

»»»» **Tuesday, September 23 • 6pm** ««««



INFORMATION BOOK



- **Level, Well Tiled, Productive, Tillable Land**
- **Located on the Eastern Edge of Woodburn, IN**
- **Great Investment Property! Sewer Potential!**

East Allen County • Fiedler Farms
MAJOR LAND AUCTION



SCHRADER
REAL ESTATE & AUCTION
of Indiana

260.749.0445 • 866.340.0445
SchraderFortWayne.com • SchraderAuction.com

ONLINE BIDDING AVAILABLE

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.

SELLERS: The Fiedler Living Family Trust, Kevin Fiedler, Trustee



SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC

7009 N River Rd, Fort Wayne, IN 46815

260-749-0445 • 866-340-0445

www.SchraderFortWayne.com • www.SchraderAuction.com

TERMS & CONDITIONS

PROCEDURE: The property will be offered in individual tracts, any combination of two or more tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

PURCHASE DOCUMENTS: Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.

PAYMENT TERMS: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: Seller reserves the right to reject any & all bids.

DEED: Seller shall provide a Trustee's deed(s) & Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.

CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 30 days after the auction. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: Possession is at closing, & subject to the Tenant Farmer's 2025 crop. The Seller shall receive the owner's share of the 2025 crop.

REAL ESTATE TAXES: The Seller will pay the 2025 taxes due in 2026.

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

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate & has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter Survey will be provided prior to the auction. 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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the perimeter survey & any other surveys will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.

TRACT MAPS, ACRES: Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided for as survey products & are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its

representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on tax information & aerial photographs. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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: Jerry Ehle • 260.410.1996 #AU19300123, #RB14044208
#LC20700176, #AC63001504

BOOKLET INDEX

• REGISTRATION FORMS	PAGE 4
• LOCATION & TRACT MAPS	PAGE 9
• SOILS MAP	PAGE 13
• TOPOGRAPHY MAP	PAGE 15
• SURVEY	PAGE 17
• FSA INFORMATION	PAGE 19
• TAX REPORTS	PAGE 23
• PRELIMINARY TITLE	PAGE 31
• PHOTOS	PAGE 49



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 23, 2025

160± ACRES – ALLEN 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 or fax to 260-244-4431, no later than Tuesday, September 16, 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
160± Acres • Allen County, Indiana
Tuesday, September 23, 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 Tuesday, September 23, 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) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, September 16, 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.

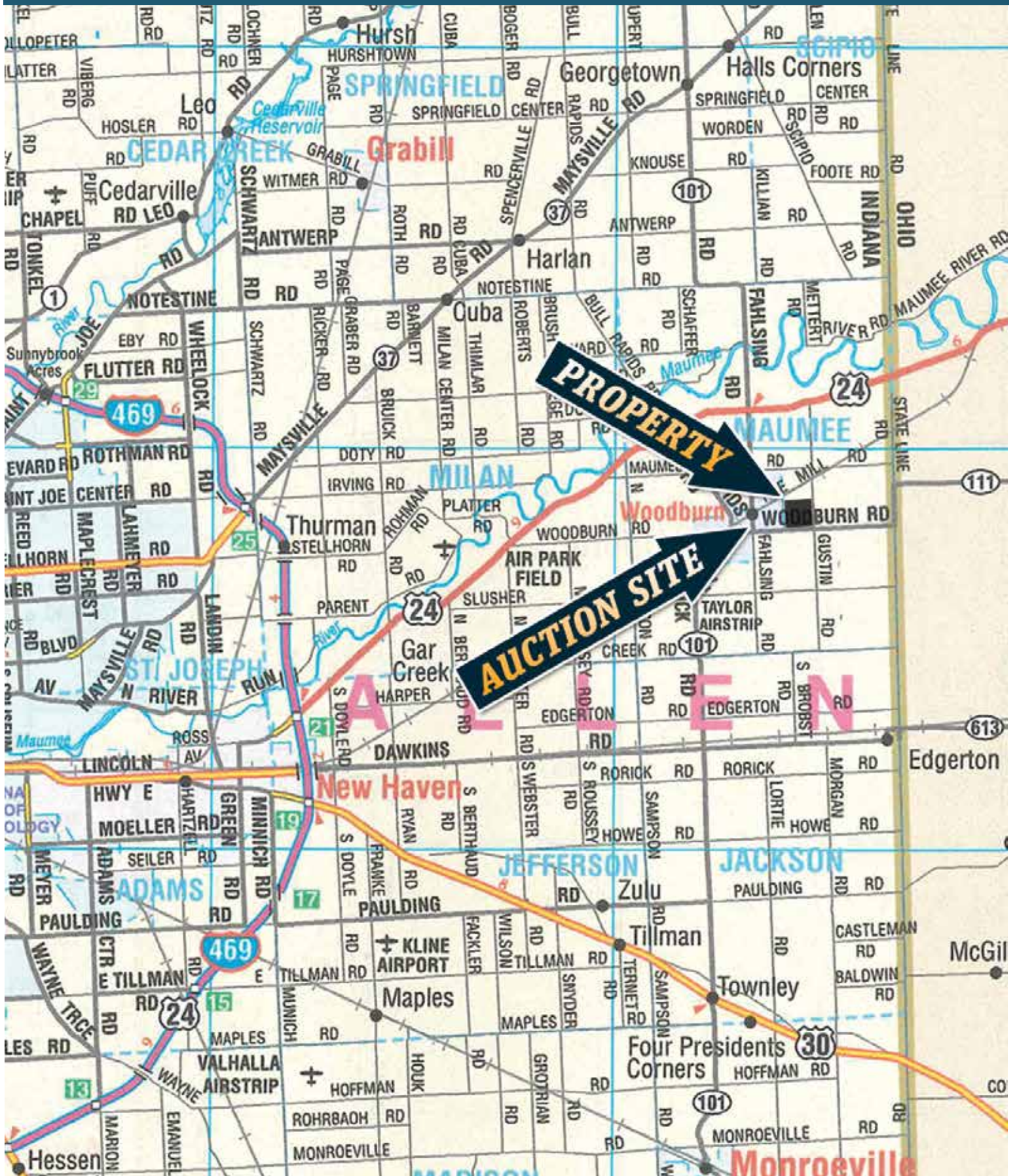
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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: Woodburn Community Center, 22651 Main St, Woodburn, IN 46797

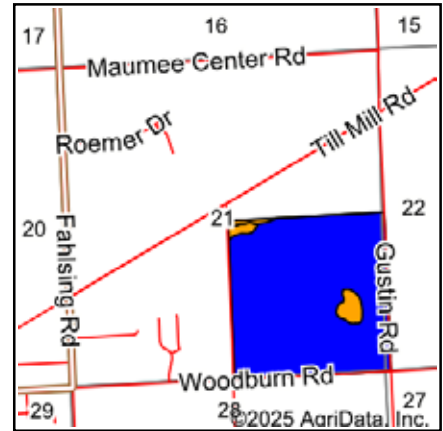
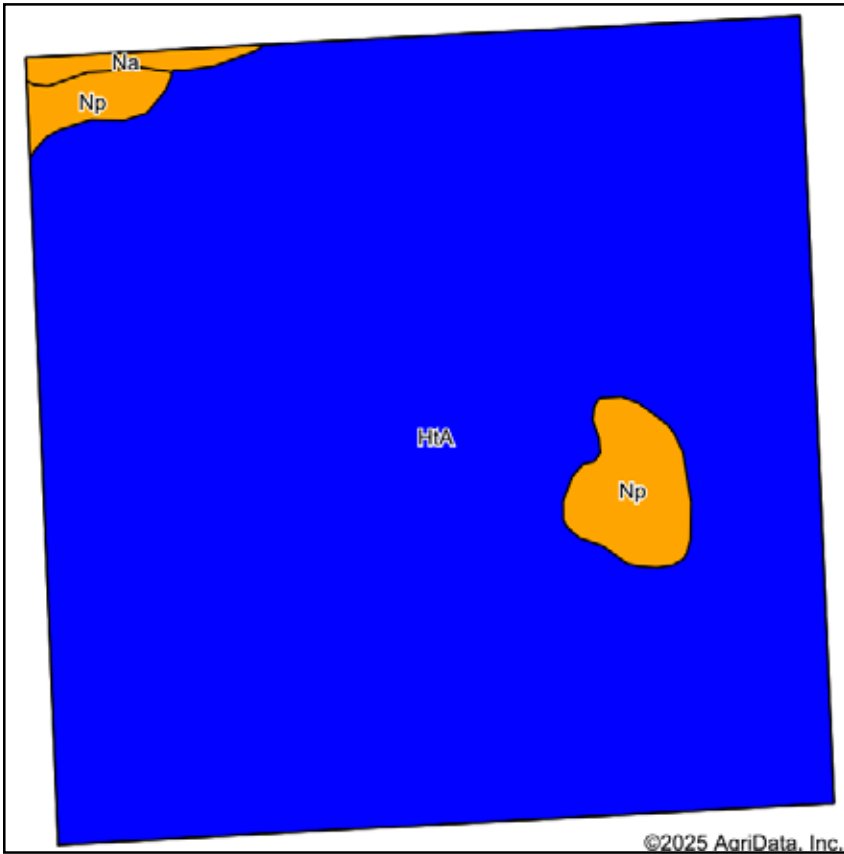
PROPERTY LOCATION: On Woodburn Rd, between Gustin Rd & Brobst Rd

TRACT MAP



SOILS MAP

SOILS MAP



State: **Indiana**
 County: **Allen**
 Location: **21-31N-15E**
 Township: **Maumee**
 Acres: **157.1**
 Date: **6/27/2025**



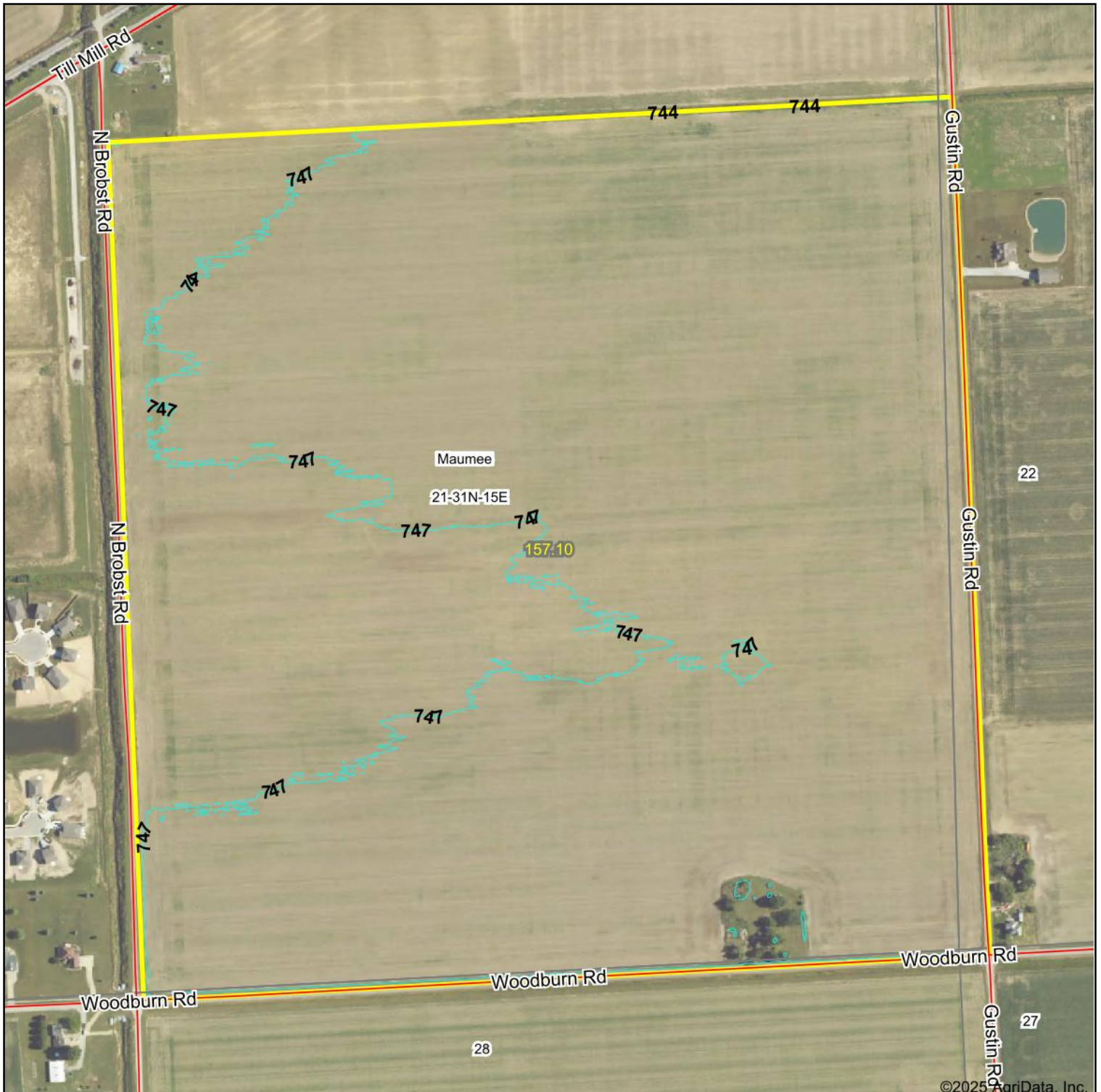
Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 24

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	
HtA	Hoytville silty clay, 0 to 1 percent slopes	150.21	95.6%		llw	145		5	9	40	59	
Np	Nappanee silty clay loam	5.76	3.7%		llw	126	17	5	8	41	57	
Na	Nappanee silt loam	1.13	0.7%		llw	126	17	5	8	41	57	
Weighted Average						2.04	144.2	0.7	5	9	40	58.9

TOPOGRAPHY CONTOURS MAP

TOPOGRAPHY CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

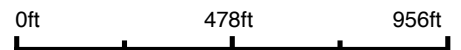
Min: 741.9

Max: 749.8

Range: 7.9

Average: 746.5

Standard Deviation: 0.56 ft



6/27/2025

21-31N-15E
Allen County
Indiana

Boundary Center: 41° 7' 44.65, -84° 50' 1.03

Maps Provided By:



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www.AgriDataInc.com

SURVEY

FSA INFORMATION

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7721
Prepared : 7/9/25 10:26 AM CST
Crop Year : 2025

See Page 2 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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.61	153.14	153.14	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	153.14	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	76.80	0.00	130	
Soybeans	57.40	0.00	47	
TOTAL	134.20	0.00		

NOTES

--

Tract Number : 3249

Description : P6/1A MAUMEE TWP SEC 21 NE WOODBURN/GUSTIN ROADS
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LORETTA JOAN UNSICKER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.61	153.14	153.14	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7721
Prepared : 7/9/25 10:26 AM CST
Crop Year : 2025

Tract 3249 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.14	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.80	0.00	130
Soybeans	57.40	0.00	47
TOTAL	134.20	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

USDA Farm 7721 Tract 3249

2025 Certification map prepared on: 5/23/2025

CRP

TRS: 31N15E21



Administered by: Allen County, Indiana

CLU

Allen

OP:

154.61 Tract acres

Wetland Determination Identifiers:

OW: UNSICKER, LORETTA JOAN

153.14 Cropland acres

● Restricted Use

0 CRP acres

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-05-22 12:05:02

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	153.14	N	2				Y

Crop:
Type:
IUse:
Date:
Shares:



Farm 7721 Tract 3249
N BROBST RD

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

TAX REPORTS

TAX REPORTS

AG/RURAL RES HOMESIT 1/2

100, Vacant Land

5012 BROBST RD

Fiedler Loretta J & Keith A & Ric

02-10-21-400-001.000-052

Notes

Transfer of Ownership

Owner
Fiedler Loretta J & Keith
FIEDLER LORETTA J
FIEDLER KENNETH C

Ownership
Fiedler Loretta J & Keith A & Rick L
& Kevin B Co- Irs
PO Box 445
Woodburn, IN 46797

General Information
Parcel Number 02-10-21-400-001.000-052
Local Parcel Number 21-0021-0012
Tax ID:

Doc ID Code Book/Page Adj Sale Price V/I
TD 05/29/2019
WD 98-413765
WD /

Date
12/28/2005
11/24/1999
01/01/1900

Assessment Year
2025
2025
2025

Reason For Change
Misc
05/29/2025

Routing Number

Property Class 100
Vacant Land
Year: 2025

Legal
NW 1/4 SE 1/4 EX
.64A SEC 21

Assessment Year
2025
2024
2022

As Of Date
03/28/2025
03/22/2024
03/21/2022

Valuation Method
Indiana Cost Mod
Indiana Cost Mod
Indiana Cost Mod

Location Information
County Allen
Township MAUMEE TOWNSHIP
District 052 (Local 021)
052 MAUMEE (21)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 521008-052
AG/RURAL RES HOMESITES 01-0

Equalization Factor
1.0000
1.0000
1.0000

Notice Required

Land
Land Res (1)
Land Non Res (2)
Land Non Res (3)

Improvement
Imp Res (1)
Imp Non Res (2)
Imp Non Res (3)

Section/Plat
0021
Location Address (1)
5012 BROBST RD
WOODBURN, IN 46797

Market Value
\$86,700
\$86,700
\$86,700

Market Value
\$97,800
\$97,800
\$97,800

Market Value
\$93,300
\$93,300
\$93,300

Market Value
\$77,800
\$77,800
\$77,800

Market Value
\$61,400
\$61,400
\$61,400

Act Front.
0
0
0

Act Front.
0
0
0

Act Front.
0
0
0

Act Front.
0
0
0

Act Front.
0
0
0

Size Factor
1.706
35.874
1.706

Size Factor
1.706
35.874
1.706

Size Factor
1.706
35.874
1.706

Size Factor
1.706
35.874
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Size Factor
1.706
35.874
1.706

Infl. %
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Infl. %
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Infl. %
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Infl. %
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Adj. Rate
\$1,802
\$2,247
\$1,802

Adj. Rate
\$1,802
\$2,247
\$1,802

Adj. Rate
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Adj. Rate
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Adj. Rate
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\$2,247
\$1,802

Ext. Value
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\$3,074

Ext. Value
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\$80,609
\$3,074

Ext. Value
\$3,074
\$80,609
\$3,074

Ext. Value
\$3,074
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\$3,074

Ext. Value
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\$80,609
\$3,074

Market Factor
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1.0000

Market Factor
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Market Factor
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Market Factor
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Market Factor
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Cap 1
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Cap 1
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Cap 1
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Cap 1
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Cap 1
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Cap 2
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Cap 2
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Cap 2
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Cap 2
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Cap 2
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Cap 3
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Cap 3
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Cap 3
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Cap 3
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0.00

Cap 3
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0.00
0.00

Value
\$3,070
\$80,610
\$3,070

Value
\$3,070
\$80,610
\$3,070

Value
\$3,070
\$80,610
\$3,070

Value
\$3,070
\$80,610
\$3,070

Value
\$3,070
\$80,610
\$3,070

Land Computations
Calculated Acreage 39.46
Actual Frontage 0
Developer Discount 0

Land Computations
Parcel Acreage 39.46
81 Legal Drain NV 0.17
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 39.29
Farmland Value \$86,750
Measured Acreage 39.29
Avg Farmland Value/Acre 2208
Value of Farmland \$86,740
Classified Total \$0
Farm / Classified Value \$86,700
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$86,700
CAP 2 Value \$0
CAP 3 Value \$86,700
Total Value \$86,700

Land Computations
Parcel Acreage 39.46
81 Legal Drain NV 0.17
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 39.29
Farmland Value \$86,750
Measured Acreage 39.29
Avg Farmland Value/Acre 2208
Value of Farmland \$86,740
Classified Total \$0
Farm / Classified Value \$86,700
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$86,700
CAP 2 Value \$0
CAP 3 Value \$86,700
Total Value \$86,700

Land Computations
Parcel Acreage 39.46
81 Legal Drain NV 0.17
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 39.29
Farmland Value \$86,750
Measured Acreage 39.29
Avg Farmland Value/Acre 2208
Value of Farmland \$86,740
Classified Total \$0
Farm / Classified Value \$86,700
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$86,700
CAP 2 Value \$0
CAP 3 Value \$86,700
Total Value \$86,700

Land Computations
Parcel Acreage 39.46
81 Legal Drain NV 0.17
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 39.29
Farmland Value \$86,750
Measured Acreage 39.29
Avg Farmland Value/Acre 2208
Value of Farmland \$86,740
Classified Total \$0
Farm / Classified Value \$86,700
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$86,700
CAP 2 Value \$0
CAP 3 Value \$86,700
Total Value \$86,700

Land Data (Standard Depth: Res 20', Cl 120' Base Lot: Res 0' X 0' X 0' X 0')

Land Data (Standard Depth: Res 20', Cl 120' Base Lot: Res 0' X 0' X 0' X 0')

Land Data (Standard Depth: Res 20', Cl 120' Base Lot: Res 0' X 0' X 0' X 0')

Land Data (Standard Depth: Res 20', Cl 120' Base Lot: Res 0' X 0' X 0' X 0')

Land Data (Standard Depth: Res 20', Cl 120' Base Lot: Res 0' X 0' X 0' X 0')

Pricing Method
4 A NP
4 A HS
4 A NA
81 A

Pricing Method
4 A NP
4 A HS
4 A NA
81 A

Pricing Method
4 A NP
4 A HS
4 A NA
81 A

Pricing Method
4 A NP
4 A HS
4 A NA
81 A

Pricing Method
4 A NP
4 A HS
4 A NA
81 A

Collector
02/20/2023
Impiaa

Collector
02/20/2023
Impiaa

Collector
02/20/2023
Impiaa

Collector
02/20/2023
Impiaa

Collector
02/20/2023
Impiaa

Appraiser
02/20/2023
Impiaa

Appraiser
02/20/2023
Impiaa

Appraiser
02/20/2023
Impiaa

Appraiser
02/20/2023
Impiaa

Appraiser
02/20/2023
Impiaa

Data Source
N/A

Data Source
N/A

Data Source
N/A

Data Source
N/A

Data Source
N/A

Review Group
2023

Review Group
2023

Review Group
2023

Review Group
2023

Review Group
2023

Characteristics
Flood Hazard
ERA
Electricity
Streets or Roads Unpaved
TIF
Neighborhood Life Cycle Stage
Other

Characteristics
Flood Hazard
ERA
Electricity
Streets or Roads Unpaved
TIF
Neighborhood Life Cycle Stage
Other

Characteristics
Flood Hazard
ERA
Electricity
Streets or Roads Unpaved
TIF
Neighborhood Life Cycle Stage
Other

Characteristics
Flood Hazard
ERA
Electricity
Streets or Roads Unpaved
TIF
Neighborhood Life Cycle Stage
Other

Characteristics
Flood Hazard
ERA
Electricity
Streets or Roads Unpaved
TIF
Neighborhood Life Cycle Stage
Other

Printed
Friday, May 30, 2025

Printed
Friday, May 30, 2025

Printed
Friday, May 30, 2025

Printed
Friday, May 30, 2025

Printed
Friday, May 30, 2025

TAX REPORTS

AG/RURAL RES HOMESIT 1/2

General Information
 Parcel Number 02-10-21-400-003.000-052
 Local Parcel Number 21-0021-0013
 Tax ID:

Ownership
 Fiedler Loretta J & Keith A & Ric
 Fiedler Loretta J & Keith A & Rick L
 PO Box 445
 Woodburn, IN 46797

Owner
 Fiedler Loretta J & Keith
 TD 05/25/319
 FIEDLER LORETTA J
 98-13765
 FIEDLER KENNETH C
 94/12452
 FIEDLER KENNETH C
 /

Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 01/01/1900 WD 94/12452 /

Routing Number

NE1/4 SE 1/4
 SEC 21

Property Class 100
 Vacant Land

Year: 2025

County Allen

Township MAUMEE TOWNSHIP

District 052 (Local 021)
 052 MAUMEE (21)

School Corp 0255
 EAST ALLEN COUNTY

Neighborhood 521008-052
 AG/RURAL RES HOMESITES 01-0

Section/Plat 0021

Location Address (1)
 5011 GUSTIN RD
 WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics
 Flood Hazard Level
 ERA
 TIF

Streets or Roads Unpaved

Neighborhood Life Cycle Stage
 Other Printed

Review Group 2023

Data Source N/A

Collector 02/20/2023

Appraiser 02/20/2023

Impmaa

Impmaa

Impmaa

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
2025	W/P	05/28/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$83,200	\$0	\$83,200	\$93,800	0%	1.0000	0.00	100.00	0.00	\$82,670
2025	Misc	03/28/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$83,200	\$0	\$83,200	\$89,500	0%	1.0000	0.00	100.00	0.00	\$82,670
2024	AA	04/07/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$83,200	\$0	\$83,200	\$74,600	0%	1.0000	0.00	100.00	0.00	\$510
2022	AA	03/21/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$83,200	\$0	\$83,200	\$74,600	0%	1.0000	0.00	100.00	0.00	\$510

Land Data (Standard Depth: Res (20'), C (120'), Base Lot: Res (0' X 0'), C (0' X 0')

Land Type	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4 A HS	0	36.792	1.06	\$2,120	\$2,247	\$82,672	0%	1.0000	0.00	100.00	0.00	\$82,670
4 A NP	0	.281	0.85	\$2,120	\$1,802	\$506	0%	1.0000	0.00	100.00	0.00	\$510
81 A	0	2.218	1.00	\$2,120	\$2,120	\$4,702	-100%	1.0000	0.00	100.00	0.00	\$00
82 A	0	0.709	1.00	\$2,120	\$2,120	\$1,503	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
81 Legal Drain NV	2.22
82 Public Roads NV	0.71
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	37.07
Farmland Value	\$83,180
Measured Acreage	37.07
Avg Farmland Value/Acre	2244
Value of Farmland	\$83,190
Classified Total	\$0
Farm / Classified Value	\$83,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$83,200
CAP 2 Value	\$0
CAP 3 Value	\$83,200
Total Value	\$83,200

TAX REPORTS

AG/RURAL RES HOMESIT 1/2

100, Vacant Land

23601 WOODBURN RD

Fiedler Loretta J & Keith A & Ric

Notes

Transfer of Ownership

Owner

Ownership

Date 12/28/2005
11/24/1999
01/11/1995
01/01/1900

Doc ID Code Book/Page Adj Sale Price VII
TD 0523319
0 WD 99-13763
0 WD 94/12452
WD /

Fiedler Loretta J & Keith
FIEDLER LORETTA J
FIEDLER KENNETH C
FIEDLER KENNETH C

Fiedler Loretta J & Keith A & Rick L
& Kevin B Trs
PO Box 445
Woodburn, IN 46797

Legal
SW1/4 SE1/4 EX 1.09A
SEC 21

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County Allen
Township MAUMEE TOWNSHIP
District 052 (Local 021)
052 MAUMEE (21)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 521008-052
AG/RURAL RES HOMESITES 01-0



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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	WIP	05/28/2025	Indiana Cost Mod	1.0000		\$84,900	\$0	\$84,900	\$0	\$0	\$0	\$0	\$0	\$84,900	\$0	\$84,900	\$0
2025	Misc	05/29/2025	Indiana Cost Mod	1.0000		\$84,900	\$0	\$84,900	\$0	\$0	\$0	\$0	\$0	\$84,900	\$0	\$84,900	\$0
2024	AA	03/22/2024	Indiana Cost Mod	1.0000		\$91,300	\$0	\$91,300	\$0	\$0	\$0	\$0	\$0	\$91,300	\$0	\$91,300	\$0
2023	AA	04/07/2023	Indiana Cost Mod	1.0000		\$76,100	\$0	\$76,100	\$0	\$0	\$0	\$0	\$0	\$76,100	\$0	\$76,100	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000		\$60,100	\$0	\$60,100	\$0	\$0	\$0	\$0	\$0	\$60,100	\$0	\$60,100	\$0

Land Data (Standard Depth: Res: 120', Cl: 120', Base Lot: Res: 0' X 0' Cl: 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	HS	0	37.768	1.06	\$2,120	\$2,247	\$84,865	0%	1.0000	0.00	100.00	0.00	\$84,860
81	A		0	0.584	1.00	\$2,120	\$2,120	\$1,238	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	0.558	1.00	\$2,120	\$2,120	\$1,183	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	38.91
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	38.91
81 Legal Drain NV	0.58
82 Public Roads NV	0.56
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	37.77
Farmland Value	\$84,860
Measured Acreage	37.77
Avg Farmland Value/Acre	2247
Value of Farmland	\$84,860
Classified Total	\$0
Farm / Classified Value	\$84,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$84,900
CAP 2 Value	\$0
CAP 3 Value	\$84,900
Total Value	\$84,900

General Information

Parcel Number 02-10-21-400-002-000-052
Local Parcel Number 21-0021-0015
Tax ID:

Market Model N/A

Characteristics

Topography Flood Hazard
Level ERA
Public Utilities Electricity
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage

Other Printed Friday, May 30, 2025
Review Group 2023

Data Source N/A

Collector 02/20/2023

Appraiser 02/20/2023

Imp/lea

Imp/lea

TAX REPORTS

AG/RURAL RES HOMESIT 1/2

199, Other Agricultural Use

24109 WOODBURN RD

Fiedler Loretta J & Keith A & Ric

02-10-21-400-005.000-052

Notes

Transfer of Ownership
Owner
 Fiedler Loretta J & Keith
 Fiedler LORETTA J
 FIEDLER KENNETH C
 FIEDLER KENNETH C

Ownership
 Fiedler Loretta J & Keith A & Rick L
 & Kevin B Trs
 PO Box 445
 Woodburn, IN 46797

General Information
Parcel Number
 02-10-21-400-005.000-052
Local Parcel Number
 21-0021-0014
Tax ID:

Doc ID Code Book/Page Adj Sale Price V/I

05/26319
 0 WD 96/13764
 0 WD 94/12452
 0 WD /

Date
 12/28/2005
 11/24/1999
 01/11/1995
 01/01/1900

Legal
 SE 1/4 SE 1/4 EX N7/2
 SEC 21

Assessment Year

2025 2024 2023 2022

Reason For Change
 W/P Misc AA AA

Location Information
County
 Allen

As Of Date

05/29/2025 03/28/2025 07/09/2024 04/07/2023 03/21/2022

Valuation Method
 Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod

Township
 MAUMIEE TOWNSHIP

Equalization Factor

1.0000 1.0000 1.0000 1.0000 1.0000

Notice Required

District 052 (Local 021)
 052 MAUMIEE (21)

Land

\$39,000 \$44,000 \$43,600 \$36,300 \$28,700

Land Res (1)
 \$0 \$0 \$0 \$0 \$0

School Corp 0255
 EAST ALLEN COUNTY

Land Non Res (2)

\$39,000 \$44,000 \$43,600 \$36,300 \$28,700

Land Non Res (3)
 \$0 \$0 \$0 \$0 \$0

Neighborhood 021008-052
 AG/RURAL RES HOMESITES 01-0

Improvement

\$3,800 \$3,800 \$3,800 \$2,800 \$2,900

Imp Res (1)
 \$0 \$0 \$0 \$0 \$0

Section/Plat
 0021

Imp Non Res (2)

\$3,800 \$3,800 \$3,800 \$2,800 \$2,900

Imp Non Res (3)
 \$0 \$0 \$0 \$0 \$0

Location Address (1)
 24109 WOODBURN RD
 WOODBURN, IN 46797

Total

\$42,800 \$47,800 \$46,400 \$39,100 \$31,600

Total Res (1)
 \$0 \$0 \$0 \$0 \$0

Land Computations
 Calculated Acreage 20.00
 Actual Frontage 0
 Developer Discount

Total Non Res (2)

\$39,000 \$44,000 \$43,600 \$36,300 \$28,700

Total Non Res (3)
 \$3,800 \$3,800 \$2,800 \$2,800 \$2,900

Parcel Acreage
 81 Legal Drain NV 1.51
 82 Public Roads NV 1.10
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 0.00
 Total Acres Farmland 17.38

Land Data (Standard Depth: Res 120', C1 120' Base Lot: Res 0' X 0', C1 0' X 0')

Land Type	Soil	Pricing Method	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	HS	0	17.361	1.06	\$2,120	\$2,247	\$39,010	0%	1.0000	0.00	100.00	0.00	\$39,010
71	A		0	0.020	1.00	\$2,120	\$2,120	\$42	-40%	1.0000	0.00	100.00	0.00	\$30
81	A		0	1.515	1.00	\$2,120	\$2,120	\$3,212	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	1.104	1.00	\$2,120	\$2,120	\$2,340	-100%	1.0000	0.00	100.00	0.00	\$00

Farmland Value
 \$39,040
Measured Acreage
 17.38
Avg Farmland Value/Acre
 2246
Value of Farmland Classified Total
 \$39,040
Farm / Classified Value Homesite(s) Value
 \$39,000 \$0
91/92 Value
 \$0
Supp. Page Land Value
 \$0
CAP 1 Value
 \$39,000
CAP 2 Value
 \$0
CAP 3 Value
 \$39,000
Total Value
 \$39,000

Market Model
 N/A

Characteristics

Topography
 Level
Flood Hazard
 ERA
Public Utilities
 Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Other
 Printed Friday, May 30, 2025

Data Source
 N/A

Review Group
 2023

Collector

02/21/2023 implaa

Appraiser
 04/21/2023 mxreaa

Review Group
 2023

PRELIMINARY TITLE

PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

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

Issuing Agent: Metropolitan Title of Indiana, LLC
Issuing Office: 9604 Coldwater Road, Suite 105, Fort Wayne, IN 46825
Issuing Office File Number: 4035-270064
Property Address: Multiple Parcels, Allen County, IN
Revision Number:



SCHEDULE A

1. Commitment Date: July 08, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$500.00
The estate or interest to be insured: See Item 3 below
 - b. ALTA® Standard Loan Policy
Proposed Insured: TBD - Lender and each successor and/or assign that is defined as an Insured in the Conditions.
Proposed Amount of Insurance: \$500.00
The estate or interest to be insured: See Item 3 below
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:

Loretta J. Fiedler, Keith A. Fiedler, Rick L. Fiedler and Kevin B. Fiedler, Trustees of The Fiedler Living Trust, Family Trust, dated March 29, 1996, dated March 29, 1996 and Loretta J. Fiedler, Keith A. Fiedler, Rick L. Fiedler and Kevin B. Fiedler, Trustees of The Fiedler Living Trust, Marital Trust, dated March 29, 1996, dated March 29, 1996
5. The Land is described as follows:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

Situated in the County of Allen, State of Indiana, is described as follows:

Parcel I:

The Northwest Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 15 East, as said in previous deed to contain 40 Acres, more or less.

Parcel II:

The Northeast Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 15 East, as said in previous deed to contain 40.00 acres, more or less.

Parcel III:

The Southwest Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 15 East, as said in previous deed to contain 40.00 acres more or less, Excepting therefrom 1.9 acres conveyed to the Board of Commissions of Allen County, Indiana.

Parcel IV & V:

The Southeast Quarter of the Southeast Quarter of Section 21, Township 31 North, Range 15 East, as said in previous deed to contain 40.00 acres more or less.

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Form 50115218 (8-11-22)

Page 2 of 16

PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
6. Indiana state law, effective July 1, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.

If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.
7. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
8. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
9. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
10. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

**Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)**

11. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
12. By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
13. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
14. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.

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Form 50115218 (8-11-22)

Page 4 of 16

PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

SCHEDULE B, PART II—Exceptions

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. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material 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.

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

7. Real estate taxes assessed for the year 2024 are due in two installments payable May 10, 2025 and November 10, 2025:

Parcel No.: 02-10-21-400-001.000-052 (Parcel I)

May Installment of \$802.26 shows paid

November Installment of \$802.26 shows paid

Tax Year:	Current Year 2024 due 2025
Land:	\$93,300.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2025 due in May and November, 2026.

8. Drainage/Ditch Assessment: Parcel No.: 02-10-21-400-001.000-052 (1009100 - Marsh Drain) For the year: 2025; May installment of \$46.62 shows paid; November installment of \$46.62 shows paid.
9. Drainage/Ditch Assessment: Parcel No.: 02-10-21-400-001.000-052 (1021100 - Edgerton-Carson Drai) For the year: 2025; May installment of \$1021100 - Edgerton-Carson Drai; November installment of \$1021100 - Edgerton-Carson Drai.

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Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

10. Real estate taxes assessed for the year 2024 are due in two installments payable May 10, 2025 and November 10, 2025:

Parcel No.: 02-10-21-400-003.000-052 (Parcel II)

May Installment of \$769.58 shows paid

November Installment of \$769.58 shows paid

Tax Year:	Current Year 2024 due 2025
Land:	\$89,500.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2025 due in May and November, 2026.

11. Real estate taxes assessed for the year 2024 are due in two installments payable May 10, 2025 and November 10, 2025:

Parcel No.: 02-10-21-400-002.000-052 (Parcel III)

May Installment of \$785.06 shows paid

November Installment of \$785.06 shows paid

Tax Year:	Current Year 2024 due 2025
Land:	\$91,300.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2025 due in May and November, 2026.

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**Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)**

12. Drainage/Ditch Assessment: Parcel No.: 02-10-21-400-002.000-052(1009100 - Marsh Drain) For the year: 2025; May installment of \$49.35 shows paid; November installment of \$49.35 shows paid.
13. Drainage/Ditch Assessment: Parcel No.: 02-10-21-400-002.000-052 (1021100 - Edgerton-Carson Drai) For the year: 2025; May installment of \$78.20 shows paid; November installment of \$78.20 shows paid.
14. Real estate taxes assessed for the year 2024 are due in two installments payable May 10, 2025 and November 10, 2025:

Parcel No.: 02-10-21-400-004.000-052 (Parcel IV)
May Installment of \$392.10 shows paid
November Installment of \$392.10 shows paid

Tax Year:	Current Year 2024 due 2025
Land:	\$45,600.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2025 due in May and November, 2026.

15. Drainage/Ditch Assessment: Parcel No.: 02-10-21-400-004.000-052 (1021100 - Edgerton-Carson Drai) For the year: 2025; May installment of \$14.48 shows paid; November installment of \$14.48 shows paid.

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Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

16. Real estate taxes assessed for the year 2024 are due in two installments payable May 10, 2025 and November 10, 2025:

Parcel No.: 02-10-21-400-005.000-052 (Parcel V)

May Installment of \$398.98 shows paid

November Installment of \$398.98 shows paid

Tax Year:	Current Year 2024 due 2025
Land:	\$43,600.00
Improvements:	\$2,800.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2025 due in May and November, 2026.

17. Drainage/Ditch Assessment: Parcel No.: 02-10-21-400-005.000-052 (1021100 - Edgerton-Carson Drai) For the year: 2025; May installment of \$23.72 shows paid; November installment of \$23.72 shows paid.
18. The Company must be provided with the Certificate of Trust and any amendments thereto authorizing this transaction and identifying the current trustee(s) for The Fiedler Living Trust, Family Trust, dated March 29, 1996.. Additional requirements, if deemed necessary, may be made after review of the Certificate of Trust.
19. Terms, powers, provisions and limitations of the Fiedler Living Trust, Family Trust, dated March 29, 1996, under which title to said land is held.
20. The Company must be provided with the Certificate of Trust and any amendments thereto authorizing this transaction and identifying the current trustee(s) of The Fiedler Living Trust, Marital Trust, dated March 29, 1996. Additional requirements, if deemed necessary, may be made after review of the Certificate of Trust.
21. Terms, powers, provisions and limitations of the Fiedler Living Trust, Marital Trust, dated March 29, 1996, under which title to said land is held.
22. Terms, Conditions and Provisions as shown on the Order to Abate, recorded November 7, 2018 as Instrument No. 2018056951.

Note: This commitment is for informational purposes only and no final title policy will be issued.

23. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.

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Form 50115218 (8-11-22)

Page 9 of 16

PRELIMINARY TITLE



First American

**Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)**

24. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
25. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

NOTE: For informational purposes only and same to be omitted from the final policy, when issued:

The following are the vesting deed of record and all of the deeds, if any, affecting the Land recorded within 36 months preceding the Commitment Date hereof:

VESTING DEED

Grantor: Loretta J. Fiedler, as Successor Trustee of The Fiedler Living Trust, dated November 1, 1994

Grantee: Loretta J. Fiedler, Keith A. Fiedler, Rick L. Fiedler and Kevin B. Fiedler, Trustees of The Fiedler Living Trust, Family Trust, dated March 29, 1996, dated March 29, 1996 and Loretta J. Fiedler, Keith A. Fiedler, Rick L. Fiedler and Kevin B. Fiedler, Trustees of The Fiedler Living Trust, Marital Trust, dated March 29, 1996, dated March 29, 1996

Date of Recording: December 28, 2005
Recorded: Instrument No. 205084493

Grantor: Loretta J. Fiedler, as Successor Trustee of The Fiedler Living Trust, dated November 1, 1994

Grantee: Loretta L. Fiedler, or her Successors in Trust, The Fiedler Living Trust, Family Trust, dated March 29, 1996

Date of Recording: November 29, 1999
Recorded: Instrument No. 990087144

Grantor: Kenneth C. Fiedler and Loretta J. Fiedler

Grantee: Kenneth C. Fiedler and Loretta J. Fiedler, Trustees, or their successors in trust, under The Fiedler Living Trust, dated November 1, 1994

Date of Recording: January 11, 1995
Recorded: Instrument No. 95-001525

Grantor: Loretta J. Fiedler

Grantee: Kenneth C. Fiedler and Loretta J. Fiedler, husband and wife

Date of Recording: November 4, 1994
Recorded: Instrument No. 94-063167

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PRELIMINARY TITLE



First American

**Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)**

Grantor: Kenneth C. Fiedler and Loretta J. Fiedler, husband and wife
Grantee: Kenneth C. Fiedler and Loretta J. Fiedler, Trustees, or their successors in trust,
under The Fiedler Living Trust, dated November 1, 1994
Date of Recording: November 4, 1994
Recorded: Instrument No. 94-063166

Grantor: Kenneth C. Fiedler, as Trustee under Agreement with Jesse A. Yaggy, dated
February 27, 1982
Grantee: Loretta J. Fiedler
Date of Recording: January 22, 1992
Recorded: Instrument No. 92-003355

Grantor: Kenneth C. Fiedler, as Trustee under Agreement with Clara E. Yaggy, dated
February 27, 1982
Grantee: Loretta J. Fiedler
Date of Recording: July 8, 1991
Recorded: Instrument No. 91-027905

Grantor: Kenneth C. Fiedler, as attorney in fact on behalf of Clara E. Yaggy
Grantee: Kenneth C. Fiedler, trustee of the Clara E. Yaggy Trust
Date of Recording: December 26, 1990
Recorded: Instrument No. 90-050678

Grantor: Jesse A. Yaggy and Clara E. Yaggy, husband and wife
Grantee: Jesse A. Yaggy
Date of Recording: April 20, 1981
Recorded: Instrument No. 81-07384

Grantor: Jesse A. Yaggy and Clara E. Yaggy, husband and wife
Grantee: Clara A. Yaggy
Date of Recording: April 20, 1981
Recorded: Instrument No. 81-07383

Grantor: Jesse A. Yaggy and Clara E. Yaggy, husband and wife
Grantee: Jesse A. Yaggy and Clara E. Yaggy, as tenants in common
Date of Recording: April 20, 1981
Recorded: Instrument No. 81-07382

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First American

**Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)**

Grantor: Geraldine Remmel
Grantee: Jesse A. Yaggy and Clara E. Yaggy, husband and wife
Date of Recording: July 24, 1957
Recorded: Deed Book 529, Page 198

Grantor: Jesse A. Yaggy and Clara E. Yaggy, husband and wife
Grantee: Geraldine Remmel
Date of Recording: July 24, 1957
Recorded: Deed Book 529, Page 197

Grantor: Elmer E. Gerig and Mary Ann Gerig, husband and wife, and Ezra P. Steiner and
Grantee: Barbara Steiner, husband and wife, and Amanda L. Steiner and Eli G. Steiner
Date of Recording: and Emma Steiner, husband and wife, and Roy Wagler and Rose Wagler,
Recorded: husband and wife
Clara E. Yaggy
January 7, 1953
Deed Book 464, Page 69-70

NOTE: The final Loan Policy will include the following Endorsements upon compliance with the Company's issuing standard:
Restrictions, Encroachments, Minerals - Loan Policy Endorsement (ALTA 9)
Environmental Protection Lien Endorsement (ALTA 8.1)

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PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by
Metropolitan Title of Indiana, LLC
as issuing Agent for
First American Title Insurance Company

NOTICE

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

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

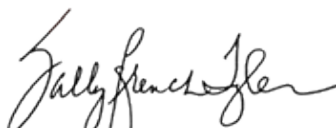
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska 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.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

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

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PRELIMINARY TITLE



First American

**Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)**

- g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
- 5. LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company 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.

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PRELIMINARY TITLE



First American

Commitment for Title Insurance
Indiana - 2021 v. 01.00 (07-01-2021)

- 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.
- 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>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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