	T3AW	14.00	1	1995	1995	AV	11.37	N	10.46	100x40	41840	35	0	90
03	T2LS	10.00	1	1929	1929	F	0.00	N	0.00	50x48	0	0	SV	0
04	UTLISHED	8.00	1	1995	1995	AV	0.00	N	0.00	32x10	0	0	SV	0
05	LEANTO	8.00	1	1995	1995	AV	3.55	N	1.31	7x5	50	35	0	90
														100
														148500
														17100
														24500
														4200
														2500
														0

Data Collector/Date: GG 05/14/2002
 Appraiser/Date: AV
 Neighborhood: Neigh 9952015 AV
 Supplemental Cards: 196600
 TOTAL IMPROVEMENT VALUE

PROPERTY RECORD CARD

61-12-23-000-302.000-015
ADMINISTRATIVE INFORMATION

Kanagy, David S & Lavina I
OWNERSHIP

10476 E 300 S
Tax ID 0190024000

101

Printed 04/29/2015

Card No. 2

of 3

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year
Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Land Type	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Effective	Depth		Rate	Value	Factor	
-or-	-or-	Depth	Square Feet		Rate	Value		
Actual	Effective	Effective			Rate	Value		
Frontage	Frontage	Depth			Rate	Value		

Supplemental Cards
TOTAL LAND VALUE

PROPERTY RECORD CARD

61-12-23-000-302.000-015 Property Class: 101
10476 E. 300 S

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 1020
Attic: None
Basement: None
ROOFING
Material: Asphalt shingles

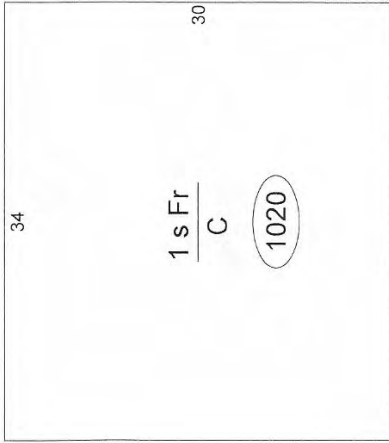
FLOORING
Sub and joists 1.0
EXTERIOR COVER
Wood siding 1.0
INTERIOR FINISH
ACCOMMODATIONS
Finished Rooms 1

HEATING AND AIR CONDITIONING
Primary Heat: Other
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

Kit Sink 1 1
Water Heat 1 1
TOTAL 2

REMODELING AND MODERNIZATION
Amount Date



1 Construction Base Area Floor Area Sq Ft Value
WOOD FRAME 1020 1.0 1020 72370
Finished Area Sq Ft Value
1020 1020 72370

1020 Crawl ----- 5660

TOTAL BASE 78030
Row Type Adjustment 1.00%
SUB-TOTAL 78030

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
0 Fireplace(s) 0
0 Heating 0
0 Air Condition 0
0 Frame/Siding/Roof 0
0 Plumbing Fixt: 2 -2400

Exterior Features SUB-TOTAL ONE UNIT 75630
Description Value SUB-TOTAL 0 UNITS 75630
Garages
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Bsmt Garage 0
Ext Features 0

Quality Class/Grade SUB-TOTAL 75630
D
GRADE ADJUSTED VALUE 55660

(LCM: 91.00)

SPECIAL FEATURES

Description	Value	ID	Use	Story Hgt	Const Year	Year Eff Const	Base Rate	Feat-Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D DWELL				0.00	1	D	1996	1996	AV	0.00	N	0.00
										1020	55660	21
										0	100	100
										44000		

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story Hgt	Const Year	Year Eff Const	Base Rate	Feat-Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %
D DWELL				0.00	1	D	1996	1996	AV	0.00	N	0.00
										1020	55660	21
										0	100	100
										44000		

Data Collector/Date GG 05/14/2002
Appraiser/Date
Neighborhood Neigh 9952015 AV
Supplemental Cards TOTAL IMPROVEMENT VALUE 44000

PROPERTY RECORD CARD

61-12-23-000-302.000-015
ADMINISTRATIVE INFORMATION

Kanagy, David S & Lavina I
OWNERSHIP

10476 E 300 S
Tax ID 0190024000

101

Printed 04/29/2015 Card No. 3 of 3

TRANSFER OF OWNERSHIP
Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table -or- Effective Depth	Prod. Factor Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value

Supplemental Cards
TOTAL LAND VALUE

PROPERTY RECORD CARD

61-12-23-000-302.000-015 Property Class: 101
10476 E. 300 S

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 1352
 Attic: None
 Basement: 3/4
ROOFING
 Material: Asphalt shingles

FLOORING
 Sub and Joists B, 1.0, 1.5
 Wood 1.0

EXTERIOR COVER
 Wood siding B, 1.0, 1.5

INTERIOR FINISH

ACCOMMODATIONS
 Finished Rooms 6
 Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: Other Full Part
 Lower /Bsmt 1 Upper Upper

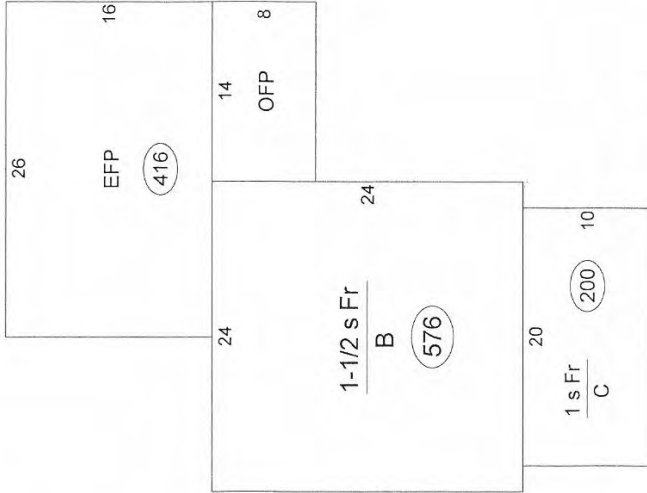
PLUMBING

 3 Fixt. Baths 1 3
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 Water Heat 1 1
 Extra Fixt 2 2
 TOTAL 9

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



Construction	Base Area	Floor Area	Sq Ft	Value
1 WOOD FRAME	776	1.0	776	59920
1 WOOD FRAME	576	1.5	576	20940

4 CONCRETE BLOCK	576	Bsmt	0	17670
	200	Crawl	----	2900

TOTAL BASE	101430
Row Type Adjustment	1.00%
SUB-TOTAL	101430

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace(s)	0
0 Heating	0
0 Air Condition	0
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 9	3200

Exterior Features Description	Value	SUB-TOTAL ONE UNIT	104630
Garages	0	SUB-TOTAL 0 UNITS	104630
0 Integral	0		
0 Att Garage	0		
0 Att Carports	0		
0 Bsmt Garage	0		
Ext Features	19020		

SUB-TOTAL	123650
Quality Class/Grade	C-1
GRADE ADJUSTED VALUE	108070

(LCM: 91.00)

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Stry Const	Year Eff	Base Rate	Adj Rate	Size or Area	Computed Value	Phys Obsol		Market %	
									Const Year	Cond		Depr
D DWELL	108070	1	0.00	2001	0.00	N	1928	108070	12	0	100	95100

SPECIAL FEATURES

Description	Value
D DWELL	108070

Data Collector/Date
GG 05/14/2002

Appraiser/Date
Neigh 9952015 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE 95100

REAL ESTATE DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5-13-15

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

10476 E. 300 S. Rockville, IN 47872 (North House)

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
Clothes Dryer	<input checked="" type="checkbox"/>				Septic Field / Bed			<input checked="" type="checkbox"/>		
Clothes Washer	<input checked="" type="checkbox"/>				Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher	<input checked="" type="checkbox"/>				Plumbing			<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood	<input checked="" type="checkbox"/>				Water Heater / Electric	<input checked="" type="checkbox"/>				
Microwave Oven	<input checked="" type="checkbox"/>				Water Heater / Gas			<input checked="" type="checkbox"/>		
Oven	<input checked="" type="checkbox"/>				Water Heater / Solar	<input checked="" type="checkbox"/>				
Range	<input checked="" type="checkbox"/>				Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator	<input checked="" type="checkbox"/>				Water Softener	<input checked="" type="checkbox"/>				
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well			<input checked="" type="checkbox"/>		
Trash Compactor	<input checked="" type="checkbox"/>				Septic & Holding Tank/Septic Mound			<input checked="" type="checkbox"/>		
TV Antenna / Dish	<input checked="" type="checkbox"/>				Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:	<input checked="" type="checkbox"/>				Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			<input checked="" type="checkbox"/>		
					Are the structures connected to a public sewer system?			<input checked="" type="checkbox"/>		
					Are there any additions that may require improvements to the sewage disposal system?			<input checked="" type="checkbox"/>		
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			<input checked="" type="checkbox"/>		
					Are the improvements connected to a private/community sewer system?			<input checked="" type="checkbox"/>		
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning	<input checked="" type="checkbox"/>				
Ceiling Fan(s)	<input checked="" type="checkbox"/>				Hot Water Heat	<input checked="" type="checkbox"/>				
Garage Door Opener / Controls	<input checked="" type="checkbox"/>				Furnace Heat / Gas	<input checked="" type="checkbox"/>				
Inside Telephone Wiring and Blocks / Jacks	<input checked="" type="checkbox"/>				Furnace Heat / Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures	<input checked="" type="checkbox"/>				Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke / Fire Alarm(s)	<input checked="" type="checkbox"/>				Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets	<input checked="" type="checkbox"/>				Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s)	<input checked="" type="checkbox"/>				Humidifier	<input checked="" type="checkbox"/>				
60 / 100 / 200 Amp Service (Circle one)	<input checked="" type="checkbox"/>				Propane Tank	<input checked="" type="checkbox"/>				
Generator	<input checked="" type="checkbox"/>				Other Heating Source	<input checked="" type="checkbox"/>				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Larria J. Kanagy</i>	Date (mm/dd/yy) 5-13-15	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Larria J. Kanagy</i>	Date (mm/dd/yy) 5-13-15	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code) 10476 E. 300 S. Rockville, IN 47872 (North House)				
2. ROOF		YES	NO	DO NOT KNOW
Age, if known: <u>15</u> Years. + -				
Does the roof leak?			<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>		
If yes, how many layers? <u>2</u>				
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>	
Explain:				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				
<p>Both House use same well</p> <p>West of Porch, 12x16 + 4x12 Building on skids sitting on blocks</p> <p>No building permit required at that time</p>				
4. OTHER DISCLOSURES		YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>	
Are there any encroachments?			<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>	
Is the access to your property via a private road?			<input checked="" type="checkbox"/>	
Is the access to your property via a public road?		<input checked="" type="checkbox"/>		
Is the access to your property via an easement?			<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?			<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?			<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>		
Is the property in a flood plain?			<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?			<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?			<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?			<input checked="" type="checkbox"/>	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>				
Signature of Seller <u>David J. Kucy</u>		Date (mm/dd/yy) <u>5-13-15</u>		Signature of Buyer
Signature of Seller <u>Larria Kanagy</u>		Date (mm/dd/yy) <u>5-13-15</u>		Signature of Buyer
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.				
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)
				Date (mm/dd/yy)

REAL ESTATE DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5-13-15

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

10446 E. 300 S. Rockville, IN 47872 (South House)

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field / Bed			✓		
Clothes Washer	✓				Hot Tub	✓				
Dishwasher	✓				Plumbing			✓		
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater / Electric	✓				
Microwave Oven	✓				Water Heater / Gas			✓		
Oven	✓				Water Heater / Solar	✓				
Range	✓				Water Purifier	✓				
Refrigerator	✓				Water Softener			✓		
Room Air Conditioner(s)	✓				Well			✓		
Trash Compactor	✓				Septic & Holding Tank/Septic Pond			✓		
TV Antenna / Dish	✓				Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				✓	
					Are the structures connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning	✓				
Ceiling Fan(s)	✓				Hot Water Heat	✓				
Garage Door Opener / Controls	✓				Furnace Heat / Gas	✓				
Inside Telephone Wiring and Blocks / Jacks	✓				Furnace Heat / Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures	✓				Woodburning Stove	✓				
Sauna	✓				Fireplace	✓				
Smoke / Fire Alarm(s)	✓				Fireplace Insert	✓				
Switches and Outlets	✓				Air Cleaner	✓				
Vent Fan(s)	✓				Humidifier	✓				
60 / 100 / 200 Amp Service (Circle one)	✓				Propane Tank	✓				
Generator	✓				Other Heating Source	✓				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>L. Kanagy</i>	Date (mm/dd/yy) 5-13-15	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Larissa J. Kanagy</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code) 10446 E. 300 S. Rockville, IN 47872 (South House)			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>14</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)	Both Houses are same well		
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>5-13-15</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Laraine J Kanagy</i>	Date (mm/dd/yy) <u>5-13-15</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

RESIDENTIAL DESCRIPTIONS

Information for home at 10446 E 300 S, Rockville, IN 47872 (South house)

Main level:

Kitchen/Dining/Transition area 14 x 10, 10 x 7 and 8 x 6
Small pantry
Sun Porch 9 x 18
Bedroom 12 x 9
Full bath 8 x 6
Wash house 11 x 11, includes entrance to basement
Wood shed/storage 13 x 15

Second level:

Bedroom 14 x 9
Bedroom (Dormer room with 2 dormers) 9 x 19, low storage closet only, not for hanging clothes
Half bath 5 x 6

Open Porch: 13 x 7

Basement: 22 x 22 with poured concrete walls, insulated; 8' ceiling height
Potato storage 6 x 11

Built in 2001
Vinyl siding
Estimate of approximately 1271 square feet on the main and second levels not including the attached wood shed/storage area.



All measurements are approximate. Information deemed reliable but not guaranteed.

Information for home at 10476 E 300 S, Rockville, IN 47872 (North house)

Main level:

Kitchen/Dining area 17 x 27, including stairway and stairway closet
Pantry 9 x 8
Sun porch 11 x 29
Bedroom 11 x 12
Bonus room 15 x 15
Hallway wash area 9 x 6, with sink and closet
Wash house and entry to basement 25 x 17, double sink with cabinets
Storage area 11 x 15, no foundation, on skids, sitting on blocks, per seller
Half bath between sun porch and storage area 11 x 4, no foundation, on skids, sitting on blocks, per seller
Full bath 9 x 7
Attached wood shed/storage 25 x 9

Second level:

Bedroom 13 x 12
Bedroom 12 x 15
Bedroom 14 x 13, measurement includes closet. This room has door for stairway to attic.
Room 10 x 7
Full bath 10 x 7

Basement: 24 x 27 and 26 x 32, L.P.
Water heater

Open porch: 10 x 33

Built in 1995
Vinyl siding
Approximately 3,232 total square feet on the main and second levels, including the storage area and half bath on skids, but not including the attached wood shed.



All measurements are approximate. Information deemed reliable but not guaranteed.

TAX INFORMATION



TAX INFORMATION

Detach and return coupon with 1st Installment payment

2015 - Parke County - 1st Installment

Printed: 4/29/2015

Deeded Owner: Kanagy, David S & Lavina I

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 115.00

Location Address: 10476 E 300 S
Rockville IN 47872

1st INSTALLMENT - A

STATE PARCEL NUMBER: 61-12-23-000-302.000-015



400061201406143052291

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

David S & Lavina I Kanagy
10476 E 300 S
Rockville IN 47872

Delinquent after: **May 11, 2015**
Property Taxes Due: \$1,871.06
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$1,982.85
Delinquent Penalty: \$198.28
LESS PAYMENTS: \$4,052.19

Pay This Amount For 1st Installment \$0.00

Remit By Mail To: PARKE COUNTY TREASURER
MARY ALICE GREGG
116 W HIGH ST ROOM 107
ROCKVILLE IN 47872

00006120140614305229010000000000001

Detach and return coupon with 2nd Installment payment

2015 - Parke County - 2nd Installment

Printed: 4/29/2015

Deeded Owner: Kanagy, David S & Lavina I

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 115.00

Location Address: 10476 E 300 S
Rockville IN 47872

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 61-12-23-000-302.000-015



400061201406143052292

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

David S & Lavina I Kanagy
10476 E 300 S
Rockville IN 47872

Delinquent after: **November 10, 2015**
Property Taxes Due: \$1,871.06
Other Charges (See Table 4) \$0.00
Delinquent Tax: \$0.00
Delinquent Penalty: \$0.00
LESS PAYMENTS: \$0.00

Pay This Amount for 2nd Installment \$1,871.06

Remit By Mail To: PARKE COUNTY TREASURER
MARY ALICE GREGG
116 W HIGH ST ROOM 107
ROCKVILLE IN 47872

00006120140614305229020000001871063

LEGAL DESCRIPTION: 019-00240-00 PT SW 23-15-6 115.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.

TAXPAYER NAME: David S & Lavina I Kanagy

PROPERTY NUMBER 61-12-23-000-302.000-015

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 765-569-3437

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

Payments may be made at all local banks

Treasurer website <http://in-parke-treasurer.governmax.com>

Payment by telephone (866) 636-3851

If you don't have your bills, there will be \$1 fee for each bill that we have to reprint.

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

Thank you for your cooperation

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

TAX INFORMATION

STATE FORM 53569 (R8 / 12-14)
APPROVED BY STATE BOARD OF ACCOUNTS, 2014

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at www.budgetnotices.in.gov.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Property Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
David S & Lavina I Kanagy	10476 E 300 S Rockville IN 47872	04/29/2015	61-12-23-000-302.000-015	015-UNION

Legal Description: 019-00240-00 PT SW 23-15-6 115.

**Spring installment due on or before May 11, 2015 and
Fall installment due on or before November 10, 2015.**

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property (capped at 1%)	\$ 170,800	\$ 169,000
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 305,600	\$ 324,500
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 48,300	\$ 48,300
2. Equals total gross assessed value of property	\$ 524,700	\$ 541,800
2a. Minus deductions (see Table 5 below)	\$ (157,030)	\$ (153,400)
3. Equals subtotal of net assessed value of property	\$ 367,670	\$ 388,400
3a. Multiplied by your local tax rate	1,2879	1,1679
4. Equals gross tax liability (see Table 3 below)	\$ 4,735.22	\$ 4,536.12
4a. Minus local property tax credits	\$ (769.52)	\$ (794.00)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$ 0.00	\$ 0.00
4c. Minus savings due to 65 years & older cap	\$ 0.00	\$ 0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$ 3,965.70	\$ 3,742.12

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$ 9,269.00	\$ 9,629.00
Adjustment to cap due to voter-approved projects and charges ²	\$ 0.00	\$ 0.00
Maximum tax that may be imposed under cap	\$ 9,269.00	\$ 9,629.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2014	TAX RATE 2015	TAX AMOUNT 2014	TAX AMOUNT 2015	TAX DIFFERENCE 2014-2015	PERCENT DIFFERENCE
COUNTY	0.3703	0.3716	\$1,361.48	\$1,443.30	\$81.82	6.01 %
TOWNSHIP	0.0584	0.0319	\$214.72	\$123.90	\$(90.82)	(42.30)%
SCHOOL DISTRICT	0.8340	0.7321	\$3,066.37	\$2,843.47	\$(222.90)	(7.27)%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIBRARY	0.0252	0.0323	\$92.65	\$125.45	\$32.80	35.40 %
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.2879	1.1679	\$4,735.22	\$4,536.12	\$(199.10)	(4.20)%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2014	2015	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2014	2015
Homestead/Standard	\$45,000	\$45,000
Supplemental Standard	\$44,030	\$43,400
Mortgage	\$3,000	\$0
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other	\$65,000	\$65,000
TOTAL DEDUCTIONS	\$157,030	\$153,400

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.



PRELIMINARY TITLE INSURANCE SCHEDULES



PRELIMINARY TITLE INSURANCE SCHEDULES



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

CASE NAME
Undetermined

EFFECTIVE DATE
April 17, 2015 at 04:00 PM

ADDRESS
10476 E 300 S, Rockville, IN 47872

revised 5/15/15 ce

1. POLICY OR POLICIES TO BE INSURED:

(a) _____ OWNERS 2006 POLICY-ALTA OWNERS AMOUNT:
PROPOSED INSURED:

(b) _____ ALTA 2006 LOAN POLICY AMOUNT:
PROPOSED INSURED:

2. 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:

David S. Kanagy and Lavina I. Kanagy, husband and wife

3. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

SEE ATTACHED LEGAL DESCRIPTION

ABSTRACT & TITLE OF PARKE COUNTY, INC.

Issued at Rockville, IN 47872

By: 
Authorized Officer or Agent ce

THIS COMMITMENT IS INVALID UNLESS THE INSURING PROVISIONS AND SCHEDULES A AND B ARE ATTACHED.

NOTE: For questions or comments regarding this commitment, please contact Amy Comer Elliott, Ben Comer or Andy Kult at 317-745-4300

COMMITMENT NO.: R15-05004

PRELIMINARY TITLE INSURANCE SCHEDULES



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A, Legal Description

CASE NAME

Undetermined

A part of the Northeast Quarter of the Southwest Quarter of Section Twenty-three (23), Township Fifteen (15) North, Range Six (6) West, described as follows, to-wit:

Beginning at a point on the West line of said Quarter Quarter Section 2.50 chains South of the Northwest corner thereof; thence East twenty (20) chains to the East line of said Quarter Section; thence South on the East line thereof 17.50 chains to the Southeast corner of said Quarter Quarter Section; thence West on said South line 20 chains to the Southwest corner thereof; thence North on the West line thereof 17.50 chains to the place of beginning. containing 35 (thirty-five) acres, more or less, in Parke County, Indiana. Subject to all highways, rights-of-way and easements.

ALSO, the South half of the Southwest Quarter of Section Twenty-three (23), Township Fifteen (15) North, Range Six (6) West, containing Eighty (80) acres, more or less, located in Parke County, Indiana. Subject to all highways, rights-of-way and easements.

NOTE: This policy does not insure the accuracy of the quantity of land appearing on the legal description in Schedule A, hereof.

PRELIMINARY TITLE INSURANCE SCHEDULES



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B - SECTION 1 REQUIREMENTS

CASE NAME

Undetermined

THE FOLLOWING ARE REQUIREMENTS TO BE COMPLIED WITH OR THEY WILL SHOW AS AN EXCEPTION ON THE FINAL POLICY:

1. Pay the full consideration to, or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured as well as payment in full of the premium for this policy;
2. Proper instrument(s) creating the estate or interest to be insured must be properly executed and fully filed for record.
3. Proof of identification will be required at settlement.
4. Proof that this transaction is not within the Bankruptcy or Insolvency Acts.
5. If the Company provides settlement services for the contemplated transaction, IC 27-7-3-22 requires that each party to the transaction obtain a Closing Protection Letter at a cost filed with the Indiana Department of Insurance.
6. Payment and release of record of the following: Mortgage from David S. Kanagy and Lavina I. Kanagy, husband and wife to First Financial Bank, NA, dated March 5, 2010, recorded March 19, 2010 in Instrument Number 20100611, in the office of the Recorder of Parke County, Indiana. Said mortgage securing the original principal sum of \$.
7. Payment and release of record of the following: Mortgage from David S. Kanagy and Lavina I. Kanagy, husband and wife to First Financial Bank, NA, dated March 5, 2010, recorded March 19, 2010 in Instrument Number 20100612; Modification Agreement dated March 5, 2011 and recorded March 28, 2011 in Instrument Number 20110675; Modification Agreement dated March 5, 2012 and recorded April 12, 2012 in Instrument Number 20120726; Modification Agreement dated April 5, 2013 and recorded April 22, 2013 in Instrument Number 20130900; Modification of Mortgage dated April 5, 2014 and recorded May 2, 2014 in Instrument Number 20140769, in the office of the Recorder of Parke County, Indiana. Said mortgage securing the original principal sum of \$.
8. Payment and release of record of the following: Mortgage from David S. Kanagy and Lavina I. Kanagy, husband and wife to First Financial Bank, NA, dated April 11, 2012, recorded April 12, 2012 in Instrument Number 20120727; Modification Agreement dated April 11, 2013 and recorded April 22, 2013 in Instrument Number 20130901; Modification of Mortgage dated April 11, 2014 and recorded May 2, 2014 in Instrument Number 20140768; Modification of Mortgage dated January 2, 2015 and recorded January 6, 2015 in Instrument Number 20150023, in the office of the Recorder of Parke County, Indiana. Said mortgage securing the original principal sum of \$.
9. Payment and release of record of the following: Mortgage from David S. Kanagy, aka David S. Kanagy Jr. and Lavina I Kanagy, husband and wife to First Financial Bank NA, dated February 3, 2015, recorded February 12, 2015 in Instrument Number 20150329, in the office of the Recorder of Parke County, Indiana. Said mortgage securing the original principal sum of \$.
10. We must be furnished a certificate(s) from the town or company supplying water and/or sewer utilities certifying that there are no unpaid charges affecting the insured real estate.

COMMITMENT NO.: R15-05004

PRELIMINARY TITLE INSURANCE SCHEDULES

SCHEDULE B - SECTION 1

(Continued)

CASE NAME

Undetermined

11. Deed from David S. Kanagy and Lavina I. Kanagy, husband and wife vesting fee simple title in Undetermined.

NOTE: Pursuant to I.C.36-2-11-15, the Deed must contain the required affirmation statement to be accepted for recording.

12. Effective July 1, 1993, buyers and sellers of real estate must complete a typed Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form is not recorded but rather is filed with the Auditor's office. The disclosure form must be filed before the deed can be recorded.

13. Vendor's Affidavit.

14. Section I.C 27-7-3.6 requires the collection of a \$5 fee from the purchaser of each title policy issued in conjunction with a closing occurring on or after July 1, 2006.

15. IC 27-7-3.7 requires funds deposited into an escrow account of a closing agent in amounts of \$10,000.00 or more to be in the form of wired funds. Funds in amounts less than \$10,000.00 may be deposited in the form of cash, wired funds, cashier's check, certified check, check on the account of another closing agent, or check drawn on the account of a licensed real estate broker. Personal check in excess of \$500.00 will not be accepted.

NOTE: Judgment search has been made against David S. Kanagy and Lavina I. Kanagy, husband and wife for ten years last past. (FIND NONE).

THIS COMMITMENT IS INVALID UNLESS THE INSURING PROVISIONS AND SCHEDULES A AND B ARE ATTACHED.

PRELIMINARY TITLE INSURANCE SCHEDULES



FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B - SECTION 2 EXCEPTIONS

CASE NAME

Undetermined

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:

- a. *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.*
- b. *Rights or claims of parties other than Insured in actual possession of any or all of the property.*
- c. *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.*
- d. *Easements or claims of easements, not shown by the public records.*
- e. *Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
- f. *Taxes or special assessments which are not shown as existing liens by the public record.*
1. Taxes for 2014 due and payable in 2015, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Union
Key No 61-12-23-000-302.000-015
State No 019-00240-00
Land \$205900; Improvements \$335900; Homestead Exemption \$45000; Supplemental Exemption \$43400; Educational Exemption \$65000
2014 installment due in May 2015 in the amount of \$1871.06, PAID
2014 installment due in November 2015 in the amount of \$1871.06, UNPAID

NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

2. Taxes and assessments which are not yet due and payable.
3. Possible easement for any legal drains and/or ditches and incidental rights affecting the subject real estate.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

COMMITMENT NO.: R15-05004

PRELIMINARY TITLE INSURANCE SCHEDULES

SCHEDULE B - SECTION 2

(Continued)

CASE NAME

Undetermined

5. Covenants, conditions, agreements, declarations, and restrictions, if any, appearing in the public records, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in Chapter 42 U.S.C. § 3604, unless and only to the extent that said covenant (a) is not in violation of state or federal law, (b) is exempt under Chapter 42, U.S.C. § 3607 of the United States Code or (c) relates to handicap but does not discriminate against handicapped persons.
6. Recorded easements or servitudes, including boundary line agreements, plats and homeowner assessments, common areas, party walls, and riparian interests.
7. Any lease, grant, exceptions or reservation of minerals or mineral rights appearing in the public records.
8. Rights of the public, State of Indiana, County and Municipality in and to that part of the premises taken or used for road purposes.
9. Assessments for water and/or sewer utilities. (OWNER'S POLICY ONLY)
10. This policy does not insure the accuracy of the quantity of land appearing on the legal description as shown on commitment.
11. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream, or other body of water on, or through, the insured real estate described herein.
12. Rights of the public for highway purposes in and to the South line of insured real estate lying within the bounds of County Road 300S.
13. The Company may make additional requirements or exceptions upon its ascertaining further details of the transaction or its review of the documents creating the interest to be insured.
14. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment, and every person relying on this commitment, the Company cannot be required to approve such valuation in excess of \$2,500.00 and the total liability of the Company on account of this commitment shall not exceed said amount.

CHAIN OF TITLE: Deed from Lawrence C. Smith and Jean A. Rodgers Smith, husband and wife to David S. Kanagy and Lavina I. Kanagy, husband and wife, recorded September 6, 1995, in Deed Record 187, page 136, in the office of the Recorder of Parke County, Indiana.

(NOTE: The above is for informational purposes only and will be deleted from the Final Policy.)

NOTE: IF POLICY IS TO BE ISSUED IN SUPPORT OF A MORTGAGE LOAN, ATTENTION IS DIRECTED TO THE FACT THAT THE COMPANY CAN ASSUME NO LIABILITY UNDER ITS POLICY, THE CLOSING INSTRUCTIONS, OR INSURED CLOSING SERVICE FOR COMPLIANCE WITH THE REQUIREMENTS OF ANY CONSUMER CREDIT PROTECTION OR TRUTH IN LENDING LAW IN CONNECTION WITH SAID MORTGAGE LOAN.

THIS COMMITMENT IS INVALID UNLESS THE INSURING PROVISIONS AND SCHEDULES A AND B ARE ATTACHED.

COMMITMENT NO.: R15-05004



PHOTOGRAPHY

The image features a solid blue background with a subtle gradient. A prominent white, curved line arches across the lower portion of the frame, creating a sense of depth and movement. The word "PHOTOGRAPHY" is centered in the upper half of the image in a bold, yellow, sans-serif font.

















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