

*Cover page for:*

**Preliminary Title Insurance Schedules  
(with copy of easement document)**

*Preliminary title insurance schedules prepared by:*

**Metz Title Company, Inc.**

(File Number: MTC0712246)

---

**Auction Tracts 1 - 3**

**(Wabash County, Indiana)**

---

*For April 11, 2023 auction to be conducted by:*

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

*On behalf of:*

**Estate of Richard L. Lynch**

First American Title Insurance Company

Commitment Number: MTC0712246

**SCHEDULE A**

1. Effective Date: March 22, 2023 at 08:00 AM
2. Policy or Policies to be issued: Amount

(a)	<input checked="" type="checkbox"/> Owner's Policy      ( ALTA Own. Policy 06/17/06 )	\$ 1,000.00
	Proposed Insured: TBD	
(b)	<input type="checkbox"/> Loan Policy      ( ALTA Loan Policy 06/17/06 )	
	Proposed Insured:	
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 Effective Date vested in:  
Richard L. Lynch
5. The land referred to in the Commitment is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

**First American Title Insurance Company**

By:   
 \_\_\_\_\_  
 Metz Title Company, Inc., Gregory A. Metz, Agent

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



## First American Title Insurance Company

Commitment Number: MTC0712246

**SCHEDULE B**

## 1. Requirements:

- a. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

A Personal Representative's Deed must be executed from The Estate of Richard L. Lynch to TBD.

- b. Partial release of record the mortgage executed by Richard L. Lynch to Frances Slocum Bank, dated April 15, 1999, and recorded April 20, 1999, as Instrument Number in Mortgage Record 440, page 698, securing the original principal sum of \$ [REDACTED].
- c. Pay and have released of record the mortgage executed by Richard L. Lynch to First Merchants Bank, dated June 18, 2013, and recorded June 21, 2013, as Instrument Number 2013R429081, securing the original principal sum of \$ [REDACTED].
- d. By virtue of I.C. 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 TIEFF (Title Insurance Enforcement Fund Fee) charge.
- e. NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in the amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of 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 licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.
- f. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name). See Indiana Code 36-2-11-15.
- g. Vendor's (sale) or Mortgagor's (refinance) Affidavit to be executed at the closing.

## 2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- a. Any discrepancies or conflicts in boundary lines, any shortages in area, or encroachment or overlapping of improvements.
- b. Any facts, rights, interest or claims not shown by the public record which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
- c. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
- d. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
- e. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal),

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Commitment Number: MTC0712246

**SCHEDULE B**  
(Continued)

and all rights incident thereto, now or previously leased, granted, excepted or reserved.

- f. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- g. Taxes for the year 2022 payable 2023 assessed in the name of Richard L. Lynch  
 TAXING UNIT: Lagro Township  
 PARCEL KEY NO: 85-15-16-300-054.000-003 - 11.055 acres  
 ASSESSED VALUATION: Land - \$12,900.00  
     Improvements - \$0.00  
     Deductions - \$0.00  
     Exemptions - \$0.00  
     May 10 - \$80.55 - Unpaid  
     Nov 10 - \$80.55 - Unpaid

Taxes for the year 2022 payable 2023 assessed in the name of Richard L. Lynch  
 TAXING UNIT: Lagro Township  
 PARCEL KEY NO: 85-15-16-300-029.000-003 – 3.97 acres  
 ASSESSED VALUATION: Land - \$18,400.00  
     Improvements - \$14,300.00  
     Deductions - \$0.00  
     Exemptions - \$0.00  
     May 10 - \$195.76 - Unpaid  
     Nov 10 - \$195.76 - Unpaid

NOTE: TAXES REFLECT MORE ACREAGE THAN COVERED BY THIS COMMITMENT

Taxes for the year 2022 payable 2023 assessed in the name of Richard L. Lynch  
 TAXING UNIT: Lagro Township  
 PARCEL KEY NO: 85-15-16-300-034.000-003 – 100.03 acres  
 ASSESSED VALUATION: Land - \$54,000.00  
     Improvements - \$0.00  
     Deductions - \$0.00  
     Exemptions - \$0.00  
     May 10 - \$337.22 - Unpaid  
     Nov 10 - \$337.22 - Unpaid

NOTE: TAXES REFLECT MORE ACREAGE THAN COVERED BY THIS COMMITMENT.

- h. Taxes for the years 2023 payable 2024 are now a lien, but are not currently due and payable; and taxes for subsequent years.
- i. Subject to taxes or special assessments which are not shown as existing liens by the public record.
- j. A ten (10) year judgment search was performed -vs- Richard L. Lynch and none found.

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Commitment Number: MTC0712246

**SCHEDULE B**  
(Continued)

- k. Subject to possible future assessment and easements for drainage ditches or tile drains.
- l. Right of way for drainage, flow and maintenance of Legal Ditch (or Legal Drain) as set forth in IC 36-9-27-33.
- m. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
- n. 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.
- o. Subject to the zoning and planning ordinances and regulations of Wabash County and the Wabash County Plan Commission.
- p. Rights or claims of parties in possession under unrecorded leases, to include crops.
- q. The ingress and egress easement in the legal description was set out in Instrument Number 2017R448241. The title policy will only insure that easement for access to the current 11.055 acre parcel.

The 11.055 acre parcel has been incorporated into the 98.67 acre parcel prepared by Randall Miller & Associates in a survey dated March 8, 2023 identified as job number 23-0024.

This easement will benefit only the owner of the 11.055 acre portion of this legal description plus any real estate that party owns that adjoins the 11.055 acres.

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(MTC0712246.PFD/MTC0712246/12)

Commitment Number: MTC0712246

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

The following described real estate situated in Wabash County, State of Indiana:

Part of the Southeast and Southwest Quarters of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being more particularly described as follows:

Considering the West line of the Southwest Quarter of Section 16, Township 27 North, Range 7 East as bearing North 00 degrees 47 minutes 11 seconds West with all other bearings herein contained relative thereto; Commencing at the Southwest corner of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 24 minutes 21 seconds East on the South line of the Northwest Quarter of said Southwest Quarter a distance of 1180.63 feet to the PLACE OF BEGINNING, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 89 degrees 24 minutes 21 seconds East continuing on the South line of the Northwest Quarter of said Southwest Quarter a distance of 154.56 feet to the Southeast corner of the Northwest Quarter of said Southwest Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 00 degrees 48 minutes 24 seconds West on the East line of the Northwest Quarter of said Southwest Quarter a distance of 293.69 feet to the South line of a 2 acre tract of land described in Deed Record 295 pages 423-424, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 88 degrees 55 minutes 17 seconds East on the South line of said 2 acre tract a distance of 348.12 feet to the West line of the East 30 acres of the Northeast Quarter of the Southwest Quarter of said Section 16, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 00 degrees 39 minutes 47 seconds East on the West line of said East 30 acres a distance of 296.63 feet to the North line of the Southeast Quarter of said Southwest Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 89 degrees 24 minutes 21 seconds East on the North line of the Southeast Quarter of said Southwest Quarter a distance of 985.17 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter, marked by a railroad iron post; thence North 89 degrees 14 minutes 37 seconds East on the North line of the Southwest Quarter of the Southeast Quarter of Section 16 a distance of 1336.94 feet to Stone '2' found per County Surveyor Record Book for Ranges 7 and 8 page 54; thence South 00 degrees 42 minutes 27 seconds East on the East line of the Southwest Quarter of said Southeast Quarter a distance of 1323.29 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 10 minutes 16 seconds West on the South line of the Southwest Quarter of said Southeast Quarter a distance of 1334.44 feet to the Southwest corner of the Southwest Quarter of said Southeast Quarter, marked by a broken off 4 inch diameter steel corner post; thence South 89 degrees 20 minutes 30 seconds West on the South line of the Southeast Quarter of the Southwest Quarter a distance of 1332.75 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 38 seconds West on the South line of the Southwest Quarter of the Southwest Quarter of Section 16 a distance of 867.74 feet to the Southeast corner of a 11.055 acre tract of land described in Instrument #2017R448241, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "Bunnell"; thence North 00 degrees 47 minutes 11 seconds West on the East line of said 11.055 acre tract of land a distance of 555.07 feet to the Northwest corner of said 11.055 acre tract, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 49 seconds West on the South line of a 3.97 acre tract of land described in Deed Record 289 page 588 a distance of 467.91 feet to the Southwest corner of said 3.97 acre tract on the West line of the Southwest Quarter of Section 16, marked by a mag nail with a metal identification marker stamped "Bunnell"; thence North 00 degrees 47 minutes 11 seconds West on the West line of said Southwest Quarter a distance of 50.00 feet to a mag nail with a metal identification marker stamped "RMA Firm #0074"; thence North 89 degrees 07 minutes 49 seconds East a distance of 1180.87 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 00 degrees 48 minutes 24 seconds West a distance of 722.19 feet to the PLACE OF BEGINNING. Being a part of the Southeast and Southwest Quarters of Section 16, Township 27 North, Range 7 East in Wabash County, Indiana, containing 98.67 acres, more or less.

ALSO: An Easement For Ingress and Egress:  
ALTA Commitment  
Exhibit A

(MTC0712246.PFD/MTC0712246/12)

**EXHIBIT A**  
(Continued)

Commitment Number: MTC0712246

A tract of land, 50.00 feet in width being a part of the southwest quarter of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Range Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office and the POINT OF BEGINNING of the herein described tract; thence North 89°43'00" East, along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 00°12'00" East, parallel with the west line of said southwest quarter, 50.00 feet; thence South 89°43'00" West, 467.91 feet to the west line of said southwest quarter; thence North 00°12'00" West, along the west line of said southwest quarter, 50.00 feet to POINT OF BEGINNING containing 0.537 acres more or less.

JUN 01 2017

Marcia Shepherd  
WABASH CO. AUDITOR

LORI DRAPER RECORDER  
WABASH COUNTY RECORDER  
REC FEE: 18.00  
PAGES: 2



WARRANTY DEED

THIS INDENTURE WITNESSETH that **LOLA F. HUNT**,

CONVEYS and WARRANTS to **RICHARD L. LYNCH**, for the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, the following described real estate situated in Wabash County, State of Indiana:

A tract of land, being a part of the southwest quarter of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Range Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office; thence North 89°43'00" East along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS and the POINT OF BEGINNING of the herein described tract; thence continuing North 89°43'00" East, along the north line of said 17.03 acre tract 867.54 feet to a steel rebar stake with a marker stamped Bunnell LS on the east line of the southwest quarter of said southwest quarter; thence South 00°13'13" East along the east line of said 17.03 acre tract and along the east line of the southwest quarter of said southwest quarter, 555.02 feet to Stone 12 of record; thence South 89°42'49" West, along said south line 867.74 feet to a steel rebar stake with a marker stamped Bunnell LS, thence North 00°12'00" west, parallel with the west line of said southwest quarter, 555.07 feet to the POINT OF BEGINNING containing 11.055 acres more or less.

ALSO: An Easement For Ingress and Egress:

A tract of land, 50.00 feet in width being a part of the southwest quarter of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Range Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office and the POINT OF BEGINNING of the herein described tract; thence North 89°43'00" East, along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 00°12'00" East, parallel with the west line of said southwest quarter, 50.00 feet; thence South 89°43'00" West, 467.91 feet to the west line of said southwest quarter; thence North 00°12'00" West, along the west line of said southwest quarter, 50.00 feet to POINT OF BEGINNING containing 0.537 acres more or less.

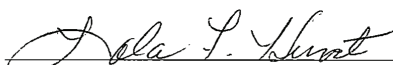
Subject to easements, rights of way and restrictions of record.

Property Address: S. 200 E., Wabash IN 46992  
Parcel Number: 85-15-16-300-017.000-003

Grantor represents and warrants that this transfer and the real estate which is the subject thereof is not subject to the requirements of the Indiana Responsible Property Transfer Law, I.C. 13-25-3-1, *et seq.*

Grantor affirms that **Lou G. Hunt**, who held title to said real estate with **Lola F. Hunt**, as husband and wife, is deceased; his date of death was 7-7-15.

Signed this 30<sup>th</sup> day of May, 2017.

  
LOLA F. HUNT

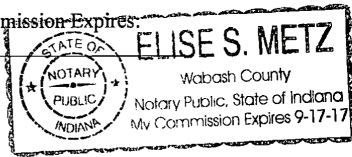
STATE OF INDIANA, COUNTY OF WABASH

SS:

Before me, the undersigned, a Notary Public residing in said County and State, personally appeared **Lola F. Hunt**, who acknowledged the execution of the foregoing Warranty Deed, and who having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30<sup>th</sup> day of May, 2017..

My Commission Expires:



*Elise S. Metz*  
 \_\_\_\_\_  
 Elise S. Metz Notary Public  
 A resident of Wabash County, IN

Send Tax Statements to: Richard L. Lynch  
 Grantee's Address: 2825 S. 200 E., Wabash IN 46992

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.

*Elise S. Metz*, Elise S. Metz  
 \_\_\_\_\_

This instrument prepared by Peter D. Todd, Attorney at Law, 1756 N. Bay Drive, Elkhart IN 46514, at the specific request of Grantor based solely upon information supplied by the Grantor, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the Grantor hereto signifying his/her assent to this disclaimer by the Grantor's execution of the instrument.

**RECEIVED**

JUN 01 2017

WABASH CO. ASSESSOR