

LAND AUCTION

GRANT COUNTY, IN

Wednesday, October 29 • 6pm

98± Acres
in 5 Tracts

AUCTION LOCATION: Upland Community Center, 405 W. Washington St., Upland, IN 46989.

PROPERTY LOCATION: From the intersection of I-69 & State Road 18, travel east on State Road 18 one-half mile to CR 700E, then north 1 mile to property.

TRACT DESCRIPTIONS:

TRACT #1: 40± ACRES, mostly tillable with frontage on CR 100N and CR 700E. Soils are mainly Pewamo, Glenwood and Bono soils.

TRACT #2: 3± WOODED ACRES with frontage on CR 100N and CR 700E.

TRACT #3: 33± ACRES, mostly tillable with frontage on CR 100N. Soil is mainly Glynwood.

TRACT #4: 13± ACRES, mostly tillable. Soils are mainly Pewamo and Bono.

NOTE: Purchaser will need to put a culvert over the ditch to access north field.

TRACT #5: 9± ACRES of woods. Access is with an easement access along east edge of Tract 3.



TRACT 5

INSPECTION DATE:
Saturday, October 11th
10am-12 Noon



TRACTS 3-5



INFORMATION BOOKLET



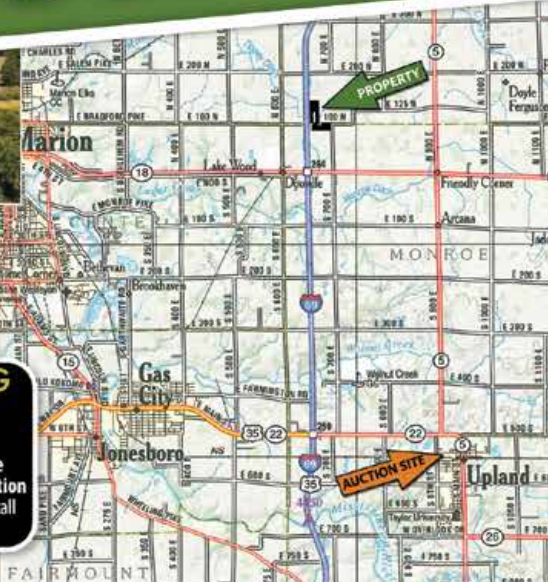
TRACTS 3-5



TRACT 3



TRACT 4



TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

TRACT 4

800-451-2709
SchraderAuction.com

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

DISCLAIMER:

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SELLERS: Mark A. & Tricia E. Speiser (Tr 1-2) and Thomas N. Sanford (Tr 3-5)

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

Albert L. Pfister, AU09200264
Schrader Real Estate and Auction Company, Inc., AC63001504



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 5 individual tracts, any combination of tracts and as a total 98± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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, and 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 Warranty Deed(s).

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

POSSESSION: Possession shall be at closing subject to tenants right to 2025 crop. The seller shall have 90 days after closing to remove a pickup truck and farm machinery from the

woods.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 and thereafter.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description 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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc.

and its representatives are exclusive agents of the Seller.

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

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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

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**For Information Call Auction Manager:
Al Pfister, 260-760-8922 (cell) • 260-824-5850 (office)**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, OCTOBER 29, 2025

98± ACRES – GRANT 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 Wednesday, October 22, 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
98± Acres • Grant County, Indiana
Wednesday, October 29, 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, October 29, 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.

LOCATION & TRACT MAPS

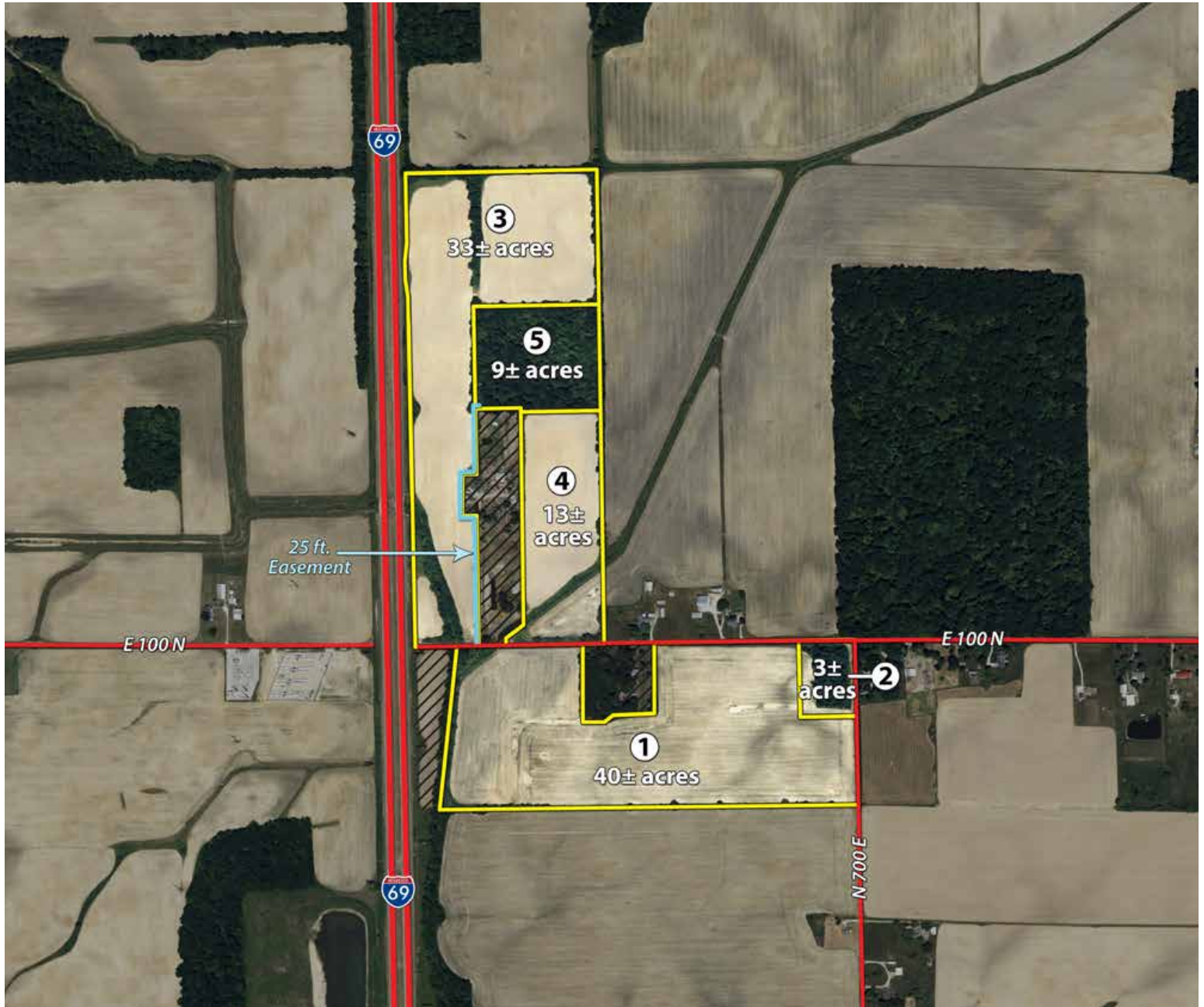
LOCATION MAP



INSPECTION DATE:
Saturday, October 11th
10am-12 Noon

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405 W. Washington St., Upland, IN 46989.
PROPERTY LOCATION: From the intersection of I-69 &
State Road 18, travel east on State Road 18 one-half mile
to CR 700E, then north 1 mile to property.

TRACT MAP



TRACT DESCRIPTIONS:

TRACT #1: 40± ACRES, mostly tillable with frontage on CR 100N and CR 700E. Soils are mainly Pewamo, Glenwood and Bono soils.

TRACT #2: 3± WOODED ACRES with frontage on CR 100N and CR 700E.

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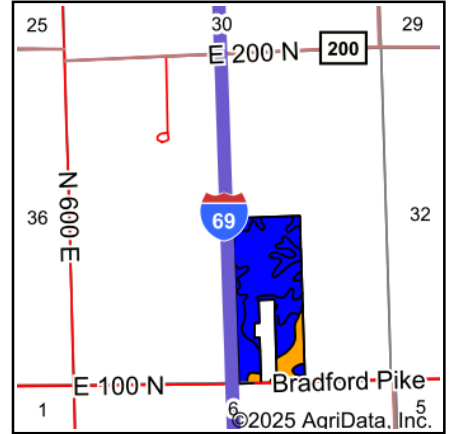
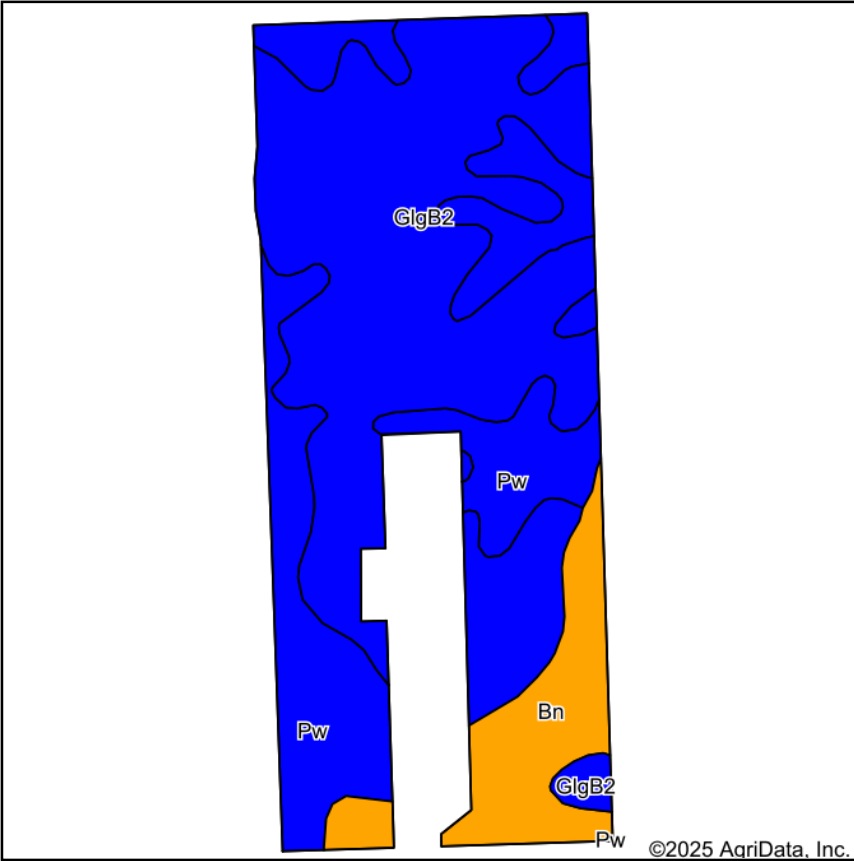
TRACT #4: 13± ACRES, mostly tillable. Soils are mainly Pewamo and Bono.

NOTE: Purchaser will need to put a culvert over the ditch to access north field.

TRACT #5: 9± ACRES of woods. Access is with an easement access along east edge of Tract 3.

SOIL INFORMATION

SOIL MAP - TRACTS 1-3



State: **Indiana**
 County: **Grant**
 Location: **31-25N-9E**
 Township: **Van Buren**
 Acres: **55.28**
 Date: **9/22/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN053, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	31.60	57.2%		Ile	123	4	8		42	55
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	16.75	30.3%		Ilw	157	5	11		47	64
Bn	Bono silty clay	6.93	12.5%		Illw	150	5		10	40	60
Weighted Average					2.13	136.7	4.4	7.9	1.3	43.3	58.4

TOPO CONTOURS MAP - TRACTS 1-3



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 830.0

Max: 856.1

Range: 26.1

Average: 845.9

Standard Deviation: 4.99 ft



9/22/2025

31-25N-9E
Grant County
Indiana



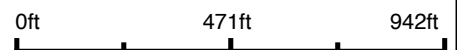
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Boundary Center: 40° 34' 13.73, -85° 32' 56.36

FLOOD ZONE MAP - TRACTS 1-3



Boundary Center: 40° 34' 13.73, -85° 32' 56.36



31-25N-9E
Grant County
Indiana

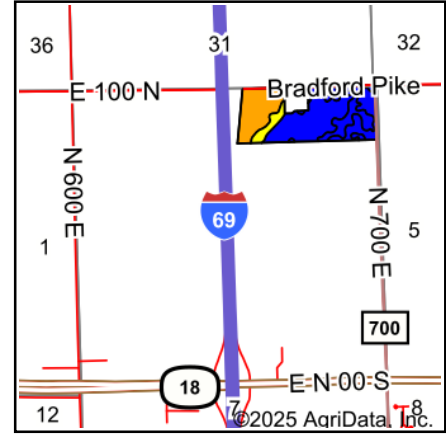
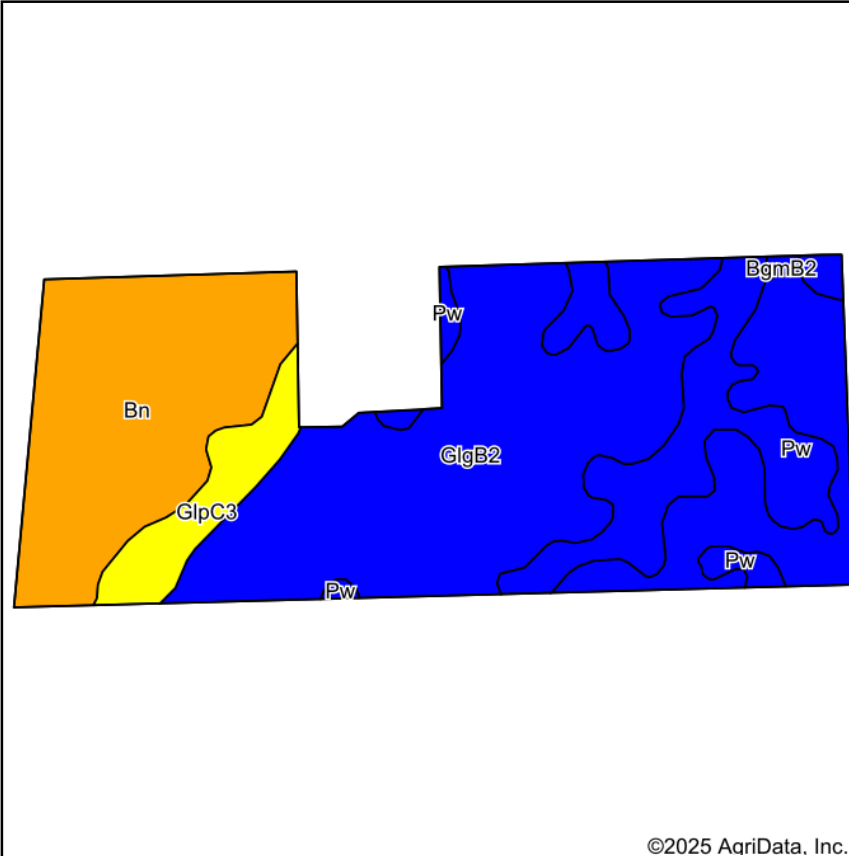


Maps Provided By:
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9/22/2025

Flood related information provided by FEMA

SOIL MAP - TRACTS 4-5



State: **Indiana**
 County: **Grant**
 Location: **6-24N-9E**
 Township: **Monroe**
 Acres: **43.2**
 Date: **9/22/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IN053, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	22.64	52.4%		Ile	123	4	8		42	55	
Bn	Bono silty clay	10.77	24.9%		IIIw	150	5		10	40	60	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	7.17	16.6%		IIw	157	5	11		47	64	
GIpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	2.51	5.8%		IVe	112	4	7		29	49	
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	0.11	0.3%		Ile	137	5	9		44	61	
Weighted Average						2.37	134.8	4.4	6.4	2.5	41.6	57.4

TOPO CONTOURS MAP - TRACTS 4-5



©2025 AgriData, Inc.



Source: USGS 1 meter dem



Interval(ft): 3.0

Min: 829.0

Max: 859.5

Range: 30.5

Average: 848.2

Standard Deviation: 6.73 ft



9/22/2025

6-24N-9E
Grant County
Indiana

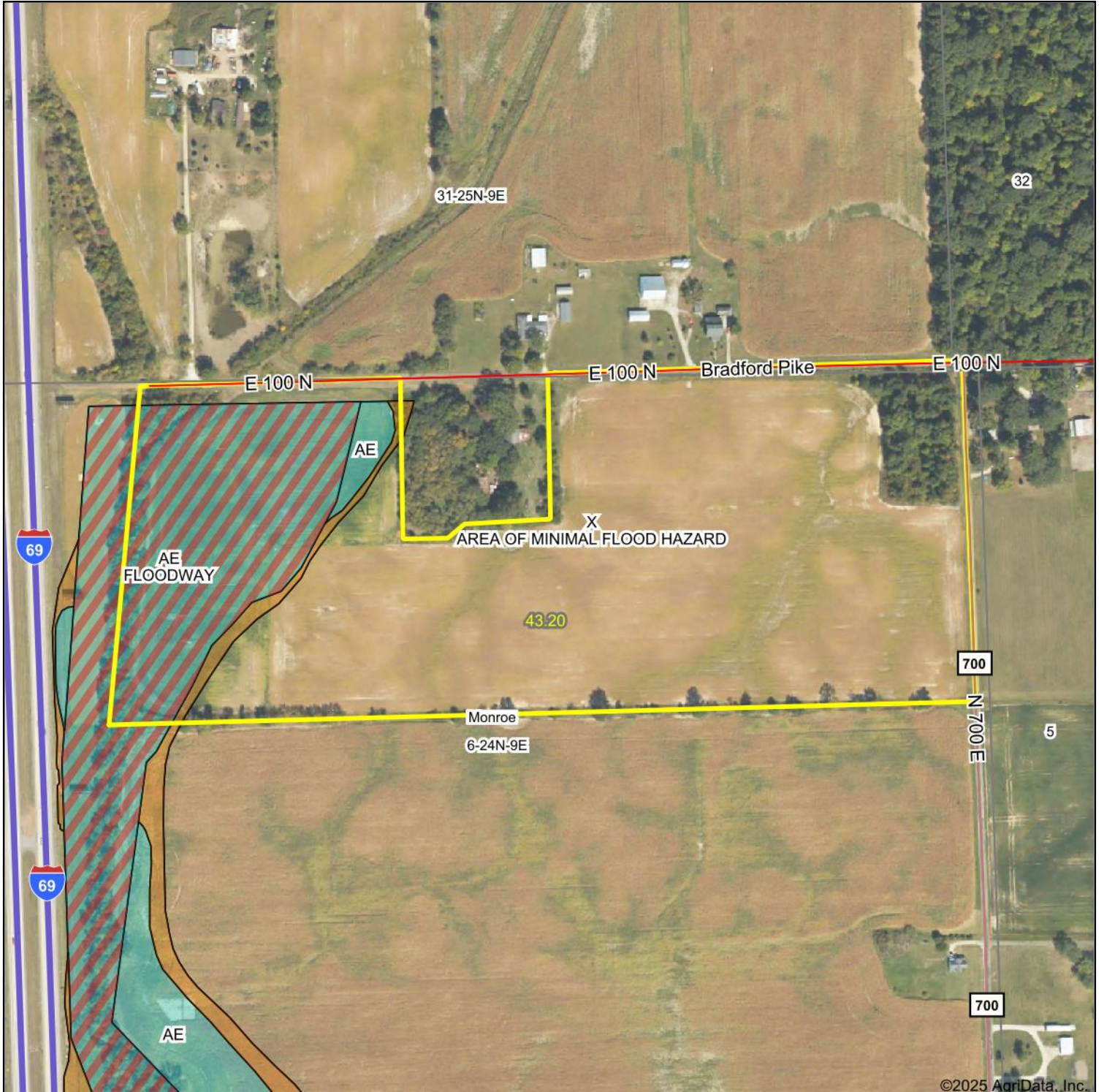
Boundary Center: 40° 33' 56.47, -85° 32' 46.06

Maps Provided By:



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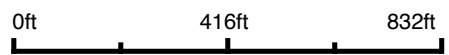
FLOOD ZONE MAP - TRACTS 4-5



©2025 AgriData, Inc.



Boundary Center: 40° 33' 56.47, -85° 32' 46.06



6-24N-9E
Grant County
Indiana



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/22/2025

Flood related information provided by FEMA

FSA INFORMATION

FSA INFORMATION

INDIANA GRANT Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1521 Prepared : 9/19/25 1:20 PM CST Crop Year : 2025
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Operator Name : MATTHEW TAYLOR FARMS LLC
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
62.41	43.51	43.51	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	43.51	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	18.10	0.00	130	
Soybeans	19.80	0.00	45	
TOTAL	37.90	0.00		

NOTES

Tract Number : 1915

Description : 14/1A 6571E 100N
FSA Physical Location : INDIANA/GRANT
ANSI Physical Location : INDIANA/GRANT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : PATRICIA E SANFORD, THOMAS N SANFORD
Other Producers : TNR FARMS LLC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
62.41	43.51	43.51	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA GRANT Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1521 Prepared : 9/19/25 1:20 PM CST Crop Year : 2025
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Tract 1915 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	43.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	18.10	0.00	130
Soybeans	19.80	0.00	45
TOTAL	37.90	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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



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FSA INFORMATION

INDIANA
GRANT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3260
Prepared : 9/19/25 1:07 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Operator Name : MATTHEW TAYLOR FARMS LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.40	42.91	42.91	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	42.91	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	22.50	0.00	112	
Soybeans	11.30	0.00	36	
TOTAL	33.80	0.00		

NOTES

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Tract Number : 1929

Description : I4/1B 6702E 100N
FSA Physical Location : INDIANA/GRANT
ANSI Physical Location : INDIANA/GRANT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : THOMAS N SANFORD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.40	42.91	42.91	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
GRANT
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3260
Prepared : 9/19/25 1:07 PM CST
Crop Year : 2025

Tract 1929 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	42.91	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	22.50	0.00	112
Soybeans	11.30	0.00	36
TOTAL	33.80	0.00	

NOTES

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FSA INFORMATION

USDA Farm 3260 Tract 1929
 Administered by: Grant County, Indiana

Map prepared on: 3/27/2025
 49.4 Tract acres
 42.91 Cropland acres
 0 CRP acres

CRP
 CLU
 Wetli:
 Re:
 Lim
 Exe
 Prc

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-27 10:20:20



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 USDA Farm Service Agency. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of using this map. 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 details.

SURVEY

SURVEY

Record Legal Description

Notes

Document Number 2010-007931

The West One-Half (1/2) of the Southeast Quarter of Section Thirty-one (31), Township Twenty-five (25) North, Range Nine (9) East, containing Eighty (80) acres, more or less.

EXCEPT: Commencing at the Southwest corner of the Southeast Quarter of Section 31, Township 25 North, Range 9 East, running thence North on the one-half (1/2) mile section to the Northwest corner of the Southeast Quarter of said Section, Township and Range aforesaid, thence East on the North line of said Southeast Quarter a distance of Fifty-eight (58) feet more or less to the Westerly Right of Way line of Indiana State Highway No. I-69, thence South along the Westerly right of way line of said highway to the South line of the Southeast Quarter of said Section, Township and Range aforesaid, thence West along said South line of said Southeast Quarter a distance of Fifty-four (54) feet more or less to the place of beginning, containing 2,479 acres, more or less and being a part of the Southeast Quarter of Section 31, Township 25 North, Range 9 East.

ALSO EXCEPT: Beginning at a point on the South line of the Southeast Quarter of Section 31, Township 25 North, Range 9 East, Grant County, Indiana, said point being 541.63 feet West of the Southeast corner of the West half of said Southeast quarter, thence North 00 degrees 15 minutes 17 seconds East 37.68 feet to a ditch, thence along said ditch North 53 degrees 14 minutes 53 seconds East 121.50 feet, thence North 00 degrees 15 minutes 17 seconds East 1194.77 feet to a rebar set, thence North 89 degrees 59 minutes 19 seconds West 250.51 feet to a post, thence South 00 degrees 15 minutes 38 seconds East 306.66 feet to a post, thence North 89 degrees 20 minutes 04 seconds West 78.33 feet to a rebar, thence South 01 degrees 31 minutes 11 seconds West 229.63 feet to a rebar, thence South 90 degrees 00 minutes 00 seconds East 80.45 feet to a spike set, thence South 00 degrees 00 minutes 00 seconds West 715.89 feet to said South line, thence South 90 degrees 00 minutes 00 seconds East 150.00 feet to the point of beginning and containing 7.70 acres.

ALSO EXCEPTING THEREFROM - Deed Record 258, Page 411 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 9 EAST, GRANT COUNTY, INDIANA; THENCE NORTHERLY 82.4 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY 276.1 FEET AT RIGHT ANGLES TO SAID WEST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 802.7 FEET TO THE NORTH BOUNDARY OF COUNTY ROAD 28; THENCE SOUTH 89 DEGREES 20 MINUTES WEST, 230 FEET ALONG SAID NORTH BOUNDARY; THENCE NORTH 01 DEGREE 01 MINUTE WEST, 640.3 FEET; THENCE NORTH 06 DEGREES 23 MINUTES WEST, 96.4 FEET; THENCE NORTH 01 DEGREE 01 MINUTE WEST, 100.0 FEET; THENCE NORTH 04 DEGREES 20 MINUTES EAST, 96.4 FEET; THENCE NORTH 01 DEGREE 01 MINUTE WEST, 1,695.9 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE NORTH 88 DEGREES 26 MINUTES EAST, 230.0 FEET ALONG SAID NORTH LINE; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 362.1 FEET; THENCE SOUTH 06 DEGREES 23 MINUTES WEST, 100.8 FEET; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 100.0 FEET; THENCE SOUTH 08 DEGREES 26 MINUTES EAST, 100.8 FEET; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 1,102.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.630 ACRES, MORE OR LESS.

Survey monuments set this survey are 5/8" steel rebar stakes with a "McKinney L522100029" identification rings in paved areas. All survey monuments are within 0.31 of the ground surface, unless otherwise noted.

The significant digits shown on this survey is used only to minimize ambiguities and errors based on rounding. No dimension shown on the survey should be interpreted to be of greater accuracy than the Relative Positional Accuracy as stated within this report and the uncertainties/ambiguities from the original survey of the subject parcel.

Additional information affecting the Certificate of Survey and this report: McKinney Land Surveying has made no independent search of facts that an accurate and current title search may disclose.

Since the last date of field work of this survey, conditions beyond the knowledge or control of McKinney Land Surveying may have altered the validity and circumstances shown or noted herein.

This survey is the opinion of a licensed land surveyor in the State of Indiana as to the true location of the boundary lines of the subject tract. This opinion is based on a careful evaluation of the subject tract's and surrounding tract's legal descriptions, deeds, physical monuments discovered during the survey field work, prior recorded and recovered surveys, land surveying principles, logic, experience, and other information available from public records.

Any reuse without verification and adaptation by the land surveyor for the specific intended use is at the user's sole risk and without liability or legal exposure to the land surveyor.

Unwritten rights affecting the subject parcel may be present, including unwritten rights associated with uncertainties in occupation or possession. This surveying report does not investigate the possibility of unwritten rights.

No statement made by any employee or agent of McKinney Land Surveying is valid unless written herein.

This survey is valid only with original signature and seal. Full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as stated on said survey documents.

Certification is made to the original purchaser of the survey and is not transferable to additional parties or subsequent owners. Any reuse without verification and adaptation by the land surveyor for the specific intended use is at the user's sole risk and without liability or legal exposure to the land surveyor.

I affirm, under the penalties for perjury, that I have taken reasonable care to collect each Social Security number in this document, unless required by law, Corey A. McKinney.

PURPOSE OF SURVEY: The purpose of this survey was to retrace the remainder of an existing tract described in Document Number 2010-007931, except therefrom the 1.69 right-of-way grant described in Deed Record 258, Page 411, all in the Office of the Recorder of Grant County, Indiana.

AVAILABLE AND CONDITION OF REFERENCE MONUMENTS: Monuments listed were recovered and set as shown on the survey drawing and listed on the monument legend.

DISCREPANCIES IN MEASUREMENTS: Monuments were found within the Relative Positional Accuracy for the use of the property. Monument's locations that were not set are shown in relation to the theoretical corner. Measured and calculated distances are shown in relation to each line.

CLARITY OR AMBIGUITY OF DESCRIPTIONS: There were no ambiguities found within the legal descriptions used for the survey.

- 1. Document Number 200204974
- 2. Document Number 2010-007931
- 3. Deed Record 258, Page 411
- 4. Document Number 2024-007356
- 5. Document Number 1998-17960
- 6. Survey completed by RMA as Job Number 22-0004 dated November 23, 2022 and recorded in Document Number 2023-000256
- 7. Survey completed by Engineering Vision Inc. dated June 10, 2008 and recorded in Document Number 2008-007676
- 8. Survey completed by Donald W. Wimmer as Project Number 211189 dated November 22, 2011 and recorded in Document Number 2012-000544
- 9. Survey completed by Larry E. Manship dated April 13, 1999 and recorded in Document Number 20009142
- 10. Survey completed by Randall D. Miller dated July 27, 2008 and recorded in Document Number 20001008
- 11. Survey completed by Wimmer Land Surveys dated November 22, 2011 and recorded in Document Number 2012-000544

RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments--single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

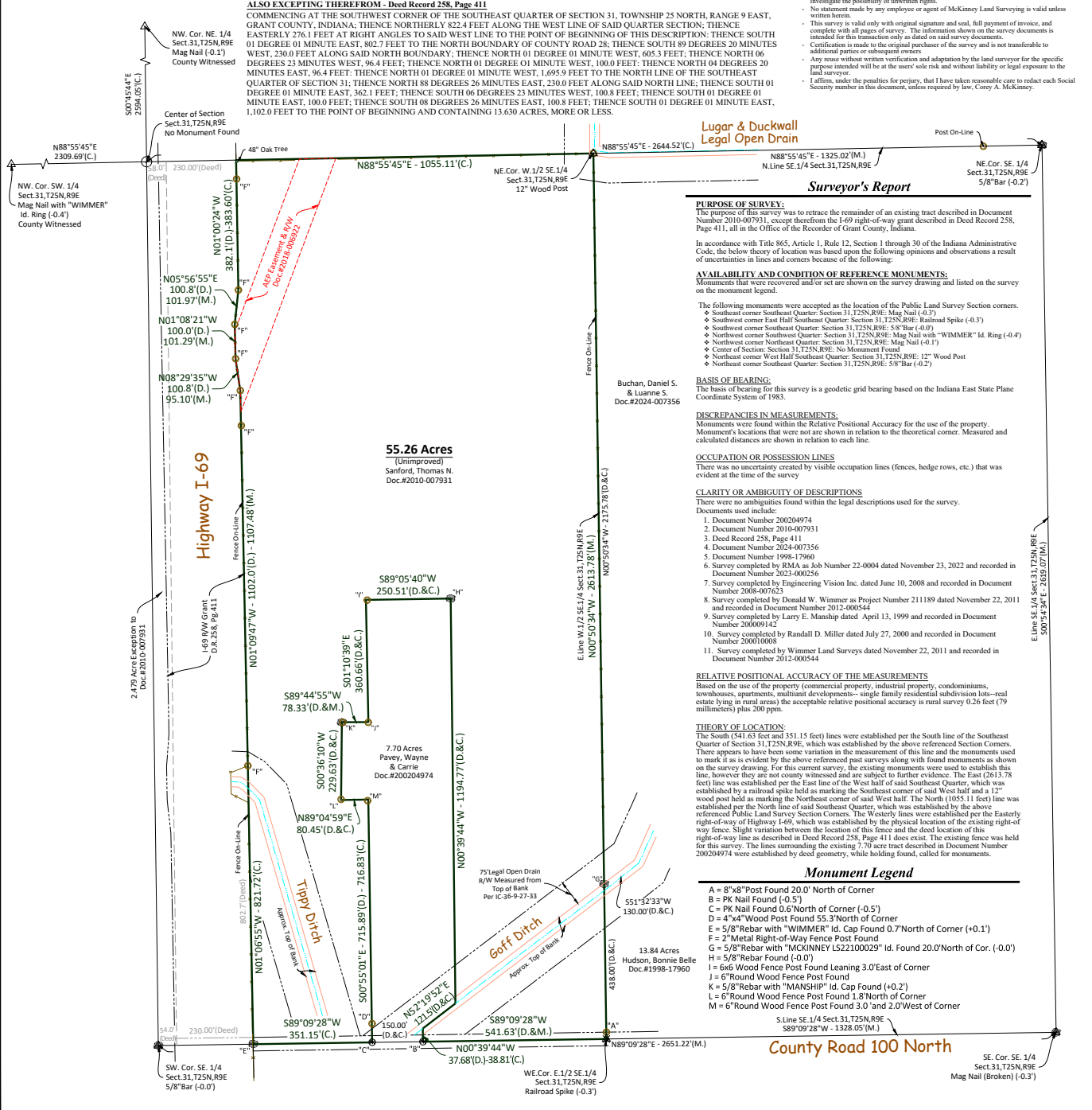
THEORY OF LOCATION: The South (541.63 feet and 351.15 feet) lines were established per the South line of the Southeast Quarter of Section 31, T25N, R9E, which was established by the above referenced Section Corners. There appears to have been some variation in the measurement of this line and the monuments used to mark it as is evident by the above referenced past surveys along with found monuments as shown on the survey drawing. For this current survey, the existing monuments were used to establish this line, however they are not county witnessed and are subject to further evidence. The East (2613.78 feet) line was established per the East line of the West half of said Southeast Quarter, which was established by a railroad spike held as marking the Southeast corner of said West half and a 12" wood post held as marking the Northeast corner of said West half. The North (1055.11 feet) line was established per the North line of said Southeast Quarter, which was established by the above referenced Public Land Survey Section Corners. The Westerly lines were established per the Easterly right-of-way of Highway I-69, which was established by the physical location of the existing right-of-way fence. Slight variation between the location of this fence and the deed location of this right-of-way line as described in Deed Record 258, Page 411 does exist. The existing fence was held for this survey. The lines surrounding the existing 7.70 acre tract described in Document Number 200204974 were established by deed geometry, while having found, called for monuments.

- A = 8"x8" Post Found 20.0' North of Corner
- B = PK Nail Found (-0.5')
- C = PK Nail Found 0.6' North of Corner (-0.5')
- D = 4"x4" Wood Post Found 55.3' North of Corner
- E = 5/8" Rebar with "WIMMER" Id. Cap Found 0.7' North of Corner (-0.1')
- F = 2" Metal Right-of-Way Fence Post Found
- G = 5/8" Rebar with "MCKINNEY L522100029" Id. Found 20.0' North of Cor. (-0.0')
- H = 5/8" Rebar Found (-0.0')
- I = 6x6 Wood Fence Post Found Leaning 3.0' East of Corner
- J = 6" Round Wood Fence Post Found
- K = 5/8" Rebar with "MANSHIP" Id. Cap Found (+0.2')
- L = 6" Round Wood Fence Post Found 1.8' North of Corner
- M = 6" Round Wood Fence Post Found 3.0' and 2.0' West of Corner

County Road 100 North
SE. Cor. SE. 1/4 Sect. 31, T25N, R9E
Mag Nail (Broken) (-0.3')



Scale 1" = 200'
Bearing Basis: Indiana East SPC, 1983



55.26 Acres
(Unimproved)
Sanford, Thomas N.
Doc.#2010-007931

Buchan, Daniel S.
& Luanne S.
Doc.#2024-007356

Surveyor's Report

Legend POB - Point of Beginning M - Measured C - Calculated D - Deed P - Plat R - Recorded	Project # 4128 County: Grant Township: Van Buren Sect./Twp./Rng.: Sect.31,T25N,R9E For: Sanford Drawn by: CAM Field Crew: CAM/DLM Fieldwork Completed: September 8, 2025 IN WITNESS WHEREOF, I hereto place my hand and seal this 10th day of September, 2025. Revised: (CAD File Name:4128.dwg)
---	--

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

Corey A. McKinney, P.S. No.LS22100029



IAC Title 865 Boundary Survey

5233 E. 900 S., Keystone, IN 46759
Phone: (765) 499-0601
mckinneylandsurveying@gmail.com
www.mckinneysurveying.com

SURVEY



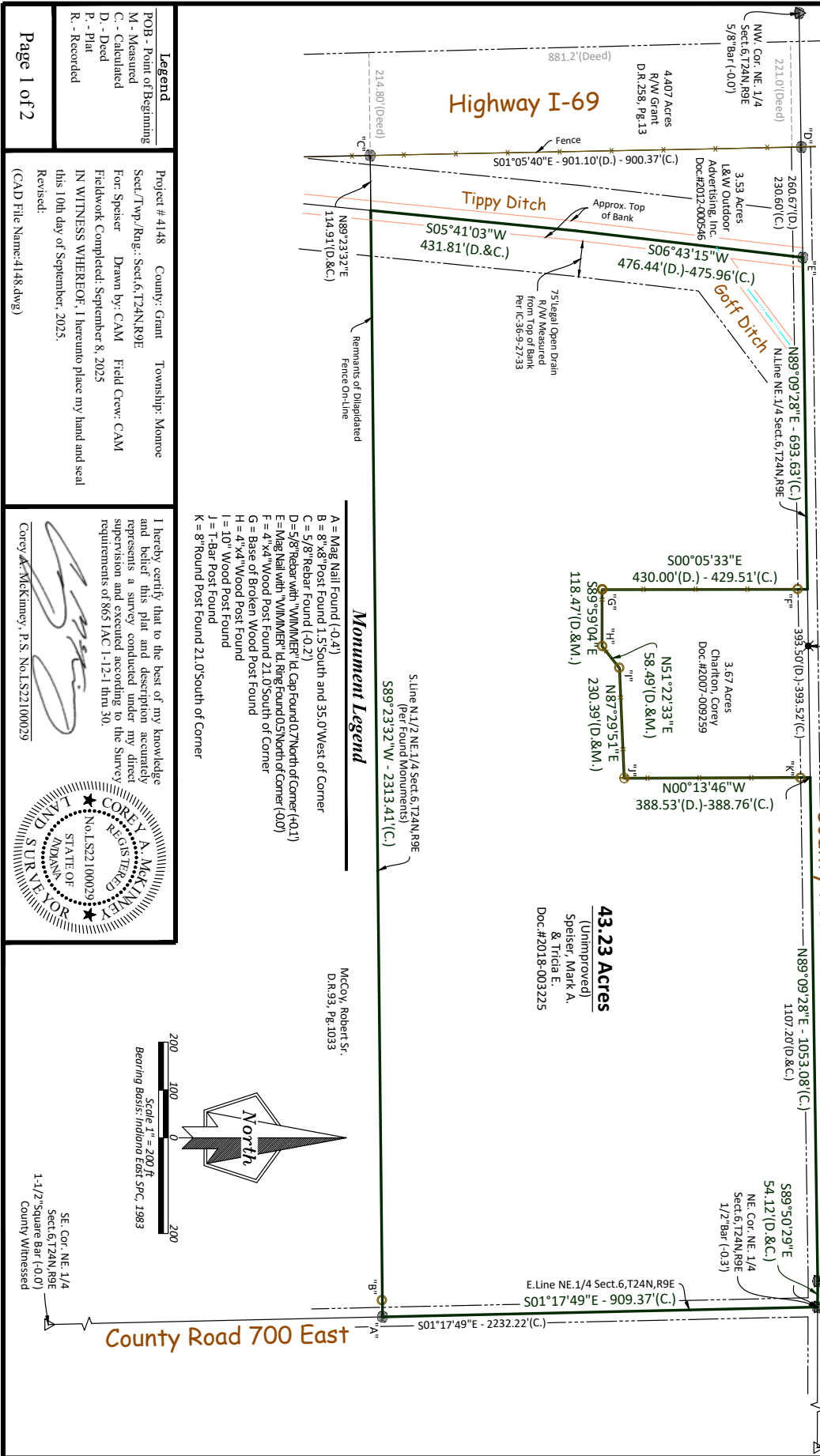
CERTIFICATE OF SURVEY
IAC Title 865 Boundary Survey
 5233 East 900 South, Keystone, IN 46759
 Phone: (765) 499-0601
 mckinneylandsurveying@gmail.com
 www.mckinneysurveying.com

Record Legal Description - Doc #2018003225

Surveyor's Report

See Page 2.
 See Page 2.

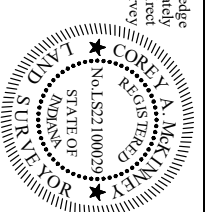
County Road 100 North



Legend
 POB - Point of Beginning
 M - Measured
 C - Calculated
 D - Deed
 P - Plat
 R - Recorded

Project # 4148 County: Grant Township: Monroe
 Sect./Twp./Rng.: Sect.6,T24N,R9E
 For: Spaiser Drawn by: CAM Field Crew: CAM
 Fieldwork Completed: September 8, 2025
 IN WITNESS WHEREOF, I hereunto place my hand and seal
 this 10th day of September, 2025.
 Revised:
 (CAD File Name:4148.dwg)

I hereby certify that to the best of my knowledge and belief, this plat and description accurately represents a survey conducted under my direct supervision and executed according to the survey requirements of 865 IAC 1-12-1 thru 30.
 Corey A. McKinney, P.S. No.LS221000029



McCoy, Robert S.
 D.R.93, Pg.1053

Scale 1" = 200'
 Bearing Basis: Indiana East Spc. 1993

SE Cor. NE 1/4 Sect. 6, T24N, R9E
 1-1/2" Square Bar (0-0)
 County Witnessed

SURVEY



CERTIFICATE OF SURVEY
 IAC Title 865 Boundary Survey
 5233 East 900 South, Keystone, IN 46759
 Phone: (765) 499-0601
 mckinneylandsurveying@gmail.com
 www.mckinneylandsurveying.com

Record Legal Description - Doc #2018003225

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST, IN GRANT COUNTY, INDIANA

EXCEPTING THEREFROM: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST, GRANT COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREE 25 MINUTES WEST, 881.2 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6, TO THE SOUTH BOUNDARY OF COUNTY ROAD 28; THENCE NORTH 89 DEGREES 20 MINUTES EAST, 221.0 FEET ALONG SAID SOUTH BOUNDARY; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 881.2 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES WEST, 214.8 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: THAT PORTION OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST OF THE SECONDS PRINCIPAL MERIDIAN, IN GRANT COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID QUARTER BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO, COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER, THENCE ON THE LINE OF SAID QUARTER NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 107.20 FEET TO A SET PK NAIL; THENCE SOUTH 00 DEGREES 30 MINUTES 34 SECONDS WEST 388.53 FEET TO AN EXISTING CORNER POST; THENCE SOUTH 88 DEGREES 14 MINUTES 53 SECONDS WEST 230.39 FEET TO AN EXISTING CORNER POST; THENCE SOUTH 89 DEGREES 00 MINUTES 53 SECONDS WEST 38.49 FEET TO AN EXISTING CORNER POST; THENCE NORTH 89 DEGREES 14 MINUTES 44 SECONDS WEST 118.47 FEET TO AN EXISTING CORNER POST; THENCE NORTH 00 DEGREES 58 MINUTES 47 SECONDS EAST 430.00 FEET TO A SET PK NAIL ON THE NORTH LINE OF SAID QUARTER; THENCE ON SAID NORTH LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 395.50 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM: A PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST IN MONROE TOWNSHIP, GRANT COUNTY, STATE OF INDIANA AND BEING FURTHER DESCRIBED AS FOLLOWS:


COMMENCING AT A REBAR FOUND AT THE NORTHEAST CORNER OF THE AFORESAID NORTHEAST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 11 SECONDS WEST (ASSUMED BEARING-BASIS OF BEARINGS) ON THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER AND CENTERLINE OF COUNTY ROAD 100 NORTH A DISTANCE OF 5412 FEET TO A REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 9 EAST; THENCE NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST ON SAID NORTH LINE AND CENTERLINE A DISTANCE OF 2140.23 FEET TO A MAG NAIL SET ON THE CENTERLINE OF TIPPY DITCH, SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST ON SAID NORTH LINE AND CENTERLINE A DISTANCE OF 2306.67 FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 469; THENCE SOUTH 00 DEGREES 07 MINUTES 57 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 901.10 FEET TO A CAPPED REBAR SET; THENCE SOUTH 89 DEGREES 22 MINUTES 51 SECONDS EAST A DISTANCE OF 114.91 FEET (PASSING A CAPPED REBAR SET ON HIGH BANK) TO THE CENTERLINE OF TIPPY DITCH; THENCE NORTH 06 DEGREES 54 MINUTES 40 SECONDS EAST ON SAID CENTERLINE A DISTANCE OF 451.81 FEET TO A POINT; THENCE NORTH 07 DEGREES 56 MINUTES 52 SECONDS EAST ON SAID CENTERLINE A DISTANCE OF 476.44 FEET, OR TO THE PLACE OF BEGINNING.

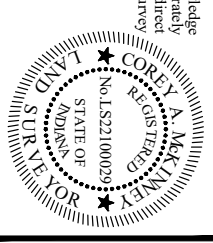
Legend	
TOB - Point of Beginning	
M - Measured	
C - Calculated	
D - Deed	
P - Plat	
R - Recorded	

Page 2 of 2

Project # 4148 County: Grant Township: Monroe
 Sect./Twp./Rng.: Sec.6, T24N, R9E
 For: Spenser Drawn by: CAM Field Crew: CAM
 Fieldwork Completed: September 8, 2025
 IN WITNESS WHEREOF, I hereunto place my hand and seal
 this 10th day of September, 2025.
 Revised:
 (CAD File Name: 4148.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the requirements of 865 IAC 1-12-1 thru 30.


 Corey A. McKinney, P.S. No. LS22100029



Surveyor's Report

PURPOSE OF SURVEY:
 The purpose of this survey was to retrace an existing tract described in Document Number 2018-003225 in the Office of the Recorder of Grant County, Indiana. In accordance with Title 865, Article 1, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
 Monument that were recovered and/or set are shown on the survey drawing and listed on the survey on the monument legend.

The following monuments were accepted as the location of the Public Land Survey Section corners:
 ♦ Southeast corner Southeast Quarter, Section 31 T25N, R9E; Mag Nail (4.3)
 ♦ Southwest corner East Half Southeast Quarter, Section 31 T25N, R9E; Railroad Spike (4.3)
 ♦ Southeast corner Southwest Quarter, Section 22 T25N, R9E; 1/2" Bar (Bank) (4.3)
 ♦ Southwest corner Southeast Quarter, Section 22 T25N, R9E; 1/2" Bar (Bank) (4.3)
 ♦ Southwest corner Northeast Quarter, Section 6 T24N, R9E; 1/2" Bar 1.5 South (4.3) (Closest Corner)
 ♦ Southeast corner Northeast Quarter, Section 6 T24N, R9E; 1-1/2" Square Bar (4.0) (Closest Corner)

PASTS OF BEARING:
 The basis of bearing for this survey is a geodetic grid bearing based on the Indiana East State Plane Coordinate System of 1983.

DISCREPANCIES IN MEASUREMENTS:
 Monuments were found within the Relative Positional Accuracy for the use of the property. Monument's locations that were not are shown in relation to the theoretical corner. Measured and calculated distances are shown in relation to each line.

OCCUPATION OR POSSESSION LINES
 There was no uncertainty created by visible occupation lines (fences, hedge rows, etc.) that was evident at the time of the survey.

CLARITY OR AMBIGUITY OF DESCRIPTIONS
 There were no ambiguities found within the legal descriptions used for the survey. Documents used include:
 1. Document Number 2018-003225
 2. Document Number 2012-000546
 3. Deed Record 258, Page 13
 4. Deed Record 95, Page 1033
 5. Survey completed by Randall D. Miller dated July 27, 2000 and recorded in Document Number 200010008
 6. Survey completed by Wimmer Land Surveys dated November 22, 2011 and recorded in Document Number 2012-000544

RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS
 Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments--single family residential subdivisions lot--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

THEORY OF LOCATION:

The North (693.63 feet, 1053.308 feet, and 54.12 feet) lines were established per the North line of the Northeast Quarter of Section 6, T24N, R9E, which was established by the above referenced Section Corners. There appears to have been some variation in the measurement of this line and the monument used to mark it as is evident by the above referenced past surveys along with found monuments as shown on the survey drawing. For this current survey, the existing monuments were used to establish this line, however they are not county witnessed and are subject to further evidence. The East (909.37 feet) line was established by the East line of said Northeast Quarter, which was also established by the above referenced Section Corners. The South (2313.41 feet) line was established per the South line of the North half of said Northeast Quarter. This line was established per the South line as well by the West (693.63 feet) line of the above referenced Wimmer survey drawing (431.81 feet and 475.96 feet) lines were established per the centerline of the Tippy Ditch, which was established by deed geometry. The Northerly (429.51 feet, 118.47 feet, 230.39 feet, and 388.76 feet) lines were established per the boundary lines of an existing 3.67 acre tract described in Document Number 2007-009259, which were established by deed geometry and found post monuments.

NOTES:

- Survey monuments set this survey are 5/8" steel rebar stakes with a "McKinney LS22100029" identification caps in unimproved areas and Mag Nails with "McKinney LS22100029" identification rings in paved areas. All survey monuments are within 0.3± of the ground surface, unless otherwise noted.
- The significant digits shown on this survey is used only to minimize ambiguities and errors based on rounding. No dimension shown on the survey should be interpreted to be of greater accuracy than either the Relative Positional Accuracy, as stated in the report, or uncertainties/ambiguities from the original survey of the subject parcel.
- The commitment for title insurance or a title search was not provided or completed at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the Certificate of Survey and this report. McKinney Land Surveying has made no independent search of facts that an accurate and current title search may disclose.
- Since the last date of field work of this survey, conditions beyond the knowledge or control of McKinney Land Surveying may have affected the validity and circumstances shown or noted hereon.
- This survey is the opinion of a licensed land surveyor in the State of Indiana as to the true location of the boundary lines of the subject tract. This opinion is based on the best available information and field work. It is not a warranty of title. The surveyor does not warrant, physical evidence recovered during the survey, field work, prior recorded and recovered surveys, land surveying principles, logic, experience, and other information available from public records. Because of all this, it is possible another surveyor may arrive at a differing conclusion, resulting in them having a different opinion of the location of the boundary lines.
- A survey cannot resolve uncertainties in the position of the original boundary lines, but simply show where the location of said boundary lines are located based upon the land surveyor's opinion. Only courts of law may establish property lines.
- Eminent rights affecting the subject parcel may be present, including unrecorded liens, easements, or other interests. This survey and report does not investigate the possibility of unrecorded liens.
- No statement made by any employee or agent of McKinney Land Surveying is valid unless written herein.
- This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Certification is made to the original purchaser of the survey and is not transferable to additional parties or subsequent owners.
- Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the user's sole risk and without liability or legal exposure to the land surveyor.
- I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Special Security number in this document, unless required by law, Corey A. McKinney.

PRELIMINARY TITLE

PRELIMINARY TITLE

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

Issuing Agent: GCA Title

Issuing Office: 200 South Washington Street
Marion, IN 46952

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: MAR-25-822 IH

Issuing Office File Number: MAR-25-822 IH

Property Address: 6571 E 100 N, Marion, IN 46952

Revision Number: TBD Commitment, subject to change

SCHEDULE A

COMMITMENT

1. Commitment Date: September 16, 2025 at 8:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Homeowner's Policy
Proposed Insured: TBD Search
Proposed Amount of Insurance: \$
The estate or interest to be insured: fee simple
 - b. 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: fee simple
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: Patricia E. Sanford, as Trustee of the Patricia E. Sanford Revocable Trust dated October 13, 2010 AND Thomas N. Sanford, as Trustee of the Thomas N. Sanford Revocable Trust dated October 13, 2010 (Tract 1)

Mark A. Speiser and Tricia E, Sanford-Speiser husband and wife, as tenants by the entirety (Tract 2)
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ORT Form 4757 A

PRELIMINARY TITLE

SCHEDULE B I COMMITMENT

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.

Duly authorized and executed Trustee's Deed from Patricia E. Sanford, as Trustee of the Patricia E. Sanford Revocable Trust dated October 13, 2010 AND Thomas N. Sanford, as Trustee of the Thomas N. Sanford Revocable Trust dated October 13, 2010 to TBD Search, to be executed and recorded at closing. (Tract 1)

Duly authorized and executed Warranty Deed from Mark A. Speiser and Tricia E. Sanford-Speiser husband and wife, as tenants by the entirety to TBD Search, to be executed and recorded at closing. (Tract 2)

Duly authorized and executed Mortgage from TBD Search, to _____, securing its loan in the amount of \$_____.

5. Seller's closing affidavit to be furnished
6. Mortgagor's closing affidavit to be furnished
7. Payment and release of record of Mortgage from Thomas N. Sanford and Patricia E. Sanford, husband and wife to Farm Credit Mid-America dated December 29, 2008 and recorded on February 4, 2009 as Document No. 2009-000857, Grant County Indiana Recorder's Office. (Tract 1)
8. Payment and release of record of Mortgage from Mark A. Speiser and Tricia E. Sanford-Speiser to Farm Credit Mid-America dated February 23, 2018 and recorded on May 10, 2018 as Document No. 2018-003226, Grant County Indiana Recorder's Office. (Tract 2)
9. NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34-1. Personal checks exceeding \$500.00 will not be accepted.
10. NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

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PRELIMINARY TITLE

11. NOTE: Effective July 1, 2013, IC 27-7-3-22 requires title companies acting as settlement or closing agents 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.
12. NOTE: In the event any document is to be notarized using remote online notary, the following requirements apply: A. Confirmation prior to closing that the County Recorder's Office of Grant, Indiana will accept and approve authorized electronic recording of electronically signed and notarized instruments in the form and format being used. B. Electronic recordation in the Recorder's Office of Grant of the documents required herein to create the insured estates or interests. C. Execution of instruments in accordance with Indiana law. D. Acknowledgment of the documents required herein to create the insured estates or interests by a notary public properly commissioned as an online notary public by the Indiana Secretary of State with the ability to perform electronic and online notarial acts under IC 33-42-17.
13. NOTE: If an insured closing is completed Short Form Policy/Policies will be issued at the time of closing if applicable.
14. NOTE: Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
15. NOTE: A 10 year judgment search has been made on Patricia E. Sanford Revocable Trust and Thomas N. Sanford Revocable Trust and Mark A. Speiser and Tricia E, Sanford-Speiser husband and wife, as tenants by the entirety, and we find none.
16. 24 Month Chain of Title:
Warranty Deed from Patricia E. Sanford to Patricia E. Sanford, as Trustee of the Patricia E. Sanford Revocable Trust dated October 13, 2010 recorded October 26, 2010 as Document No. 2010-007930, Grant County Indiana Recorder's Office. (Tract 1)

Warranty Deed from Thomas N. Sanford, as Trustee of the Thomas N. Sanford Revocable Trust dated October 13, 2010 recorded October 26, 2010 as Document No. 2010-007931, Grant County Indiana Recorder's Office. (Tract 1)

Trustee's Deed from Patricia E. Sanford, as Trustee of the Patricia E. Sanford Revocable Trust dated October 13, 2010 AND Thomas N. Sanford, as Trustee of the Thomas N. Sanford Revocable Trust dated October 13, 2010 to Mark A. Speiser and Tricia E, Sanford-Speiser husband and wife, as tenants by the entirety recorded May 10, 2018 as Document No. 2018-003225, Grant County Indiana Recorder's Office.

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PRELIMINARY TITLE

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

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. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All taxes for the year 2026 and subsequent years, not yet due and payable.

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PRELIMINARY TITLE

8. Property Taxes are as follows:

TRACT 1

Tax Year: 2024

Due and Payable: 2025

May Installment: \$851.66

Penalty: \$0.00 Status: PAID

November Installment: \$851.66

Penalty: \$0.00 Status: UNPAID

Deed Owner: Sanford, Thomas N Trstee Thomas N Sanford Revoc Trst & Patricia E Sanford Trstee Patricia E Sanford Revoc Trst

Land: \$98,700.00

Improvements: \$0.00

Exemptions: \$0.00 (Homestead Standard/Supplemental)

Taxing Unit: Van Buren Township

Tax Id No.: 001-02015-40

Parcel #: 27-01-31-400-012.000-029

Key No.: 01-02-443

Description: W SE SEC 31 69.821 A EX I-69

Assessment for 604 Lugar Creek & Tribs

May Installment: \$104.73

Penalty: \$0.00 Status: PAID

November Installment: \$104.73

Penalty: \$0.00 Status: UNPAID

TRACT 2

Tax Year: 2024

Due and Payable: 2025

May Installment: \$622.74

Penalty: \$0.00 Status: PAID

November Installment: \$622.74

Penalty: \$0.00 Status: UNPAID

Deed Owner: Speiser, Mark A & Tricia E Sanford-speiser Husband And Wife As Tnts By Entirety

Land: \$79,300.00

Improvements: \$0.00

Exemptions: \$0.00 (Homestead Standard/Supplemental)

Taxing Unit: Monroe Township

Tax Id No.: 007-01008-30

Parcel #: 27-08-06-100-003.000-020

Key No.: 07-01-67

Description: N NE SEC 6 48.04 A EX I-69 (TR. 58271 8/29/00)

Assessment for 604 Lugar Creek & Tribs

May Installment: \$72.06

Penalty: \$0.00 Status: PAID

November Installment: \$72.06

Penalty: \$0.00 Status: UNPAID

9. Added improvements in place as of January 1, 2025 are subject to assessment which could increase the tax amounts due in 2026, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
10. Easement between Hiram Elder and M. Virginia, his wife and Indiana & Michigan Power (now American Electric Power) dated October 12, 1927 and recorded October 28, 1927 in Deed Micro N. 157 page 266, Grant County Indiana Recorder's Office. (Tract 1)

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PRELIMINARY TITLE

11. Non-exclusive easement between W.W. Realty Co., Inc. and Indiana General Service Company (now American Electric Power) dated March 9, 1938 and recorded April 28, 1938 in Deed Record No. 174 page 36, Grant County Indiana Recorder's Office. (Tract 1)
12. Oil and Gas Lease between Malcolm D. and Mildred Curfman, husband and wife, and Royal Oil Company dated July 3, 1967 and recorded August 23, 1967 in Miscellaneous Micro Record 67 page 718 and assigned to Patrick Petroleum Company by assignment dated September 25, 1967 and recorded October 26, 1967 in Miscellaneous Micro Record 67 page 1005, Grant County Indiana Recorder's Office. (Tract 1)
13. Right of Way Grant between Malcolm D. Curfman and Mildred Curfman and the State of Indiana dated May 16, 1963 and recorded August 6, 1963 in Deed Record No. 258 page 411, Grant County Indiana Recorder's Office. (Tract 1)
14. Rights of the public to use the South end of insured land for a public road. (County Road 100 North) (Tract 1)
15. Seventy-five (75) foot set-back from high bank, use restriction, possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of the water through Goff Ditch, a legal drain. (Indiana Drain Code, I.C. 36-9-27-33) (Tract 1)
16. Supplemental Easement and Right of Way between Thomas N. Sanford, as Trustee of the Thomas N. Sanford Revocable Trust dated October 13, 2010 and Patricia E. Sanford, as Trustee of the Patricia E. Sanford Revocable Trust dated October 13, 2010 dated September 14, 2018 and recorded September 26, 2018 as Document No. 2018-006922, Grant County Indiana Recorder's Office. (Tract 1)
17. Memorandum of Sign Structure Lease between Thomas N. Sanford and Patricia E. Sanford (Lessor) and Laurence E. Weaver d/b/a L & W Outdoor Advertising dated May 12, 1999 and recorded June 22, 1999 in Micro Record 1999 page 8303. Sign Structure Lease Addendum recorded January 24, 2000 as Document No. I 200000976, Grant County Indiana Recorder's Office. (Tract 2)
18. Non-exclusive easement between Burr E. Bragg and Clara E. Bragg, husband and wife, and Indiana & Michigan Electric Company (now American Electric Power) dated October 11, 1927 and recorded October 28, 1927 in Deed Record No. 157 page 265, Grant County Indiana Recorder's Office. (Tract 2)
19. Non-exclusive easement between Newton Fields and Gertrude Fields, his wife and Indiana General Service Company (now American Electric Power) dated February 23, 1938 and recorded April 1938 in Deed Record No. 174 page 35, Grant County Indiana Recorder's Office. (Tract 2)
20. Oil and Gas Lease between Henry L. Wendelman and Betty E. Wendelman, husband and wife and T. F. Hodge dated August 21, 1981 and recorded October 19, 1981 in Misc Micro Record 81 page 1363, Grant County Indiana Recorder's Office. (Tract 2)
21. Rights of the public to use the North (County Road 100 North) and the East (County Road 700 East) ends of insured land for public roads. (Tract 2)
22. Seventy-five (75) foot set-back from high bank, use restriction, possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of the water through Tippey Ditch, a legal drain. (Indiana Drain Code, I.C. 36-9-27-33) (Tract 2)
23. Subject to possible future ditch assessments.
24. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
25. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
26. NOTE: The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.

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PRELIMINARY TITLE

27. NOTE: Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
28. NOTE: If there is any information you become aware of that is different than as shown on this commitment, because of something filed in another county or Bankruptcy Court, you must contact us prior to closing. We reserve the right to make additional requirements/exceptions based upon the new information obtained.
29. Seventy-five (75) foot set-back from high bank, use restriction, possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of the water through #, a legal drain. (Indiana Drain Code, I.C. 36-9-27-33)

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PRELIMINARY TITLE

EXHIBIT A LEGAL DESCRIPTION

TRACT 1

(OWNED BY PATRICIA E. SANFORD, AS TRUSTEE OF THE PATRICIA E. SANFORD REVOCABLE TRUST DATED 10/13/2010 AND THOMAS N. SANFORD, AS TRUSTEE OF THE THOMAS N. SANFORD REVOCABLE TRUST DATED 10/13/2010
PARCEL NUMBER 27-01-31-400-012.000-029)

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE NINE (9) EAST.

EXCEPT

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST, GRANT COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREE 25 MINUTES WEST, 881.2 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6, TO THE SOUTH BOUNDARY OF COUNTY ROAD 28; THENCE NORTH 89 DEGREES 20 MINUTES EAST, 221.0 FEET ALONG SAID SOUTH BOUNDARY; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 881.2 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES WEST, 214.8 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 4.407 ACRES, MORE OR LESS.

ALSO EXCEPT:

THAT PORTION OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST OF THE SECONDS PRINCIPAL MERIDIAN, IN GRANT COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID QUARTER BEING NORTH 90 DEGREES 00' 00" WEST WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO; COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER; THENCE ON THE LINE OF SAID QUARTER NORTH 90 DEGREES 00' 00" WEST 1107.20 FEET TO A SET PK NAIL; THENCE SOUTH 00 DEGREES 30' 34" WEST 388.53 FEET TO AN EXISTING CORNER POST; THENCE SOUTH 88 DEGREES 14' 11" WEST 230.39 FEET TO AN EXISTING CORNER POST; THENCE SOUTH 52 DEGREES 06' 53" WEST 58.49 FEET TO AN EXISTING CORNER POST; THENCE NORTH 89 DEGREES 14' 44" WEST 118.47 FEET TO AN EXISTING CORNER POST; THENCE NORTH 00 DEGREES 38' 47" EAST 430.00 FEET TO A SET PK NAIL ON THE NORTH LINE OF SAID QUARTER; THENCE ON SAID NORTH LINE SOUTH 90 DEGREES 00' 00" EAST 393.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.67 ACRES, MORE OR LESS.

ALSO EXCEPT:

BEING A PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION SIX (6), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE NINE (9) EAST IN MONROE TOWNSHIP, GRANT COUNTY, STATE OF INDIANA AND BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT A REBAR FOUND AT THE NORTHEAST CORNER OF THE AFORESAID NORTHEAST FRACTIONAL QUARTER; THENCE NORTH 86°- 17'-11" WEST (ASSUMED BEARING-BASIS OF REARINGS) ON THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER AND CENTERLINE OF COUNTY ROAD 100 NORTH A DISTANCE OF FIFTY-FOUR AND TWELVE HUNDREDTHS (54.12') FEET TO A REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE NINE (9) EAST; THENCE NORTH 89°-33'-04" WEST ON SAID NORTH LINE AND CENTERLINE A DISTANCE OF TWO THOUSAND ONE HUNDRED FORTY AND TWENTY-THREE HUNDREDTHS (2140.23') FEET TO A MAG NAIL SET ON THE CENTERLINE OF TIPPY DITCH, SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°-33'04" WEST ON SAID NORTH LINE AND CENTERLINE A DISTANCE OF TWO HUNDRED THIRTY AND SIXTY- SEVEN HUNDREDTHS (230.67') FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE SOUTH 00°-07'-57" WEST ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF NINE HUNDRED ONE AND TEN HUNDREDTHS (901.10') FEET TO A CAPPED REBAR SET; THENCE SOUTH 89°-22'-51" EAST A DISTANCE OF ONE HUNDRED FOURTEEN AND NINETY-ONE HUNDREDTHS (114.91') FEET (PASSING A CAPPED REBAR SET ON HIGH BANK) TO THE CENTERLINE OF TIPPY DITCH; THENCE NORTH 06°54'40" EAST ON SAID CENTERLINE A DISTANCE OF FOUR HUNDRED THIRTY-ONE AND EIGHTY-ONE HUNDREDTHS (431.81') FEET TO A POINT; THENCE NORTH 07°-56'-52" EAST ON SAID CENTERLINE A DISTANCE OF FOUR HUNDRED SEVENTY-SIX AND FORTY-FOUR HUNDREDTHS (476.44') FEET, OR TO THE PLACE OF BEGINNING: CONTAINING THREE AND FIFTY-THREE HUNDREDTHS (3.53) ACRES, MORE OR LESS.

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PRELIMINARY TITLE

TRACT 2

(OWNED BY MARK A SPEISER AND TRICIA E. SANFORD-SPEISER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY
PARCEL NUMBER 27-08-06-100-003.000-020)

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST, IN GRANT COUNTY, INDIANA.

EXCEPTING THEREFROM:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST, GRANT COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREE 25 MINUTES WEST, 881.2 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6, TO THE SOUTH BOUNDARY OF COUNTY ROAD 28; THENCE NORTH 89 DEGREES 20 MINUTES EAST, 221.0 FEET ALONG SAID SOUTH BOUNDARY; THENCE SOUTH 01 DEGREE 01 MINUTE EAST, 881.2 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES WEST, 214.8 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

THAT PORTION OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST OF THE SECONDS PRINCIPAL MERIDIAN, IN GRANT COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID QUARTER BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO; COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER, THENCE ON THE LINE OF SAID QUARTER NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1107.20 FEET TO A SET PK NAIL; THENCE SOUTH 00 DEGREES 30 MINUTES 34 SECONDS WEST 388.53 FEET TO AN EXISTING CORNER POST; THENCE SOUTH 88 DEGREES 14 MINUTES 11 SECONDS WEST 230.39 FEET TO AN EXISTING CORNER POST; THENCE SOUTH 52 DEGREES 06 MINUTES 53 SECONDS WEST 58.49 FEET TO AN EXISTING CORNER POST; THENCE NORTH 89 DEGREES 14 MINUTES 44 SECONDS WEST 118.47 FEET TO AN EXISTING CORNER POST; THENCE NORTH 00 DEGREES 38 MINUTES 47 SECONDS EAST 430.00 FEET TO A SET PK NAIL. ON THE NORTH LINE OF SAID QUARTER; THENCE ON SAID NORTH LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 393.50 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 9 EAST IN MONROE TOWNSHIP, GRANT COUNTY, STATE OF INDIANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR FOUND AT THE NORTHEAST CORNER OF THE AFORESAID NORTHEAST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 11 SECONDS WEST (ASSUMED BEARING-BASIS OF BEARINGS) ON THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER AND CENTERLINE OF COUNTY ROAD 100 NORTH A DISTANCE OF 54.12 FEET TO A REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 9 EAST; THENCE NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST ON SAID NORTH LINE AND CENTERLINE A DISTANCE OF 2140.23 FEET TO A MAG NAIL SET ON THE CENTERLINE OF TIPPY DITCH, SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 04 SECONDS WEST ON SAID NORTH LINE AND CENTERLINE A DISTANCE OF 230.67 FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #69; THENCE SOUTH 00 DEGREES 07 MINUTES 57 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 901.10 FEET TO A CAPPED REBAR SET; THENCE SOUTH 89 DEGREES 22 MINUTES 51 SECONDS EAST A DISTANCE OF 114.91 FEET (PASSING A CAPPED REBAR SET ON HIGH BANK) TO THE CENTERLINE OF TIPPY DITCH; THENCE NORTH 06 DEGREES 54 MINUTES 40 SECONDS EAST ON SAID CENTERLINE A DISTANCE OF 431.81 FEET TO A POINT; THENCE NORTH 07 DEGREES 56 MINUTES 52 SECONDS EAST ON SAID CENTERLINE A DISTANCE OF 476.44 FEET, OR TO THE PLACE OF BEGINNING.

PHOTOS

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TRACTS 3-5



TRACTS 3-5

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TRACTS 3-5



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