

Southeast Indiana • Wayne County

LAND AUCTION

150± ACRES

Offered in 3 Tracts

Thursday, February 24th
@ 11:00 AM

**Great Combination of Cropland,
Investment Opportunity &
Recreational Tracts**

- 5 Miles North of Connersville & 8 Miles South of Cambridge City
- 122 FSA Cropland Acres
- Frontage on Creek Rd. & Nolands Fork River
- Cambridge City Schools
- 2022 Crop Rights Being Conveyed
- Fishing & Canoe on Your Own Property
- Tax Exchange Potential
- Potential Building Tract
- Cropland, Recreational & Investment Property



765.855.2045 • 800.451.2709
SchraderAuction.com

INFORMATION BOOKLET



800.451.2709
SchraderAuction.com

 **SCHRADER**
Real Estate and Auction Company, Inc.

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.

SELLER: Ronald R. & Patricia A. McLaughlin Trustees McLaughlin Land Trust

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

REAL ESTATE: Rex (RD) Schrader (Broker), #222451

AUCTIONEERS: Steve Slonaker, #AU19300120 & Andrew Walther, AU19400167



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

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 150+ acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

TRUSTEE DEED: Sellers shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The bal-

ance of the real estate purchase price is due at closing.

POSSESSION: AT CLOSING.

REAL ESTATE TAXES: Seller to pay 2021 taxes payable 2022 to be credited to Buyer(s) at closing. Taxes estimated at \$2,279.78/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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 related materials are subject to the

Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 decision of the Auctioneer is final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, FEBRUARY 24, 2022
150+ ACRES – SOUTHEAST, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, February 17,
2022.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

**Online Auction Bidder Registration
150± Acres • Wayne County, Indiana
Thursday, February 24, 2022**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, February 24, 2022 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, February 17, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

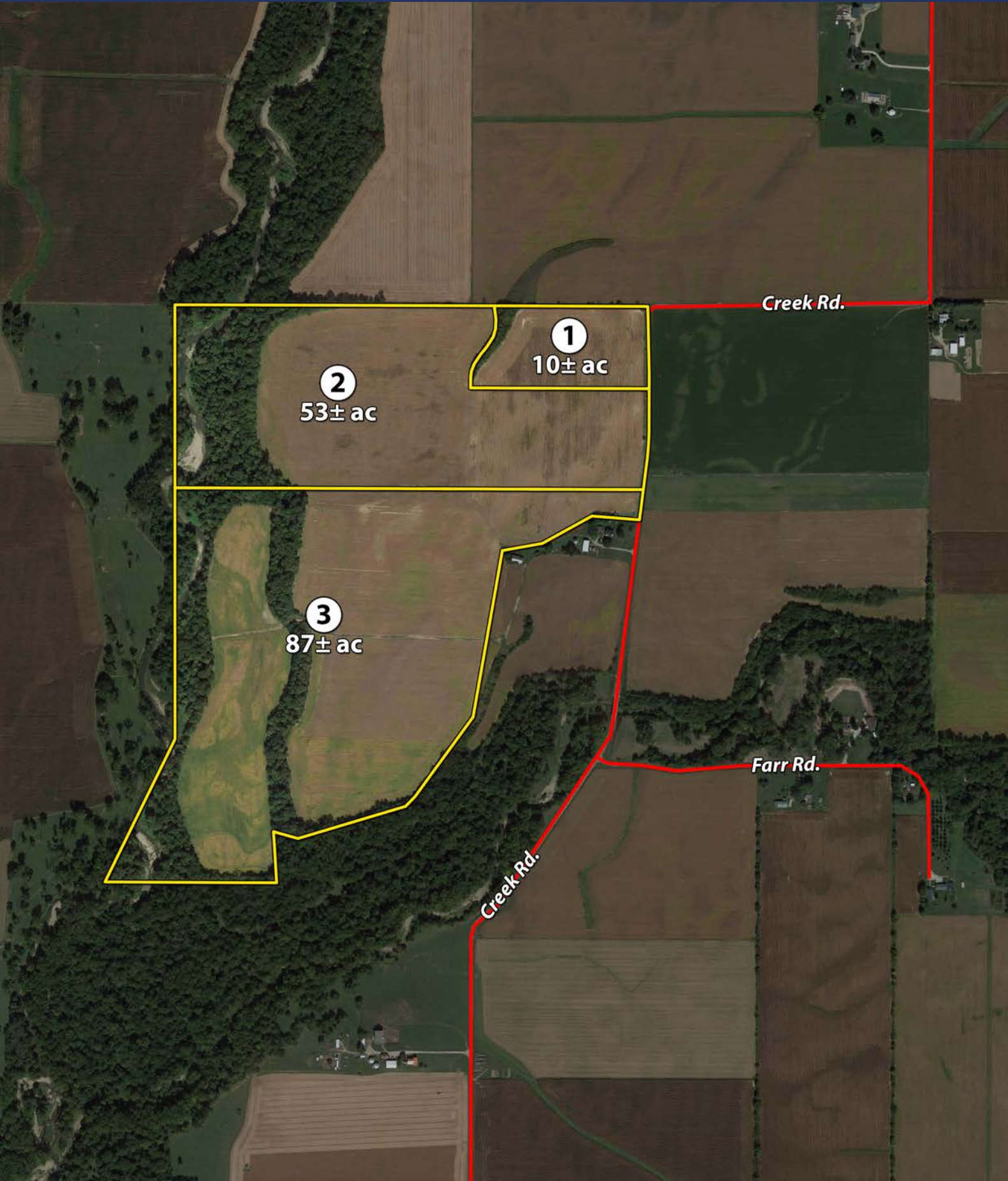
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP



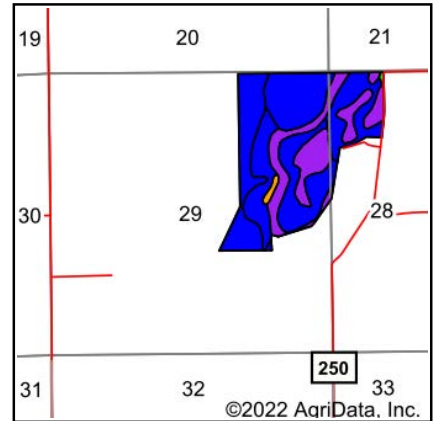
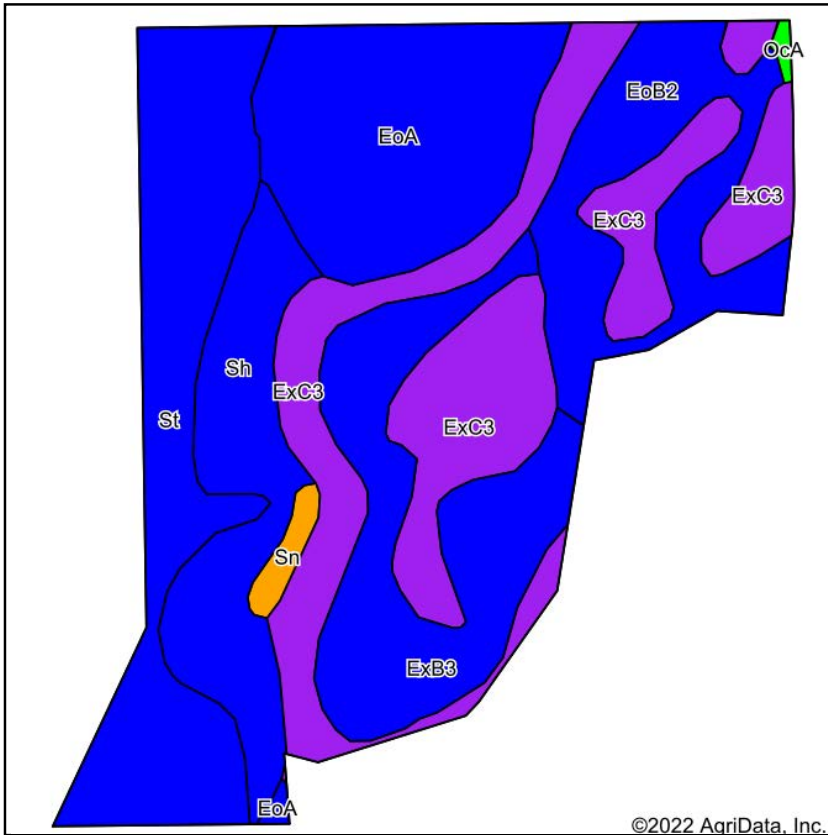
AERIAL TRACT MAP





SOIL INFORMATION

SOIL MAP - TRACT 1



State: **Indiana**
 County: **Wayne**
 Location: **29-15N-13E**
 Township: **Washington**
 Acres: **155.75**
 Date: **1/21/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



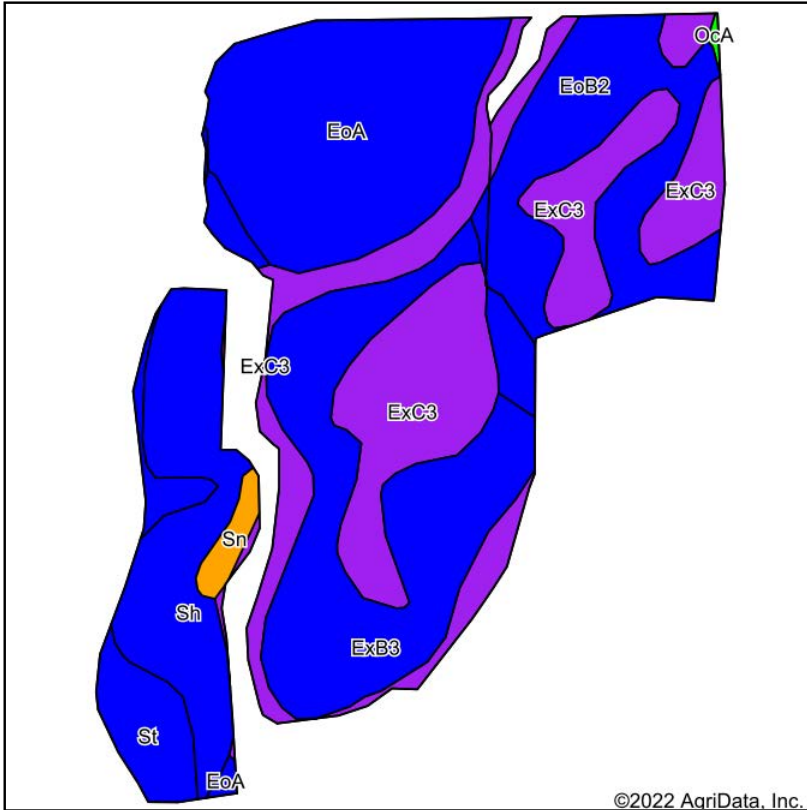
Soils data provided by USDA and NRCS.

Area Symbol: IN177, Soil Area Version: 23

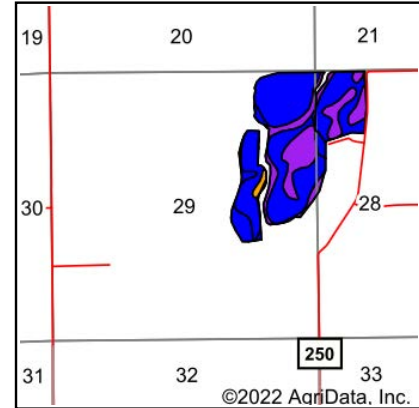
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
ExC3	Eldean clay loam, 6 to 18 percent slopes, severely eroded	39.51	25.4%		Vle	73	3	5	25	37
St	Stonelick loam, occasionally flooded	28.89	18.5%		Ilw	87	3	6	31	44
EoA	Eldean loam, 0 to 2 percent slopes	25.34	16.3%		IlS	115	4	7	37	50
ExB3	Eldean clay loam, 2 to 6 percent slopes, severely eroded	23.71	15.2%		Ile	82	3	6	29	42
EoB2	Eldean loam, 2 to 6 percent slopes, eroded	18.54	11.9%		Ile	106	4	6	36	46
Sh	Shoals silt loam, occasionally flooded	17.92	11.5%		Ilw	131	5	9	43	59
Sn	Sloan silty clay loam, occasionally flooded	1.49	1.0%		Illw	155	5	10	42	62
OcA	Ockley silt loam, 0 to 2 percent slopes	0.35	0.2%		I	106	4	7	38	43
Weighted Average					3.02	95.3	3.5	6.3	32.2	45

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 3 & 4



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wayne**
 Location: **29-15N-13E**
 Township: **Washington**
 Acres: **122.61**
 Date: **1/21/2022**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Area Symbol: IN177, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
ExC3	Eldean clay loam, 6 to 18 percent slopes, severely eroded	33.12	27.0%		Vle	73	3	5	25	37	
EoA	Eldean loam, 0 to 2 percent slopes	24.38	19.9%		Ils	115	4	7	37	50	
ExB3	Eldean clay loam, 2 to 6 percent slopes, severely eroded	24.24	19.8%		Ile	82	3	6	29	42	
EoB2	Eldean loam, 2 to 6 percent slopes, eroded	17.97	14.7%		Ile	106	4	6	36	46	
Sh	Shoals silt loam, occasionally flooded	15.50	12.6%		Ilw	131	5	9	43	59	
St	Stonelick loam, occasionally flooded	5.89	4.8%		Ilw	87	3	6	31	44	
Sn	Sloan silty clay loam, occasionally flooded	1.37	1.1%		Illw	155	5	10	42	62	
OcA	Ockley silt loam, 0 to 2 percent slopes	0.14	0.1%		I	106	4	7	38	43	
Weighted Average					3.09	96.9		3.6	6.4	32.6	45.3

Soils data provided by USDA and NRCS.



FSA INFORMATION

FSA INFORMATION

This form represents additional acreage

<p>USDA Farm 5522 Tract 10359</p> <p>Administered by: Wayne County, Indiana</p>	<p>2021 Certification map prepared on: 3/31/2021</p> <p>153.19 Tract acres 122.61 Cropland acres 0 CRP acres</p>	<p>CRP □</p> <p>CLU □</p> <p>Wetland Determination Identifiers:</p> <p>● Restricted Use</p> <p>▼ Limited Restrictions</p> <p>■ Exempt from Conservation Compliance Provisions</p>	<p>TRS: 15N13E29 Wayne Co., IN</p> <p style="text-align: right;">N W ↗ E S</p>																																																																																																																																																			
<p>All NIRR / Shares:</p> <p>Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-03-31 08:55:15</p>																																																																																																																																																						
<p><i>Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.</i></p>																																																																																																																																																						
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">CLU</th> <th style="text-align: right;">Acres</th> <th style="text-align: left;">HEL</th> <th style="text-align: left;">LC</th> <th style="text-align: left;">Contract</th> <th style="text-align: left;">Prac</th> <th style="text-align: left;">Yr</th> </tr> </thead> <tbody> <tr> <td>1</td> <td style="text-align: right;">73.16</td> <td>H</td> <td></td> <td></td> <td>2</td> <td></td> </tr> <tr> <td colspan="7">IUse:</td> </tr> <tr> <td colspan="7">NI or IRR</td> </tr> <tr> <td colspan="7">Shares:</td> </tr> <tr> <td>2</td> <td style="text-align: right;">27.14</td> <td>H</td> <td></td> <td></td> <td>2</td> <td></td> </tr> <tr> <td colspan="7">IUse:</td> </tr> <tr> <td colspan="7">NI or IRR</td> </tr> <tr> <td colspan="7">Shares:</td> </tr> <tr> <td>3</td> <td style="text-align: right;">22.31</td> <td>N</td> <td></td> <td></td> <td>2</td> <td></td> </tr> <tr> <td colspan="7">IUse:</td> </tr> <tr> <td colspan="7">NI or IRR</td> </tr> <tr> <td colspan="7">Shares:</td> </tr> <tr> <td>7</td> <td style="text-align: right;">0.92</td> <td>U</td> <td></td> <td></td> <td>10</td> <td></td> </tr> <tr> <td colspan="7">IUse:</td> </tr> <tr> <td colspan="7">NI or IRR</td> </tr> <tr> <td colspan="7">Shares:</td> </tr> <tr> <td>8</td> <td style="text-align: right;">29.66</td> <td>U</td> <td></td> <td></td> <td>10</td> <td></td> </tr> <tr> <td colspan="7">IUse:</td> </tr> <tr> <td colspan="7">NI or IRR</td> </tr> <tr> <td colspan="7">Shares:</td> </tr> </tbody> </table>	CLU	Acres	HEL	LC	Contract	Prac	Yr	1	73.16	H			2		IUse:							NI or IRR							Shares:							2	27.14	H			2		IUse:							NI or IRR							Shares:							3	22.31	N			2		IUse:							NI or IRR							Shares:							7	0.92	U			10		IUse:							NI or IRR							Shares:							8	29.66	U			10		IUse:							NI or IRR							Shares:						
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<p>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</p>																																																																																																																																																						

FSA INFORMATION

This form represents additional acreage

FARM: 5522

Indiana

U.S. Department of Agriculture

Prepared: 1/19/22 8:58 AM

Wayne

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

MCLAUGHLIN, RON R

Farms Associated with Operator:

None

ARC/PLC G//F Eligibility: Eligible

Transferred From: 18041 - 0002961

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
211.05	160.93	160.93	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	160.93	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	79.0	125	0.00	
SOYBEANS	81.4	39	0.00	0
Total Base Acres:	160.4			

Tract Number: 10359 **Description:** E12/NW SEC29&28 TWP15N R13E

FSA Physical Location : Wayne, IN

ANSI Physical Location: Wayne, IN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
153.19	122.61	122.61	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	122.61	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	60.19	125	0.00
SOYBEANS	62.02	39	0.00
Total Base Acres:	122.21		

Owners: MCLAUGHLIN, RON R

FSA INFORMATION

This form represents additional acreage

Indiana
Wayne

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

FARM: 5522
Prepared: 1/19/22 8:58 AM
Crop Year: 2022
Page: 2 of 2

Report ID: FSA-156EZ

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.

Other Producers: None

Tract Number: 10360 Description F1/2A WAYNE CO ADJOINING W T-15-N R-13-E SEC 32&33

FSA Physical Location : Wayne, IN ANSI Physical Location: Wayne, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
57.86	38.32	38.32	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	38.32	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	18.81	125	0.00
SOYBEANS	19.38	39	0.00
Total Base Acres:	38.19		

Owners: MCLAUGHLIN, PATRICIA A

MCLAUGHLIN, RON R

Other Producers: None

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

McLaughlin Farm Taxes

2020 taxes Pay 2021

- (3) Tax Parcels
- Total annual payment of \$ 2,279.78

COUNTY TAX INFORMATION

89-12-28-000-101.000-026

General Information

Parcel Number
89-12-28-000-101.000-026

Local Parcel Number
42-28-000-101.000-14

Tax ID:
014-00332-00

Routing Number

MC LAUGHLIN, RONALD R & PA

Ownership

MC LAUGHLIN, RONALD R & PATRIC
MC LAUGHLIN LAND TRUST
10950 FARR RD
CENTERVILLE, IN 47330

CREEK RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/15/2019	MC LAUGHLIN, ROMA	2019001306	QC	/	\$0	1
12/04/2013	MC LAUGHLIN, ROMA	2013010543	TD	/	\$690,000	1
01/01/1900	ORSCHELL, HOWAR	2013010543	TD	/	\$690,000	1

WASHINGTON-145151 (014)

Notes

9/11/2019 Misc: 2020 GENERAL REVAL: NYC PER FIC



Valuation Records (Work In Progress values are not certified values and are subject to change)

Agricultural

Year: 2021

Location Information

County: WASHINGTON TOWNSHIP
WASHINGT WAYNE

Township: WASHINGTON TOWNSHIP

District 026 (Local 014)
WASHINGTON TOWNSHIP

School Corp 8355
WESTERN WAYNE

Neighborhood 145151-014
WASHINGTON-145151 (014)

Section/Plat
4228000

Location Address (1)
CREEK RD
CENTERVILLE, IN 47330

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Land Data (Standard Depth: Res: 100', Cl: 100', Base Lot: Res: 100' X 100', Cl: 100' X 100')
2021	WIP	02/23/2021	Indiana Cost Mod	1.0000		\$22,800	\$0	\$0	\$0	\$0	\$0	\$0	\$22,800	\$0	\$22,800	\$0	\$0
2020	AA	04/16/2021	Indiana Cost Mod	1.0000		\$22,800	\$0	\$0	\$0	\$0	\$0	\$0	\$22,800	\$0	\$22,800	\$0	\$0
2019	AA	01/01/2020	Indiana Cost Mod	1.0000		\$22,600	\$0	\$0	\$0	\$0	\$0	\$0	\$22,600	\$0	\$22,600	\$0	\$0
2018	AA	01/01/2019	Indiana Cost Mod	1.0000		\$27,600	\$0	\$0	\$0	\$0	\$0	\$0	\$27,600	\$0	\$27,600	\$0	\$0
2017	AA	05/01/2018	Indiana Cost Mod	1.0000		\$28,500	\$0	\$0	\$0	\$0	\$0	\$0	\$28,500	\$0	\$28,500	\$0	\$0
2017	AA	05/02/2017	Indiana Cost Mod	1.0000		\$32,700	\$0	\$0	\$0	\$0	\$0	\$0	\$32,700	\$0	\$32,700	\$0	\$0

Land Computations

Calculated Acreage	32.85
Actual Frontage	0
Developer Discount	
Parcel Acreage	32.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.69
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	32.16
Farmland Value	\$22,800
Measured Acreage	32.16
Avg Farmland Value/Acre	709
Value of Farmland	\$22,800
Classified Total	\$0
Farm / Classified Value	\$22,800
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$22,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,800

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Res Market Elig %	Factor	Value
4 A EOA	0	0.340000	\$1,290	\$826	\$281	0%	0%	1.0000	\$280
4 A EOB2	0	17.660000	\$1,290	\$774	\$13,669	0%	0%	1.0000	\$13,670
4 A EXB3	0	1.020000	\$1,290	\$658	\$671	0%	0%	1.0000	\$670
4 A EXC3	0	11.890000	\$1,290	\$645	\$7,669	0%	0%	1.0000	\$7,670
4 A OCA	0	0.200000	\$1,290	\$1,213	\$243	0%	0%	1.0000	\$240
5 A EXC3	0	1.050000	\$1,290	\$645	\$677	-60%	0%	1.0000	\$270
82 A	0	0.692000	\$1,290	\$1,290	\$893	-100%	0%	1.0000	\$00

Characteristics

Topography Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Friday, April 23, 2021

Review Group 2020

Data Source External Only

Collector 09/11/2019 cr

Appraiser 09/11/2019 cr

9/11/2019 Misc: 2020 GENERAL REVAL: NYC PER FIC

COUNTY TAX INFORMATION

89-12-29-000-408,000-026

General Information

Parcel Number
89-12-29-000-408,000-026
Local Parcel Number
42-29-000-408,000-14
Tax ID:
014-00334-00
Routing Number

Property Class 100
Vacant Land

Year: 2021

Location Information

County
WAYNE
Township
WASHINGTON TOWNSHIP
District 026 (Local 014)
WASHINGTON TOWNSHIP
School Corp 8355
WESTERN WAYNE
Neighborhood 145151-014
WASHINGTON-145151 (014)
Section/Plat
4229000
Location Address (1)
PENNIVILLE RD
CENTERVILLE, IN 47330

MC LAUGHLIN, RONALD R & PA
PENNIVILLE RD
100, Vacant Land

Ownership

MC LAUGHLIN, RONALD R & PATRIC
MC LAUGHLIN LAND TRUST
10950 FARR RD
CENTERVILLE, IN 47330

Legal
NE PT SE SEC 29-15-13 29.949A

Valuation Records (Work In Progress values are not certified values and are subject to change)

Year	Assessment Year	Reason For Change	Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	Price V/I
2021	2021	WIP	02/23/2021	MC LAUGHLIN, RONA	2019001306	QC	/	/	\$0	1
2020	2020	AA	04/16/2021	MC LAUGHLIN, RONA	2013010543	TD	/	/	\$0	1
2018	2018	AA	01/01/2020	MC LAUGHLIN, RONA	2013010543	TD	/	/	\$0	1
2017	2017	AA	01/01/2019	MC LAUGHLIN, RONA	2013010543	TD	/	/	\$0	1

Agricultural

WASHINGTON-145151 (014) 1/2

Notes

9/11/2019 Misc: 2020 GENERAL REVAL: MC PER FIC

Category	Value
Actual Frontage	0
Developer Discount	0
Parcel Acreage	29.95
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
91 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	29.95
Farmland Value	\$22,150
Measured Acreage	29.95
Avg Farmland Value/Acre	740
Value of Farmland	\$22,160
Classified Total	\$0
Farm / Classified Value	\$22,200
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$22,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,200

Zoning
Subdivision
-ot
Market Model
N/A
Topography
Flood Hazard
Public Utilities
Electricity
Streets or Roads
Saved
Neighborhood Life Cycle Stage
Static
Printed
Friday, April 23, 2021
Review Group 2020

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Elig %	Res Market Factor	Value
4	A	EOA	0	0.310000	0.64	\$1,290	\$826	\$256	0%	0%	1.0000	\$260
4	A	EXB3	0	6.590000	0.51	\$1,290	\$658	\$4,336	0%	0%	1.0000	\$4,340
4	A	EXC3	0	1.760000	0.50	\$1,290	\$645	\$1,135	0%	0%	1.0000	\$1,140
4	A	SH	0	5.240000	1.11	\$1,290	\$1,432	\$7,504	0%	0%	1.0000	\$7,500
4	A	ST	0	6.580000	0.81	\$1,290	\$1,045	\$6,876	0%	0%	1.0000	\$6,880
5	A	ST	0	0.990000	0.81	\$1,290	\$1,045	\$1,035	0%	0%	1.0000	\$410
6	A	EOA	0	0.140000	0.64	\$1,290	\$826	\$116	0%	0%	1.0000	\$20
6	A	EXC3	0	1.890000	0.50	\$1,290	\$645	\$1,219	0%	0%	1.0000	\$240
6	A	SH	0	0.140000	1.11	\$1,290	\$1,432	\$200	0%	0%	1.0000	\$40
6	A	ST	0	6.310000	0.81	\$1,290	\$1,045	\$6,594	0%	0%	1.0000	\$1,320

Category	Value
Calculated Acreage	29.95
Land Computations	29.95

Data Source External Only
Collector 09/11/2019
Appraiser 09/11/2019

Base Lot: Res 100' X 100' CI 100' X 100'

9/11/2019 Misc: 2020 GENERAL REVAL: MC PER FIC



PRELIMINARY TITLE

PRELIMINARY TITLE



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: 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 EXTRA CONTRACTUAL 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, Fidelity National Title Insurance Company, a 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 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance
Company

By:

ATTEST

President

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



Fidelity National Title Insurance Company

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.
- (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.

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



Fidelity National Title Insurance Company

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.
- (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.

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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



Fidelity National Title Insurance Company

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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ALTA Commitment for Title Insurance 8-1-16



PRELIMINARY TITLE



Transaction Identification Data for reference only:

Issuing Agent: Freedom Title Company, Inc.
Issuing Office: 700 East Main St., Richmond, IN 47374
ALTA® Universal ID: 0044380
Loan ID Number:
Commitment Number: 22018469
Issuing Office File Number: 22018469
Property Address: 0 Creek Rd / 0 Pennville Rd, Centerville / Milton, IN 47330 / 47357

SCHEDULE A

1. Commitment Date: January 13, 2022 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (6/17/06)
 - Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
 - Proposed Policy Amount: \$ 104,100.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Ronald R. McLaughlin and Patricia A. McLaughlin, as Trustees of The McLaughlin Land Trust January 18, 2019
5. The Land is described as follows:
Situated in Wayne County, State of Indiana. See Exhibit A attached hereto and made a part hereof.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Freedom Title Company, Inc.

By: *Lesa A. Shackelford*
Freedom Title Company, Inc.

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ALTA Commitment for Title Insurance 8-1-16



(22018469.PFD/22018469/7)

PRELIMINARY TITLE



Fidelity National Title Insurance Company

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. For each policy to be issued as identified in Schedule A, Item 2: the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, addition exceptions or requirements after the designation of the Proposed Insured.
6. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount (2) will be revised, and premium will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
7. The Company requires a copy of the Trust Agreement and any amendments, or a currently executed Certification of Trust pursuant to IC 30-4-4-5, for review prior to the issuance of any title insurance predicated upon a conveyance by Ronald R. McLaughlin and Patricia A. McLaughlin, as Trustees of The McLaughlin Land Trust January 18, 2019.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. A Trustees Deed from Ronald R. McLaughlin and Patricia A. McLaughlin, as Trustees of The McLaughlin Land Trust January 18, 2019, to proposed insured purchaser.

Deed to recite that Ronald R. McLaughlin and Patricia A. McLaughlin are the duly qualified Co-Trustees of The McLaughlin Land Trust January 18, 2019, that said trust is in writing and in force and effect on the date of the deed; and, the Co-Trustees are authorized by said trust to make the conveyance.
9. Release of Mortgage from Ronald R. McLaughlin and Patricia A. McLaughlin, husband and wife, to First Merchants Bank, National Association, dated November 26, 2013, and recorded on December 4, 2013, as Instrument Number 2013010544 in the Office of the Recorder of Wayne County, securing a note in the original principal sum of \$517,500.00, and other obligations described therein.
This mortgage secures an equity line of credit and/or revolving loan.
The Company requires a satisfactory written statement from the existing lender confirming: (a) the payoff amount, (b) that

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ALTA Commitment for Title Insurance 8-1-16



(22018469.PFD/22018469/7)

PRELIMINARY TITLE

(Continued)

the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance.

10. Release of Mortgage from Ronald R. McLaughlin and Patricia A. McLaughlin, husband and wife, to First Merchants Bank, National Association, dated November 26, 2013, and recorded on December 4, 2013, as Instrument Number 2013010545 in the Office of the Recorder of Wayne County, securing a note in the original principal sum of \$50,000.00, and other obligations described therein.
This mortgage secures an equity line of credit and/or revolving loan.
Modification of Mortgage dated May 30, 2018 and recorded June 12, 2018 as Instrument #2018004445.
The Company requires a satisfactory written statement from the existing lender confirming: (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance.
11. NOTE: If a conveyance document is to be recorded, a sales disclosure form must be filed in the Wayne County Auditor's office.

NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for EACH policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

NOTE: Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. [Sign, Print or Type Name]."
Additionally, pursuant to IC 35-2-7.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the county recorder since the law's inception in 2005 and will continue to be collected until further notice.
12. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1.

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ALTA Commitment for Title Insurance 8-1-16



(22018469.PFD/22018469/7)

PRELIMINARY TITLE

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.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes assessed for the year 2020 due and payable in 2021.
Taxing Unit: Washington Twp.
Tax Parcel #014-00332-00, State ID #89-12-28-000-101.000-026
Auditor's Legal: W PT NW SEC 28-15-13 32.852A
Assessed Value: Land \$22,600.00, Improvements \$0.00
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.
a) First Installment: \$247.47, PAID
b) Second Installment: \$247.47, PAID
8. Taxes assessed for the year 2020 due and payable in 2021.
Taxing Unit: Washington Twp.
Tax Parcel #014-00334-00, State ID #89-12-29-000-408.000-026
Auditor's Legal: NE PT SE SEC 29-15-13 29.949A
Assessed Value: Land \$22,000.00, Improvements \$0.00
Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.
a) First Installment: \$240.90, PAID
b) Second Installment: \$240.90, PAID
9. Taxes assessed for the year 2020 due and payable in 2021.
Taxing Unit: Washington Twp.
Tax Parcel #014-00333-00, State ID #89-12-29-000-204.000-026

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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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ALTA Commitment for Title Insurance 8-1-16



(22018469.PFD/22018469/7)

PRELIMINARY TITLE

(Continued)

Auditor's Legal: E PT NE SEC 29-15-13 87.397A

Assessed Value: Land \$59,500.00, Improvements \$0.00

Mortgage Exemption \$0.00, Supplemental Exemption \$0.00, Standard Deduction \$0.00.

a) First Installment: \$651.52, PAID

b) Second Installment: \$651.52, PAID

10. Taxes assessed for the year 2021 due and payable in 2022, a lien not yet due and payable.
11. Taxes assessed for the year 2022 due and payable in 2023, a lien not yet due and payable.
12. Taxes for subsequent years which are not yet due and payable.
13. The Company assumes no liability for increases in the amount of real estate taxes as shown above 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.
14. Municipal assessments, if any, assessed against the land.
15. Easement granted to Wayne County Rural Electric Membership Corporation, recorded in Miscellaneous Record 32, page 243, in the Office of the Wayne County Recorder. (Exact location cannot be determined from the record).
16. Rights of the Public, the State of Indiana, and County of Wayne and the municipality in and to that part of the premises taken or used for road purposes.
17. Right of way for drainage tiles, ditches, feeders and laterals, if any.
18. Rights of upper and lower riparian owners in and to the use of the waters of creeks or rivers thereon and the natural flow thereof.
19. Any adverse claim based upon assertion that:
 - a) Said land or any part thereof is now or at any time has been below the ordinary low water mark of Nolands Fork Creek, the creeks and waterways.
 - b) Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Nolands Fork Creek, the creeks and waterways, or has been formed by accretion to such portion so created.
20. 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.
21. NOTE: We reserve the right to make additional exceptions or requirements upon receipt of a survey.
22. NOTE: Subject to an examination for judgments against the proposed insured.

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ALTA Commitment for Title Insurance 8-1-16



(22018469.PFD/22018469/7)

PRELIMINARY TITLE

Fidelity National Title Insurance Company EXHIBIT A

File Number: 13091158

Commitment Number: 13091158

NOTE: FOR INFORMATION PURPOSES ONLY

Property Address: 0 Creek Rd.
Milton, Indiana 47357

A part of the Northeast and Southeast Quarters of Section No. Twenty-nine (29), Township No. Fifteen (15), of Range No. Thirteen (13), and bounded as follows: Beginning at the Northeast corner of said Northeast Quarter Section, thence West One Hundred and Four (104) poles to stake at the corner of the lot owned by Elijah Hurst on the 3rd day of April, 1867; thence South One Hundred Fifty-two (152) poles to a stake; thence Southwesterly to a stake Thirty-two (32) poles East of the line dividing the Southwest and Southeast Quarters of said Section Twenty-nine (29); thence East One Hundred Twenty-eight (128) poles to the East line of said section; thence North Two Hundred (200) poles to the place of beginning, containing One Hundred and Thirty-three (133) acres and Ninety-six (96) poles.

ALSO: The West part of the Northwest Quarter of Section Twenty-eight (28), in said Township and Range aforesaid, beginning at a stone on the Northwest corner of said quarter; thence East on the line Sixty-two (62) rods to a stone; thence South Eleven Minutes East Fifty (50) rods to a stone; thence South Seven degrees and Five minutes west One Hundred and Twelve (112) rods to a stone on the South line of said quarter section; thence West Forty-seven and Thirty-four Hundredths ($47 \frac{34}{100}$) rods to a stone on the Southwest corner of said quarter section; thence North on the line One Hundred Sixty-one and Thirty-six Hundredths ($161 \frac{36}{100}$) rods to the stone at the corner or place of beginning, containing fifty-seven (57) acres and Seventy (70) perches.

EXCEPTING THEREFROM:

A part of the northwest quarter of Section 28, Township 15 North, Range 13 East, Washington Township, Wayne County, Indiana, bounded and described as follows:

Beginning at an iron pipe stake at the southwest corner of said northwest quarter; thence running North 31 degrees 16 minutes East a distance of 577.30 feet to a fence corner post; thence running North 85 degrees 43 minutes East a distance of 552.82 feet to a point on the centerline of a Wayne County road;

PRELIMINARY TITLE

distance of 542.00 feet to a point on said centerline; thence running North 89 degrees 49 minutes West along the south line of said northwest quarter a distance of 780.12 feet to the place of beginning, containing 7.794 acres, and subject to the right-of-way of said Wayne County road across the entire east side of the above described tract.

ALSO EXCEPTING THEREFROM:

A part of the southeast quarter of Section 29, Township 15 North, Range 13 East, Washington Township, Wayne County, Indiana, bounded and described as follows:

Beginning at an iron pipe stake at the northeast corner of said southeast quarter; thence running South 1 degree 06 minutes West along the east line of said southeast quarter a distance of 646.09 feet to an iron pipe stake; thence running North 89 degrees 39 minutes West a distance of 690.09 feet to a fence corner post; thence running North 65 degrees 50 minutes East a distance of 419.00 feet to an iron pipe stake; thence running North 47 degrees 33 minutes East a distance of 300.40 feet to an iron pipe stake; thence running North 20 degrees 13 minutes East a distance of 284.90 feet to the place of beginning, containing 3.234 acres.

ALSO EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 28, Township 15 North, Range 13 East, Washington Township, Wayne County, Indiana as described as follows:

Commencing at the northwest corner of said Section 28; thence South 89 degrees 49 minutes East (assumed bearing) 1023 feet; thence South 00 degrees 43 minutes 20 seconds West 825.11 feet; thence South 07 degrees 02 minutes 07 seconds West 406.80 feet to a railroad spike at the point of beginning; thence South 07 degrees 02 minutes 07 seconds West 200.00 feet to a pk nail; thence North 81 degrees 55 minutes 08 seconds West 206.78 feet to an iron rod; thence North 51 degrees 55 minutes 38 seconds West 72.57 feet to an iron rod; thence North 04 degrees 35 minutes 06 seconds East 151.00 feet to a point; thence South 84 degrees 37 minutes 04 seconds East 275.49 feet to the point of beginning.

Containing 1.181 acres.

PRELIMINARY TITLE

ALSO EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 28, Township 15 North, Range 13 East in Washington Township, Wayne County, Indiana, being bounded and described as follows:

Beginning at a P.K. nail on the centerline of South Creek Road, said point being south 89 degrees 49 minutes east 1023.00 feet, south 0 degrees 43 minutes 20 seconds west 825.11 feet and south 07 degrees 02 minutes 07 seconds west 606.30 feet from a corner stone marking the Northwest corner of the Northwest Quarter of said Section 28; thence south 07 degrees 02 minutes 07 seconds west along said centerline 200.00 feet to a railroad spike; thence north 81 degrees 55 minutes 08 seconds west 240.40 feet to an iron rod stake; thence north 07 degrees 02 minutes 07 seconds east 141.65 feet to an iron rod stake; thence south 85 degrees 43 minutes 06 seconds east 32.04 feet to an iron rod stake; thence north 08 degrees 40 minutes 32 seconds east 56.22 feet an iron rod stake; thence south 81 degrees 55 minutes 08 seconds east 206.78 feet to the point of beginning, 1.060 acres, and being subject to all easements and rights of way of record.

ALSO EXCEPTING THEREFROM:

a part of the Northeast and Southeast Quarters in Section 29 and a part of the Northwest Quarter of Section 28, all in Township 15 North, Range 13 East in Washington Township, Wayne County, Indiana, being bounded and described as follows:

Beginning at a copperweld iron pipe found marking the Southwest Corner of the Northwest Quarter of said Section 28; thence south 19 degrees 46 minutes 51 seconds west along an existing fence line 286.01 feet to a wood corner post found; thence south 47 degrees 14 minutes 30 seconds west along an existing fence line 299.62 feet to a wood corner post found; thence south 65 degrees 09 minutes 35 seconds west along an existing fence line 418.74 feet to a wood corner post found; thence north 89 degrees 50 minutes 35 seconds west 433.35 feet to a 5/8 inch re-bar stake set; thence north 04 degrees 44 minutes 30 seconds west 295.85 feet to a 5/8 inch re-bar stake set; thence south 72 degrees 43 minutes 09 seconds east 147.06 feet to a 5/8 inch re-bar stake set; thence north 72 degrees 39 minutes 19 seconds east 648.31 feet to a 5/8 inch re-bar stake set; thence north 58 degrees 04 minutes 57 seconds east 80.13 feet to a 5/8 inch re-bar stake set; thence north 37 degrees 18 minutes 02 seconds east 548.83 feet to a 5/8 inch re-bar stake set; thence north 10 degrees 08 minutes 27 seconds east 994.62 feet to a 5/8 inch re-bar stake set; thence north 83 degrees 09 minutes 30 seconds east 234.00 feet to a 5/8 inch re-bar stake set; thence north 59 degrees 07 minutes 09 seconds east 328.06 feet to a 5/8 inch re-bar stake set; thence south 04 degrees 50 minutes 37 seconds west 151.00 feet to a 5/8 inch re-bar stake found; thence south 52 degrees 45 minutes 33 seconds east 72.63 feet to a 5/8 inch re-bar stake found; thence south 08 degrees 57 minutes 17 seconds west 56.33 feet to a 5/8 inch re-bar stake found; thence north 85 degrees 08 minutes 25 seconds west 31.90 feet to a 5/8 inch re-bar stake found; thence south 07 degrees 17 minutes 28 seconds west

PRELIMINARY TITLE

141.65 feet to a point; thence south 81 degrees 39 minutes 47 seconds east 240.50 feet to a railroad spike found on the centerline of South Creek Road; thence south 07 degrees 17 minutes 28 seconds west along said centerline 220.13 feet to a point; thence north 82 degrees 30 minutes 00 seconds west 17.88 feet to a point; thence south 22 degrees 37 minutes 00 seconds west 51.80 feet to a point; thence south 09 degrees 55 minutes 00 seconds west 237.60 feet to a wood corner post found; thence south 85 degrees 43 minutes 00 seconds west along an existing fence line 511.92 feet to a wood corner post found; thence south 31 degrees 29 minutes 42 seconds west along an existing fence line 577.69 feet to the point of beginning, containing 7.817 acres in the Southeast Quarter of Section 29, 0.603 acres in the Northeast Quarter of Section 29 and 14.573 acres in the Northwest Quarter of Section 28 for a total of 22.993 acres and being subject to all easements and rights of way of record. The above described tract being a part of the land described in Deed Record Book 372, page 619 in the Office of the Recorder of Wayne County, Indiana.

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