

*Southern Huntington County*  
**LAND AUCTION**

Jefferson Township - Huntington County, IN

# INFORMATION BOOK

**117.5<sup>±</sup>**  
*acres*

Offered in 6 Tracts or Combinations

Tract 2

*Wednesday, August 20 • 6pm*

At the Huntington County Fairgrounds  
631 East Taylor St, Huntington, IN 46750

- Tracts Ranging in Size from 5<sup>±</sup> to 46<sup>±</sup> Acres
- Quality Tillable Soils
- Great Recreational Opportunities
- Rural Building Sites with Wooded Acreages!
- Located Near Salamonie State Park
- Centrally Located 6.4<sup>±</sup> Mi. NW of Warren,  
13<sup>±</sup> Mi. S of Huntington & 15<sup>±</sup> Mi. NE of Marion

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



ONLINE BIDDING AVAILABLE

800.451.2709 • [www.SchraderAuction.com](http://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.

**SELLER:** Joseph C Wehr & Brenda S Wehr Joint Living Trust



**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 6 individual tracts, any combination of tracts & as a total 117.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site 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 Trustee Deed(s).

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

**POSSESSION:** Possession is at closing subject to harvest of 2025 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2027 & thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 acreages, dimensions & proposed boundaries are approximate & 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 or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**AUCTION MANAGERS:** Luke Schrader • 260.229.7089 #RB20001312, #AU12100009

Drew Lamle • 260.609.4926 #RB21000229, #AU12100017

Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

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Tract 2



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, AUGUST 20, 2025**

**117.5± ACRES – HUNTINGTON COUNTY, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, August 13, 2025.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

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**  
**117.5± Acres • Huntington County, Indiana**  
**Wednesday, August 20, 2025**

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 Wednesday, August 20, 2025 at 6:00 PM (EST).
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](http://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](mailto: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, Wednesday, August 13, 2025**. 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 & TRACT MAPS

# LOCATION MAP

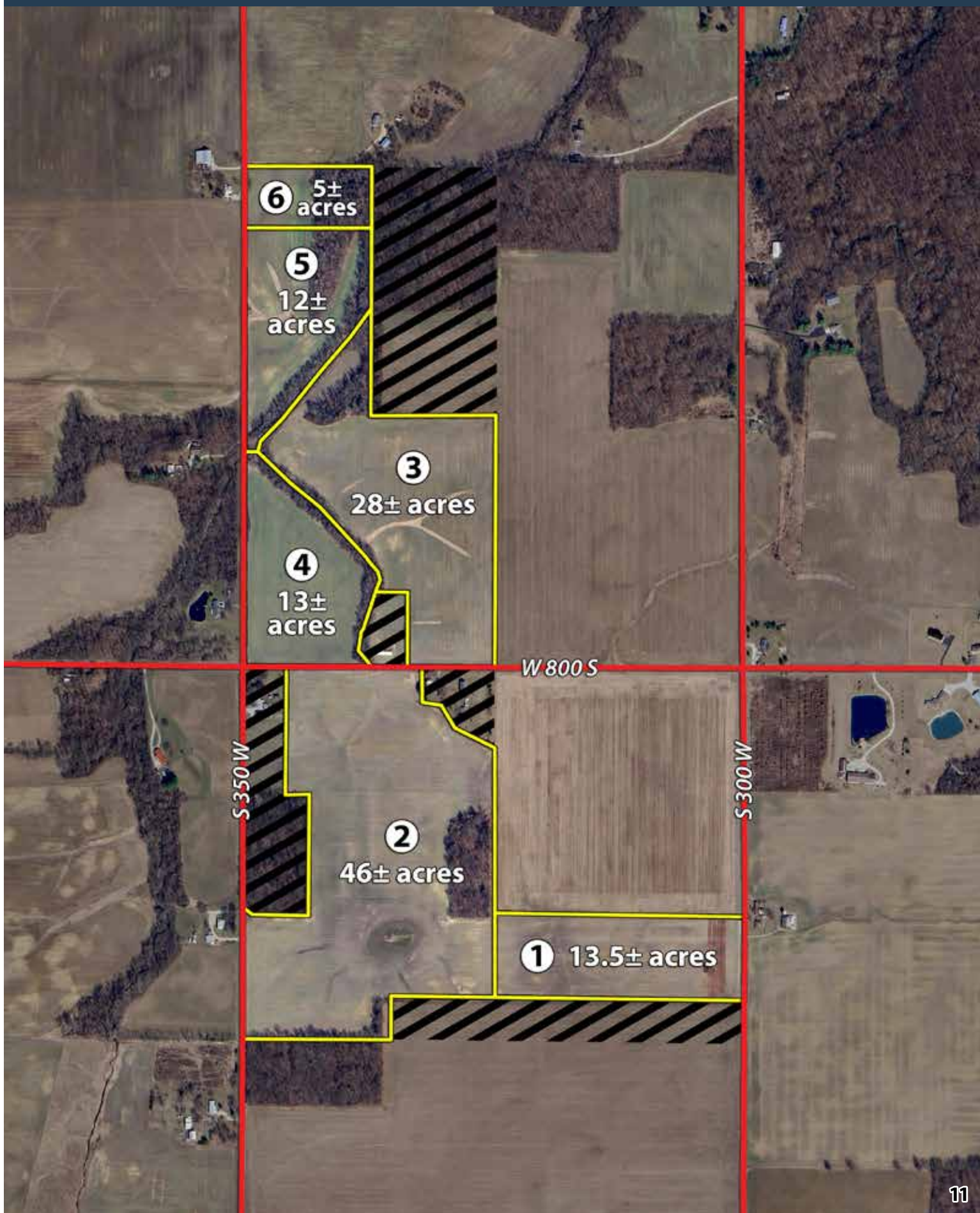


**Auction Location:** Huntington County Fair Grounds - Beacon Credit Union Heritage Hall, 631 East Taylor St, Huntington, IN 46750

**Directions to Property:** From the Intersection of SR 9 & SR 124 South of Huntington, travel East of SR 124 for 3.6 miles to S 300 W. Turn right (South) on S 300 W. Travel South for 2.1 miles to W 800 S. Turn right (West) on 800 S & the property will begin on the right in .5 miles.

**From the Intersection of SR 124 & SR 5 North of Warren,** travel west on SR 124 for 3.3 miles to S 300 W. Turn left (South) on 300 W & travel for 2.1 miles to W 800 S. Turn right (West) on 800 S & the property will begin on the right in .5 miles.

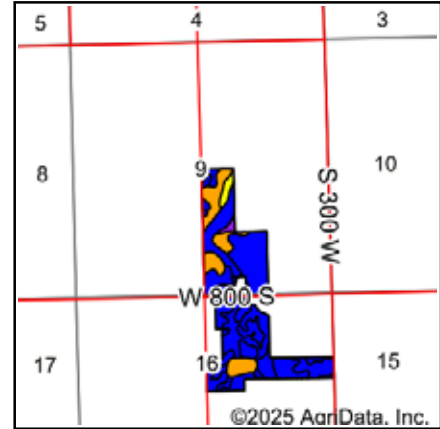
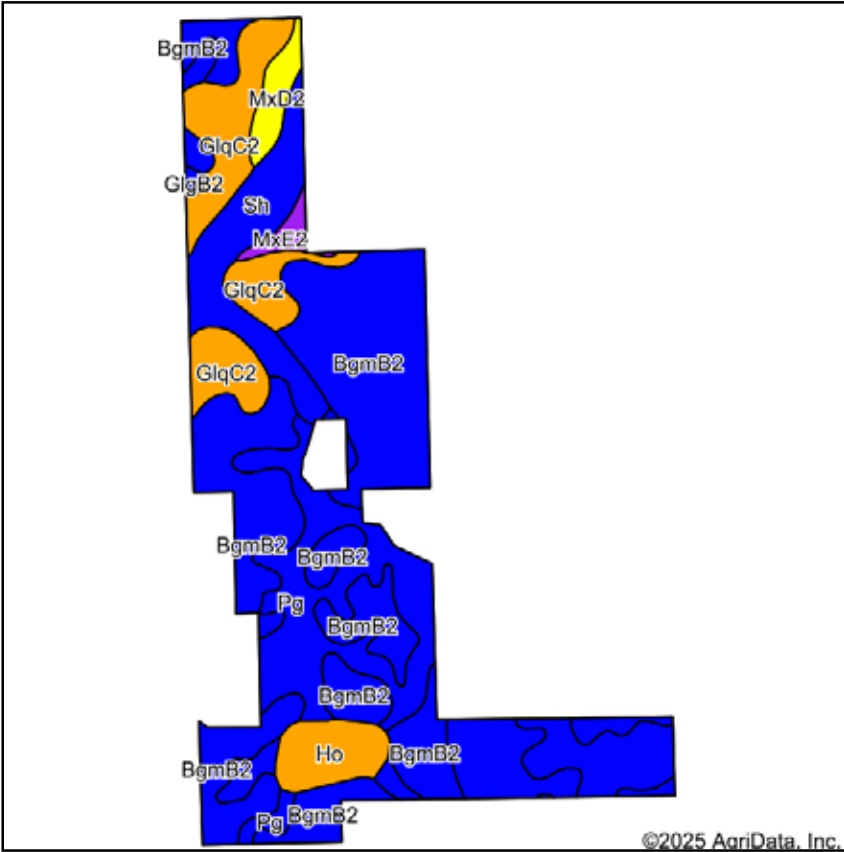
# TRACT MAPS - TRACT 1





# SOIL & TOPOGRAPHY MAPS

# SOIL MAP



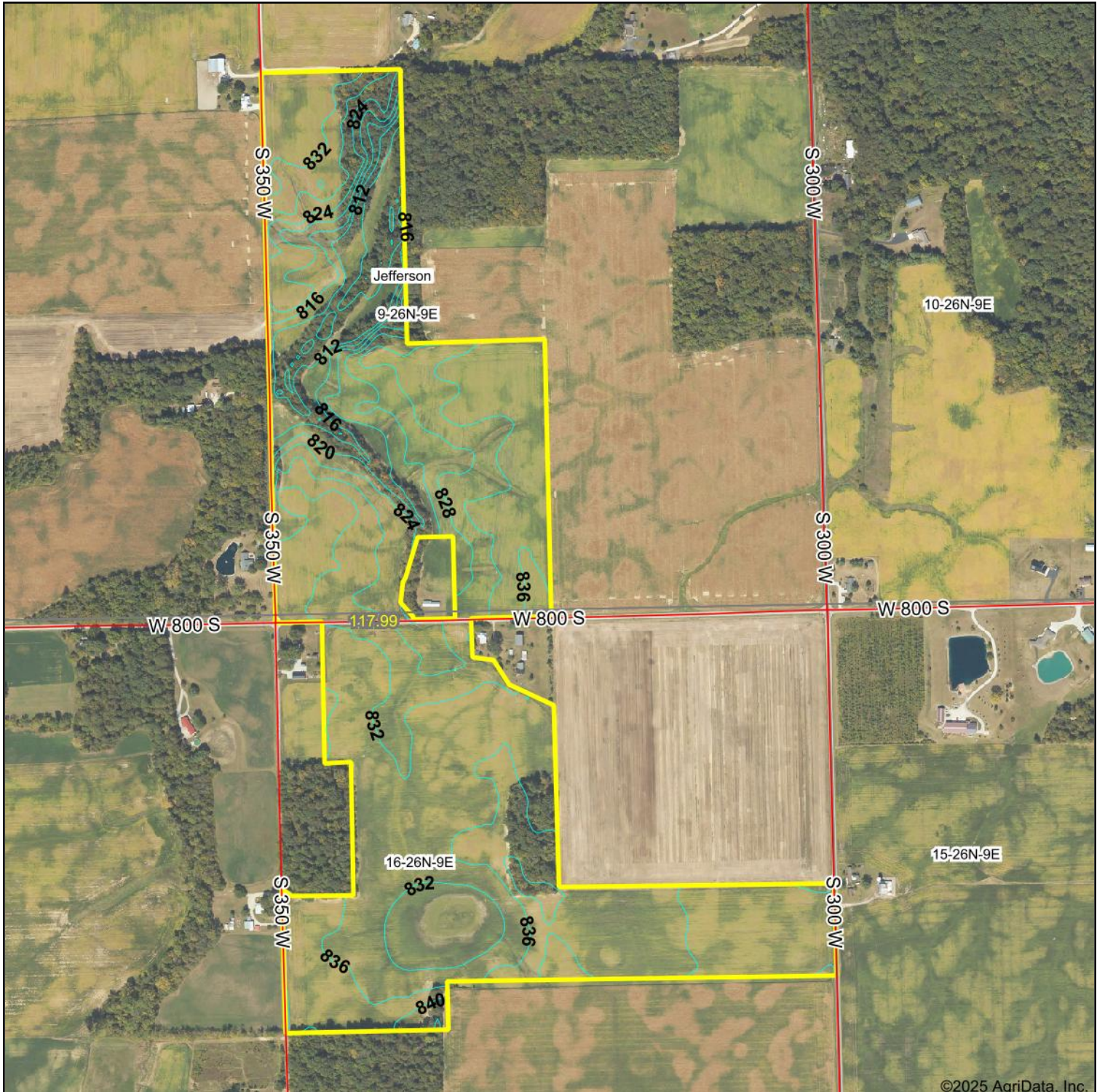
State: **Indiana**  
 County: **Huntington**  
 Location: **9-26N-9E**  
 Township: **Jefferson**  
 Acres: **117.99**  
 Date: **7/3/2025**



Area Symbol: IN069, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	57.25	48.5%		Ile	137			5	44	61
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	27.18	23.0%		IIw	157			5	47	64
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	14.15	12.0%		IIIe	120			4	30	54
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	10.49	8.9%		IIw	131			4	38	
Ho	Houghton muck, drained	4.80	4.1%		IIIw	159			5	11	42
MxD2	Morley silt loam, 12 to 18 percent slopes, eroded	2.53	2.1%		IVe	105	16		3		37
MxE2	Morley silt loam, 18 to 25 percent slopes, eroded	1.28	1.1%		VIe	101	15		3		35
GlqB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	0.31	0.3%		Ile	123			4	42	55
<b>Weighted Average</b>					<b>2.25</b>	<b>138.8</b>	<b>0.5</b>	<b>4.7</b>	<b>0.4</b>	<b>42.1</b>	<b>55.1</b>

# TOPOGRAPHY CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

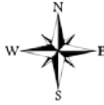
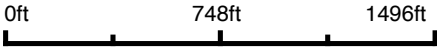
Min: 800.9

Max: 845.2

Range: 44.3

Average: 830.6

Standard Deviation: 8.43 ft



7/3/2025

**9-26N-9E**  
**Huntington County**  
**Indiana**



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 40° 42' 43.59, -85° 30' 42.68



# COUNTY TAX INFORMATION

# COUNTY TAX INFO - TRACTS 1 & 2

7/8/25, 3:11 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-010.100-008

## Huntington County, IN

Property Taxes are Due May 12 and November 10th, 2025.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

### Property Record Card (Assessor)

[35-11-16-100-010.100-008 \(PDF\)](#)

### Form 11s

[35-11-16-100-010.100-008 \(PDF\)](#)

### Online Tax Payment

Fees for online payments are charged by the credit card company. These fees are not sent to the County.

[Pay taxes online](#)

IF YOU GET A BLANK SCREEN YOU NEED TO CHECK FOR A POP UP BLOCKER

### 2024 Pay 2025 Tax Statements (Treasurer)

[35-11-16-100-010.100-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

---

Property has 2022 Pay 2023 deduction filed: NO

### Summary (Assessor)

Parcel Number 35-11-16-100-010.100-008  
Tax ID 005-00101-00  
Neighborhood 3508510-008 - JEFFERSON TWP 1980 & NEWER  
Property Address 800 S  
Warren IN 46792  
Legal Description 005-00101-00 PT NE SEC 16 37.25A  
(Note: Not to be used on legal documents.)  
Acreage 37.25  
Class 100 - Vacant Land  
Tax District JEFFERSON TOWNSHIP  
AlternateNumber

### Owner (Auditor)

[Joseph & Brenda S Wehr, as Trustees of Joseph C Wehr & Brenda S Wehr Joint Living Trust, dated May 26, 2023](#)  
5508 W Greythorn Dr  
MUNCIE IN 47304

### Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	BCB2	0	0.3600	0
4 - TILLABLE LAND	BCB2	0	16.4500	0
4 - TILLABLE LAND	HO	0	2.7300	0
4 - TILLABLE LAND	PG	0	14.9400	0
6 - WOODLAND	BCB2	0	1.5200	0
6 - WOODLAND	PG	0	1.2500	0

# COUNTY TAX INFO - TRACTS 1 & 2

7/8/25, 3:11 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-010.100-008

**Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers; the Treasurer's Office for question related to property taxes due; or the Assessor's Office for information on assessed values.**

## Valuation (Assessor)

Assessment Year	2025	2024	2023	2022	2021
Land	\$72,300.00	\$77,800.00	\$64,900.00	\$51,200.00	\$44,100.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$72,300.00</b>	<b>\$77,800.00</b>	<b>\$64,900.00</b>	<b>\$51,200.00</b>	<b>\$44,100.00</b>

## Tax History (Treasurer)

Tax Year	Current Spring Tax	Drainage/Liens	Fees	Penalty	Delinquent	Delinquent Fee	Spring Tax Due	Current Fall Tax	Drainage/Liens	Fees	Fall Tax Due	Total Balance	Current Due
2024 Pay 2025	\$555.38	\$17.50	\$0.00	\$0.00	\$0.00	\$0.00	\$572.88	\$555.38	\$17.50	\$0.00	\$572.88	\$572.88	\$572.88
2023 Pay 2024	\$494.60	\$17.50	\$0.00	\$0.00	\$0.00	\$0.00	\$512.10	\$494.60	\$17.50	\$0.00	\$512.10	\$0.00	\$0.00
2022 Pay 2023	\$372.66	\$17.50	\$0.00	\$0.00	\$0.00	\$0.00	\$390.16	\$372.66	\$17.50	\$0.00	\$390.16	\$0.00	\$0.00
2021 Pay 2022	\$354.48	\$17.50	\$0.00	\$0.00	\$0.00	\$0.00	\$371.98	\$354.48	\$17.50	\$0.00	\$371.98	\$0.00	\$0.00
2020 Pay 2021	\$363.56	\$17.50	\$0.00	\$0.00	\$0.00	\$0.00	\$381.06	\$363.56	\$17.50	\$0.00	\$381.06	\$0.00	\$0.00

## Tax History - Historic (Treasurer)

*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*

Tax Year	Type	Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$372.66
2022 Pay 2023	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$17.50
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$372.66
2022 Pay 2023	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$17.50
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$354.48
2021 Pay 2022	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$17.50
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$354.48
2021 Pay 2022	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$17.50
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$363.56
2020 Pay 2021	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$17.50
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$363.56
2020 Pay 2021	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$17.50
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$401.31
2019 Pay 2020	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$17.50
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$401.31
2019 Pay 2020	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$17.50
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$437.20
2018 Pay 2019	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$15.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$437.20
2018 Pay 2019	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$446.95
2017 Pay 2018	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$15.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$446.95
2017 Pay 2018	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$468.40
2016 Pay 2017	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 1st Installment Tax	\$15.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$468.40
2016 Pay 2017	Special Assessment Detail	Tax	LAW LEWIS MCCLAR 2nd Installment Tax	\$0.00

Total:

# COUNTY TAX INFO - TRACTS 1 & 2

7/8/25, 3:11 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-010.100-008

Tax Year	Amount
2022 Pay 2023	\$780.32
2021 Pay 2022	\$743.96
2020 Pay 2021	\$762.12
2019 Pay 2020	\$837.62
2018 Pay 2019	\$889.40
2017 Pay 2018	\$908.90
2016 Pay 2017	\$951.80

## Payments (Treasurer)

Detail:

Tax Year	Payment Date	Amount
2024 Pay 2025	5/7/2025	\$572.88
2023 Pay 2024	5/1/2024	\$512.10
2023 Pay 2024	11/8/2024	\$512.10
2022 Pay 2023	5/4/2023	\$390.16
2022 Pay 2023	11/2/2023	\$390.16
2021 Pay 2022	11/7/2022	\$371.98
2021 Pay 2022	4/29/2022	\$371.98
2020 Pay 2021	11/8/2021	\$381.06
2020 Pay 2021	5/7/2021	\$381.06

Total:

Tax Year	Amount
2024 Pay 2025	\$572.88
2023 Pay 2024	\$1,024.20
2022 Pay 2023	\$780.32
2021 Pay 2022	\$743.96
2020 Pay 2021	\$762.12

## Payments - Historic (Treasurer)

Detail:

Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	11/2/2023	Wehr, Brenda S	\$390.16
2022 Pay 2023	5/4/2023	Wehr, Joseph C & Brenda S	\$390.16
2021 Pay 2022	11/7/2022	Wehr, Joseph C	\$371.98
2021 Pay 2022	4/29/2022	Wehr, Brenda S	\$371.98
2020 Pay 2021	11/8/2021	Wehr, Joseph & Brenda S	\$381.06
2020 Pay 2021	5/7/2021	Wehr, Joseph C & Brenda S	\$381.06
2019 Pay 2020	11/6/2020	Wehr, Joseph C & Brenda S	\$418.81
2019 Pay 2020	5/1/2020	Wehr, Joseph C & Brenda S	\$418.81
2018 Pay 2019	11/6/2019	Wehr, Joseph C	\$437.20
2018 Pay 2019	5/3/2019	Wehr, Joseph C & Brenda S	\$452.20
2017 Pay 2018	11/8/2018	Wehr, Joseph C & Brenda S	\$446.95
2017 Pay 2018	5/7/2018	Wehr, Joseph C & Brenda S	\$461.95

Total:

Tax Year	Amount
2022 Pay 2023	\$780.32
2021 Pay 2022	\$743.96
2020 Pay 2021	\$762.12
2019 Pay 2020	\$837.62
2018 Pay 2019	\$889.40
2017 Pay 2018	\$908.90

## Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
6/3/2024	transfer	QUITCLAIM DEED	Joseph & Brenda S Wehr, as Trustees	\$0
1/1/1900	transfer	WD	Wehr, Joseph C & Brenda S	\$0

# COUNTY TAX INFO - TRACTS 1 & 2

7/8/25, 3:11 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-010.100-008

## Notes (Auditor & Treasurer)

Date	Type	Note
12/13/2003	2003 SURPLUS	Applied \$501.26 to 005-00101-01. This was a payment from Washington Mutual that was applied to the wrong parcel.
06/13/2002	ADDRESS CHANGE	2001pay2002 tax bill was sent to 3303 W 800 S Warren, Indiana new address is 3384 Thunderbird Dr Sierra Vista AZ 85650
04/22/2010	2010 MAIL RETURNED	Post Office returned from 3384 Thunderbird Drive. Resent to 11500 S. HoneyCreek Road.
02/16/2017	2016 ADDRESS CHANGE	per back of tax bill Nov 2016, 5508 W Greythorn Dr Muncie IN 47304
02/08/2001	TRANSFER	Transfer from: WEHR, JOSEPH C Date of Transfer: 04/03/91

## Map



No data available for the following modules: Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Deductions (Auditor), Photos (Assessor), Sketches (Assessor).

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# COUNTY TAX INFO - TRACT 2

7/8/25, 3:12 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-009.900-008

## Huntington County, IN

Property Taxes are Due May 12 and November 10th, 2025.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

### Property Record Card (Assessor)

[35-11-16-100-009.900-008 \(PDF\)](#)

### Form 11s

[35-11-16-100-009.900-008 \(PDF\)](#)

### Online Tax Payment

Fees for online payments are charged by the credit card company. These fees are not sent to the County.

[Pay taxes online](#)

IF YOU GET A BLANK SCREEN YOU NEED TO CHECK FOR A POP UP BLOCKER

### 2024 Pay 2025 Tax Statements (Treasurer)

[35-11-16-100-009.900-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

---

Property has 2022 Pay 2023 deduction filed: NO

### Summary (Assessor)

Parcel Number 35-11-16-100-009.900-008  
Tax ID 005-00099-00  
Neighborhood 3508510-008 - JEFFERSON TWP 1980 & NEWER  
Property Address 350 W  
Warren IN 46792  
Legal Description 005-00099-00 PT NE SEC 16 22.42A  
(Note: Not to be used on legal documents.)  
Acreage 22.42  
Class 100 - Vacant Land  
Tax District JEFFERSON TOWNSHIP  
AlternateNumber

### Owner (Auditor)

[Joseph & Brenda S Wehr, as Trustees of Joseph C Wehr & Brenda S Wehr Joint Living Trust, dated May 26, 2023](#)  
5508 W Greythorn Dr  
MUNCIE IN 47304

### Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	APA	0	0.4100	0
4 - TILLABLE LAND	BCB2	0	12.8700	0
4 - TILLABLE LAND	HO	0	2.0800	0
4 - TILLABLE LAND	MZC3	0	0.0200	0
4 - TILLABLE LAND	PG	0	6.3500	0
6 - WOODLAND	BCB2	0	0.6100	0
6 - WOODLAND	PG	0	0.0800	0

# COUNTY TAX INFO - TRACT 2

7/8/25, 3:12 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-009.900-008

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## Valuation (Assessor)

Assessment Year	2025	2024	2023	2022	2021
Land	\$48,800.00	\$46,600.00	\$38,800.00	\$30,700.00	\$26,400.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$48,800.00</b>	<b>\$46,600.00</b>	<b>\$38,800.00</b>	<b>\$30,700.00</b>	<b>\$26,400.00</b>

## Tax History (Treasurer)

Tax Year	Current Spring Tax	Drainage/Liens	Fees	Penalty	Delinquent	Delinquent Fee	Spring Tax Due	Current Fall Tax	Drainage/Liens	Fees	Fall Tax Due	Total Balance	Current Due
2024 Pay 2025	\$332.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$332.66	\$332.66	\$0.00	\$0.00	\$332.66	\$332.66	\$332.66
2023 Pay 2024	\$295.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$295.70	\$295.70	\$0.00	\$0.00	\$295.70	\$0.00	\$0.00
2022 Pay 2023	\$223.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$223.45	\$223.45	\$0.00	\$0.00	\$223.45	\$0.00	\$0.00
2021 Pay 2022	\$212.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$212.20	\$212.20	\$0.00	\$0.00	\$212.20	\$0.00	\$0.00
2020 Pay 2021	\$217.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$217.97	\$217.97	\$0.00	\$0.00	\$217.97	\$0.00	\$0.00

## Tax History - Historic (Treasurer)

*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*

Tax Year	Type	Detail: Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$223.45
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$223.45
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$212.20
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$212.20
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$217.97
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$217.97
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$240.64
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$240.64
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$261.52
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$261.52
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$267.32
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$267.32
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$280.06
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$280.06

### Total:

Tax Year	Amount
2022 Pay 2023	\$446.90
2021 Pay 2022	\$424.40
2020 Pay 2021	\$435.94
2019 Pay 2020	\$481.28
2018 Pay 2019	\$523.04
2017 Pay 2018	\$534.64
2016 Pay 2017	\$560.12

## Payments (Treasurer)

Tax Year	Payment Date	Amount
2024 Pay 2025	5/7/2025	\$332.66
2023 Pay 2024	11/8/2024	\$295.70

# COUNTY TAX INFO - TRACT 2

7/8/25, 3:12 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-009.900-008

Tax Year	Payment Date	Amount
2023 Pay 2024	5/1/2024	\$295.70
2022 Pay 2023	5/4/2023	\$223.45
2022 Pay 2023	11/2/2023	\$223.45
2021 Pay 2022	11/7/2022	\$212.20
2021 Pay 2022	4/29/2022	\$212.20
2020 Pay 2021	11/8/2021	\$217.97
2020 Pay 2021	5/7/2021	\$217.97

Total: Tax Year	Amount
2024 Pay 2025	\$332.66
2023 Pay 2024	\$591.40
2022 Pay 2023	\$446.90
2021 Pay 2022	\$424.40
2020 Pay 2021	\$435.94

## Payments - Historic (Treasurer)

Detail:			
Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	11/2/2023	Wehr, Brenda S	\$223.45
2022 Pay 2023	5/4/2023	Wehr, Joseph C & Brenda S	\$223.45
2021 Pay 2022	11/7/2022	Wehr, Joseph C	\$212.20
2021 Pay 2022	4/29/2022	Wehr, Brenda S	\$212.20
2020 Pay 2021	11/8/2021	Wehr, Joseph & Brenda S	\$217.97
2020 Pay 2021	5/7/2021	Wehr, Joseph C & Brenda S	\$217.97
2019 Pay 2020	11/6/2020	Wehr, Joseph C & Brenda S	\$240.64
2019 Pay 2020	5/1/2020	Wehr, Joseph C & Brenda S	\$240.64
2018 Pay 2019	11/6/2019	Wehr, Joseph C	\$261.52
2018 Pay 2019	5/3/2019	Wehr, Joseph C & Brenda S	\$261.52
2017 Pay 2018	11/8/2018	Wehr, Joseph C & Brenda S	\$267.32
2017 Pay 2018	5/7/2018	Wehr, Joseph C & Brenda S	\$267.32

Total: Tax Year	Amount
2022 Pay 2023	\$446.90
2021 Pay 2022	\$424.40
2020 Pay 2021	\$435.94
2019 Pay 2020	\$481.28
2018 Pay 2019	\$523.04
2017 Pay 2018	\$534.64

## Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
6/3/2024	transfer	QUITCLAIM DEED	Joseph & Brenda S Wehr, as Trustees	\$0
10/10/2008	transfer	QC	Wehr, Joseph C & Brenda S	\$0
1/1/1900	transfer	WD	WEHR, JOSEPH C	\$0

## Notes (Auditor & Treasurer)

Date	Type	Note
04/22/2010		2010 MAIL RETURNED Post Office returned from 3384 Thunderbird Drive. Resent to 11500 S. Honey Creek Road.
03/31/2003		2003 TAX SALE NOTICE Tax Sale Courtesy letter was returned from 3303 W - 800 S, Warren, IN 46792 with the notation of a new address. We mailed it to Arizona.
02/16/2017		2016 ADDRESS CHANGE Per back of Tax bill (Nov 2016) 5508 W Greythorn Dr Muncie IN 47304
01/23/2009		TRANSFER Transfer from: COOK, CORAL MAY & GOLDIE B Date of Transfer: 05/24/83 Split & Transfer & Combination from: Wehr, Joseph C Date of Split: 10-9-08 Transfer from: Wehr, Joseph C Date of Transfer: 10/10/08

# COUNTY TAX INFO - TRACT 2

7/8/25, 3:12 PM

Beacon - Huntington County, IN - Report: 35-11-16-100-009.900-008

## Map



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# COUNTY TAX INFO - TRACT 3

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-010.000-008

## Huntington County, IN

Property Taxes are Due May 12 and November 10th, 2025.

If you are late, please call the County Treasurer's office 260-358-4860 for the penalty amount.

### Property Record Card (Assessor)

[35-11-09-400-010.000-008 \(PDF\)](#)

### Form 11s

[35-11-09-400-010.000-008 \(PDF\)](#)

### Online Tax Payment

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[Pay taxes online](#)

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### 2024 Pay 2025 Tax Statements (Treasurer)

[35-11-09-400-010.000-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

---

Property has 2022 Pay 2023 deduction filed: NO

### Summary (Assessor)

Parcel Number 35-11-09-400-010.000-008  
Tax ID 005-00100-00  
Neighborhood 3508510-008 - JEFFERSON TWP 1980 & NEWER  
Property Address 3401 W 800 S  
WARREN IN 46792  
Legal Description 005-00100-00 E SW SE SEC 9 18.22 A  
(Note: Not to be used on legal documents.)  
Acreage 18.22  
Class 100 - Vacant Land  
Tax District JEFFERSON TOWNSHIP  
AlternateNumber

### Owner (Auditor)

[Joseph & Brenda S Wehr, as Trustees of Joseph C Wehr & Brenda S Wehr Joint Living Trust, dated May 26, 2023](#)  
5508 W Greythorn Dr  
MUNCIE IN 47304

### Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	BCB2	0	0.08	0
4 - TILLABLE LAND	BCB2	0	15.96	0
4 - TILLABLE LAND	MXC2	0	0.6900	0
4 - TILLABLE LAND	MXE2	0	0.0900	0
4 - TILLABLE LAND	PG	0	0.60	0
4 - TILLABLE LAND	SH	0	0.38	0
6 - WOODLAND	BCB2	0	0.02	0
6 - WOODLAND	PG	0	0.02	0
6 - WOODLAND	SH	0	0.29	0
81 - LEGAL DITCH	BCB2	0	0.09	0

# COUNTY TAX INFO - TRACT 3

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-010.000-008

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## Valuation (Assessor)

Assessment Year	2025	2024	2023	2022	2021
Land	\$32,300.00	\$38,200.00	\$31,900.00	\$25,200.00	\$21,600.00
Improvements	\$0.00	\$3,100.00	\$3,100.00	\$3,200.00	\$2,600.00
<b>Total</b>	<b>\$32,300.00</b>	<b>\$41,300.00</b>	<b>\$35,000.00</b>	<b>\$28,400.00</b>	<b>\$24,200.00</b>

## Tax History (Treasurer)

Tax Year	Current Spring Tax	Drainage/Liens	Fees	Penalty	Delinquent	Delinquent Fee	Spring Tax Due	Current Fall Tax	Drainage/Liens	Fees	Fall Tax Due	Total Balance	Current Due
2024 Pay 2025	\$294.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$294.82	\$294.82	\$0.00	\$0.00	\$294.82	\$294.82	\$294.82
2023 Pay 2024	\$266.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$266.74	\$266.74	\$0.00	\$0.00	\$266.74	\$0.00	\$0.00
2022 Pay 2023	\$206.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$206.71	\$206.71	\$0.00	\$0.00	\$206.71	\$0.00	\$0.00
2021 Pay 2022	\$194.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$194.52	\$194.52	\$0.00	\$0.00	\$194.52	\$0.00	\$0.00
2020 Pay 2021	\$200.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.50	\$200.50	\$0.00	\$0.00	\$200.50	\$0.00	\$0.00

## Tax History - Historic (Treasurer)

*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*

Tax Year	Type	Detail: Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$206.71
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$206.71
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$194.52
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$194.52
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$200.50
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$200.50
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$216.50
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$216.50
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$235.29
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$235.29
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$237.62
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$237.62
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$248.55
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$248.55

### Total:

Tax Year	Amount
2022 Pay 2023	\$413.42
2021 Pay 2022	\$389.04
2020 Pay 2021	\$401.00
2019 Pay 2020	\$433.00
2018 Pay 2019	\$470.58
2017 Pay 2018	\$475.24
2016 Pay 2017	\$497.10

## Payments (Treasurer)

Tax Year	Payment Date	Amount
2024 Pay 2025	5/7/2025	\$294.82
2023 Pay 2024	5/1/2024	\$266.74

# COUNTY TAX INFO - TRACT 3

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-010.000-008

Tax Year	Payment Date	Amount
2023 Pay 2024	11/8/2024	\$266.74
2022 Pay 2023	11/2/2023	\$206.71
2022 Pay 2023	5/4/2023	\$206.71
2021 Pay 2022	4/29/2022	\$194.52
2021 Pay 2022	11/7/2022	\$194.52
2020 Pay 2021	11/8/2021	\$200.50
2020 Pay 2021	5/7/2021	\$200.50

Total: Tax Year	Amount
2024 Pay 2025	\$294.82
2023 Pay 2024	\$533.48
2022 Pay 2023	\$413.42
2021 Pay 2022	\$389.04
2020 Pay 2021	\$401.00

## Payments - Historic (Treasurer)

Detail:			
Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	11/2/2023	Wehr, Brenda S	\$206.71
2022 Pay 2023	5/4/2023	Wehr, Joseph C & Brenda S	\$206.71
2021 Pay 2022	11/7/2022	Wehr, Joseph C	\$194.52
2021 Pay 2022	4/29/2022	Wehr, Brenda S	\$194.52
2020 Pay 2021	11/8/2021	Wehr, Joseph & Brenda S	\$200.50
2020 Pay 2021	5/7/2021	Wehr, Joseph C & Brenda S	\$200.50
2019 Pay 2020	11/6/2020	Wehr, Joseph C & Brenda S	\$216.50
2019 Pay 2020	5/1/2020	Wehr, Joseph C & Brenda S	\$216.50
2018 Pay 2019	11/6/2019	Wehr, Joseph C	\$235.29
2018 Pay 2019	5/3/2019	Wehr, Joseph C & Brenda S	\$235.29
2017 Pay 2018	11/8/2018	Wehr, Joseph C & Brenda S	\$237.62
2017 Pay 2018	5/7/2018	Wehr, Joseph C & Brenda S	\$237.62

Total: Tax Year	Amount
2022 Pay 2023	\$413.42
2021 Pay 2022	\$389.04
2020 Pay 2021	\$401.00
2019 Pay 2020	\$433.00
2018 Pay 2019	\$470.58
2017 Pay 2018	\$475.24

## Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
6/3/2024	transfer	QUITCLAIM DEED	Joseph & Brenda S Wehr, as Trustees	\$0
4/16/2024	transfer	QC	Joseph C & Brenda S Wehr	\$0
1/1/1900	transfer	WD	Wehr, Joseph C & Brenda S	\$0

## Notes (Auditor & Treasurer)

Date	Type	Note
12/13/2003		2003 SURPLUS Applied \$85.35 to 005-00101-01. It was paid by Washington Mutual and applied to this parcel in error.
08/06/2002		ADDRESS CHANGE old address is 3303 W 800 S Warren, Indiana, new address is 3384 Thunderbird Dr, Sierra Vista AZ 85650
04/22/2010		2010 MAIL RETURNED Post Office returned from 3384 Thunderbird Drive. Resent to 11500 S. HoneyCreek Road.
02/16/2017		2016 ADDRESS CHANGE Per back of Tax Bill (Nov 2016) 5508 W Grethorn Dr, Muncia IN 47304
02/08/2001		TRANSFER Transfer from: WEHR, JOSEPH C Date of Transfer: 04/03/91

# COUNTY TAX INFO - TRACT 3

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-010.000-008

## Map



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# COUNTY TAX INFO - TRACTS 3-6

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-009.800-008

## Huntington County, IN

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### Property Record Card (Assessor)

[35-11-09-400-009.800-008 \(PDF\)](#)

### Form 11s

[35-11-09-400-009.800-008 \(PDF\)](#)

### Online Tax Payment

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### 2024 Pay 2025 Tax Statements (Treasurer)

[35-11-09-400-009.800-008 \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing.  
This statement does not update with payments or corrections.

---

Property has 2022 Pay 2023 deduction filed: NO

### Summary (Assessor)

Parcel Number 35-11-09-400-009.800-008  
Tax ID 005-00098-00  
Neighborhood 3508510-008 - JEFFERSON TWP 1980 & NEWER  
Property Address 350 W  
Warren IN 46792  
Legal Description 005-00098-00 W SE SEC 9 39.78 A  
(Note: Not to be used on legal documents.)  
Acreage 39.78  
Class 100 - Vacant Land  
Tax District JEFFERSON TOWNSHIP  
AlternateNumber

### Owner (Auditor)

[Joseph & Brenda S Wehr, as Trustees of Joseph C Wehr & Brenda S Wehr Joint Living Trust, dated May 26, 2023](#)  
5508 W Greythorn Dr  
MUNCIE IN 47304

### Land (Assessor)

Land Type	Soil	Actual Front	Acreage	Effect. Depth
82 - PUBLIC ROAD/ROW	BCB2	0	1.06	0
4 - TILLABLE LAND	BCB2	0	8.58	0
4 - TILLABLE LAND	GLB2	0	0.56	0
4 - TILLABLE LAND	MXC2	0	13.15	0
4 - TILLABLE LAND	MXD2	0	1.17	0
4 - TILLABLE LAND	MXE2	0	0.11	0
4 - TILLABLE LAND	PG	0	2.08	0
4 - TILLABLE LAND	SH	0	3.68	0
6 - WOODLAND	BCB2	0	0.22	0
6 - WOODLAND	MXC2	0	1.96	0
6 - WOODLAND	MXD2	0	1.19	0

# COUNTY TAX INFO - TRACTS 3-6

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-009.800-008

Land Type	Soil	Actual Front	Acreage	Effect. Depth
6 - WOODLAND	MXE2	0	0.64	0
6 - WOODLAND	PG	0	0.08	0
6 - WOODLAND	SH	0	4.03	0
81 - LEGAL DITCH	BCB2	0	1.27	0

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## Valuation (Assessor)

Assessment Year	2025	2024	2023	2022	2021
Land	\$53,400.00	\$57,400.00	\$47,900.00	\$37,800.00	\$32,500.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$53,400.00</b>	<b>\$57,400.00</b>	<b>\$47,900.00</b>	<b>\$37,800.00</b>	<b>\$32,500.00</b>

## Tax History (Treasurer)

Tax Year	Current Spring Tax	Drainage/Liens	Fees	Penalty	Delinquent	Delinquent Fee	Spring Tax Due	Current Fall Tax	Drainage/Liens	Fees	Fall Tax Due	Total Balance	Current Due
2024 Pay 2025	\$409.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$409.75	\$409.75	\$0.00	\$0.00	\$409.75	\$409.75	\$409.75
2023 Pay 2024	\$365.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$365.04	\$365.04	\$0.00	\$0.00	\$365.04	\$0.00	\$0.00
2022 Pay 2023	\$275.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275.13	\$275.13	\$0.00	\$0.00	\$275.13	\$0.00	\$0.00
2021 Pay 2022	\$261.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$261.24	\$261.24	\$0.00	\$0.00	\$261.24	\$0.00	\$0.00
2020 Pay 2021	\$267.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$267.89	\$267.89	\$0.00	\$0.00	\$267.89	\$0.00	\$0.00

## Tax History - Historic (Treasurer)

*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*

Tax Year	Type	Detail: Category	Description	Amount
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$275.13
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$275.13
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$261.24
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$261.24
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$267.89
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$267.89
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$296.46
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$296.46
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$321.93
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$321.93
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$329.56
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$329.56
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$345.87
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$345.87
<b>Total:</b>				
	<b>Tax Year</b>		<b>Amount</b>	
	2022 Pay 2023		\$550.26	
	2021 Pay 2022		\$522.48	
	2020 Pay 2021		\$535.78	
	2019 Pay 2020		\$592.92	
	2018 Pay 2019		\$643.86	
	2017 Pay 2018		\$659.12	
	2016 Pay 2017		\$691.74	

# COUNTY TAX INFO - TRACTS 3-6

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-009.800-008

## Payments (Treasurer)

Detail:		
Tax Year	Payment Date	Amount
2024 Pay 2025	5/7/2025	\$409.75
2023 Pay 2024	5/1/2024	\$365.04
2023 Pay 2024	11/8/2024	\$365.04
2022 Pay 2023	11/2/2023	\$275.13
2022 Pay 2023	5/4/2023	\$275.13
2021 Pay 2022	11/7/2022	\$261.24
2021 Pay 2022	4/29/2022	\$261.24
2020 Pay 2021	11/8/2021	\$267.89
2020 Pay 2021	5/7/2021	\$267.89

Total:	
Tax Year	Amount
2024 Pay 2025	\$409.75
2023 Pay 2024	\$730.08
2022 Pay 2023	\$550.26
2021 Pay 2022	\$522.48
2020 Pay 2021	\$535.78

## Payments - Historic (Treasurer)

Detail:			
Tax Year	Payment Date	Paid By	Amount
2022 Pay 2023	11/2/2023	Wehr, Brenda S	\$275.13
2022 Pay 2023	5/4/2023	Wehr, Joseph C & Brenda S	\$275.13
2021 Pay 2022	11/7/2022	Wehr, Joseph C	\$261.24
2021 Pay 2022	4/29/2022	Wehr, Brenda S	\$261.24
2020 Pay 2021	11/8/2021	Wehr, Joseph & Brenda S	\$267.89
2020 Pay 2021	5/7/2021	Wehr, Joseph C & Brenda S	\$267.89
2019 Pay 2020	11/6/2020	Wehr, Joseph C & Brenda S	\$296.46
2019 Pay 2020	5/1/2020	Wehr, Joseph C & Brenda S	\$296.46
2018 Pay 2019	11/6/2019	Wehr, Joseph C	\$321.93
2018 Pay 2019	5/3/2019	Wehr, Joseph C & Brenda S	\$321.93
2017 Pay 2018	11/8/2018	Wehr, Joseph C & Brenda S	\$329.56
2017 Pay 2018	5/7/2018	Wehr, Joseph C & Brenda S	\$329.56

Total:	
Tax Year	Amount
2022 Pay 2023	\$550.26
2021 Pay 2022	\$522.48
2020 Pay 2021	\$535.78
2019 Pay 2020	\$592.92
2018 Pay 2019	\$643.86
2017 Pay 2018	\$659.12

## Transfers (Assessor)

Date	Type	Instrument	To	SalePrice
6/3/2024	transfer	QUITCLAIM DEED	Joseph & Brenda S Wehr, as Trustees	\$0
5/1/2024	transfer	QC	Joseph C & Brenda S Wehr	\$0
5/1/2024	transfer	QC	Wehr, Joseph & Brenda S	\$335,000
1/1/1900	transfer	WD	Wehr, Joseph C & Brenda S	\$0

## Notes (Auditor & Treasurer)

Date	Type	Note
12/13/2003		2003 SURPLUS Applied \$112.08 to 005-00101-01. This was a payment from Washington Mutual applied in error.
04/22/2010		2010 MAIL RETURNED Post Office returned from 3384 Thunderbird Drive. Resent to 11500 S. HoneyCreek Road.
04/05/2011		ADDRESS CHANGE 2011 Change address to: 11500 S Honeycreek Rd, Daleville IN 47334
02/16/2017		2016 ADDRESS CHANGE Per back of tax bill (Nov 2016) 5508 W Greythorn Dr Muncie IN 47304
02/08/2001		TRANSFER Transfer from: WEHR, JOSEPH C Date of Transfer: 05/06/92

# COUNTY TAX INFO - TRACTS 3-6

7/8/25, 3:13 PM

Beacon - Huntington County, IN - Report: 35-11-09-400-009.800-008

## Map



**No data available for the following modules:** Assessment Appeals Process, Residential Dwellings (Assessor), Improvements (Assessor), Deductions (Auditor), Photos (Assessor), Sketches (Assessor).

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Developed by  
 SCHNEIDER  
GEOSPATIAL



# FSA INFORMATION

# FSA INFORMATION

INDIANA  
HUNTINGTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3473  
Prepared : 7/9/25 1:38 PM CST  
Crop Year : 2025

See Page 4 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/F Eligibility : Eligible

**Includes Some Property  
Not Being Sold**

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
125.84	108.21	108.21	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	108.21	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.30	0.00	70	
Corn	42.80	0.00	121	
Soybeans	21.50	0.00	42	
<b>TOTAL</b>	<b>77.60</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 1250

Description : \*E11-B1\* 34R 35R T26N R9E SEC9  
 FSA Physical Location : INDIANA/HUNTINGTON  
 ANSI Physical Location : INDIANA/HUNTINGTON  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : JOSEPH C WEHR, BRENDA S WEHR  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.25	49.10	49.10	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
HUNTINGTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3473  
Prepared : 7/9/25 1:38 PM CST  
Crop Year : 2025

### Tract 1250 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.10	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.10	0.00	70
Corn	19.50	0.00	121
Soybeans	9.90	0.00	42
<b>TOTAL</b>	<b>35.50</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 1263

**Description** : \*E11-B1\* 34R 35R T26N R9E SEC16  
**FSA Physical Location** : INDIANA/HUNTINGTON  
**ANSI Physical Location** : INDIANA/HUNTINGTON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : JOSEPH C WEHR, BRENDA S WEHR  
**Other Producers** : None  
**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
35.08	32.39	32.39	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.39	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.00	0.00	70
Corn	12.90	0.00	121
Soybeans	6.40	0.00	42
<b>TOTAL</b>	<b>23.30</b>	<b>0.00</b>	

### NOTES

# FSA INFORMATION

INDIANA  
HUNTINGTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3473**  
Prepared : 7/9/25 1:38 PM CST  
Crop Year : 2025

**Tract Number** : 11855  
**Description** : T26N R9E SEC16  
**FSA Physical Location** : INDIANA/HUNTINGTON  
**ANSI Physical Location** : INDIANA/HUNTINGTON  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : DANNY L WEHR, KAREN S WEHR  
**Other Producers** : None  
**Recon ID** : 18-069-2009-258

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
7.90	2.11	2.11	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.11	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.30	0.00	70
Corn	0.80	0.00	121
Soybeans	0.40	0.00	42
<b>TOTAL</b>	<b>1.50</b>	<b>0.00</b>	

### NOTES

**Tract Number** : 11856  
**Description** : T26N R9E SEC16  
**FSA Physical Location** : INDIANA/HUNTINGTON  
**ANSI Physical Location** : INDIANA/HUNTINGTON  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : JOSEPH C WEHR, BRENDA S WEHR  
**Other Producers** : None  
**Recon ID** : 18-069-2009-258

# FSA INFORMATION

INDIANA  
HUNTINGTON  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3473  
Prepared : 7/9/25 1:38 PM CST  
Crop Year : 2025

### Tract Land Data

Tract 11856 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
24.61	24.61	24.61	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	24.61	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.90	0.00	70
Corn	9.60	0.00	121
Soybeans	4.80	0.00	42

**TOTAL** **17.30** **0.00**

### NOTES

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# FSA INFORMATION - TRACTS 1 & 2



# FSA INFORMATION - TRACT 2

## USDA Farm 3473 Tract 11856

2025 Certification map prepared on: 4/18/2025

CRP **TRS: 26N9E16**

CLU **Huntington**



Administered by: Huntington County, Indiana

OP:  
OW: WEHR, BRENDA S

24.61 Tract acres  
24.61 Cropland acres  
0 CRP acres

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

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:54:35

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	24.61	N	2					Y



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

# FSA INFORMATION - TRACTS 3-6

## USDA Farm 3473 Tract 1250

2025 Certification map prepared on: 4/18/2025

CRP **TRS: 26N9E9**

CLU **Huntington**



Administered by: Huntington County, Indiana

OP:  
OW: WEHR, BRENDA S

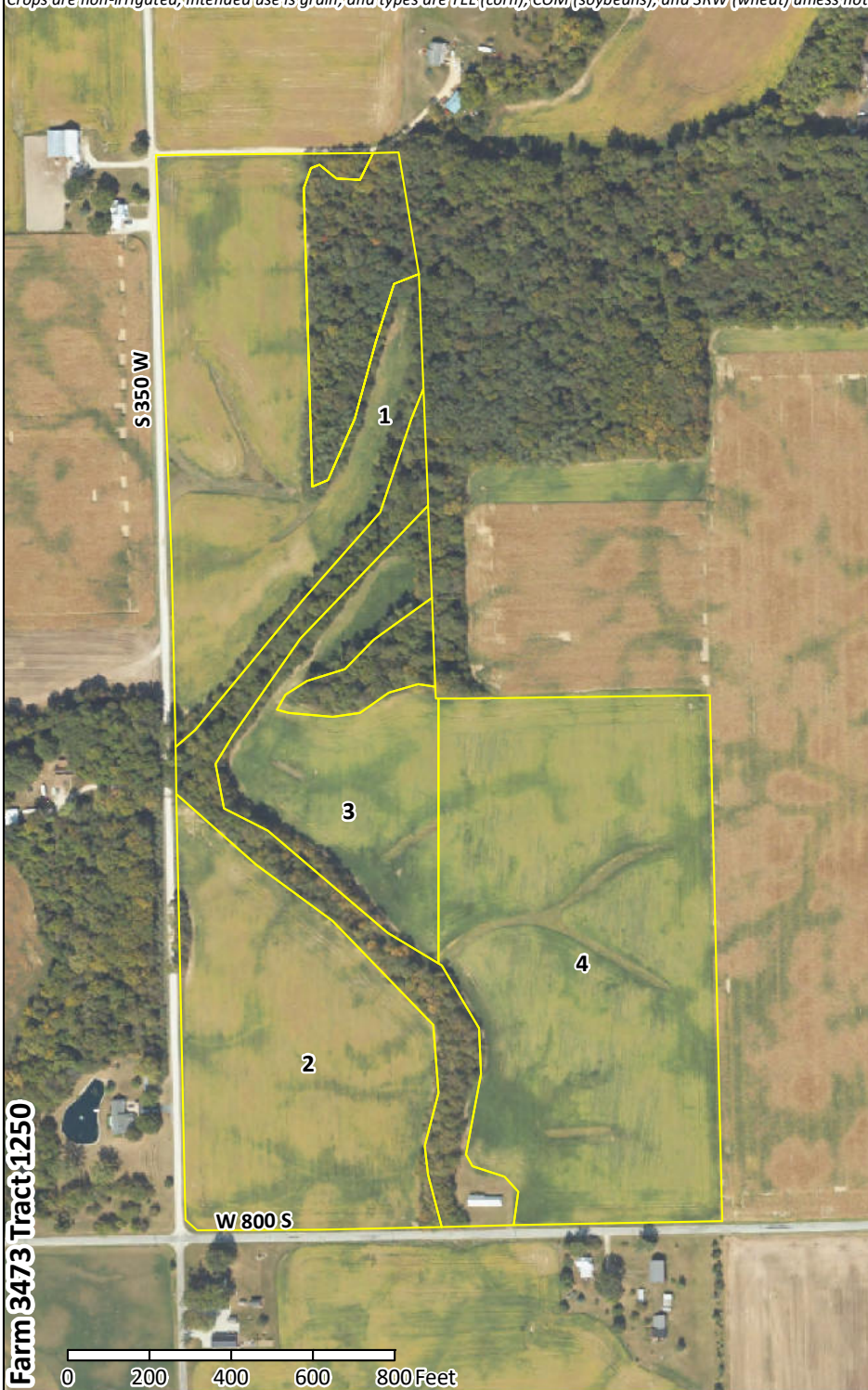
58.25 Tract acres  
49.1 Cropland acres  
0 CRP acres

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

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-04-18 10:54:35

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	12.48	H	2					Y
2	11.19	H	2					Y
3	6.78	H	2					Y
4	18.65	N	2					Y



Farm 3473 Tract 1250

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# PRELIMINARY TITLE

# PRELIMINARY TITLE



## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY  
STEWART TITLE GUARANTY 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 EXTRACTIONAL 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, STEWART TITLE GUARANTY COMPANY, a Texas 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 Amount of Insurance and the name of the Proposed Insured.

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

Countersigned by:

Authorized Countersignature

Tulip Tree Title  
56 E Main Street  
Wabash, IN 46992  
(260) 563-5028



Frederick H. Eppinger  
President and CEO

David Hisey  
Secretary

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. ST-2025-34-OL



# PRELIMINARY TITLE

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "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.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of 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;
  - f. Schedule B, Part II - Exceptions; and
  - g. a countersignature 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 is not liable for any other amendment to this Commitment.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. ST-2025-34-OL

ALTA Commitment For Title Insurance (7-01-2021)

Page 2 of 4



# PRELIMINARY TITLE

## 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 IS 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 closing, settlement, escrow, or any other purpose.

## 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. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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File No. ST-2025-34-OL

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# PRELIMINARY TITLE

## 10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

## 11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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>.

## STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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File No. ST-2025-34-OL

ALTA Commitment For Title Insurance (7-01-2021)

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# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** Tulip Tree Title  
**Issuing Office:** 56 E Main Street, Wabash, IN 46992  
**Issuing Office's ALTA® Registry ID:** 1067227  
**Loan ID Number:**  
**Commitment Number:** ST-2025-34-OL  
**Issuing Office File Number:** ST-2025-34-OL  
**Property Address:** 3401 W 800 S, Warren, IN 46792  
**Revision Number:**

1. **Commitment Date:** April 21, 2025 at 8:00 A.M.

2. <b>Policy to be issued:</b>	<b>Proposed Amount of Insurance</b>
(a) 2021 ALTA® Owner's Policy	\$0.00

Proposed Insured: **To be determined**

(b) 2021 ALTA® Loan Policy

Proposed Insured: .

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

Joseph Wehr and Brenda S. Wehr, as Trustees of Joseph C. Wehr and Brenda S. Wehr Joint Living Trust, dated May 26, 2023

5. **The Land is described as follows:**

### TRACT I & II

The West half (1/2) of the West half (1/2) of the Southeast quarter (1/4) of Section Nine (9), Township twenty-six (26) North, Range Nine (9) East, being Forty (40) acres, more or less.

**ALSO:** The East half of the Southwest quarter of the Southeast quarter of Section Nine (9), Township Twenty-six (26) North, Range Nine (9) East, commencing at the Southeast corner of said Southwest quarter of the Southeast quarter of said Township and Range; thence West 10.04 chains to a stone "22"; thence North 20.7 chains to a stone "14"; thence East 10 chains to a stone "12"; thence South 20.11 chains to the place of beginning, containing 20.12 acres, more or less.

**EXCEPTING THEREFROM:** Part of the Southeast Quarter of Section 9, Township 26 North, Range 9 East of the Second Principal Meridian in Huntington County, Indiana, more particularly described as follows:

**Considering the South line of the Southeast Quarter of Section 9, Township 26 North, Range 9 East as bearing**

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File No. ST-2025-34-OL

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

North 89 degrees 33 minutes 31 seconds East with all other bearings herein contained relative thereto; Commencing at the Southwest corner of said Southeast Quarter, marked by a railroad spike; thence North 89 degrees 33 minutes 31 seconds East on the South line of said Southeast Quarter a distance of 675.74 feet to the centerline of the Nancy Sanger Open Drain and the PLACE OF BEGINNING, marked by a mag nail with a metal identification marker stamped "RMA Firm #0074"; thence in a Northerly direction on the centerline of said drain the following (5) bearings and distances; (1) North 00 degrees 32 minutes 50 seconds West a distance of 12.87 feet; (2) North 40 degrees 57 minutes 19 seconds West a distance of 91.78 feet; (3) North 07 degrees 31 minutes 29 seconds East a distance of 99.39 feet; (4) North 32 degrees 31 minutes 39 seconds East a distance of 22.27 feet; (5) North 17 degrees 31 minutes 45 seconds East a distance of 204.25 feet: thence North 89 degrees 33 minutes 31 seconds East leaving said ditch centerline and passing thru a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074" at a distance of 11.08 feet set the East top of ditch bank and continuing a total distance of 170.01 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 00 degrees 32 minutes 50 seconds East a distance of 394.04 feet to the South line of said Southeast Quarter, marked by a mag nail with a metal identification marker stamped "RMA Firm #0074"; thence South 89 degrees 33 minutes 31 seconds West on the South line of said Southeast Quarter a distance of 200.00 feet to the PLACE OF BEGINNING. Being a part of the Southeast Quarter of Section 9, Township 26 North, Range 9 East of the Second Principal Meridian in Huntington County, Indiana, containing 2.00 acres, more or less.

### TRACT III

A part of the South half (1/2) of the Northeast Quarter (1/4) of Section Sixteen (16) in Township Twenty-six (26) North Range Nine (9) East, bounded as follows, to wit: Commencing at the Northwest corner of said South half of said quarter; thence South nine and ninety-seven and one quarter hundredths chains (9.97 1/4) to a stake; thence East eleven and three and three-fourths hundredths chains (11.03 3/4) to a stone; thence North nine and ninety-seven and one quarter hundredths chains (9.97 1/4) to a stake; thence West to the place of beginning, containing 11 acres, more or less.

ALSO: The West half of the Northwest Quarter of the Northeast Quarter of Section (16) Sixteen, Township (26) Twenty-six North, Range (9) Nine East, described as follows to-wit: Commencing at the Northwest corner of said Northeast Quarter; running thence East ten chains and four links (10.04) to a stone marked (22); thence South nineteen chains and eighty-three links (19.83) to a stone marked (21); thence West ten chains and three links (10.03) to a stone marked (5); thence North nineteen chains and eighty-three links (19.83) to the place of beginning, containing 19.79 acres, more or less.

EXCEPTING THEREFROM: That portion of land situate in the Northeast Quarter of Section Number 16, Township 26 North, Range 9 East of the Second Principal Meridian in Huntington County, Indiana, being described as follows:

Considering the North line of said Northeast Quarter as bearing North 90 degrees 00 minutes 00 seconds East with all other bearing herein contained relative thereto; BEGINNING at a found Section Corner Monument at the Northwest of said Northeast Quarter; thence on the North line of said Quarter, North 910 degrees 00 minutes 00 seconds East 223.00 feet to a found railroad spike at the Northeast corner of a 1.280 acre tract of land owned by Danny L. Wehr, as recorded on Page 428 of Deed Record 248 in the records of the office of the Huntington County, Indiana Recorded; thence on the East line of said Wehr tract, South 00 degrees 08 minutes 25 seconds East 684.11 feet to a set rebar; thence North 87 degrees 23 minutes 20 seconds East 126.72 feet to a set rebar; thence South 00 degrees 12 minutes 20 seconds East 641.61 feet to a set rebar; thence North 89 degrees 32 minutes 07 seconds West 296.83 feet to a set rebar; thence North 52 degrees 17 minutes 18 seconds West 67.79 feet to a set Mag nail on the West line of said Quarter; thence on said West line, North 00 degrees 08 minutes 25 seconds West 1276.07 feet to the PLACE OF BEGINNING. Containing

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File No. ST-2025-34-OL

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

8.58 acres and being subject to the rights of way the County Roads 800 South and 350 West and all easements and rights of way.

### TRACT IV

Twenty (20) acres off of the North side of a 58 acre tract off of the East end of the South half of the Northeast quarter of Section Sixteen (16), Township Twenty-six (26) North, Range Nine (9) East.

ALSO: The East half of the Northwest quarter of the Northeast quarter of Section Sixteen (16), Township Twenty-six (26) north, Range Nine (9) East, described as follows, to wit: Commencing at the Northeast corner of said Northwest quarter of said Northeast quarter; thence West 10.04 chains to stone "22"; thence South 19.83 chains to stone "21"; thence East 10.03 chains to stone marked "6"; thence North 19.85 chains to the place of beginning, containing 19.79 acres, more or less.

EXCEPTING THEREFROM: Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 16, Township 26 North, Range 9 East, Jefferson Civil Township, Huntington County, Indiana, thence North 90 degrees 00 minutes 00 seconds West 385.44 feet along the North line of said quarter (basis of bearings) to a PK nail set, thence South 00 degrees 07 minutes 08 seconds West 192.55 feet to a set rebar, thence South 81, degrees 18 minutes 41 seconds East 102.40 to a set rebar, thence South 31 degrees 41 minutes 55 seconds East 138.79 feet to a set rebar, thence South 64 degrees 11 minutes 34 seconds East 236.34 feet to a rebar set on the East line of said Northwest quarter, thence North 00 degrees 08 minutes 44 seconds West 429.00 feet to the point of beginning and containing 2.75 acres.

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature

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File No. ST-2025-34-OL

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: ST-2025-34-OL

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.
  - a. We must be furnished a copy of the trust instrument under which the current owner holds title.
  - b. Terms and provisions of the Trust under which title is held.
5. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
6. Pay the full consideration to, or for the account of, grantors or mortgagors
7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
8. Disclosure of Sales Information Form completed by Buyer and Seller as required by Indiana Law accompanying the Deed for Transfer.
9. 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.
10. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2, and 3 unless a satisfactory survey is furnished; General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

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File No. ST-2025-34-OL

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

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# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: ST-2025-34-OL

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions 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. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
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** for the Year 2024, each half for \$294.82, due and payable in May and November, 2025; assessed in the name of Joseph C. Wehr and Brenda S. Wehr Joint Living Trust, dated May 26, 2023; Parcel No. 35-11-09-400-010.000-008; (TRACT I)  
BRIEF LEGAL DESCRIPTION: E SW SE SEC 9 18.22 A  
May installment \$294.82; UNPAID  
November installment \$294.82; UNPAID  
Value of Land - \$38,200;  
Value of Improvements - \$3,100;  
Exemptions - NONE;
8. **Taxes** for the Year 2024, each half for \$409.75, due and payable in May and November, 2025; assessed in the name of Joseph C. Wehr and Brenda S. Wehr Joint Living Trust, dated May 26, 2023; Parcel No. 35-11-09-400-009.800-008;  
BRIEF LEGAL DESCRIPTION: W SE SEC 9 39.78 A  
May installment \$409.75; UNPAID  
November installment \$409.75; UNPAID  
Value of Land - \$57,400;  
Value of Improvements - \$0.00;  
Exemptions - NONE;
9. **Taxes** for the Year 2024, each half for \$332.66, due and payable in May and November, 2025; assessed in the

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IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 3



# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

name of Joseph C. Wehr and Brenda S. Wehr Joint Living Trust, dated May 26, 2023; Parcel No. 35-11-16-100-009.900-008;  
BRIEF LEGAL DESCRIPTION: PT NE SEC 16 22.42 A  
May installment \$332.66; UNPAID  
November installment \$332.66; UNPAID  
Value of Land - \$46,600;  
Value of Improvements - \$0.00;  
Exemptions - NONE;

10. **Taxes** for the Year 2024, each half for \$555.38, due and payable in May and November, 2025; assessed in the name of Joseph C. Wehr and Brenda S. Wehr Joint Living Trust, dated May 26, 2023; Parcel No. 35-11-16-100-010.100-008;  
BRIEF LEGAL DESCRIPTION: PT NE SEC 16 37.25 A  
May installment \$555.38; UNPAID  
November installment \$555.38; UNPAID  
Value of Land - \$77,800;  
Value of Improvements - \$0.00;  
Exemptions - NONE;

Subject to Ditch Assessments for Ditch #621, LAW LEWIS MCCLAR  
MAY INSTALLMENT: \$17.50 UNPAID  
NOV INSTALLMENT: \$17.50 UNPAID

The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits or deductions.

This commitment/policy does not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.

11. Taxes for the year 2025 due and payable in 2026 amount not yet determined.
12. Rights of the Public, the State of Indiana, and County of Huntington and the municipality in and to that part of the premises taken or used for road purposes.
13. 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.
14. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
15. Subject to covenants, restrictions, easements, and rights-of-way of record.
16. Subject to taxes or special assessments which are not shown as existing liens by the public records.
17. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in

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IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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# PRELIMINARY TITLE

## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

18. Ten Year Judgment search has been made versus Joseph C. Wehr and Brenda S. Wehr Joint Living Trust, dated May 26, 2023, and NONE FOUND.
19. Ten Year Judgment search has been made versus , and NONE FOUND.

NOTE: This Company does not insure as to UCC's filed with the Secretary of State. (If a search of the Secretary of State Office for UCC's is required, please contact this office for further details.)

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 closings occurring on or after July 1, 2006.

Note: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement 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. (Name)

Note: Indiana Code 27-7-3.7-1 et seq. 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. Personal checks exceeding \$500.00 will not be accepted.

NOTE: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

This Commitment is NOT an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the Commitment.

NOTE: If there is ANY information you become aware of that is different than as shown on commitment (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ETC.), you MUST contact us PRIOR TO CLOSING. We reserve the right to make additional requirements/exceptions based upon the new information obtained.

### Subject to examination of proposed insured purchaser(s).

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IN ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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# PRELIMINARY TITLE

## STEWART INFORMATION SERVICES CORPORATION Updated August 29, 2023 GRAMM LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our" "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your personal information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depend on the product or service you have requested.

### **Stewart may collect the following categories of personal and financial information from you throughout your transaction:**

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

### **Stewart may collect personal information about you from:**

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Stewart may use your personal information for the following purposes:**

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

### **Stewart may use or disclose the personal information we collect for one or more of the following purposes:**

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customer or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as an on going transaction or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

# PRELIMINARY TITLE

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

## **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.
- d. Parties involved in litigation and attorneys, as required by law.
- e. Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- f. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

## **Right to Limit Use of Your Personal Information**

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to [OptOut@stewart.com](mailto:OptOut@stewart.com), or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

## **How Stewart Protects Your Personal Information**

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

## **Contact Information**

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

**Phone:** Toll Free at 1-866-571-9270  
**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

**Postal Address:** Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

# PRELIMINARY TITLE

Effective Date: January 1, 2020  
Updated: August 24, 2023

## STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority owned subsidiary companies (collectively, "Stewart", "our" "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice** ("CCPA Notice"). This CCPA Notice explains how we collect, use and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

### **Personal and Sensitive Personal Information Stewart Collects**

Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

- A. Identifiers.** A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.
- B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).** A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.
- C. Protected classification characteristics under California or federal law.** Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.
- D. Commercial information.** Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- E. Internet or other similar network activity.** Browsing history, search history, information on a consumer's interaction with a website, application or advertisement.
- F. Geolocation data.** Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:
  - Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
  - Directly and indirectly from activity on Stewart's website or other applications.
  - From third parties that interact with Stewart in connection with the services we provide.

### **Use of Personal and Sensitive Personal Information**

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.

# PRELIMINARY TITLE

- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

## **Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties**

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information.

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

## **A. Your Consumer Rights and Choices Under CCPA and CPRA**

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

### **i. Access to Specific Information and Data Portability Rights**

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

### **ii. Deletion Request Rights**

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our

# PRELIMINARY TITLE

service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.)
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

### **iii. Opt-Out of Information Sharing and Selling**

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

### **iv. Correction of Inaccurate Information**

You have the right to request that Stewart correct any inaccurate personal information maintained about you.

### **v. Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

### **Exercising Your Rights Under CCPA and CPRA**

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below.

1. Emailing us at [OptOut@stewart.com](mailto:OptOut@stewart.com) or
2. <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

### **Response Timing and Format**

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

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Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

## **Non-Discrimination**

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you with a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

## **Record Retention**

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

## **Changes to This CCPA Notice**

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

## **Link to Privacy Notice**

<https://www.stewart.com/en/privacy.html>

## **Contact Information**

Stewart Information Services Corporation  
Attn: Mary Thomas, Chief Compliance and Regulatory Officer  
1360 Post Oak Blvd., Ste. 100, MC #14-1  
Houston, TX 77056

# PRELIMINARY TITLE

## STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

### WHAT DO/DOES THE Tulip Tree Title DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Tulip Tree Title , and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Tulip Tree Title , need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For non-affiliates to market to you.</b> Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### Sharing practices

<b>How often do/does Tulip Tree Title notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do/does Tulip Tree Title protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How do/does Tulip Tree Title collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>request insurance-related services</li> <li>provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

### Contact Us

If you have any questions about this privacy notice, please contact us at: Tulip Tree Title , 56 E Main Street, Wabash, IN 46992



# PHOTOS

# PHOTOS

Tracts 5 & 6



Tracts 5 & 6



# PHOTOS

**Tracts 5 & 6**



**Tracts 2-4**



# PHOTOS

Tracts 5 & 6



Tracts 5 & 6



# PHOTOS

**Tract 4**



**Tract 2**



# PHOTOS

**Tracts 3-6**



**Tracts 3-6**



# PHOTOS

**Tract 3**



**Tract 3**



# PHOTOS

**Tract 2**



**Tracts 1 & 2**



# PHOTOS

**Tracts 1 & 2**



**Tract 1**



# PHOTOS

**Tract 2**



**Tract 3**



# PHOTOS

**Tracts 3 & 4**



**Tract 2**





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950 N Liberty Drive, PO Box 508, Columbia City, IN 46725  
**260.244.7606 or 800.451.2709**  
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