



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

Issuing Agent: Assurance Title Company, LLC  
Issuing Office: 102 E Main St.  
Albion, IN 46701  
Issuing Office's ALTA® Registry ID: 1125584  
Loan ID Number:  
Commitment Number: 25-1533  
Issuing Office File Number: 25-1533  
Property Address: 1373 W 200 S, Albion, IN 46701  
Revision Number:

**SCHEDULE A**

1. Commitment Date: August 28, 2025 at 8:00 AM
2. Policy to be issued:
  - a. 2021 ALTA Owner's Policy  
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**  
  
Proposed Amount of Insurance: **\$1.00**  
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: Aaron M. McGinnis and Samantha S. McGinnis, husband and wife
5. The Land is described as follows: *See Exhibit A attached hereto and made a part hereof.*

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

By: Morgan B. Alvine  
Authorized Signatory

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ALTA Commitment for Title Insurance (7-1-21)

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**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. If Assurance Title Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
6. Duly authorized and executed Deed from Aaron M. McGinnis and Samantha S. McGinnis, husband and wife, to Proposed Insured, to be executed and recorded at closing.
7. 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 Auditor's Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure. (1 S.D.)
8. Vendors, (Sellers), Closing Affidavit to be furnished this office.
9. **RELEASE OF THE FOLLOWING MORTGAGE:**  
Mortgage from Aaron M. McGinnis and Samantha S. McGinnis, to Farm Credit Services of Mid-America, FLCA, in the original amount of [REDACTED] dated November 19, 2012, recorded November 29, 2012, as Instrument No. 121100673.
10. **RELEASE OF THE FOLLOWING MORTGAGE:**  
Mortgage from Aaron M. McGinnis and Samantha S. McGinnis, to Farm Credit Mid-America, PCA, in the original amount of [REDACTED] dated June 4, 2025, recorded June 9, 2025, as Instrument No. 250600152.

NOTE: The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

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11. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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## 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. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.
8. Taxes for 2024 payable 2025  
Parcel No. 019-101916-00  
Tax Unit of Noble  
State ID No. 57-19-14-100-006.000-009  
May 10 \$660.98 PAID  
November 10 \$660.98 NOT PAID  
Assessed Valuation: Land \$59,700 Improvements \$145,600  
Exemptions \$48,000-H/\$43,238-Supp
9. Taxes for 2025 due and payable 2026, and subsequent taxes.
10. Possible assessments for the reconstruction of regulated drains.

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11. 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.
12. 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.
13. Right of way for drainage tiles, feeders and laterals, if any.
14. Rights of the public, State of Indiana, County of Noble and the municipality in and to that part of the premises taken or used for road purposes.
15. Any governmental limitations or regulations respecting access to abutting roads, streets or highways.
16. Oil and Gas Lease in favor of William M. Noble and Mary A. Noble, his wife, dated February 10, 1965, recorded in Miscellaneous Record 43, pages 16-17.
17. Agricultural Compatibility Form, dated April 23, 1999, recorded April 27, 1999, as Instrument #990400807.
18. Subject to a 75 foot drainage easement as shown on a survey completed by Walker & Associates, recorded with Deed Instrument #121100672.
19. This commitment has been issued without a judgment search being made against the name insured.

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## EXHIBIT "A"

The Land referred to herein below is situated in the County of Noble, State of Indiana, and is described as follows:

A part of the Northeast Quarter, Section 14, Township 33 North, Range 9 East, more fully described as follows:

Commencing at a point East 242.5 feet from the Northwest corner of said Northeast Quarter; thence South 308.0 feet to an iron pin; thence South 84 degrees 29 minutes East 641.8 feet to an iron pin; thence North 01 degree 00 minutes East 369.76 feet to an iron pin, said pin lying on the North line of said Section 14, and also being the centerline of a county highway; thence West along said line 645.6 feet to the point of beginning. Containing 5.00 acres more or less.

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