

Kosciusko County, IN

REAL ESTATE AUCTION

TIMED ONLINE ONLY



*Beautiful Home on .5± acres
in Downtown North Webster*

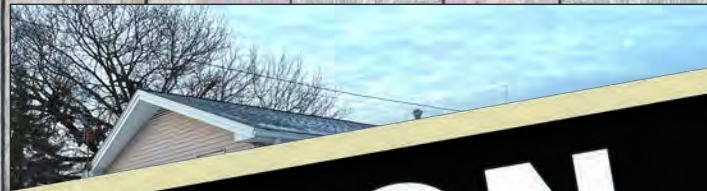
Bidding
Opens: **March 16th @ 8am**

Bids
Close: **March 23rd @ 6pm**



Directions: 302 W Washington St, North Webster, IN From the intersection of SR-13 and Washington St in downtown North Webster, head west on Washington Street and continue for 450 feet. The property will be on your right.

- 1,540 sq feet.
- Well maintained property-see tract description for recent maintenance
- Walking distance to downtown North Webster
- Under ½ mile to Lake Webster
- Detached shed with electricity
- 2 BDR



INFORMATION BOOKLET

Several renovations including new windows and storm doors, gas stove, new culligan softener installed in 2015, Smith Commercial Grade Water Heater installed in 2018, gas furnace installed in 2003, and all new electrical in 2015. Also has 12' x 12' shed built in 2015 with electricity. Plenty of living space with living room, dining room, and pantry/den.

W Washington St

W Washin



Auction Location: Bid at schrader.nextlot.com

Sellers: Malcolm Joe Beezley, Sheila Beezley & Teresa M. Day
Auction Manager: Luke Schrader • 260-229-7089

800-451-2709 • www.schraderauction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Malcolm Joe Beezley, Sheila Beezley & Teresa M. Day

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract, as a total .5-acre unit. Bidding will be conducted timed online through Schrader.nextlot.com. Minimum bidding increments will be predetermined.

DOWN PAYMENT: 10% down payment due the day after the auction for the individual tract. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction. Cost for an insured closing shall be shared 50:50 between buyer and seller.

POSSESSION: Possession shall be on the day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2021 real estate taxes shall

be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all relat-

ed materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER REAL ESTATE AND AUCTION CO., INC.

260-244-7606 or 1-800-451-2709

www.schraderauction.com

#AC63001504 #AU01005815 #AU09200182

e-mail: auctions@schraderauction.com

BOOKLET INDEX

- AUCTION REGISTRATION FORMS
- LOCATION & TRACT MAPS
- MAINTENANCE UPKEEP RECORDS
- COUNTY TAX INFORMATION
- TITLE WORK
- PHOTOS



REGISTRATION FORMS

Bid at schrader.nextlot.com



BEEZLEY RE 03/23/21

302 W. WASHINGTON ST NORTH WEBSTER IN 46555

For help with online bidding, call the technical support line at (919) 361-1111 ext 2

REQUEST TO BID

VIEW LOTS



TIMED

OPENING: 03/16/2021 AT 8:00 AM

LOTS: 3

LOT#	LOT OPENING	# OF BIDS	STARTING BID
A	03/16/2021 at 8:00 AM	0 ▼	USD \$0



OPEN HOUSE/INSPECTION DATES

Wednesday, March 2nd from 3:00pm - 5:00pm Saturday, March 13th from 8:00am - 10am Sunday, March 21st from 1:00pm - 3:00pm or call the Auction Manager for private appointments. Inspections will take...[Expand](#)

[REQUEST TO BID](#)

LOT#	LOT OPENING	# OF BIDS	STARTING BID
B	03/16/2021 at 8:00 AM	0 ▼	USD \$0

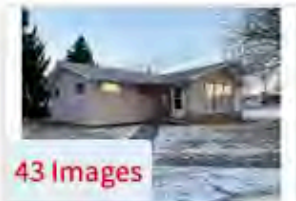


BIDDING

Bidding Opens: Tuesday, March 16th & Closes Tuesday, March 23rd @ 6PM • For any questions on how to bid contact Luke Schrader at 260-229-7089.

[REQUEST TO BID](#)

LOT#	LOT OPENING	# OF BIDS	STARTING BID
1	03/16/2021 at 8:00 AM	0 ▼	USD \$0

[43 Images](#)

Beautiful Home in Downtown North Webster

Beautiful 2 bed/1 bath town home in downtown North Webster sitting on a half-acre lot. Contains 1,540 sq ft. Possibility for a 3rd bedroom if office room is converted. Several renovated features in...[Expand](#)

[REQUEST TO BID](#)

BEEZLEY RE 03/23/21



Open Lots ▾

Lot Number ▾

25 Lots Per Page ▾

Terms

Print

Bid Extension **ON**

LOT#

A

LOT OPENING

03/16/2021 at 8:00 AM

OF BIDS

0 ▾

STARTING BID

USD \$0



OPEN HOUSE/INSPECTION DATES

REQUEST TO BID

**Wednesday, March 2nd from
3:00pm - 5:00pm**

**Saturday, March 13th from
8:00am - 10am**

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1:00pm - 3:00pm**

*or call the Auction Manager for
private appointments.*

*Inspections will take place at
the home.*

[Collapse](#)

LOT#
B

LOT OPENING
03/16/2021 at 8:00 AM

OF BIDS
0 ▼

STARTING BID
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BIDDING

Bidding Opens: Tuesday, March 16th & Closes Tuesday, March 23rd @ 6PM • For any questions on how to bid contact Luke Schrader at 260-229-7089.

REQUEST TO BID

LOT#
1

LOT OPENING
03/16/2021 at 8:00 AM

OF BIDS
0 ▼

STARTING BID
USD \$0



43 Images

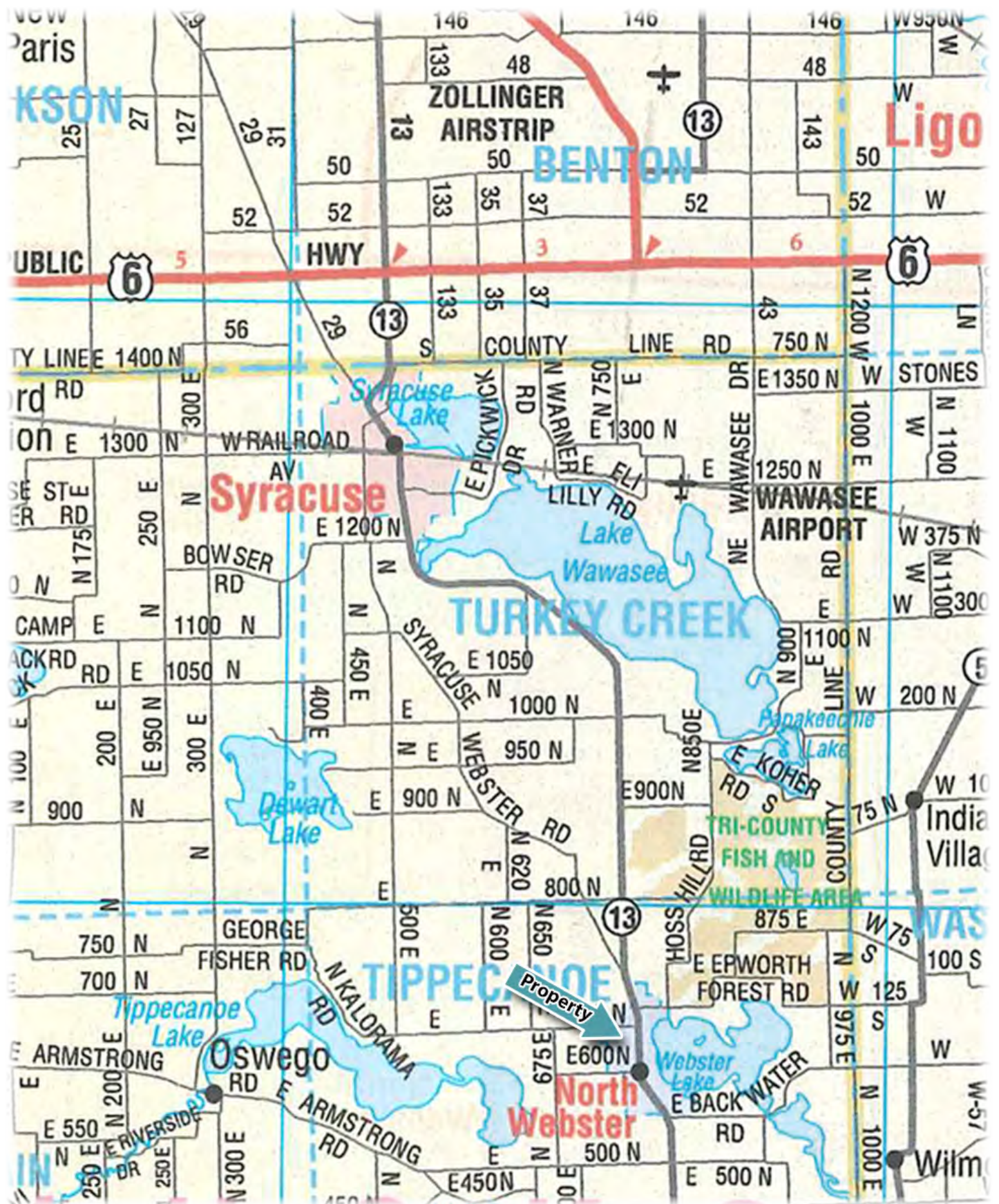
Beautiful Home in Downtown North Webster

Beautiful 2 bed/1 bath town home in downtown North Webster sitting on a half-acre lot. Contains 1,540 sq ft. Possibility for a 3rd bedroom if office room is converted. Several renovated features including newer entry and storm doors, gas stove, new roof in 2010, new culligan softener installed in 2015, Smith Proline Commercial Grade Water Heater installed in 2018, gas furnace installed in 2003, and all new electrical in 2015. Also has 12' x 12' shed built in 2015 with electricity. Plenty of living space with living room, dining room, and pantry/den. [Collapse](#)

REQUEST TO BID

LOCATION & AERIAL TRACT MAPS

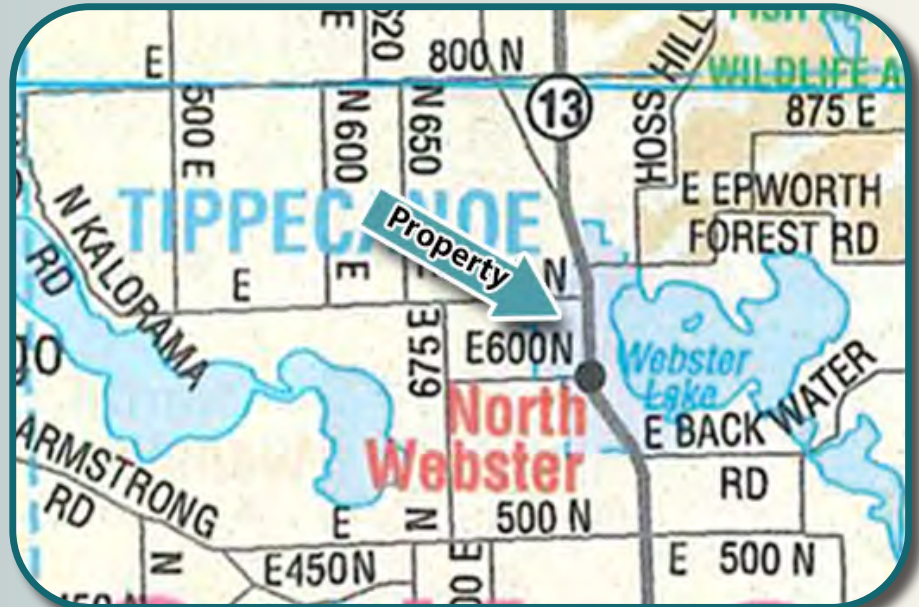
LOCATION MAP



LOCATION DIRECTIONS

PROPERTY LOCATION:

Directions: 302 W Washington St, North Webster, IN *From the intersection of SR-13 and Washington St. in downtown North Webster, head west on Washington Street and continue for 450 feet. The property will be on your right.*



AUCTION LOCATION: Bid at schrader.nextlot.com



OPEN HOUSE/INSPECTION DATES:

Tuesday, March 2nd • 3-5pm

Saturday, March 13th • 8am-10am

Sunday, March 21st • 1-3pm

or call the Auction Manager for private appointments.
Inspections will take place at the home.

AERIAL MAP



MAINTENANCE UPKEEP RECORDS

HOME COMFORT EXPERTS

Invoice

Home Comfort Experts of Fort Wayne

8131 N. Clinton St.
Fort Wayne IN 46825
260-244-2800 FAX: 260-244-2900
26-4634002

Account # 113847

Invoice # 422602

Date: 05/10/19

Page # 1 of 2

Jeanett Bockman
302 West Washington
North Webster IN 46555

Service At:
Jeanett Bockman
302 West Washington
North Webster IN 46555

Service Date 05/10/19 PO # Job # 268673 Contract # Claim #

Clean and Tune A/C and installed nitride Ignitor kit
replaced 1" filter
General AC-1 filter ok
Inspected evaporator coil and blower
Flush condensate drain line
Check electrical components and tighten connections
Installed new dual run starter
Contactor ok
Compressor start amps 73
Compressor run amps 12.4
Check refrigerant charge
Return air 74?
Supply air 57?
Subcool 13?
Superheat 12?
Clean and wash condenser

*****Office bills client ***** -mb

Recommendations
Continue comfort club membership

Text our Customer Care Line (574) 406-1790 with any feedback

Terms: Due Upon Receipt

Please pay from this Invoice. Thank You

Please Detach and Return with Remittance

Check Enclosed [] Method of Payment
Master Card [] Visa [] AmExp [] Discover []
Acct # _____ Exp Date _____
Name on Card _____
Signature _____

Invoice # 422602

Date : 05/10/19

Account # 113847

Bockman, Jeanett

Remit To:

Home Comfort Experts of Fort Wayne
Home Comfort Experts
56848 Ferrettie Ct
Mishawaka IN 46545

Amount Due \$667.00

Amount Paid

HOME COMFORT EXPERTS



Home Comfort Experts of Fort Wayne
 8131 N. Clinton St.
 Fort Wayne, IN 46825
 260-244-2800
 (GST/TaxID): 26-4634002

Malcolm Beezley
 302 West Washington
 North Webster, IN 46555
 574-551-5310 Ext: Malcol

Invoice #: 434844
 Job #: 275627
 Date : Mon Dec 30 2019
 Technician: Chad S.

Work Suggested

Inducer motor \$649

Gas valve \$458

Thank you

Chad

Will order gas valve and inducer motor and return. Gas valve minimum of 3 days

Work Done

Capacitor 7.01

HSI 13.1

Blower amps 4.45

Inducer amps 0.6

Temp rise 46

Camera inspected heat exchanger

Changed filter/201sg

Checked all electrical components and wiring connections

Replaced control board and capacitor

Cleared inducer port

Cleaned burners and flame sensor

Inducer beginning to get noisy

Spoke with Ruud tech support. After walking them through they suspect the gas valve may be going out and is the possible cause of the burned board

Cycled three times without issue. Unit left running

Details

Item	Description	Qty	Std Price	Your Price	Ext Price
Visit(GOLDH)	Visit (11/2019)	1	0.00	0.00	0.00
1B(T) Charged To: R	CAPACITOR-SINGLE	1	89.00	82.00 Club Member Price You Saved 7.00	82.00
5O(T) Charged To: R	NON-SPECIFIC REPAIR LEVEL 5/main control board	1	687.00	649.00 Club Member Price You Saved 38.00	649.00
FILTERCHGE(T) Charged To: R	Filter Change/201sg on club	1	48.00	0.00 Club Member Price	0.00

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO

Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
395449

INVOICE DATE
Dec 29, 2017

JOB ADDRESS

Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 12/29/2017

Technician: Dave Sndyer

Payment Term: Upon Receipt

Due Date: 12/29/2017

DESCRIPTION OF WORK

Work Done: I finished installing the pipe and fittings that joe had started. The plastic liner on the shark bite fittings are to be removed when using them on copper, and they must be pushed on approximately 1". I turned the breaker back on and opened the valve at the well tank in the crawlspace. I did not locate the trim plate or screws for the tub faucet but I did put the handle on in case Jeanett wanted to use it. Thank you for your business Plumber Dave 260-341-7927. I did put a sign in the yard, I got the equipment model and serial numbers off of the HVAC equipment, put stickers on them. Joe said that he wanted Jeanett on the pay program and had registered the debit card with office.
mc Work Suggested:

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Imported Default Service	PLUMBING SERVICE	1.00	\$150.00	\$150.00

PAID ON	TYPE	MEMO	AMOUNT
12/29/2017	Applied Payment for AR		\$150.00

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO
Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
397932

INVOICE DATE
May 21, 2018

JOB ADDRESS
Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 5/21/2018
Technician: Tony Hensinger
Payment Term: Upon Receipt
Due Date: 5/21/2018

DESCRIPTION OF WORK

Work Done: Performed prepaid air conditioning tune up
Checked and tightened electrical components
Inspected evaporator coil and cleaned condensor
Checked for proper refrigerant levels
Flushed out condensate drain line
Air filter checked ok at this time
Work Suggested: Continue regular maintenance membership
Consider equipment replacement due to age
and efficiency

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PANTREAT	Pan Treatment Strips	1.00	\$39.00	\$39.00
Imported Default Service	Scheduled maintenance per #412953	1.00	\$0.00	\$0.00

PAID ON	TYPE	MEMO	AMOUNT
5/21/2018	Applied Payment for AR		\$39.00

SUB-TOTAL \$39.00
MANUAL TAX 0% \$0.00

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, Indiana 46825
United States
(574) 255-4600

BILL TO

Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
397931

INVOICE DATE
May 21, 2018

JOB ADDRESS

Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 5/21/2018

Technician: Devon Dressler

Payment Term: Upon Receipt

Due Date: 5/21/2018

DESCRIPTION OF WORK

Work Done: Ducts have been cleaned and dryer vent
Thanks , Devon and ToddWork Suggested:

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HWB	Duct Cleaning	1.00	\$490.00	\$490.00

PAID ON	TYPE	MEMO	AMOUNT
5/21/2018	Applied Payment for AR		\$490.00

SUB-TOTAL	\$490.00
MANUALTAX 0%	\$0.00
TOTAL DUE	\$490.00
PAYMENT	\$490.00

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO
Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
406854

INVOICE DATE
Jul 18, 2018

JOB ADDRESS
Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 7/18/2018
Technician: Dave Snyder
Payment Term: Upon Receipt
Due Date: 7/18/2018

DESCRIPTION OF WORK

Work Done: I had giving a card with \$100 off coupon when I was here last, joe gave it back to me so I took off \$100. I supplied and install a 40 gallon tall natural gas water heater in the utility room. \$1245.00. -coWork Suggested:

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HWH PLG	40 gallon gas water heater	1.00	\$1,245.00	\$1,245.00

PAID ON	TYPE	MEMO	AMOUNT
7/18/2018	Applied Payment for AR		\$1,245.00

SUB-TOTAL	\$1,245.00
MANUAL TAX 0%	\$0.00
TOTAL DUE	\$1,245.00
PAYMENT	\$1,245.00
BALANCE DUE	\$0.00

Thank you for choosing Home Comfort Experts

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO

Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
411078

INVOICE DATE
Nov 20, 2018

JOB ADDRESS

Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 11/20/2018

Technician: Nathan Endsley

Payment Term: Upon Receipt

Due Date: 11/20/2018

DESCRIPTION OF WORK

Work Done: Clean and Tune G/F

General AC-1 filter ok

Replaced disposable 16x25x1 filter

Replaced batteries in thermostat

Inspected heat exchanger

Clean burners and flame sensor

Clean inducer port and check switch

Check electrical components and tighten connections

Inducer amps 1.2

Blower amps 3.7

Ignitor (<90 ohms) 105 ohms

Blower capacitor (7.25 uf) 7.24

Check operation

Sweep out furnace and surrounding area-WSWork Suggested: Continue comfort club membership also consider replacing Ignitor for reliability it checked out of manufacturers specifications- nitride Ignitor kit with your club discount is \$275.

Thank you Nathan

Comp

bc-y

ys-y

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO

Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
443989

INVOICE DATE
Jan 07, 2020

JOB ADDRESS

Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 1/7/2020

Technician: Chad Strasburg

Payment Term: Upon Receipt

Due Date: 1/7/2020

DESCRIPTION OF WORK

Work Done: Replaced inducer motor

Replaced gas valve

Homeowner has two \$20 off comfort cash cards. \$40 discount applied per Rachael

Checked gas line and cycled Furnaces 3 times Work Suggested: Thank you

Chad

TASK	DESCRIPTION	QTY	PRICE	TOTAL
4U	GAS VALVE	1.00	\$458.00	\$458.00
5G	INDUCER FAN MOTOR ASSEMBLY	1.00	\$609.00	\$609.00

PAID ON	TYPE	MEMO	AMOUNT
1/7/2020	Applied Payment for AR		\$1,067.00

SUB-TOTAL	\$1,067.00
MANUAL TAX 0%	\$0.00
TOTAL DUE	\$1,067.00
PAYMENT	\$1,067.00
BALANCE DUE	\$0.00

Thank you for choosing Home Comfort Experts

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO

Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
447699

INVOICE DATE
Jun 29, 2020

JOB ADDRESS

Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 6/29/2020

Technician: Daniel Crago

Payment Term: Upon Receipt

Due Date: 6/29/2020

DESCRIPTION OF WORK

Work Done: Ac PTU

Checked filter

Flushed drain

Added pan treatment per customer

Outside unit did not turn on, house was 5 degrees above set point when customer arrived before me, changed stat batteries for low batt light

Outside

Found burnt up high voltage on contactor, replaced and rewired burnt wires with new connectors, fan hot wire was twisted together with compressor l1, added both wires own connectors for proper wiring

Added hard start kit for long compressor start time and high initial amp draw, to make it a compressor saver kit for 433.00

Cleaned condenser

Checked refrigerant charge

Superheat 26

Subcool 15

Operating properly at this timeWork Suggested: Continue your comfort club membership and have a great day

Thank you, Dan

hcn

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825

BILL TO
Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
450198

INVOICE DATE
Jun 29, 2020

JOB ADDRESS
Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date: 6/29/2020
Technician: Dan Teeters
Payment Term: Upon Receipt
Due Date: 6/29/2020

DESCRIPTION OF WORK

Work Done: During annual plumbing inspection found trap under kitchen sink loose, and dripping, tightened all fittings, as a level 1 repair for gold club member at no charge.

Checked for proper operation. Work Suggested:

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLUMB Deferral Amount	Visit Deferral	1.00	\$108.00	\$108.00
PLUMB Deferral Revenue	Visit Deferral	1.00	\$-108.00	\$-108.00
SERVICE PLG	Annual plumbing inspection	1.00	\$0.00	\$0.00
Imported Default Service	Scheduled maintenance per #416195	1.00	\$0.00	\$0.00

SUB-TOTAL \$0.00
MANUAL TAX 0% \$0.00
TOTAL DUE \$0.00

HOME COMFORT EXPERTS



Home Comfort Experts
8131 N. Clinton St.
Fort Wayne, IN 46825
260-490-5100

BILL TO

Malcolm Beezley
302 West Washington Street
North Webster, IN 46555 USA

INVOICE
1213444

INVOICE DATE
Feb 15, 2021

JOB ADDRESS

Jeanett Bockman
302 West Washington Street
North Webster, IN 46555 USA

Completed Date:

Technician: Dan Teeters

Payment Term: Upon Receipt

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PLUMB Deferral Revenue	PLUMB Deferral Revenue	1.00	\$-108.00	\$-108.00
PLUMB Deferral Amount	PLUMB Deferral Amount	1.00	\$108.00	\$108.00

SUB-TOTAL \$0.00

TAX 0% \$0.00

TOTAL DUE \$0.00

BALANCE DUE **\$0.00**

Thank you for choosing Home Comfort Experts

CREDIT CARD PAYMENT AUTHORIZATION

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type Credit Card #

Name on card

Signature

Remit to:

EXP

CVC

Amount Due:

HOME COMFORT EXPERTS

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date 2/15/2021

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Home Comfort Experts has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here

Date 2/15/2021

JAXON INDUSTRIES

JAXON INDUSTRIES
OUTDOOR STORAGE AND WOOD PRODUCTS
951 N. 400 W.
COLUMBIA CITY, INDIANA 46725
(260) 327-3439

PLEASE SIGN AT BOTTOM
KEEP YELLOW COPY
SEND WHITE TO JAXON

50
Change 4/30
12x12

BUYER <i>JEANETTE Beckman</i>		MODEL AND SIZE <i>12x12 CLASSIC</i>																	
MAILING ADDRESS <i>302 W. Washington</i>		LOCATION <i>De N. Weber</i>																	
SALES <i>Joe Beasley - N. Weber</i>																			
HOME PHONE: <i>574-551-5310</i>		WORK PHONE:																	
SIDING COLOR <i>TAN</i>	TRIM COLOR <i>FA 50 WHITE CHANGING 4/30</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">UNIT PRICE</td> <td style="width: 50%; text-align: right;">2799 3259</td> </tr> <tr> <td>OPTIONS</td> <td style="text-align: right;">+ 60 60</td> </tr> <tr> <td>SUBTOTAL</td> <td style="text-align: right;">2859 3349 ✓</td> </tr> <tr> <td>SALES TAX</td> <td style="text-align: right;">+ 200¹³ 234⁴³</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">3059⁴³ <u>3583⁴³</u></td> </tr> <tr> <td colspan="2">DOWN PAYMENT</td> <td style="text-align: right;">- 1000 1000</td> </tr> <tr> <td colspan="2">BALANCE</td> <td style="text-align: right;">2059¹³ 2583⁴³</td> </tr> </table>		UNIT PRICE	2799 3259	OPTIONS	+ 60 60	SUBTOTAL	2859 3349 ✓	SALES TAX	+ 200 ¹³ 234 ⁴³	TOTAL	3059 ⁴³ <u>3583⁴³</u>	DOWN PAYMENT		- 1000 1000	BALANCE		2059 ¹³ 2583 ⁴³
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TOTAL	3059 ⁴³ <u>3583⁴³</u>																		
DOWN PAYMENT		- 1000 1000																	
BALANCE		2059 ¹³ 2583 ⁴³																	
ROOF COLOR <i>CHANGING 4/30/15 WHITE</i>	DOOR DESIGN <i>6x6</i>																		
FLOOR <i>YES</i>	WALL HEIGHT (OUTSIDE) <i>STD</i>																		
OTHER OPTIONS:		PRICE:																	
WINDOW																			
SKYLIGHT																			
WORKBENCH																			
LOFT																			
RAMP		<i>60</i>																	
SHELF																			
VENT		<i>YES</i>																	
SALESMAN AND LOCATION <i>X Joe Beasley</i>		CUSTOMER SIGNATURE <i>X Joe Beasley</i>																	
<small>CONTRACT MAY BE WITHDRAWN BY JAXON IF NOT ACCEPTED AND COMPLETED WITHIN 60 DAYS. BUILDING PERMITS, ZONING OR COVENANT SEARCHES ARE THE RESPONSIBILITY OF THE CUSTOMER.</small>		DATE OF SALE <i>4/18/15</i>	COMPLETION DATE <i>June 29</i>																
		<small>A \$30.00 LATE CHARGE WILL BE ADDED FOR UNPAID BALANCES 5 DAYS AFTER COMPLETION. LATE FEE OF 2% PER MONTH FROM COMPLETION DATE. 90 DAYS SAME AS CASH UPON APPROVED CREDIT ONLY.</small>																	
DIRECTIONS: <i>13 to center of street</i>		HOME? <i>OFFERED</i> YES - NO																	
<i>LEFT 302</i>		STAKED OUT? YES - NO																	
		ELECTRICITY? YES - NO																	
		DRIVE TO? YES - NO																	
		LEVEL? YES - NO																	

CULLIGAN

*Shower
after 3:30*

INVOICE # 488453

Culligan of Warsaw
1548 W Center
Warsaw IN 46580
574/267-7471

SERVICE ADDRESS
JEANETTE BOCKMAN
302 WASHINGTON ST.
N. WEBSTER, IN

BILLING ADDRESS
MALCOLM BEEZLEY
1963 N BROOK BLVD
WARSAW, IN

CUS ID 821 LOC'N 1
SCHED 04/09/15 00:00
DATE RCVD 04/02/15
CUS TYPE AR E/T 0
EMPLOYEE ID 001 KEY # 532
DATE RVCD: 04/02/15

46555
HOME PH#: 834-2476

46582
TAXABLE Y

DATE RVCD: 04/02/15

RENTAL _____ CHARGE _____ WARRANTY _____
* SPECIAL INSTRUCTIONS *
TEST WATER ALSO
AFTER 3:30 THURS

RECVD BY : louanne
PH. IN BY: *malcolm*

PROBLEMS:										QTY	PART NO	DESCRIPTION	PRICE	AMOUNT
CHECK UNIT														
												med 8	11445.00	
												Trade -	400.00	
												Free Install	1045.00	
												Free meter	73.15	
												Free Bypass	1118.15	
												400# Solar		
SERVICE REP'S COMMENTS:														
TIME IN _____ OUT _____														
HOURS _____														
SIGNATURE _____														
DATE SERVICED _____														
MILEAGE														
START _____ END _____														
COMMENTS:														

COUNTY TAX RECORDS

COUNTY TAX RECORDS

Beacon - Kosciusko County, IN - Report: 024-040-005

1/13/21, 6:22 AM



Pay Taxes Online

Additional penalties may apply if payment is made after December 10, 2020.

[Pay taxes online](#)

2019 Pay 2020 Tax Statements (Treasurer)

[43-08-10-200-874.000-024 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2018 Pay 2019 Tax Statements (Treasurer)

[43-08-10-200-874.000-024 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

2017 Pay 2018 Tax Statements (Treasurer)

[43-08-10-200-874.000-024 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Summary (Auditor)

Parcel ID 024-040-005
Tax Bill ID 024-719004-80
State ID 43-08-10-200-874.000-024
Property Address 302 W Washington St
North Webster
Acres 0.50
Brief Legal Description 024-040-005 TRACT IN SW SE 10-33-7.50A
(Note: Not to be used on legal documents)
Tax District North Webster
Total Tax Rate 1.6078
Property Type 82 - Residential
Mortgage Co N/A
Last Change Date



Owner (Auditor)

Beezley Malcolm Joe & Sheila R Beezley & Teresa M Day TIC
302 W Washington St
North Webster, IN 46555

Transfers (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/15/2020	Beezley Malcolm Joe & Sheila R Beezley & Teresa M Day TIC Jeanette Bockman LE	Quit Claim Deed	202010	0856	SEE NOTE
10/23/2019	Bockman Jeanette & Sheila R Beezley & Teresa M Day TIC	Quit Claim Deed	201910	1291	SEE NOTE
8/20/2019	Beezley Malcolm Joe & Sheila R Beezley & Teresa M Day TIC	Quit Claim Deed	201908	0758	SEE NOTE
8/20/2019	Beezley Malcolm Joe & Sheila R Beezley & Teresa M Day TIC Bockman Jeanette Irrevocable Trust LE Malcom J Beezley Trustee	Trustee's Deed	201908	0757	SEE NOTE
4/1/2016	Beezley Malcolm Joe & Sheila R Beezley & Teresa M Day JTWRs Bockman Jeanette Irrevocable Trust LE Malcom J Beezley Trustee	Quit Claim Deed	201604	0040	
10/8/2015	Beezley Malcolm Joe & Sheila R Beezley & Teresa M Day JTWRs Jeanette M Bockman LE	Quit Claim Deed	201510	0354	
3/24/2015	Beezley Malcolm Joe & Teresa M Day Jeanette M Bockman LE	Quit Claim Deed	201503	0851	SEE NOTE
6/17/2014	Bockman Jeanette M	Quit Claim Deed	201406	0677	
10/6/1987	Conversion Record				*SURVEY

COUNTY TAX RECORDS

Beacon - Kosciusko County, IN - Report: 024-040-005

1/13/21, 6:22 AM

Notes

5/11/2020 corrected tax mailing address per p/c Malcolm Beezley/aud.ss 3/13/2020 RECEIVED A PHONE CALL FROM THE OWNER OF PROPERTY LOCATED AT 7708 W WASHINGTON CENTER RD FORT WAYNE, IN LETTING US KNOW THAT THEIR ADDRESS IS BEING USED AS THE TAX MAILIN

Exemptions (Auditor)

Type	Description	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Mortgage	MTG_EX	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	
Over 65	Over 65	\$14,000.00	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00
Homestead	STD_EX	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$42,420.00	\$42,540.00
Homestead	Supplemental HC	\$15,190.00	\$14,245.00	\$12,285.00	\$11,480.00	\$9,898.00	\$9,926.00

Homestead Assessments (Auditor)

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Land	\$33,800.00	\$33,800.00	\$29,200.00	\$29,200.00	\$23,100.00	\$23,100.00
Res Land	\$33,800.00	\$33,800.00	\$29,200.00	\$29,200.00	\$23,100.00	\$23,100.00
Improve	\$56,500.00	\$53,800.00	\$52,800.00	\$50,500.00	\$49,500.00	\$48,400.00
Res Improve	\$54,600.00	\$51,900.00	\$50,900.00	\$48,600.00	\$47,600.00	\$47,800.00

Other Assessments (Auditor)

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2019 Pay 2020	561	Kuhn, Isiah (561)	0.5	Z - Rate	1.25	6.25	6.25
2018 Pay 2019	561	Kuhn, Isiah (561)	0.5	Z - Rate	1.25	6.25	6.25
2017 Pay 2018	561	Kuhn, Isiah (561)	0.5	Z - Rate	1.25	6.25	0
2016 Pay 2017	561	Kuhn, Isiah (561)	0.5	Z - Rate	1.25	6.25	0
2015 Pay 2016	561	Kuhn, Isiah (561)	0.5	Z - Rate	1.25	6.25	0
2014 Pay 2015	561	Kuhn, Isiah (561)	0.5	Z - Rate	1.25	6.25	0

Circuit Breaker Allocations for 2021 (Auditor)

Caps		Land	Improvement	Total
1%	Homestead	33,800	54,600	88,400
2%	Residential	0	0	0
3%	Non-Residential	0	1,900	1,900
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	0	0	0
	Total	33,800	56,500	90,300

Billing Information (Treasurer)

Additional penalties may apply if payment is made after December 10, 2020.

	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$0.00	\$22.34
+ Spring Penalty	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$22.34
+ Fall Penalty	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.25
+ Advert Fee	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00
PTRC	\$0.00	\$0.00

COUNTY TAX RECORDS

Beacon - Kosciusko County, IN - Report: 024-040-005

1/13/21, 6:22 AM

HMST Credit	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00
Over 65 CB	\$0.00	\$162.31
= Charges	\$0.00	\$50.93
- Surplus Transfer	\$0.00	\$0.00
- Credits		(\$50.93)
= Total Due	\$0.00	\$0.00

Total due amount rolls forward to the most current year. Delinquent payments made after the Fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year when available.

Payments (Treasurer)

Additional penalties may apply if payment is made after December 10, 2020.

Year	Receipt #	Transaction Date	Description	Business Date	Amount
2020 Pay 2021					\$0.00
2019 Pay 2020	2803172	5/11/2020	9097 malcolm b	6/1/2020	\$50.93
2018 Pay 2019	2653081	4/22/2019	4-18-19LCB	4/22/2019	\$42.83
2018 Pay 2019	2653082	4/22/2019	4-18-19LCB	4/22/2019	\$36.58
2017 Pay 2018	2600600	5/10/2018	Paid at Bank	5/24/2018	\$72.68
2016 Pay 2017	2501207	5/10/2017	PG5/31/17Jeanette	6/5/2017	\$71.42
2015 Pay 2016	2352942	4/29/2016	Malcolm Beezley	4/29/2016	\$97.12
2014 Pay 2015	2269203	5/11/2015	PG5/6/15 JeanetteBoc	5/11/2015	\$100.72

Photos (Assessor)



No data available for the following modules: Sales (Assessor).

Kosciusko County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon; nor to the accuracy of any other information contained thereon.

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Developed by



[Version 2.3.102](#)

TITLE WORK

TITLE WORK

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016

COMMITMENT FOR TITLE INSURANCE

Issued By

NORTH AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, North American Title Insurance Company, a(n) Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 90 after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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TITLE WORK

- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].
- 4. COMPANY'S RIGHT TO AMEND**
- The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
- 5. LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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TITLE WORK

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016

Transaction Identification Data for reference only:

Issuing Agent: North American Title Company, LLC
Issuing Office: 3534 Commerce Drive, Warsaw, IN 46580
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 15701-21-04976-IN
Issuing Office File No.: 15701-21-04976-IN
Property Address: 302 W Washington St, North Webster, IN 46555

SCHEDULE A

1. Commitment Date: February 11, 2021 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2013 Homeowner's Policy of Title Insurance
Proposed Insured: To Be Determined
Proposed Policy Amount: \$0.00
 - b. ALTA Loan Policy of Title Insurance
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Malcolm Joe Beezley and Sheila R. Beezley, husband and wife 50% and Teresa M. Day 50%, tenants in common; Fee Simple Interest Malcolm J. Beezley and Teresa M. Day, Life Estate Interest
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Authorized Countersignature:



By: Laura Ormsby
North American Title Company

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Commitment for Title Insurance
Adopted 08-01-2016

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Evidence of record that Malcolm Joe Beezley is one and the same as Malcolm J. Beezley.
6. Warranty Deed from Malcolm J. Beezley, Malcolm Joe Beezley and Sheila R. Beezley, husband and wife 50% and Teresa M. Day 50% vesting fee simple title in To Be Determined.
7. Vendors Affidavit satisfactory to Company and to the underwriter to be furnished.
8. Mortgage executed by proposed Mortgagor to the proposed insured lender.
9. Current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
10. Mortgagors Affidavit(s) to be furnished.
11. Payment and Release of Mortgage from Malcolm Joe Beezley, Sheila R. Beezley Teresa M. Day, Jeanette M. Bockman to Lake City Bank in the amount of _____ dated March 20, 2015, recorded on March 24, 2015 as Instrument No. 2015030852 of the Kosciusko County, Indiana Records.

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TITLE WORK

12. NOTE: A 36 month chain of title was done and we find the following:
Quit Claim Deed from Jeanette Bockman by Malcolm J. Beezley, Attorney in Fact to Malcolm J. Beezley and Teresa M. Day, recorded October 15, 2020, as Instrument No. 2020100856 in the office of the Recorder of Kosciusko County, Indiana.
Quit Claim Deed from Malcolm J. Beezley to Jeanette Bockman, recorded October 23, 2019, as Instrument No. 2019101291 in the office of the Recorder of Kosciusko County, Indiana.
Quit Claim Deed from Malcolm J. Beezley to Jeanette Bockman, recorded August 20, 2019, as Instrument No. 2019080758 in the office of the Recorder of Kosciusko County, Indiana.
Trustees Deed from The Jeanette Bockman Irrevocable Trust dated August 17, 2015 to Malcolm J. Beezley, recorded August 20, 2019, as Instrument No. 2019080757 in the office of the Recorder of Kosciusko County, Indiana.
Quit Claim Deed from Malcolm Joe Beezley, Sheila R. Beezley Teresa M. Day, joint tenants with full rights of survivorship to Malcolm Joe Beezley and Sheila R. Beezley, husband and wife 50% and Teresa M. Day 50%, tenants in common, recorded April 1, 2016, as Instrument No. 2016040040 in the office of the Recorder of Kosciusko County, Indiana.
13. NOTE: If an insured closing is completed by North American Title Insurance Company Short Form Policy/Policies will be issued at the time of closing.
14. NOTE: If North American Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
15. Documents satisfactory to the Company that convey the title or create the interest to be insured, or both, must be properly authorized, executed, acknowledged, proved by a subscribing witness before a notarial officer pursuant to IC 32-21-2-3(a) effective July 1, 2020, and recorded in the Public Records.

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TITLE WORK

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

Property Taxes are as follows:

Tax Year: 2019

Due and Payable: 2020

May installment amount \$22.34

Status: Paid

November installment amount \$22.34

Status: Paid

Name of Taxpayer: BEEZLEY, MALCOLM JOE & SHEILA & TERESA M DAY TIC

Land \$33,800.00

Improvements: \$53,800.00

Exemptions: Mortgage \$3,000.00

Exemptions: Over 65 (Age) \$12,480.00

Exemptions: Homestead \$45,000.00

Exemptions: Homestead - Supplemental \$12,285.00

Taxing Unit: Tippecanoe-North Webster Twp

Tax Identification No.: 024-040-005

State Parcel No: 43-08-10-200-874.000-024

Description: TRACT IN SW SE 10-33-7 .50A

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2. Special Assessment as set forth below:
Type of Assessment: Kuhn, Isiah (561)
May Installment: \$6.25, Paid

All future assessments are not yet due and payable.

Taxes for 2020 payable in 2021 are a lien, but not yet due and payable.

Taxes for 2021 due and payable in 2022 are a lien, but not yet due and payable and taxes for all subsequent installments, which are not yet a lien.

3. Added improvements in place as of January 1, 2020 are subject to assessment which could increase the tax amounts due in 2021, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
4. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
5. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
6. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
- Easements, covenants, conditions and restrictions, if any, appearing in the public records.
7. Easements or servitudes, if any, appearing in the public records.
8. Building setback lines, if any, appearing in the public records.
9. Covenants, conditions, and restrictions, if any, appearing in the public records.
10. Assessments for homeowner's association, if any, appearing in the public records.
11. Leases, grants, exceptions, or reservations of minerals or mineral rights, if any, appearing in the public records.
12. Municipal assessments, if any, assessed against the land.
13. Rights of the public, the State of Indiana, the County of Kosciusko and the municipality in and to that part of the land taken or used for road purposes.

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14. Rights of way for drainage tiles, feeders and laterals, if any.
15. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
16. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
NOTE: Any exception contained herein omits any covenant or restriction, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
17. Any defect, lien, encumbrance, adverse claim, or other matter resulting from the failure of the document(s) vesting title or creating the interest to be insured by this policy to comply with IC 32-21-2-3(a).
18. NOTE: North American Title Insurance Company has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.
19. NOTE: Judgment search has been made against Malcolm J. Beezley, Malcolm Joe Beezley, Sheila R. Beezley, husband and wife and Teresa M. Day for ten years last past. (NONE).

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SCHEDULE C

The Land is described as follows:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 7 EAST, KOSCIUSKO COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF WASHINGTON STREET AND WEST STREET IN THE TOWN OF NORTH WEBSTER, SAID POINT BEING 33 FEET WEST AND 20.4 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT FORTY-THREE (43) IN THE ORIGINAL PLAT OF NORTH WEBSTER; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, 150 FEET TO AN IRON PIN; THENCE NORTH AND PARALLEL WITH THE WEST RIGHT-OF-WAY OF WEST STREET, 145 FEET TO AN IRON PIN; THENCE EAST AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, 150 FEET TO A PIN ON THE WEST RIGHT-OF-WAY LINE OF WEST STREET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF WEST STREET, 145 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS.

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