

Southeast Indiana **Land Auction**

Switzerland County
Craig Township, IN

140[±] *acres*

Offered in 6 Tracts
or Combinations

- Farmhouses, Barns, Potential Cropland & Woods
- Great Hunting & Recreation Potential
- Potential Building Sites

Tracts 3 & 4

INFORMATION BOOK

Tracts 3-6

Monday, December 15 • 6pm

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com
2.5% Buyer's Premium

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.

SELLER: The Revocable Living Trust of Larry & Kathleen Perlich, Kathleen Perlich as Grantor and as Trustee



SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.

950 N Liberty Dr, Columbia City, IN 46725

260-244-7606 • 800-451-2709

www.SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in SIX (6) individual tracts, any combination of tracts & as a total of 140± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

BUYER'S PREMIUM: A Buyer's Premium equal to 2.5% of the high bid amount will be charged to the Buyer at the auction & paid to the Owner as part of gross purchase price.

DOWN PAYMENT: 10% down payment on the day of the auction for individual tracts or combinations of tracts w/ the balance in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an Owner's title insurance policy in the amount of the gross purchase price.

DEED: Seller shall provide Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

POSSESSION: Buyer(s) shall receive possession at closing. 2026 crop rights, timber rights, & hunting rights to be conveyed to Buyer(s).

REAL ESTATE TAXES: Seller shall pay the 2025 Real Estate taxes payable in

2026, which will be credited to Buyer(s) at closing. Buyer(s) shall pay all Real Estate taxes thereafter. 2024 pay 2025 real estate taxes were \$2,018.14/year w/ deductions.

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

TRACT MAP(S) & ACREAGE: All tract maps(s), tract acreage, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

SURVEY: The Seller shall provide a new survey where there are no existing legal description(s) 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. The Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted, excluding "Tract 3", to reflect any differences between advertised & surveyed acres.

FSA INFORMATION: Farm #2343; Tracts #609 and #612. Total potential cropland acres of 68.66 per FSA. Most of the potential cropland acres are not currently being maintained for crop production.

EASEMENTS: All real estate is being sold subject to any & all easements of record.

MINERAL RIGHTS: The auction sale will include all minerals currently

owned by the Seller (if any). However, no promise, warranty, or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

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

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

NEW INFORMATION, CORRECTIONS & CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. **BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!**

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

Auction Manager: Steven Coil • 260.446.2037 (Cell) #AU12300065, #RB22001310

BOOKLET INDEX

| | |
|---------------------------------|---------|
| • REGISTRATION FORMS | PAGE 4 |
| • LOCATION & TRACT MAPS | PAGE 9 |
| • SOIL, TOPOGRAPHY & FLOOD MAPS | PAGE 13 |
| • FSA INFORMATION | PAGE 17 |
| • TAX REPORTS | PAGE 23 |
| • DISCLOSURES | PAGE 35 |
| • PRELIMINARY TITLE | PAGE 43 |
| • PHOTOS | PAGE 63 |

Tracts 3-6



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, DECEMBER 15, 2025

140± ACRES – SWITZERLAND 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 Monday, December 8, 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
140± Acres • Switzerland County, Indiana
Monday, December 15, 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 Monday, December 15, 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, Monday, December 8, 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.

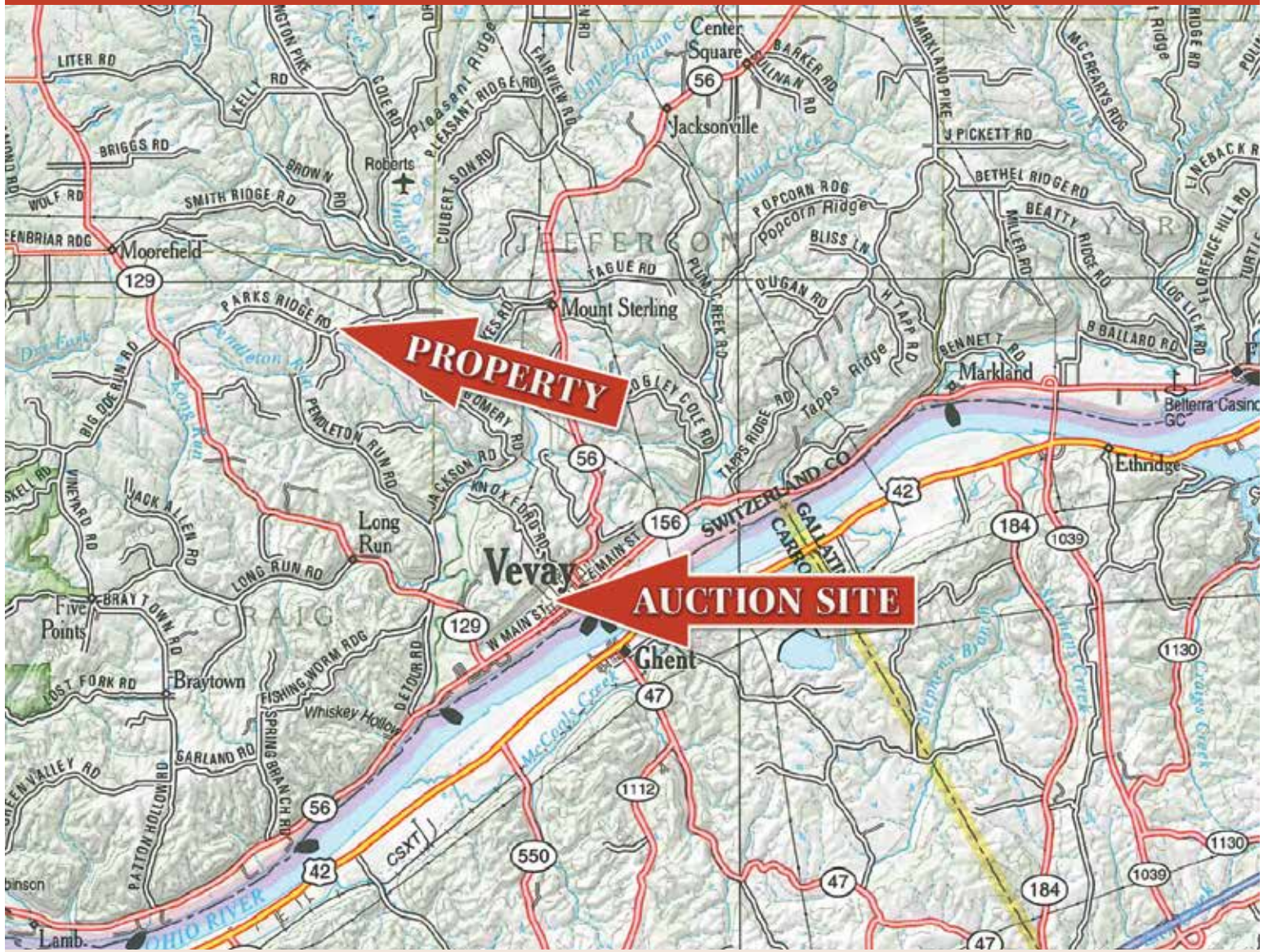
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

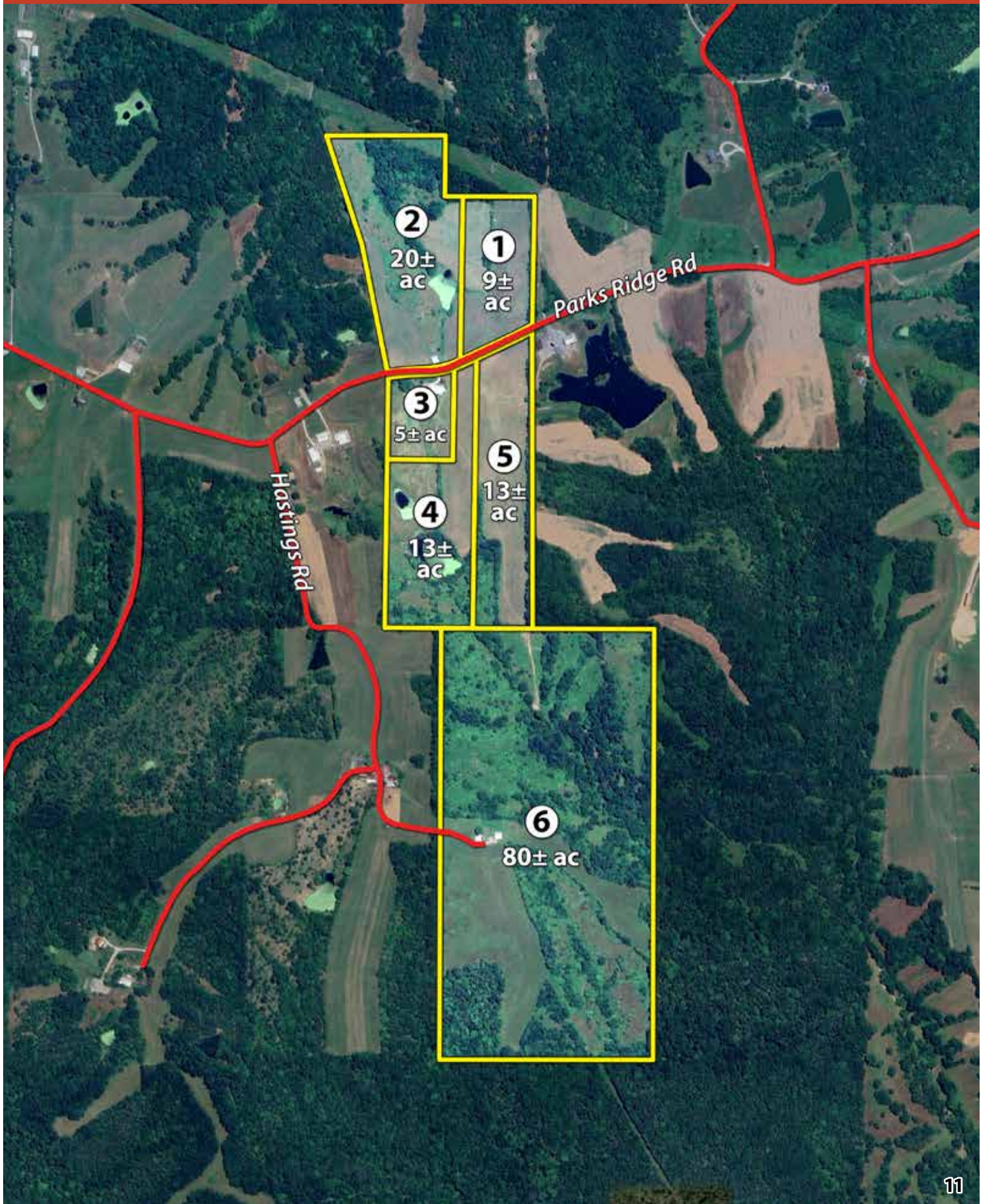
LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



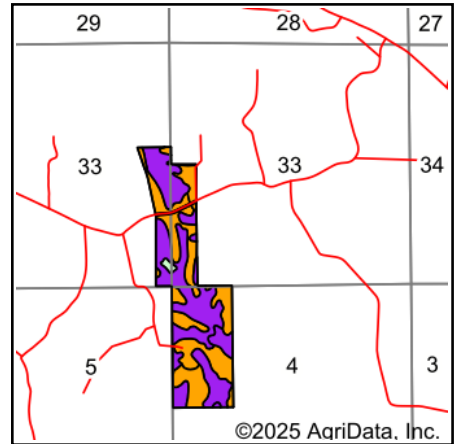
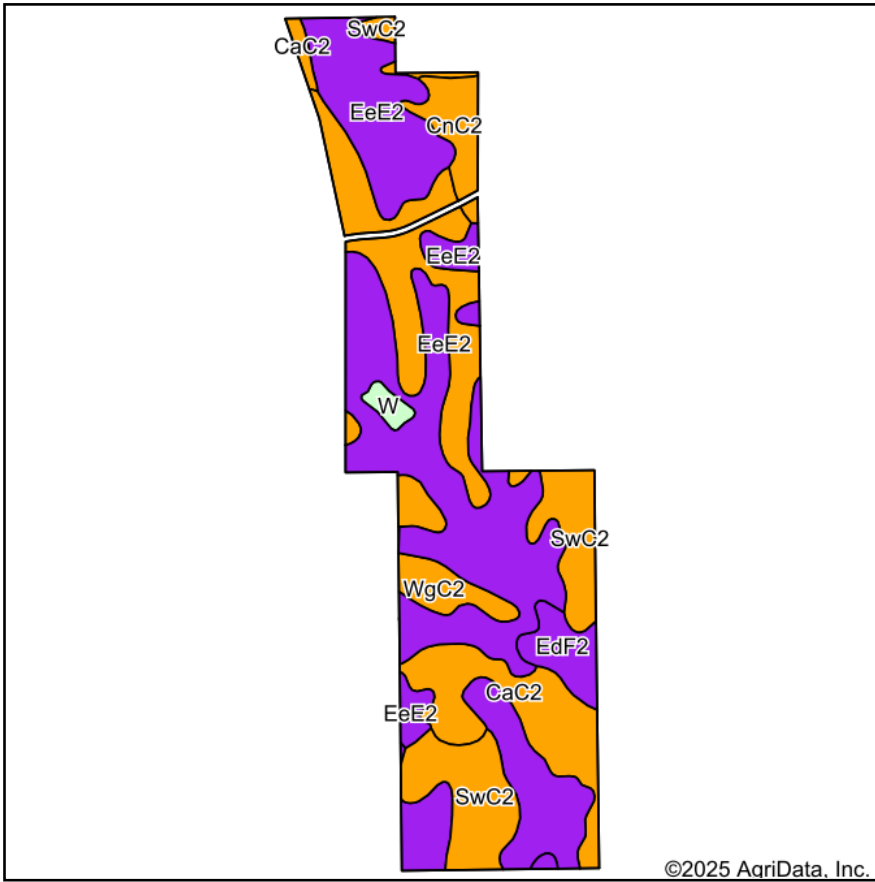
AUCTION LOCATION: Switzerland County Technology & Education Center, 708 West Seminary St, Vevay, IN 47043
PROPERTY LOCATION: From the intersection of SR 56 & SR 129 near Vevay, IN, drive north on SR 129 for 5.6 miles to Parks Ridge Rd. Turn right & drive east along Parks Ridge Rd for 2.3 miles to property. **Tracts 1-5:** 4994 Parks Ridge Rd, Vevay, IN 47043 **Tract 6:** 6828 Hastings Rd, Vevay, IN 47043

LOCATION & TRACT MAPS



SOIL, TOPOGRAPHY & FLOOD MAPS

SOILS MAP



State: **Indiana**
 County: **Switzerland**
 Location: **33-3N-3W**
 Township: **Craig**
 Acres: **146.07**
 Date: **8/4/2025**



Maps Provided By:

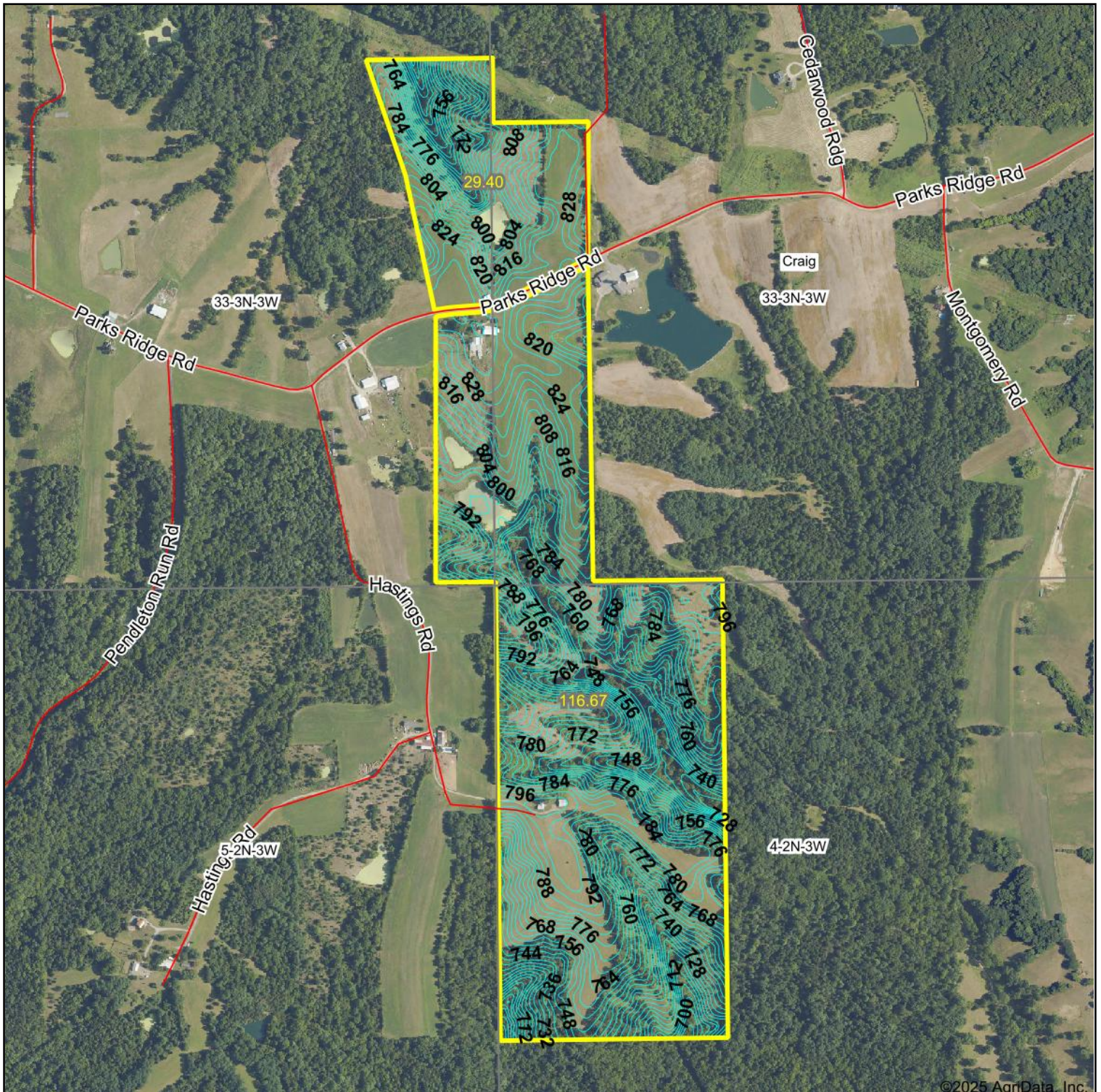


Soils data provided by USDA and NRCS.

| Area Symbol: IN155, Soil Area Version: 28 | | | | | | | | | | | | |
|---|--|-------|------------------|----------------------|---------------|------------------|---------|-----------------------|-------------|-------------|-------------|-----------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Alfalfa hay Tons | Corn Bu | Grass legume hay Tons | Pasture AUM | Soybeans Bu | Tobacco Lbs | Winter wheat Bu |
| EeE2 | Eden silty clay loam, 15 to 50 percent slopes, eroded | 68.59 | 47.0% | | Vle | | | | | | | |
| WgC2 | Weisburg silt loam, 6 to 12 percent slopes, eroded | 26.67 | 18.3% | | IIle | 6 | 115 | 4 | 8 | 40 | 3150 | 52 |
| SwC2 | Switzerland silt loam, 6 to 12 percent slopes, eroded | 19.18 | 13.1% | | IIle | | 125 | 4 | 8 | 44 | | 50 |
| CaC2 | Carmel silty clay loam, 6 to 12 percent slopes, eroded | 15.81 | 10.8% | | IIle | | 95 | 3 | 6 | 33 | | 38 |
| EdF2 | Eden flaggy silty clay, 25 to 50 percent slopes | 9.14 | 6.3% | | VIIe | | | | | | | |
| CnC2 | Cincinnati silt loam, 6 to 12 percent slopes, eroded | 5.32 | 3.6% | | IIle | | 114 | 4 | 8 | 40 | 2835 | 52 |
| W | Water | 1.36 | 0.9% | | | | | | | | | |
| Weighted Average | | | | | *- | 1.1 | 51.8 | 1.7 | 3.5 | 18.1 | 678.4 | 22.1 |

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

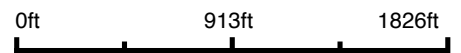
Min: 677.5

Max: 841.7

Range: 164.2

Average: 783.2

Standard Deviation: 31.89 ft



8/4/2025

33-3N-3W
Switzerland County
Indiana

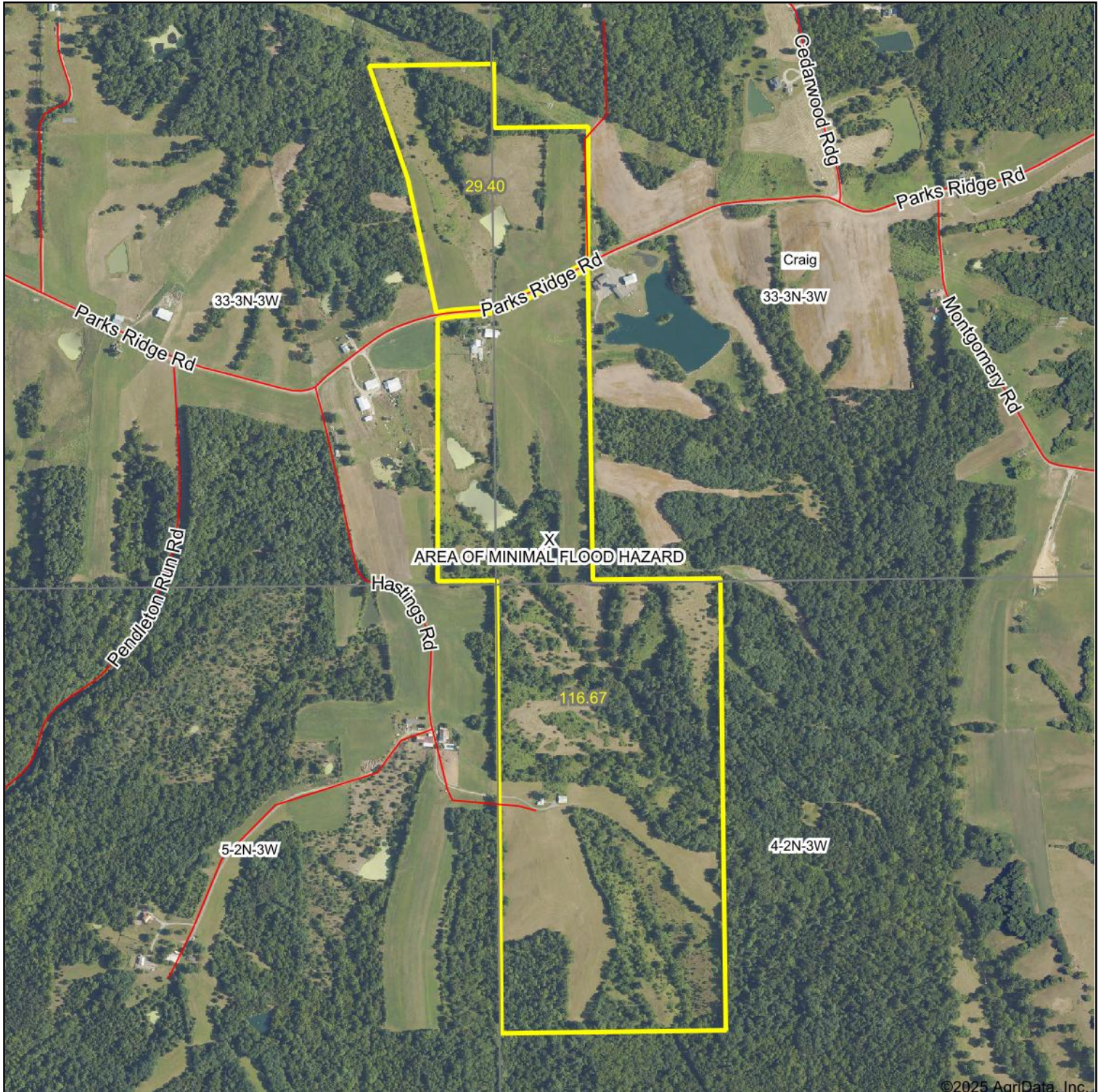
Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

Boundary Center: 38° 47' 18.01, -85° 7' 2.52

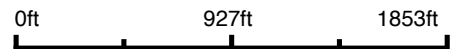
FLOOD MAP



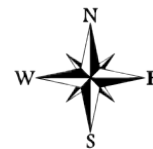
©2025 AgriData, Inc.



Boundary Center: 38° 47' 18.01, -85° 7' 2.52



33-3N-3W
Switzerland County
Indiana



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

8/4/2025

FSA INFORMATION

FSA INFORMATION

INDIANA
SWITZERLAND
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2343
Prepared : 9/9/25 7:45 AM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Operator Name : KATHLEEN R PERLICH
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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 153.40 | 68.66 | 68.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 68.66 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | WHEAT, CORN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|-------------|-----------------------------|-----------|-----|
| Wheat | 0.50 | 0.00 | 30 | |
| Corn | 1.10 | 0.00 | 95 | |
| TOTAL | 1.60 | 0.00 | | |

NOTES

Tract Number : 609

Description : C5/1A SEC4&33 T3N R3W
FSA Physical Location : INDIANA/SWITZERLAND
ANSI Physical Location : INDIANA/SWITZERLAND
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KATHLEEN R PERLICH
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 104.51 | 59.35 | 59.35 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

FSA INFORMATION

INDIANA
SWITZERLAND
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2343
Prepared: 9/9/25 7:45 AM CST
Crop Year : 2025

Tract 609 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 59.35 | 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 | 0.10 | 0.00 | 95 |
| TOTAL | 0.10 | 0.00 | |

NOTES

Tract Number : 612
Description : C5/1A SEC4 T2N R3W
FSA Physical Location : INDIANA/SWITZERLAND
ANSI Physical Location : INDIANA/SWITZERLAND
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KATHLEEN R PERLICH
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 48.89 | 9.31 | 9.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 9.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|-------------|-----------------------------|-----------|
| Wheat | 0.50 | 0.00 | 30 |
| Corn | 1.00 | 0.00 | 95 |
| TOTAL | 1.50 | 0.00 | |

NOTES

FSA INFORMATION

INDIANA
SWITZERLAND
Form: FSA-156EZ



FARM : 2343
Prepared : 9/9/25 7:45 AM CST
Crop Year : 2025

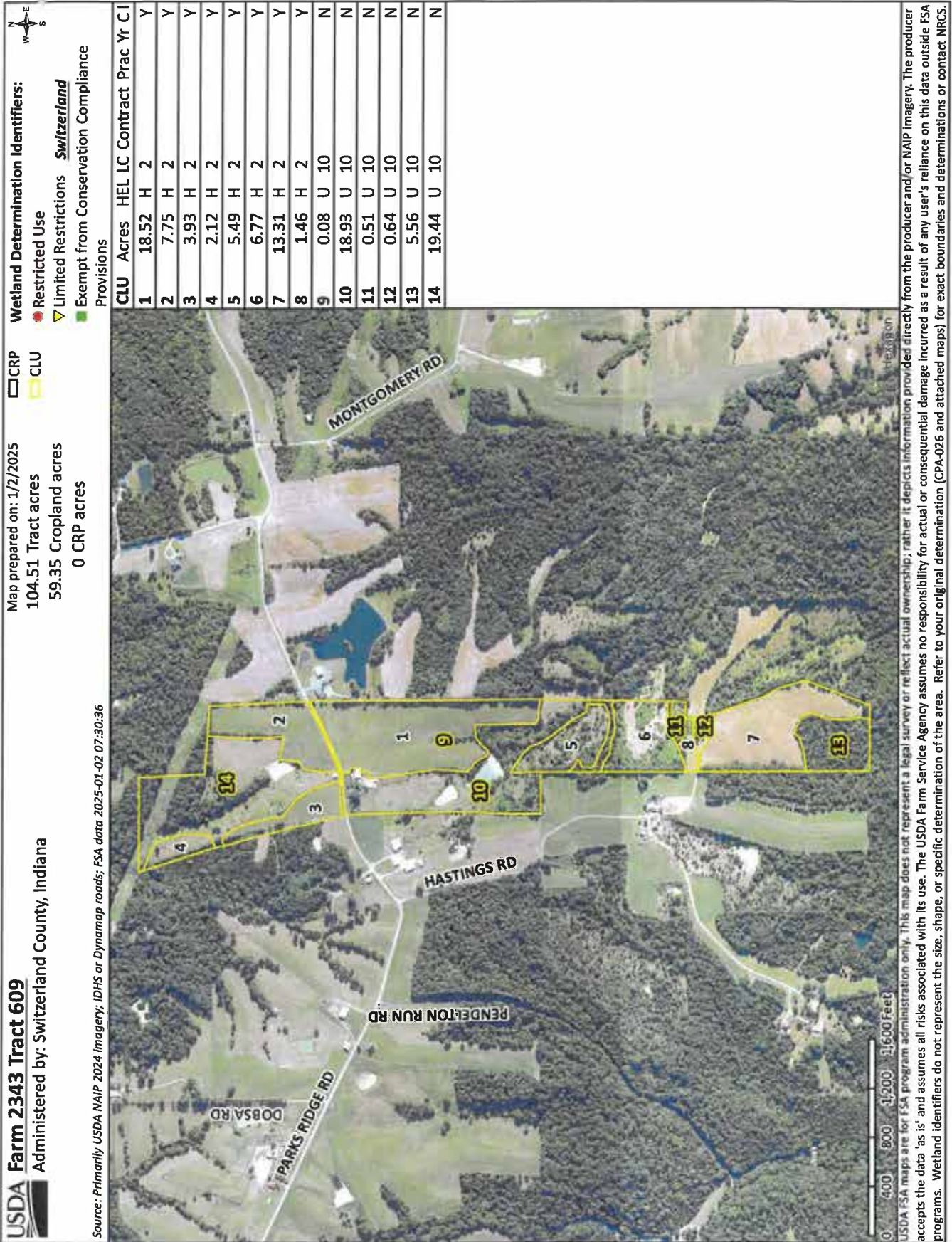
Abbreviated 156 Farm Record

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.

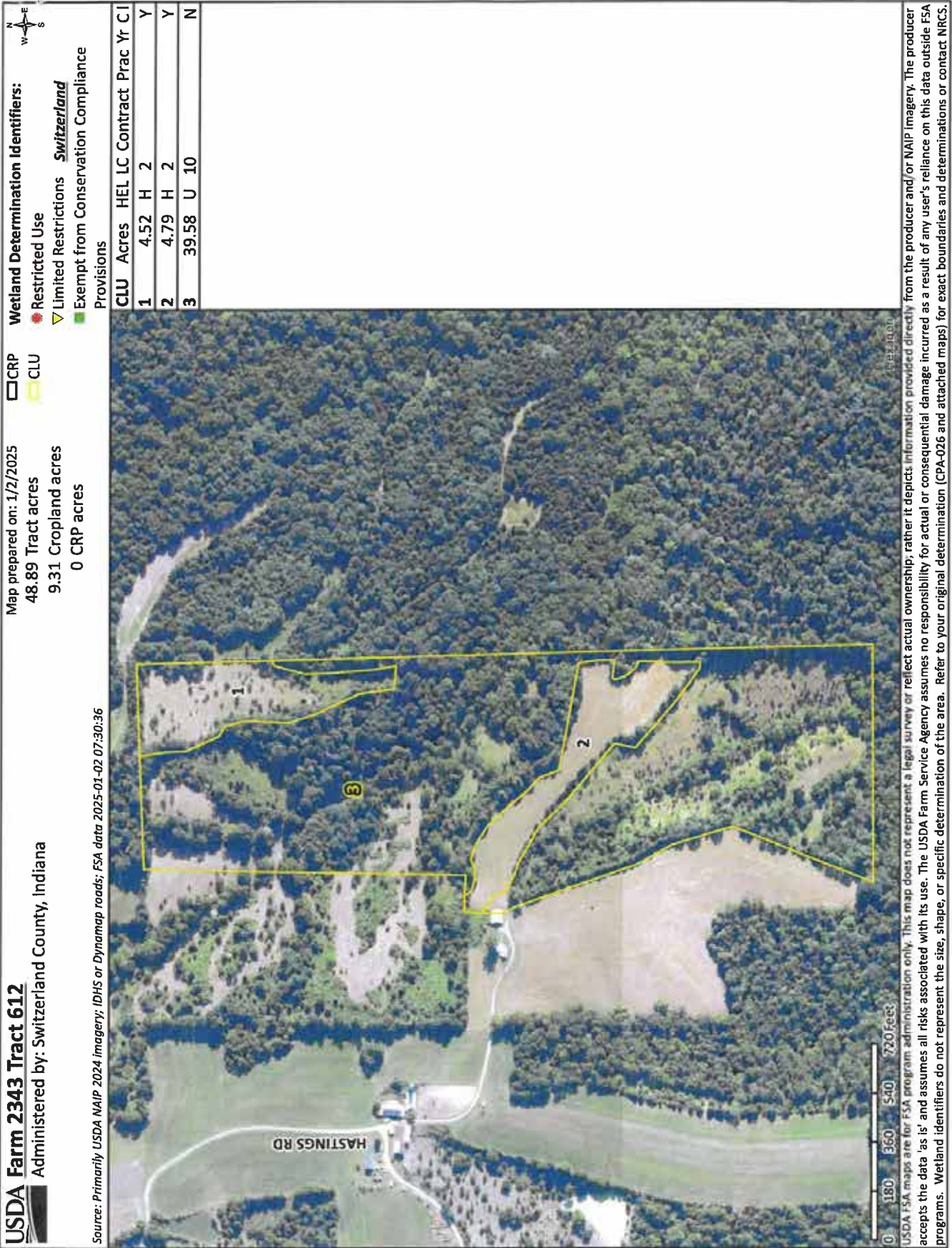
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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



FSA INFORMATION



USDA Farm 2343 Tract 612
 Administered by: Switzerland County, Indiana
 Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-01-02 07:30:36

Map prepared on: 1/2/2025
 48.89 Tract acres
 9.31 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 Restricted Use
 Limited Restrictions **Switzerland**
 Exempt from Conservation Compliance Provisions

CRP
 CLU

| CLU | Acres | HEL | LC | Contract | Prac | Yr | CI |
|-----|-------|-----|----|----------|------|----|----|
| 1 | 4.52 | H | 2 | | | | Y |
| 2 | 4.79 | H | 2 | | | | Y |
| 3 | 39.58 | U | 10 | | | | N |

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 - PART OF TRACTS 2-4

September 17, 2025
12:55 PM

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Real PM. Report
Page 1 of 2

Switzerland
2024 pay 2025

Owner: Perlichlary & Kathleen Revocable Living Trust
Owner Party Address: Larry & Kathleen Perlich Revocable Living Trust
15902 Bluffton Rd Ft. Wayne, IN 46819 USA

Location Address: 4994 Parks Ridge RD Vevay, IN 47043

QSSec: 3 **QSSec:** 03 **Township:** 3
Range: 27.86 **Block:** 23 3
Sub Sec: **Sub Lot:** **Sub Division:**

Location Description:

Brief legal Description: Se Cor Se 1/4 32-3-3 12.0 Ac Pt 32-3-3 15.86 Ac
Not intended for legal purposes

Property Number: 78-08-32-800-009.000-002

Property Type: Real

Map Number: 002-CRAIG TWP

Tax Set: 101 Cash grain/general farm

Bankruptcy Code:

Tax Sale: 5990002

Neighborhood: 0

No. Of Households: 0

TIF District: 0

Base AV: 0

Base Res AV: 0

Incremental AV: 0

Tax Rate: 01.4883

PTRC All AV: 00.0000

PTRC 1% AV: 00.0000

PTRC 2% AV: 00.0000

PTRC 3% AV: 00.0000

PTRC Residential AV: 00.0000

| Assessments: | 64000 | 16000 | Homestead Improv | 1,600 |
|---------------------|-------|-------|-----------------------|---------|
| Homestead Land | 0 | 0 | NonHomestead Improv | 0 |
| NonHomestead Land | 0 | 0 | Commercial Apt Improv | 0 |
| Commerical Apt Land | 0 | 0 | Long Term Care Improv | 0 |
| Long Term Care Land | 15700 | 0 | Mobile Home Land | 8,700 |
| Agricultural Land | 0 | 0 | Non-res Improv | 106,000 |
| Non-res Land | 0 | 0 | Total Assessed: | 32,000 |
| | | | Net Assessed: | |

Surplus Payment: 0.00 **Over Payment:** 0.00

Advance Payment: 0.00

Charges:

| Tax Set/Unit | Charge Type | Total Charge | Balance Due |
|--------------|---------------------|--------------|-------------|
| CRAIG TWP | 1st Installment Tax | 238.13 | 0.00 |
| | 2nd Installment Tax | 238.13 | 238.13 |
| | | 476.26 | 238.13 |

Deductions:

| Deduction Type | Deduction Amount | Over Written Flag |
|-----------------|------------------|-------------------|
| Age | 14000 | No |
| Homestead | 48000 | No |
| Homestead-Suppl | 12000 | No |

TAX REPORTS - PART OF TRACTS 2-4

Real PM. Report
Page 2 of 2

Tax Year: 2024 pay 2025
Property Number: 78-08-32-800-009.000-002
Owner Party: Larry & Kathleen Perlich Revocable Living Trust

Payment History:

| Effective Date | Payment Date | Status | Status Date | Amount | Receipt Number |
|----------------|--------------|--------|-------------|----------|---------------------|
| 5/12/2025 | 5/9/2025 | Posted | 238.13 | 5/9/2025 | vjcash-05122025-3-1 |

By Whom Paid: Perlichlarry & Kathleen Revocable Living Trust

Tender Type: Cash

Reference:

Amount

238.13

Tax Set
CRAIG TWP

Charge Type
1st Installment Tax

Amount
238.13

Operator: Yvette

TAX REPORTS - PART OF TRACTS 2-4

78-08-32-800-009-000-002

General Information
Parcel Number 78-08-32-800-009-000-002
Local Parcel Number 002-008-32-800-009-000
Tax ID:

Routing Number M2 R1

Property Class 101
 Cash Grain/General Farm

Year: 2026

Location Information

County Switzerland
Township CRAIG TOWNSHIP
District 002 (Local 002) CRAIG TOWNSHIP
School Corp 7775 SWITZERLAND COUNTY
Neighborhood 5990002 RES ALL
Section/Plat 0323 3
Location Address (1) 4994 PARKS RIDGE RD
 VEVA, IN 47043

Perlich Larry & Kathleen Revoca

Ownership
 Perlich Larry & Kathleen Revocable Livi
 15902 Bluffton Rd
 Ft. Wayne, IN 46819

Legal
 SECOR SE 1/4 32-3-3 12.0 AC FT 32-3-3
 15.86 AC

4994 PARKS RIDGE RD

Owner Perlich Larry & Kathleen
 09/15/2017 47783 QC 136/275
 03/21/1997 PERLICH LARRY & K 105/2
 01/01/1900 KNOX CHARLES M & WD /

101, Cash Grain/General Farm

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VI
 47783 QC 136/275
 WD 105/2
 WD /

RES ALL/5990002

Notes
 8/22/2023 N/A: Reassessment 2023 No Change ST - 1/4



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

| 2026 | 2025 | 2024 | 2023 |
|------------------------|------------------|------------------|------------------|
| WIP | AG Upd | AA | AA |
| 08/05/2025 | 05/13/2025 | 01/01/2025 | 04/12/2023 |
| Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | | | |
| Land | \$30,600 | \$32,500 | \$29,100 |
| Land Res (1) | \$16,000 | \$16,000 | \$16,000 |
| Land Non Res (2) | \$14,600 | \$16,500 | \$13,100 |
| Land Non Res (3) | \$0 | \$0 | \$0 |
| Improvement | \$76,900 | \$76,900 | \$74,300 |
| Imp Res (1) | \$67,400 | \$67,400 | \$47,800 |
| Imp Non Res (2) | \$1,600 | \$1,600 | \$0 |
| Imp Non Res (3) | \$7,900 | \$7,900 | \$26,500 |
| Total | \$107,500 | \$109,400 | \$103,400 |
| Total Res (1) | \$83,400 | \$83,400 | \$63,800 |
| Total Non Res (2) | \$16,200 | \$18,100 | \$13,100 |
| Total Non Res (3) | \$7,900 | \$7,900 | \$26,500 |

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 |
|-----------|----------------|---------|-----------|-------------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9 A | A | WGC | 0 | 1.0000 | \$16,000 | \$16,000 | \$16,000 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$16,000 |
| 4 A | A | WGC | 0 | 2.8200 | \$2,120 | \$1,526 | \$3,998 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$4,000 |
| 4 A | A | EEE2 | 0 | 0.8700 | \$2,120 | \$1,060 | \$922 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$920 |
| 5 A | A | EEE2 | 0 | 10.4800 | \$2,120 | \$1,060 | \$11,109 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$4,440 |
| 5 A | A | WGC | 0 | 3.16 | \$2,120 | \$1,526 | \$4,822 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$1,930 |
| 5 A | A | CAC2 | 0 | 0.8700 | \$2,120 | \$1,081 | \$940 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$380 |
| 6 A | A | EEE2 | 0 | 6.06 | \$2,120 | \$1,060 | \$6,424 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$1,280 |
| 71 A | A | EEE2 | 0 | 0.8700 | \$2,120 | \$1,060 | \$922 | -40% | 1.0000 | 0.00 | 100.00 | 0.00 | \$550 |
| 72 A | A | WTR | 0 | 1.7500 | \$2,120 | \$1,060 | \$1,855 | -40% | 1.0000 | 0.00 | 100.00 | 0.00 | \$1,110 |
| 82 A | A | EDF2 | 0 | 0.1800 | \$2,120 | \$1,060 | \$191 | -100% | 1.0000 | 0.00 | 100.00 | 0.00 | \$0 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 27.86 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 27.86 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.18 |
| 83 UT Towers NV | 0.00 |
| 84 Solar Energy Land | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 26.68 |
| Farmland Value | \$14,610 |
| Measured Acreage | 26.68 |
| Avg Farmland Value/Acre | 548 |
| Value of Farmland | \$14,620 |
| Classified Total | \$0 |
| Farm / Classified Value | \$14,600 |
| Homesite(s) Value | \$16,000 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | \$16,000 |
| CAP 1 Value | \$14,600 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$30,600 |

Appraiser

Collector

Data Source N/A

Characteristics
Topography Flood Hazard
Public Utilities ERA
 Water, Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Other
 Printed Tuesday, September 9, 2025
Review Group 2023

TAX REPORTS - PART OF TRACTS 2-4

2/4

78-08-32-800-009-000-002

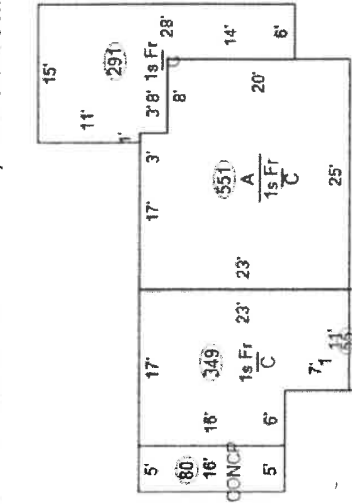
Perlich Larry & Kathleen Revoca

4994 PARKS RIDGE RD

101, Cash Grain/General Farm

RES ALL/5990002

| General Information | | Plumbing | | Cost Ladder | |
|---------------------|--------------------|----------|----|-------------|-----------|
| Occupancy | Single-Family | # | TF | Base | Value |
| Description | Single-Family R 01 | 1 | 3 | 1191 | \$117,700 |
| Story Height | 1 | 0 | 0 | | |
| Style | N/A | 1 | 1 | | |
| Finished Area | 1742 sqft | 0 | 0 | | |
| Make | | 3 | 5 | | |



| Floor Finish | | Accommodations | | Bedrooms | | Living Rooms | | Dining Rooms | | Family Rooms | | Total Rooms | |
|---|--|-------------------------------------|---|----------|---|--------------|---|--------------|---|--------------|---|-------------|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile | <input type="checkbox"/> Carpet | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | |
| <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet | <input type="checkbox"/> Unfinished | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished | <input type="checkbox"/> Other | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other | | | | | | | | | | | | |
| <input type="checkbox"/> Parquet | | | | | | | | | | | | | |

| Wall Finish | | Roofing | | Exterior Features | |
|---|-------------------------------------|--|--------------------------------|--------------------------------|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile | |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input type="checkbox"/> Slate | |
| <input type="checkbox"/> Fiberboard | | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | |

| Description | Area | Value |
|-------------------|------|---------|
| Porch, Open Frame | 55 | \$4,300 |
| Patio, Concrete | 80 | \$600 |

| Description | Story Height | Constr Type | Year Built | Grade | Eff Co | Year | Eff | Age | Rate | LCM | Adj Rate | Norm Dep | RCN | Size | LCM | Adj Rate | Base Rate | Eff Co | Year | Eff | Age | Rate | LCM | Adj Rate | Norm Dep | RCN | Size | LCM | Adj Rate | Base Rate |
|-----------------------------|--------------|-------------|------------|-------|--------|------|-----|------|---------|------|----------|----------|-----------|-----------------|------|----------|-----------|--------|------|------|------|------|-----|----------|----------|----------------|------|---------|----------|-----------|
| 1: Single-Family R 01 | 1 | Wood Fr | 1945 | D | 1845 | 181 | A | 0.93 | \$40.17 | 0.93 | \$40.17 | 50% | \$108,698 | 1,742 sqft | 0.93 | \$40.17 | \$40.17 | 76 | F | 1950 | 1950 | 76 | F | 0.93 | 70% | 28' x 36' x 8' | 0.93 | \$40.17 | | |
| 2: Barn, Bank & Flat (T2) R | 1 | SV | 1940 | D | 1940 | 86 | F | 0.93 | \$18.04 | 0.93 | \$18.04 | 70% | \$33,400 | 35' x 37' x 14' | 0.93 | \$18.04 | \$18.04 | 86 | F | 1940 | 1940 | 86 | F | 0.93 | 70% | 19' x 42' x 7' | 0.93 | \$18.04 | | |
| 3: Barn, Pole (T3) R 01 | 1 | T3ISO | 1955 | D | 1955 | 71 | F | 0.93 | \$14.69 | 0.93 | \$14.69 | 50% | \$7,658 | 48' x 72' x 12' | 0.93 | \$14.69 | \$14.69 | 28 | A | 1998 | 1998 | 28 | A | 0.93 | 50% | 8' x 24' | 0.93 | \$14.69 | | |
| 4: Barn, Pole (T3) R 01 | 1 | Concrete | 1945 | D | 1945 | 81 | F | 0.93 | \$8.80 | 0.93 | \$8.80 | 70% | \$2,567 | 392 sqft x 8' | 0.93 | \$8.80 | \$8.80 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | 540 sqft x 7' | 0.93 | \$8.80 | | |
| 5: Barn, Pole (T3) R 01 | 1 | Concrete | 1940 | D | 1940 | 86 | A | 0.93 | \$8.36 | 0.93 | \$8.36 | 65% | \$3,357 | 720 sqft x 14' | 0.93 | \$8.36 | \$8.36 | 86 | A | 1940 | 1940 | 86 | A | 0.93 | 65% | 10' x 30' | 0.93 | \$8.36 | | |
| 6: Corn Crib, Frames R 01 | 1 | SV | 1945 | D | 1945 | 76 | F | 0.93 | \$10.00 | 0.93 | \$10.00 | 70% | \$1,000 | 192 sqft | 0.93 | \$10.00 | \$10.00 | 76 | F | 1950 | 1950 | 76 | F | 0.93 | 70% | 192 sqft | 0.93 | \$10.00 | | |
| 7: Lean-To R 01 | 1 | SV | 1945 | D | 1945 | 81 | F | 0.93 | \$10.00 | 0.93 | \$10.00 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 8: Lean-To R 01 | 1 | SV | 1945 | D | 1945 | 81 | F | 0.93 | \$10.00 | 0.93 | \$10.00 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 9: Lean-To R 01 | 1 | SV | 1945 | D | 1945 | 81 | F | 0.93 | \$10.00 | 0.93 | \$10.00 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 10: Silo R 01 | 1 | SV | 1945 | D | 1945 | 81 | F | 0.93 | \$10.00 | 0.93 | \$10.00 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 11: Utility Shed R 01 | 1 | SV | 1945 | D | 1945 | 81 | F | 0.93 | \$10.00 | 0.93 | \$10.00 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |

| Adjustments | 1 Row Type Adj. x 1.00 | Total Base |
|-----------------------------------|------------------------|------------------|
| Unfin Int (-) | | \$141,200 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+/-) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |
| Sub-Total, One Unit | | \$141,200 |
| Sub-Total, 1 Units | | \$4,900 |
| Exterior Features (+) | | \$146,100 |
| Garages (+) 0 sqft | | \$146,100 |
| Quality and Design Factor (Grade) | | 0.80 |
| Location Multiplier | | 0.93 |
| Replacement Cost | | \$108,698 |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|-----|------|-------|-------|--------|-------|--------|--------------|---------------|----------|-----------|-----------------|------|----------|-----------|--------|------|------|------|------|-----|----------|----------|----------------|------|---------|----------|-----------|
| Description | Abn | PC | Nbhd | Mkt | Cap 1 | Cap 2 | Cap 3 | Improv Value | Remain. Value | Norm Dep | RCN | Size | LCM | Adj Rate | Base Rate | Eff Co | Year | Eff | Age | Rate | LCM | Adj Rate | Norm Dep | RCN | Size | LCM | Adj Rate | Base Rate |
| 1: Single-Family R 01 | 0% | 100% | 1,000 | 1,000 | 100.00 | 0.00 | 0.00 | \$54,350 | \$54,350 | 50% | \$108,698 | 1,742 sqft | 0.93 | \$40.17 | \$40.17 | 76 | F | 1950 | 1950 | 76 | F | 0.93 | 70% | 28' x 36' x 8' | 0.93 | \$40.17 | | |
| 2: Barn, Bank & Flat (T2) R | 30% | 100% | 0.660 | 1,000 | 0.00 | 0.00 | 100.00 | \$10,020 | \$10,020 | 70% | \$33,400 | 35' x 37' x 14' | 0.93 | \$18.04 | \$18.04 | 86 | F | 1940 | 1940 | 86 | F | 0.93 | 70% | 19' x 42' x 7' | 0.93 | \$18.04 | | |
| 3: Barn, Pole (T3) R 01 | 0% | 100% | 0.660 | 1,000 | 0.00 | 0.00 | 100.00 | \$2,300 | \$2,300 | 50% | \$7,658 | 48' x 72' x 12' | 0.93 | \$14.69 | \$14.69 | 28 | A | 1998 | 1998 | 28 | A | 0.93 | 50% | 8' x 24' | 0.93 | \$14.69 | | |
| 4: Barn, Pole (T3) R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$17,700 | \$17,700 | 70% | \$2,567 | 392 sqft x 8' | 0.93 | \$8.80 | \$8.80 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | 540 sqft x 7' | 0.93 | \$8.80 | | |
| 5: Barn, Pole (T3) R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$1,170 | \$1,170 | 65% | \$3,357 | 720 sqft x 14' | 0.93 | \$8.36 | \$8.36 | 86 | A | 1940 | 1940 | 86 | A | 0.93 | 65% | 10' x 30' | 0.93 | \$8.36 | | |
| 6: Corn Crib, Frames R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$770 | \$770 | 70% | \$1,000 | 192 sqft | 0.93 | \$10.00 | \$10.00 | 76 | F | 1950 | 1950 | 76 | F | 0.93 | 70% | 192 sqft | 0.93 | \$10.00 | | |
| 7: Lean-To R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$770 | \$770 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 8: Lean-To R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$770 | \$770 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 9: Lean-To R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$770 | \$770 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 10: Silo R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$770 | \$770 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |
| 11: Utility Shed R 01 | 0% | 100% | 1,000 | 1,000 | 0.00 | 0.00 | 100.00 | \$770 | \$770 | 70% | \$1,000 | | 0.93 | \$10.00 | \$10.00 | 81 | F | 1945 | 1945 | 81 | F | 0.93 | 70% | | 0.93 | \$10.00 | | |

| Description | | Sub-Total, One Unit | Sub-Total, 1 Units | Exterior Features (+) | Garages (+) 0 sqft | Quality and Design Factor (Grade) | Location Multiplier | Replacement Cost |
|------------------------|--|---------------------|--------------------|-----------------------|--------------------|-----------------------------------|---------------------|------------------|
| | | \$141,200 | \$4,900 | \$146,100 | \$0 | 0.80 | 0.93 | \$108,698 |
| Total this page | | \$1,300 | \$1,300 | \$1,300 | \$1,300 | \$1,300 | \$1,300 | \$1,300 |

TAX REPORTS - PART OF TRACTS 2-4

78-08-32-800-009-000-002 Perlich Larry & Kathleen Revocable Living Trust 4994 PARKS RIDGE RD 101, Cash Grain/General Farm RES ALL/ 5990002 Cost Ladder 2/2

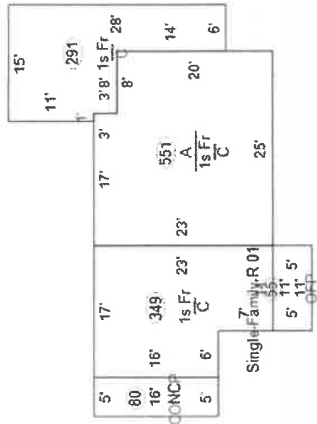
| General Information | | Plumbing | |
|---------------------|--------------------|---------------|----|
| Occupancy | Single-Family R 01 | # | TF |
| Description | Single-Family R 01 | Full Bath | 1 |
| Story Height | 1.00 | Half Bath | 0 |
| Style | | Kitchen Sinks | 1 |
| Finished Area | 1742 sqft | Water Heaters | 1 |
| | | Add Fixtures | 0 |
| | | Total | 3 |

| Accommodations | |
|----------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

| Wall Finish | | Heat Type | |
|-------------|--|------------------|--|
| | | Central Warm Air | |

| Roofing | |
|---------|--|
| | |

| Exterior Features | | Area | |
|-------------------|--|------|--|
| Porch, Open Frame | | 55 | |
| Patio, Concrete | | 80 | |



- Lean-To R 01
- Silo R 01
- Utility Shed R 01
- Barn, Pole (T3) R 01
- Utility Shed R 01
- Utility Shed R 01
- Barn, Pole (T3) R 01
- Utility Shed R 01

Description **Count** **Value**

| Summary Of Improvements | | | | | | | | | |
|-----------------------------|----------|------|----|----|-----------|------|-----|----|------|
| Description | Year Bld | Eff | Co | nd | Size | Norm | Abn | PC | Mrkt |
| Single-Family R 01 | D 1845 | 1845 | A | | 1008 sqft | | | | |
| Barn, Bank & Flat (T2) R 01 | C 1950 | 1950 | F | | 1295 sqft | | | | |
| Barn, Pole (T3) R 01 | D 1940 | 1940 | F | | 3456 sqft | | | | |
| Barn, Pole (T3) R 01 | C 1998 | 1998 | A | | 798 sqft | | | | |
| Barn, Pole (T3) R 01 | D 1955 | 1955 | F | | 192 sqft | | | | |
| Corn Crib, Frame R 01 | D 1945 | 1945 | F | | 540 sqft | | | | |
| Lean-To R 01 | D 1940 | 1940 | A | | 720 sqft | | | | |
| Lean-To R 01 | D 1945 | 1945 | P | | 392 sqft | | | | |
| Lean-To R 01 | D 1945 | 1945 | F | | 78 sqft | | | | |
| Silo R 01 | D 1950 | 1950 | F | | 504 sqft | | | | |

TAX REPORTS - TRACTS 1 & 5, PART OF 2-4

September 17, 2025
12:57 PM

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Real PM. Report,
Page 1 of 1-

Switzerland
2024 pay 2025

Owner: Perichlarry & Kathleen Revocable Living Trust
Owner Party: Larry & Kathleen Revocable Living Trust Perlich
Address: 15902 Bluffton Rd FORT WAYNE, IN 46819 USA

Location Address: 4494 Parks Ridge RD Vevay, IN 47043

QSec: 3 **QSec:** 03 **Township:** 3
Range: 3 **Acres:** 32.01 **Block:** 33 3
Sub Sec: **Lot:** **Sub Division:**

Location Description:

Brief legal Description: Pt W Side Sw 1/2 33-3-3 10.0 Ac Pt W 1/2 Sw 1/2 33-3-3 23.02 Ac
Not intended for legal purposes

| Assessments: | 0 | Homestead Improv | 0 |
|---------------------|-------|------------------------|--------|
| Homestead Land | 0 | NonHomestead Land | 0 |
| NonHomestead Land | 0 | Commercial Apt Land | 0 |
| Commercial Apt Land | 0 | Long Term Care Land | 0 |
| Long Term Care Land | 0 | Agricultural Land | 0 |
| Agricultural Land | 42300 | Non-res Land | 0 |
| Non-res Land | 0 | Non-res Improv | 0 |
| | | Total Assessed: | 42,300 |
| | | Net Assessed: | 42,300 |

Surplus Payment: 0.00 **Over Payment:** 0.00
Advance Payment: 0.00

Charges:

| Tax Set/Unit | Charge Type | Total Charge | Balance Due |
|--------------|---------------------|--------------|-------------|
| CRAIG TWP | 1st Installment Tax | 314.78 | 0.00 |
| | 2nd Installment Tax | 314.78 | 314.78 |
| | | 629.56 | 314.78 |

Operator: Yvette

Property Number: 78-08-33-300-008.000-002

Property Type: Real

Map Number: 002-CRAIG TWP

Tax Set: 100 Ag - Vacant lot

Property Class: Zoning Type:

Use Type: Bankruptcy Code:

Tax Sale: Neighborhood: 5990002

No. Of Households: 0

TIF District: 0

Base AV: 0

Base Res AV: 0

Incremental AV: 0

Tax Rate: 01.4883

PTRC All AV: 00.0000

PTRC 1% AV: 00.0000

PTRC 2% AV: 00.0000

PTRC 3% AV: 00.0000

PTRC Residential AV: 00.0000

Under Appeal Value: No
O & G Fixed Late Filing: No
O & G Calc Late Filing: No
CB Homestead: 01.0000
CB Res LTC Ag: 02.0000
CB Non HS and Pers: 03.0000
CB Over 65: 102.0000

Deductions:

| Deduction Type | Deduction Amount | Over Written Flag |
|----------------|------------------|-------------------|
| | 0 | 0 |

TAX REPORTS - TRACTS 1 & 5, PART OF 2-4

78-08-33-300-008.000-002

General Information
 Parcel Number
 78-08-33-300-008.000-002
 Local Parcel Number
 002-008-33-300-008-000

Tax ID:

Routing Number
 M1 R7

Property Class 100
 Vacant Land

Year: 2026

Location Information

County
 Switzerland
 Township
 CRAIG TOWNSHIP
 District 002 (Local 002)
 CRAIG TOWNSHIP
 School Corp 7775
 SWITZERLAND COUNTY
 Neighborhood 5990002
 RES ALL
 Section/Plat
 0333 3
 Location Address (1)
 4494 PARKS RIDGE RD
 VEVA, IN 47043

Perlich Larry & Kathleen Revoca

Ownership
 Perlich Larry & Kathleen Revocable Livi
 15902 Bluffton Rd
 FORT WAYNE, IN 46819

Legal
 PT W/2 SW 1/2 33-3-3 10.0 AC PT W/12
 SW 1/2 33-3-3 23.02 AC

Assessment Year
 2026

Reason For Change
 WIP

As Of Date
 08/05/2025

Valuation Method
 Indiana Cost Mod

Equalization Factor
 1.0000

Notice Required

| Land Type | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|--------------------------|---------|-----------|-------------|---------|-----------|-----------------|-----------------|---------------|--------|-----------------|-----------------|-----------------|
| 4 | A | CNC | 0 | 4,4100 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$6,730 |
| 4 | A | EEE2 | 0 | 11,8400 | 0.50 | \$2,120 | \$1,060 | 0% | 1,0000 | 0.00 | 0.00 | \$12,550 |
| 4 | A | WGC | 0 | 11,8400 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$18,070 |
| 5 | A | EEE2 | 0 | 3.97 | 0.50 | \$2,120 | \$1,060 | -60% | 1,0000 | 0.00 | 0.00 | \$1,680 |
| 72 | A | WTR | 0 | 0.5000 | 0.50 | \$2,120 | \$1,060 | -40% | 1,0000 | 0.00 | 0.00 | \$320 |
| 82 | A | EDF2 | 0 | 0.4800 | 0.50 | \$2,120 | \$1,060 | -100% | 1,0000 | 0.00 | 0.00 | \$00 |
| Total | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Res (1) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| Total Non Res (2) | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Non Res (3) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |

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

| Land Type | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|--------------------------|---------|-----------|-------------|---------|-----------|-----------------|-----------------|---------------|--------|-----------------|-----------------|-----------------|
| 4 | A | CNC | 0 | 4,4100 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$6,730 |
| 4 | A | EEE2 | 0 | 11,8400 | 0.50 | \$2,120 | \$1,060 | 0% | 1,0000 | 0.00 | 0.00 | \$12,550 |
| 4 | A | WGC | 0 | 11,8400 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$18,070 |
| 5 | A | EEE2 | 0 | 3.97 | 0.50 | \$2,120 | \$1,060 | -60% | 1,0000 | 0.00 | 0.00 | \$1,680 |
| 72 | A | WTR | 0 | 0.5000 | 0.50 | \$2,120 | \$1,060 | -40% | 1,0000 | 0.00 | 0.00 | \$320 |
| 82 | A | EDF2 | 0 | 0.4800 | 0.50 | \$2,120 | \$1,060 | -100% | 1,0000 | 0.00 | 0.00 | \$00 |
| Total | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Res (1) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| Total Non Res (2) | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Non Res (3) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |

Characteristics

Topography
 Flood Hazard
 Public Utilities
 ERA
 Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Other
 Printed Tuesday, September 9, 2025
 Review Group 2023
 Collector
 Appraiser

4494 PARKS RIDGE RD

Ownership
 Perlich Larry & Kathleen
 09/15/2017
 03/21/1997
 01/01/1900

Legal
 PT W/2 SW 1/2 33-3-3 10.0 AC PT W/12
 SW 1/2 33-3-3 23.02 AC

Assessment Year
 2025

Reason For Change
 AG Upd

As Of Date
 05/13/2025

Valuation Method
 Indiana Cost Mod

Equalization Factor
 1.0000

Notice Required

| Land Type | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|--------------------------|---------|-----------|-------------|---------|-----------|-----------------|-----------------|---------------|--------|-----------------|-----------------|-----------------|
| 4 | A | CNC | 0 | 4,4100 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$6,730 |
| 4 | A | EEE2 | 0 | 11,8400 | 0.50 | \$2,120 | \$1,060 | 0% | 1,0000 | 0.00 | 0.00 | \$12,550 |
| 4 | A | WGC | 0 | 11,8400 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$18,070 |
| 5 | A | EEE2 | 0 | 3.97 | 0.50 | \$2,120 | \$1,060 | -60% | 1,0000 | 0.00 | 0.00 | \$1,680 |
| 72 | A | WTR | 0 | 0.5000 | 0.50 | \$2,120 | \$1,060 | -40% | 1,0000 | 0.00 | 0.00 | \$320 |
| 82 | A | EDF2 | 0 | 0.4800 | 0.50 | \$2,120 | \$1,060 | -100% | 1,0000 | 0.00 | 0.00 | \$00 |
| Total | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Res (1) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| Total Non Res (2) | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Non Res (3) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |

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

| Land Type | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|--------------------------|---------|-----------|-------------|---------|-----------|-----------------|-----------------|---------------|--------|-----------------|-----------------|-----------------|
| 4 | A | CNC | 0 | 4,4100 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$6,730 |
| 4 | A | EEE2 | 0 | 11,8400 | 0.50 | \$2,120 | \$1,060 | 0% | 1,0000 | 0.00 | 0.00 | \$12,550 |
| 4 | A | WGC | 0 | 11,8400 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$18,070 |
| 5 | A | EEE2 | 0 | 3.97 | 0.50 | \$2,120 | \$1,060 | -60% | 1,0000 | 0.00 | 0.00 | \$1,680 |
| 72 | A | WTR | 0 | 0.5000 | 0.50 | \$2,120 | \$1,060 | -40% | 1,0000 | 0.00 | 0.00 | \$320 |
| 82 | A | EDF2 | 0 | 0.4800 | 0.50 | \$2,120 | \$1,060 | -100% | 1,0000 | 0.00 | 0.00 | \$00 |
| Total | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Res (1) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| Total Non Res (2) | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Non Res (3) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |

Characteristics

Topography
 Flood Hazard
 Public Utilities
 ERA
 Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Other
 Printed Tuesday, September 9, 2025
 Review Group 2023
 Collector
 Appraiser

100, Vacant Land

Ownership
 Perlich Larry & Kathleen
 09/15/2017
 03/21/1997
 01/01/1900

Legal
 PT W/2 SW 1/2 33-3-3 10.0 AC PT W/12
 SW 1/2 33-3-3 23.02 AC

Assessment Year
 2025

Reason For Change
 AG Upd

As Of Date
 05/13/2025

Valuation Method
 Indiana Cost Mod

Equalization Factor
 1.0000

Notice Required

| Land Type | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|--------------------------|---------|-----------|-------------|---------|-----------|-----------------|-----------------|---------------|--------|-----------------|-----------------|-----------------|
| 4 | A | CNC | 0 | 4,4100 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$6,730 |
| 4 | A | EEE2 | 0 | 11,8400 | 0.50 | \$2,120 | \$1,060 | 0% | 1,0000 | 0.00 | 0.00 | \$12,550 |
| 4 | A | WGC | 0 | 11,8400 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$18,070 |
| 5 | A | EEE2 | 0 | 3.97 | 0.50 | \$2,120 | \$1,060 | -60% | 1,0000 | 0.00 | 0.00 | \$1,680 |
| 72 | A | WTR | 0 | 0.5000 | 0.50 | \$2,120 | \$1,060 | -40% | 1,0000 | 0.00 | 0.00 | \$320 |
| 82 | A | EDF2 | 0 | 0.4800 | 0.50 | \$2,120 | \$1,060 | -100% | 1,0000 | 0.00 | 0.00 | \$00 |
| Total | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Res (1) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| Total Non Res (2) | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Non Res (3) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |

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

| Land Type | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|--------------------------|---------|-----------|-------------|---------|-----------|-----------------|-----------------|---------------|--------|-----------------|-----------------|-----------------|
| 4 | A | CNC | 0 | 4,4100 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$6,730 |
| 4 | A | EEE2 | 0 | 11,8400 | 0.50 | \$2,120 | \$1,060 | 0% | 1,0000 | 0.00 | 0.00 | \$12,550 |
| 4 | A | WGC | 0 | 11,8400 | 0.72 | \$2,120 | \$1,526 | 0% | 1,0000 | 0.00 | 0.00 | \$18,070 |
| 5 | A | EEE2 | 0 | 3.97 | 0.50 | \$2,120 | \$1,060 | -60% | 1,0000 | 0.00 | 0.00 | \$1,680 |
| 72 | A | WTR | 0 | 0.5000 | 0.50 | \$2,120 | \$1,060 | -40% | 1,0000 | 0.00 | 0.00 | \$320 |
| 82 | A | EDF2 | 0 | 0.4800 | 0.50 | \$2,120 | \$1,060 | -100% | 1,0000 | 0.00 | 0.00 | \$00 |
| Total | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Res (1) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |
| Total Non Res (2) | | | | | | \$39,400 | \$44,400 | | | \$42,300 | \$42,300 | \$35,300 |
| Total Non Res (3) | | | | | | \$0 | \$0 | | | \$0 | \$0 | \$0 |

Characteristics

Topography
 Flood Hazard
 Public Utilities
 ERA
 Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Other
 Printed Tuesday, September 9, 2025
 Review Group 2023
 Collector
 Appraiser

RES ALL/5990002

Ownership
 Perlich Larry & Kathleen
 09/15/2017
 03/21/1997
 01/01/1900

Legal
 PT W/2 SW 1/2 33-3-3 10.0 AC PT W/12
 SW 1/2 33-3-3 23.02 AC

Assessment Year
 2025

Reason For Change
 AG Upd

As Of Date
 05/13/2025

Valuation Method
 Indiana Cost Mod

TAX REPORTS - TRACT 6

September 17, 2025
12:57 PM

Real Property Maintenance Report (INFORMATION NOT INTENDED FOR LEGAL PURPOSES)

Real PM. Report
Page 1 of 1

Switzerland
2024 pay 2025

Owner: Perlichlary & Kathleen Revocable Living Trust
Owner Party: Larry & Kathleen Perlich Revocable Living Trust
Address: 15902 Bluffton Rd Ft. Wayne, IN 46819 USA

Property Number: 78-14-04-200-004.000-002
Property Type: Real
Map Number: 002-CRAIG TWP
Tax Set: 101 Cash grain/general farm

Location Address: 6828 Hastings RD Vevay, IN 47043
QQSec: 3 QSec: 00 Township: 2
Range: 80 Acres: 80 Block: 42 3
Sub Sec: Lot: Sub Lot: Sub Division:

Location Description:

Brief legal Description: W 1/2 NW 1/4 4-2-3 80 AC
Not intended for legal purposes

| Assessments: | 0 | Homestead Improv | 0 |
|---------------------|--------|-----------------------|--------|
| Homestead Land | 0 | Homestead Improv | 0 |
| NonHomestead Land | 16,000 | NonHomestead Improv | 3,500 |
| Commercial Apt Land | 0 | Commercial Apt Improv | 0 |
| Long Term Care Land | 0 | Long Term Care Improv | 0 |
| Agricultural Land | 40200 | Mobile Home Land | 0 |
| Non-res Land | 0 | Non-res Improv | 1,600 |
| | | Total Assessed: | 61,300 |
| | | Net Assessed: | 61,300 |

Surplus Payment: 0.00 Over Payment: 0.00
Advance Payment: 0.00

Charges:

| Tax Set/Unit | Charge Type | Total Charge | Balance Due |
|--------------|---------------------|--------------|-------------|
| CRAIG TWP | 1st Installment Tax | 456.16 | 0.00 |
| | 2nd Installment Tax | 456.16 | 456.16 |
| | | 912.32 | 456.16 |

Deductions:

| Deduction Type | Deduction Amount | Over Written Flag |
|----------------|------------------|-------------------|
| | | 0 |

Operator: Yvette

TAX REPORTS - TRACT 6

78-14-04-200-004-000-002
General Information
Parcel Number
 78-14-04-200-004-000-002
Local Parcel Number
 002-014-04-200-004-000
Tax ID:

Routing Number
 M12 R1
Property Class 101
 Cash Grain/General Farm

Year: 2026
Location Information

County
 Switzerland
Township
 CRAIG TOWNSHIP
District 002 (Local 002)
 CRAIG TOWNSHIP
School Corp 7775
 SWITZERLAND COUNTY
Neighborhood 5990002
 RES ALL

Section/Plat
 0042 3
Location Address (1)
 6828 HASTINGS RD
 VEVAY, IN 47043

Perlich Larry & Kathleen Revoca
Ownership
 Perlich Larry & Kathleen Revocable Livi
 15902 Bluffton Rd
 Ft. Wayne, IN 46819

Legal
 W 1/2 NW 1/4 4-2-3 80 AC



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

| 2026 | 2025 | 2025 | 2025 | 2025 | 2024 | 2023 |
|---------------------|---------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Assessment Year | Reason For Change | AG Upd | AA | AA | AA | AA |
| As Of Date | As Of Date | 05/13/2025 | 01/01/2025 | 01/01/2025 | 04/06/2024 | 04/12/2023 |
| Valuation Method | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | Notice Required | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$53,400 | \$53,400 | \$53,400 | \$58,200 | \$58,200 | \$56,200 | \$49,500 |
| \$16,000 | \$16,000 | \$16,000 | \$16,000 | \$16,000 | \$16,000 | \$16,000 |
| \$37,400 | \$37,400 | \$37,400 | \$42,200 | \$42,200 | \$40,200 | \$33,500 |
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$5,300 | \$5,300 | \$5,300 | \$5,300 | \$5,300 | \$5,100 | \$5,100 |
| \$3,900 | \$3,900 | \$3,900 | \$3,900 | \$3,900 | \$3,500 | \$3,400 |
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,600 | \$1,700 |
| \$58,700 | \$58,700 | \$58,700 | \$63,500 | \$63,500 | \$61,300 | \$54,600 |
| \$19,900 | \$19,900 | \$19,900 | \$19,900 | \$19,900 | \$19,500 | \$19,400 |
| \$37,400 | \$37,400 | \$37,400 | \$42,200 | \$42,200 | \$40,200 | \$33,500 |
| \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,600 | \$1,700 |

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

| Land Type | Pricing Metho d | Soil ID | Act Front | Size Factor | Rate | Adj. Rate | Ext. Value | Infli. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|-----------|-----------------|---------|-----------|-------------|----------|-----------|------------|----------|---------------|--------|--------|-------|----------|
| 9 A | A | | 0 | 1.0000 | \$16,000 | \$16,000 | \$16,000 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$16,000 |
| 4 A | A | CAC2 | 0 | 2.7600 | \$2,120 | \$1,081 | \$2,984 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$2,980 |
| 5 A | A | CAC2 | 0 | 11.9400 | \$2,120 | \$1,081 | \$12,907 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$5,160 |
| 5 A | A | EEE2 | 0 | 29.3900 | \$2,120 | \$1,080 | \$31,153 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$12,460 |
| 5 A | A | SWC | 0 | 15.6200 | \$2,120 | \$1,442 | \$22,524 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$9,010 |
| 5 A | A | WGC | 0 | 9.1900 | \$2,120 | \$1,526 | \$14,024 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$5,610 |
| 6 A | A | CAC2 | 0 | 5.5100 | \$2,120 | \$1,081 | \$5,966 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$1,190 |
| 6 A | A | EDF2 | 0 | 4.5900 | \$2,120 | \$1,080 | \$4,865 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$970 |

Characteristics
Flood Hazard
Level
Public Utilities ERA
 Water, Electricity
Streets or Roads TIF
 Unpaved
Neighborhood Life Cycle Stage
 Other
 Tuesday, September 9, 2025
Review Group 2023

101, Cash Grain/General Farm

Transfer of Ownership
Date
 09/15/2017
Owner
 Perlich Larry & Kathlee
Doc ID
 47783
Code
 QC
Book/Page
 136/275
Adj Sale Price
 7/136/275
WD
 105/2
WD
 /

RES ALL/5990002

Notes
 8/22/2023 N/A: Reassessment 2023 No Changes ST
 12/8/2014 : 15 Pay '16 Changed condition of shed to
 Poor and changed to metal roof on dwell.

Land Computations

Calculated Acreage 80.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 80.00
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 84 Solar Energy Land 0.00
 9 Homesite 1.00
 91/92 Acres 0.00
 Total Acres Farmland 79.00
 Farmland Value \$37,380
 Measured Acreage 79.00
 Avg Farmland Value/Acre 473
 Value of Farmland \$37,370
 Classified Total \$0
 Farm / Classified Value \$37,400
 Homesite(s) Value \$16,000
 91/92 Value \$0
 Supp. Page Land Value \$16,000
 CAP 1 Value \$37,400
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$53,400

Appraiser

Collector

Data Source N/A

TAX REPORTS - TRACT 6

78-14-04-200-004.000-002 Perlich Larry & Kathleen Revocable Livin 6828 HASTINGS RD 101, Cash Grain/General Farm RES ALL/ 5990002 2/2

| General Information | | Plumbing | |
|---------------------|--------------------|----------|----|
| Occupancy | Single-Family R 01 | # | TF |
| Description | Single-Family R 01 | 1 | 3 |
| Story Height | 1.00 | 0 | 0 |
| Style | | 1 | 1 |
| Finished Area | 1120 sqft | 1 | 1 |
| Mark | | 0 | 0 |
| | | 3 | 5 |

| Floor Finish | | Accommodations | |
|--------------|---|----------------|---|
| Bedrooms | 3 | Bedrooms | 3 |
| Living Rooms | 1 | Living Rooms | 1 |
| Dining Rooms | 0 | Dining Rooms | 0 |
| Family Rooms | 0 | Family Rooms | 0 |
| Total Rooms | 5 | Total Rooms | 5 |

| Wall Finish | | Heat Type | |
|--------------|--|--------------|--|
| Bedrooms | | Bedrooms | |
| Living Rooms | | Living Rooms | |
| Dining Rooms | | Dining Rooms | |
| Family Rooms | | Family Rooms | |
| Total Rooms | | Total Rooms | |

| Roofing | | Exterior Features | |
|---------|-----|-------------------|-----|
| Area | 198 | Area | 198 |



| Specialty Plumbing | | Count | | Value | |
|--------------------|--|-------|-------|-------|--|
| Description | | Count | Value | | |

| Summary Of Improvements | | | | | | | | | | |
|-----------------------------|------|------|------|----|----|---|---|-----------|------|-----|
| Description | Year | Eff | Co | nd | VP | P | P | Size | Norm | Abn |
| | | | | | | | | | | |
| Single-Family R 01 | D-1 | 1875 | 1875 | | | | | 1800 sqft | | |
| Barn, Bank & Flat (T2) R 01 | D | 1890 | 1890 | | | | | 64 sqft | | |
| Utility Shed R 01 | D | 1977 | 1977 | | | | | | | |

DISCLOSURES

DISCLOSURES - TRACT 3

Property address: 4994 Parks Ridge Road, Vevay, IN 47043

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.


(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or




(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|--------|-----------|------|
|  | 9-1-25 | | |
| Seller | Date | Seller | Date |
|  | 9/3/25 | | |
| Purchaser | Date | Purchaser | Date |
|  | | Agent | Date |

DISCLOSURES - TRACT 3

Property address (number and street, city, state, and ZIP code)
 4994 Parks Ridge Road, Vevay, IN 47043

| 2. ROOF | YES | NO | DO NOT KNOW |
|---|-----|----|-------------------------------------|
| Age, if known: _____ Years. | | | <input checked="" type="checkbox"/> |
| Does the roof leak? | | | <input checked="" type="checkbox"/> |
| Is there present damage to the roof? | | | <input checked="" type="checkbox"/> |
| Is there more than one layer of shingles on the house? | | | <input checked="" type="checkbox"/> |
| If yes, how many layers? _____ | | | |
| 3. HAZARDOUS CONDITIONS | YES | NO | DO NOT KNOW |
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? | | | <input checked="" type="checkbox"/> |
| Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15? | | | <input checked="" type="checkbox"/> |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | | <input checked="" type="checkbox"/> |
| Explain: | | | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) | | | |
| | | | |

| 4. OTHER DISCLOSURES | YES | NO | DO NOT KNOW |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| Do structures have aluminum wiring? | | | <input checked="" type="checkbox"/> |
| Are there any foundation problems with the structures? | | | <input checked="" type="checkbox"/> |
| Are there any encroachments? | | | <input checked="" type="checkbox"/> |
| Are there any violations of zoning, building codes, or restrictive covenants? | | | <input checked="" type="checkbox"/> |
| Is the present use a non-conforming use? Explain: | | | |
| | | | |
| Is the access to your property via a private road? | | | <input checked="" type="checkbox"/> |
| Is the access to your property via a public road? | <input checked="" type="checkbox"/> | | |
| Is the access to your property via an easement? | | | <input checked="" type="checkbox"/> |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | <input checked="" type="checkbox"/> | |
| Are there any structural problems with the building? | | | <input checked="" type="checkbox"/> |
| Have any substantial additions or alterations been made without a required building permit? | | <input checked="" type="checkbox"/> | |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | | <input checked="" type="checkbox"/> |
| Is there any damage due to wind, flood, termites or rodents? | | <input checked="" type="checkbox"/> | |
| Have any structures been treated for wood destroying insects? | | <input checked="" type="checkbox"/> | |
| Are the furnace/woodstove/chimney/flue all in working order? | <input checked="" type="checkbox"/> | | |
| Is the property in a flood plain? | | <input checked="" type="checkbox"/> | |
| Do you currently pay flood insurance? | | <input checked="" type="checkbox"/> | |
| Does the property contain underground storage tank(s)? | | <input checked="" type="checkbox"/> | |
| Is the homeowner a licensed real estate salesperson or broker? | | <input checked="" type="checkbox"/> | |
| Is there any threatened or existing litigation regarding the property? | | <input checked="" type="checkbox"/> | |
| Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | | <input checked="" type="checkbox"/> | |
| Is the property located within one (1) mile of an airport? | | <input checked="" type="checkbox"/> | |

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

| | | | |
|--|---------------------------|--------------------|-----------------|
| Signature of Seller <i>Ruthleen Berlich</i> | Date (mm/dd/yy) 9-1-25 | Signature of Buyer | Date (mm/dd/yy) |
| Signature of Seller | Date (mm/dd/yy) | Signature of Buyer | Date (mm/dd/yy) |

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

| | | | |
|----------------------------------|-----------------|----------------------------------|-----------------|
| Signature of Seller (at closing) | Date (mm/dd/yy) | Signature of Seller (at closing) | Date (mm/dd/yy) |
|----------------------------------|-----------------|----------------------------------|-----------------|

DISCLOSURES - TRACT 6

Property address: 6828 Hastings Road, Vevay, IN 47043

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.


(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

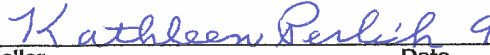


(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | | |
|---|------|--------|-----------|------|
| *  | Date | 9-1-25 | Seller | Date |
|  | Date | 9/3/25 | Purchaser | Date |
|  | Date | | Agent | Date |

DISCLOSURES - TRACT 6

| | | | | | | | |
|---|-----------------|-------------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|
| Property address (number and street, city, state, and ZIP code) 6828 Hastings Road, Vevay, IN 47043 | | | | | | | |
| 2. ROOF | YES | NO | DO NOT KNOW | 4. OTHER DISCLOSURES | YES | NO | DO NOT KNOW |
| Age, if known: _____ Years. | | | <input checked="" type="checkbox"/> | Do structures have aluminum wiring? | | | <input checked="" type="checkbox"/> |
| Does the roof leak? | | <input checked="" type="checkbox"/> | | Are there any foundation problems with the structures? | | | <input checked="" type="checkbox"/> |
| Is there present damage to the roof? | | <input checked="" type="checkbox"/> | | Are there any encroachments? | | | <input checked="" type="checkbox"/> |
| Is there more than one layer of shingles on the house? | | | <input checked="" type="checkbox"/> | Are there any violations of zoning, building codes, or restrictive covenants? | | | <input checked="" type="checkbox"/> |
| If yes, how many layers? _____ | | | | Is the present use a non-conforming use? Explain: | | | |
| 3. HAZARDOUS CONDITIONS | YES | NO | DO NOT KNOW | | | | |
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? | | | <input checked="" type="checkbox"/> | Is the access to your property via a private road? | | | <input checked="" type="checkbox"/> |
| Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15? | | | <input checked="" type="checkbox"/> | Is the access to your property via a public road? | <input checked="" type="checkbox"/> | | |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | | <input checked="" type="checkbox"/> | Is the access to your property via an easement? | | | <input checked="" type="checkbox"/> |
| Explain: | | | | Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | <input checked="" type="checkbox"/> | |
| | | | | Are there any structural problems with the building? | | | <input checked="" type="checkbox"/> |
| | | | | Have any substantial additions or alterations been made without a required building permit? | | <input checked="" type="checkbox"/> | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) | | | | Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | | <input checked="" type="checkbox"/> |
| | | | | Is there any damage due to wind, flood, termites or rodents? | | | <input checked="" type="checkbox"/> |
| | | | | Have any structures been treated for wood destroying insects? | | <input checked="" type="checkbox"/> | |
| | | | | Are the furnace/woodstove/chimney/flue all in working order? | <input checked="" type="checkbox"/> | | |
| | | | | Is the property in a flood plain? | | <input checked="" type="checkbox"/> | |
| | | | | Do you currently pay flood insurance? | | <input checked="" type="checkbox"/> | |
| | | | | Does the property contain underground storage tank(s)? | | <input checked="" type="checkbox"/> | |
| | | | | Is the homeowner a licensed real estate salesperson or broker? | | <input checked="" type="checkbox"/> | |
| | | | | Is there any threatened or existing litigation regarding the property? | | <input checked="" type="checkbox"/> | |
| | | | | Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | | <input checked="" type="checkbox"/> | |
| | | | | Is the property located within one (1) mile of an airport? | | <input checked="" type="checkbox"/> | |
| The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below. | | | | | | | |
| Signature of Seller | Date (mm/dd/yy) | | Signature of Buyer | Date (mm/dd/yy) | | | |
| * Kathleen Dulich | 9-1-25 | | | | | | |
| Signature of Seller | Date (mm/dd/yy) | | Signature of Buyer | Date (mm/dd/yy) | | | |
| | | | | | | | |
| The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer. | | | | | | | |
| Signature of Seller (at closing) | Date (mm/dd/yy) | | Signature of Seller (at closing) | Date (mm/dd/yy) | | | |
| | | | | | | | |

PRELIMINARY TITLE

PRELIMINARY TITLE



First American Title[®]

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

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
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 EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

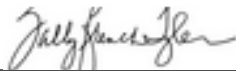
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Sally F. Tyler, President

By: 
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE



First American Title[®]

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
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE



First American Title[®]

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

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.
- 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE



First American Title[®]

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

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 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE



First American TitleSM

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

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

Issuing Agent: Jefferson County Land Title

Issuing Office: 320 Walnut Street
Madison, IN 47250

Issuing Office's ALTA[®] Registry ID: 1142924

Loan ID Number:

Commitment Number: 2025-303

Issuing Office File Number: 2025-303

Property Address: 6828 Hastings Road, Vevay, IN 47043 and 4994 Parks Ridge Road, Vevay, IN 47043

Revision Number:

SCHEDULE A

1. Commitment Date: August 29, 2025 at 8:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Homeowner's Policy
Proposed Insured:
Proposed Amount of Insurance: **\$To Be Determined**
The estate or interest to be insured: **Property 1: fee simple**
Property 2: fee simple
 - b. 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$To Be Determined**
The estate or interest to be insured: **Property 1: fee simple**
Property 2: fee simple
3. The estate or interest in the Land at the Commitment Date is:
Property 1: fee simple
Property 2: fee simple
4. The Title is, at the Commitment Date, vested in:
Property 1: The Larry and Kathleen Perlich Revocable Living Trust
Property 2: The Larry and Kathleen Perlich Revocable Living Trust
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

Jefferson County Land Title

By: Kimberly S. Reese
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE



First American TitleSM

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. **The policy will not be issued nor will the closing take place until we are provided the Trust Agreement for The Larry and Kathleen Perlich Revocable Living Trust and any amendments thereto, together with an affidavit by the trustee stating that the trust is in full force and effect, that the trustee has accepted appointment as trustee, and that the requirements, if deemed necessary, may be made after our review of the Trust Agreement.**
6. **Duly authorized and executed Trustee's Deed from The Larry and Kathleen Perlich Revocable Living Trust, to a Purchaser or Purchasers to be determined at time of auction.**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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

Form 50115218 (8-11-22)



Page 6 of 10

PRELIMINARY TITLE



First American TitleSM

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, 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.
7. **Taxes for the second half of 2025, due and payable on November 10th, 2026, in the amount of \$456.16. (See Parcel No. 78-14-04-200-004.000-002 - Township: Craig. Assessed Value: Land - 56,200; Improvements - 5,100; Exemptions - 0. Taxes due in May in the amount of \$456.16 were paid in full.)**
8. **Taxes for the second half of 2025, due and payable on November 10th, 2026, in the amount of \$283.13. (See Parcel No. 78-08-32-800-009.000-002 - Township: Craig. Assessed Value: Land - 31,700; Improvements - 74,300; Exemptions - 74,000. Taxes due in May in the amount of \$283.13 were paid in full.)**
9. **Taxes for the second half of 2025, due and payable on November 10th, 2026, in the amount of \$314.78. (See Parcel No. 78-08-33-300-008.000-002 - Township: Craig. Assessed Value: Land - 42,300; Improvements - 0; Exemptions - 0. Taxes due in May in the amount of \$314.78 were paid in full.)**
10. **Taxes for the year 2025 , due and payable in May and November, 2026 in an amount yet to be determined.**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE



First American TitleSM

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

11. **Right-of-Way Easement to Public Service Company of Indiana, Inc. dated February 28, 1975 and recorded March 15, 1975 in Deed Record 78, Page 305 in the Office of the Recorder of Switzerland County, Indiana.**
12. **Right of the public, State of Indiana, and local governmental subdivisions, in and to that portion of the land, if any, taken or used for road purposes, including utility rights-of-way within such public roads**
13. **Rights-of-way for legal drains and ditches, tiles, feeders, and laterals, if any.**
14. **Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas & coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.**
15. **NOTE: The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.**
16. **NOTE: We did not find a mortgage on this property. Please confirm this information with the current property owner.**
17. **NOTE: A Judgment Search has been made versus The Larry and Kathleen Perlich Revocable Living Trust and NONE FOUND.**
18. **NOTE: The Company reserves the right to amend this report after review of the pending survey.**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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

Form 50115218 (8-11-22)



Page 8 of 10

PRELIMINARY TITLE



First American TitleSM

Exhibit A

File No.: 2025-303

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

Being a part of Section 32, Township 3 North, Range 3 West and described as follows: Beginning at a point in the center of Parks Ridge road, being 1067 feet South 03 degrees West from the Northeast corner of the Southeast Quarter of said section; thence running South 85 degrees West 337 feet; thence North 10 degrees West 814 feet; thence North 18 degrees West 732 feet; thence North 86 degrees East 727 feet; thence South 03 degrees West 1528 feet to the beginning, containing 15.86 acres, more or less. The above description made according to survey by Ralph T. Miller, Surveyor of Switzerland County, June 2, 1950.

ALSO: The West Half of the Northwest Quarter of Section Four (4), Township Two (2) North, Range Three (3) West, containing Eighty (80) acres, more or less.

Being a part of Sec. 32, Town 3, Range 3 West, commencing in the center of the road leading or running nearly or quite east and west through said tract a point far enough west that a line drawn at right angles and running south the line of said tract will include twelve acres of land – the twelve acres of land intended to be conveyed by this deed is to be taken off the east end of that part of said tract which lies on the south side of said road is to be the same width at both ends, the middle of the road being the north line, and being part of the same real estate conveyed to grantors herein by Mary Sigmon, a widow, by Warranty Deed dated September 21, 1929, and recorded in Deed Record Book 31, Page 371 thereof, in the Recorder's Office of Switzerland County, Indiana.

ALSO: Part of the west half of the southwest quarter of Section Thirty-Three (33) Town Three (3) Range Three (3) West containing thirty-three (33) acres, more or less. Leaving the part set off to John W. Waltz, in partition proceeding between the heirs of Henry Waltz, deceased, at the May term 1888 of the Switzerland Circuit Court and described as follows, to-wit: Beginning at the South West corner on said half quarter section; thence north on the section line 40 chains to the half section line 8 chains 25 ½ links; thence south parallel with the section line 40 chains to the south section line; thence west to the place of beginning, containing 33.02 acres, more or less.

PRELIMINARY TITLE



First American Title™

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

CHAIN OF TITLE

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

- **Larry Perlich and Kathleen R. Perlich, husband and wife, to The Larry and Kathleen Perlich Revocable Living Trust by Quit-Claim Deed dated 07/26/2017 and recorded on 09/15/2017 in Book 136 at Page 275 in the Official Records of the Switzerland County Recording Office.**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by 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.

Copyright 2021 American Land Title Association. All rights reserved.

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



PRELIMINARY TITLE

Sep 03 25 02:05p

Klara Abstracting Svs

7655258233

p.5

49783

RECEIVED FOR RECORD
This 15 day of September 2017
at 9:50 o'clock A.M. and recorded in
Record 136 of page 275

QUIT CLAIM DEED

Walter J. Bunker
Recorder Switzerland Vevay Indiana

KNOW ALL MEN BY THESE PRESENTS, Larry and Kathleen R. Perlich ("Grantor"), of Switzerland County, Indiana, ("Grantor"), for One Dollar (\$1.00) and other good and valuable considerations paid, receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE and forever QUITCLAIM** to the Larry and Kathleen Perlich Revocable Living Trust ("Grantee") of Switzerland County, Indiana, the following real property situate in Craig Township, Switzerland County, Indiana, to-wit:

"Exhibit A"

Together with all covenants, easements and restrictions of record.

Auditor's Parcel No. 78-08-32-800-009.000-002

TAX MAILING ADDRESS: 4994 Parks Ridge Road, Vevay, IN 47043

NO OPINION OF TITLE REQUESTED OF OR RENDERED BY THE PREPARER.

IN WITNESS WHEREOF, the said Larry and Kathleen R. Perlich has herunto set their hand this 26th day of July, 2017.

DAILY ENTERED FOR TAXATION
Sept 15 2017
AUDITOR SWITZERLAND COUNTY
Walter J. Bunker

Larry Perlich
Larry Perlich

Kathleen R. Perlich
Kathleen R. Perlich

**

STATE OF INDIANA,

COUNTY OF DEARBORN, ss:

Before me, a Notary Public in and for said County and State, this 26th day of July, 2017, personally appeared the within named Larry and Kathleen Perlich executed the foregoing Quit Claim Deed to be their voluntary act and deed, for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Commission Expires: 12/31/2020

Donna Renee Pittman
Notary Public
Printed: Donna Renee Pittman
Residing in Dearborn County, IN

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Adrienne M. Flannery
Signature
Printed: Adrienne M. Flannery

This instrument prepared by: Adrienne M. Flannery, Miller Flannery Law, LLC, 318 Walnut Street, Lawrenceburg, Indiana 47025.

PRELIMINARY TITLE

Sep 03 25 02:07p

Klare Abstracting Svs

7655258233

p.6

Exhibit "A"

Being a part of Section 32, Township 3 North, Range 3 West and described as follows: Beginning at a point in the center of Parks Ridge Road, being 1067 feet South 03 degrees West from the Northeast corner of the Southeast Quarter of said section; thence running South 85 degrees West 337 feet; thence North 10 degrees West 814 feet; Thence North 18 degrees West 732 feet; thence North 86 degrees East 727 feet; thence South 03 degrees West 1528 feet to the beginning, containing 15.86 acres, more or less. The above description made according to survey by Ralph T. Miller, Surveyor of Switzerland County, June 2, 1950

ALSO: The West Half of the Northwest Quarter of Section Four(4), Township Two (2) North, Range Three (3) West, containing Eighty (80) acres, more or less.

The life estate retaining by Pauline Carlton in Deed Record 96 at page 196 of the records of Switzerland County terminated upon her death on 12-23-93.

Being a part of Sec. 32, Town 3, Range 3 west, commencing in the center of the road leading or running nearly or quite east and west through said tract a point far enough west that a line drawn at right angles and running south the line of said tract will include twelve acres of land—the twelve acres of land intended to be conveyed by this deed is to be taken off the east end of that part of said tract which lies on the south side of said road is to be of the same width at both ends, the middle of the road being the north line, and being part of the same real estate conveyed to granters herein by Mary Sigmon, a widow, by warranty deed dated September 21, 1929, and recorded in Deed Recorded in Deed Record Book No. 31, page 371 thereof, in the Recorder's Office of Switzerland County, Indiana.

ALSO:

Part of the west half of the southwest quarter of section thirty-three (33) town three (3) range three (3) west containing thirty-three (33) acres more or less. Leaving the part set off to John W. Waltz, in partition proceeding between the heirs of Henry Waltz deceased, at the May term 1888 of the Switzerland Circuit Court and described as follows to-wit: Beginning at the South west corner on said half quarter section, thence north on the section line 40 chains to the half section line 8 chains 25 1/2 links, thence south parallel with the section line 40 chains to the south section line, thence west to the place of beginning, containing 33.02 acres, more or less.

136/275

PRELIMINARY TITLE

Sep 03 25 02:28p

Klare Abstracting Svs

7655258233

p.14

#8610

Parcel No. 53

ORIGINAL

RECORD 78 PAGE 305
Switzerland

#998 Madison-Chant Line

Craft

RIGHT OF WAY EASEMENT

THIS INSTRUMENT, made this 28th day of FEBRUARY, 1935
and between Charles Knox and Gretchen Knox, husband and wife

whose address is R. R. #2, Vevay, Indiana 47043

of the County of Switzerland, State of Indiana
(hereinafter called the "Grantor, whether one or more) and PUBLIC SERVICE COMPANY OF INDIANA,
INC., an Indiana corporation, and its successors and assigns, (hereinafter called the
"Grantee").

WITNESSETH: That for One Dollar (\$1.00) and other good and valuable considerations in
hand paid, the receipt of which Grantor hereby acknowledges, Grantor hereby conveys and
warrants to Grantee a permanent and perpetual right-of-way and easement for electrical
transmission power lines with the right to the Grantee to locate, construct, reconstruct,
erect, operate, use, repair, maintain, renew, remove, inspect, patrol, at any and all times,
poles, towers, and/or supporting structures, conductors and all necessary or useful facilities
and equipment with respect to such lines for transmitting electric energy, including cross-
arms, wires, cables, guys, anchors, grounding system and all other appurtenant equipment and
fixtures (all of the foregoing being hereinafter called collectively "Grantee's Facilities")
in, on, along, over, through and across the following described lands (hereinafter called
"Premises") situated in the County of Switzerland, and State of Indiana, to-wit:

A strip of land one hundred fifty (150) feet in width lying seventy-five (75)
feet wide on both sides of a center line, which center line shall be established by connect-
ing the center points of the poles, towers, and/or supporting structures as constructed on
the Premises and/or adjoining lands; and which center line is more particularly described
as follows:

Beginning at a point on the north property line of the land of Grantor, said point being
three hundred eighty-three (383) feet west of the northeast property corner of the land of
Grantor, said line runs on a bearing of South 36° 17' East for a distance of four hundred
sixteen and nine tenths (416.9) feet to a point on the east property line of the land of
Grantor, said point being one hundred eighty-nine (189) feet south of the northeast property
corner of the land of Grantor.

Which strip of land is located in that part of the land of Grantor which lies in the
Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 3 North,
Range 3 West, and containing in the above described easement strip 1.44 acres, more or less,
and, also,

A parcel of land described as follows:

Beginning at the northeast property corner of a 33.02 acre tract of land owned by the
Grantor lying in the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter
(SW 1/4) of Section 33, Township 3 North, Range 3 West; thence west along the north line of
said 33.02 acre tract for a distance of fifty-five (55) feet to a point; thence South 58° 17'
East for a distance of sixty (60) feet to a point on the east line of said 33.02 acre tract;
said point being twenty-three (23) feet south of the northeast corner of said 33.02 acre
tract; thence north along the east line of said 33.02 acre tract for a distance of twenty-
three (23) feet to the place of beginning.

Which parcel of land is located in that part of the land of Grantor which lies in the
West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 33,
Township 3 North, Range 3 West, and containing in the above described parcel of land 0.01
acre, more or less.

RECEIVED FOR RECORD
This 15 day of April, 1935
at 10 o'clock A. M. and recorded in
Record 78 at page 305

Luella Lister
RECORDS SWITZERLAND COUNTY, INDIANA

10 23-111 R 3/38

PRELIMINARY TITLE

Sep 03 25 02 '29p

Klare Abstracting Svs

7655258233

p.15

TOGETHER with the right to the Grantee; to cut, to control or eliminate by clearing, roads, tree trunks, overhanging branches and vegetation, and at its option to reserve, to remove or the lands of the Grantor adjoining the same on either side, obstacles or obstructions which may endanger the safety or interfere with the installation, use, or enjoyment of all or any of Grantee's Facilities; to add to the number of and relocate at any time or times all of Grantee's Facilities; and of Ingress and egress to, over and over any portion of Grantor's real estate to the Premises by way of established roads or trails; and all ways for the purposes of exercising and enjoying any and all the rights hereby vested in Grantee, exclusive of any emergency situations that might arise.

Grantor warrants that ~~the undersigned~~ (they) ~~is~~ (are) the owner(s) in fee simple of the Premises across which the aforementioned right-of-way is granted and ~~has~~ (have) full, lawful and unencumbered right to make such grant.

It is understood and agreed:

1. Grantee shall promptly repair or replace all fences, gates, drains and ditches located or destroyed by it on the Premises and shall pay Grantor all damages done to crops and structures on the Premises proximately caused by the construction, operation and maintenance of Grantee's Facilities, provided claims for such damages, if any, are filed with the Grantee at its local office within thirty (30) days after such damages occur, provided that if such damages are not reasonably foreseen by the Grantor, such time limitations shall commence only after the Grantor has reasonable notice and/or awareness of any damage.
2. Grantor shall have the right to cultivate or otherwise use the easement strip in any way not inconsistent with the easement hereby granted; provided, the Grantor, including successors and assigns, shall not cause any building, structure or other obstruction to be constructed and placed upon any portion of the easement strip.
3. Grantor hereby consent and agree that this Right-of-Way Easement, and all rights conveyed to Grantee hereunder, may be assigned or transferred by Grantee at any time without further consent on the part of Grantor, but Grantee shall thereafter notify Grantor of the date of the party to which any such assignment or transfer has been made.
4. This indenture contains all the terms and conditions of this easement, express or implied, between the parties hereto and shall be binding upon, and inure to the benefit of, Grantor and Grantee and their respective representatives, heirs, successors, assigns, lessee and licensees.

In WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals the day and year first above written.

Charles Knox (SEAL) Gretchen Knox (SEAL)
Charles Knox Gretchen Knox
____ (SEAL) _____ (SEAL)

STATE OF INDIANA)
COUNTY OF SWITZERLAND)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and state, Charles Knox and Gretchen Knox, husband and wife and acknowledged the execution of the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and notarial seal, this 28th day of FEBRUARY, 1929.

William D. Williams
Notary Public

My Commission Expires: 3/23/30

Approved as to Form, Authentication, Recording Frank T. Lewis, Attorney-at-Law
1300 N. Main Street
Plainfield, IN 46168

Personally appeared before me, the undersigned, a Notary Public in and for the said county and state, _____ and acknowledged the execution of the foregoing instrument to be _____ voluntary act and deed.

WITNESS my hand and notarial seal, this _____ day of _____, 19____.

By _____
Notary Public

PRELIMINARY TITLE

Sep 03 25 02:28p

Klare Abstracting Svcs

7655258233

p.14

8610
 Parcel No. 59
 #998 Madison-Ghent Line

RECORD 78 PAGE 305
 Switzerland

ORIGINAL
 Craig

RIGHT OF WAY EASEMENT

THIS INSTRUMENT, made this 28th day of FEBRUARY, 1935
 and between Charles Knox and Gretchen Knox, husband and wife
 whose address is R. R. #3, Vevay, Indiana 47043

of the County of Switzerland, State of Indiana
 (hereinafter called the "Grantor," whether one or more) and PUBLIC SERVICE COMPANY OF INDIANA, INC., an Indiana corporation, and its successors and assigns, (hereinafter called the "Grantee").

WITNESSETH: That for One Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt of which Grantor hereby acknowledges, Grantor hereby conveys and warrants to Grantee a permanent and perpetual right-of-way and easement for electrical transmission power lines with the right to the Grantee to locate, construct, reconstruct, erect, operate, use, repair, maintain, renew, remove, inspect, patrol, at any and all times, poles, towers, and/or supporting structures, conductors and all necessary or useful facilities and equipment with respect to such lines for transmitting electric energy, including cross-arms, wires, cables, guys, anchors, grounding system and all other appurtenant equipment and fixtures (all of the foregoing being hereinafter called collectively "Grantee's Facilities"; in, on, along, over, through and across the following described lands (hereinafter called "Premises") situated in the County of Switzerland, and State of Indiana, to-wit:

A strip of land one hundred fifty (150) feet in width lying seventy-five (75) feet wide on both sides of a center line, which center line shall be established by connecting the center points of the poles, towers, and/or supporting structures as constructed on the Premises and/or adjoining lands; and which center line is more particularly described as follows:

Beginning at a point on the north property line of the land of Grantor, said point being three hundred eighty-three (383) feet west of the northeast property corner of the land of Grantor, said line runs on a bearing of South 58° 17' East for a distance of four hundred sixteen and nine tenths (416.9) feet to a point on the east property line of the land of Grantor, said point being one hundred eighty-nine (189) feet south of the northeast property corner of the land of Grantor.

Which strip of land is located in that part of the land of Grantor which lies in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 3 North, Range 3 West, and containing in the above described easement strip 1.44 acres, more or less, and, also,

A parcel of land described as follows:

Beginning at the northeast property corner of a 33.02 acre tract of land owned by the Grantor lying in the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 33, Township 3 North, Range 3 West; thence west along the north line of said 33.02 acre tract for a distance of fifty-five (55) feet to a point; thence South 58° 17' East for a distance of sixty (60) feet to a point on the east line of said 33.02 acre tract; said point being twenty-three (23) feet south of the northeast corner of said 33.02 acre tract; thence north along the east line of said 33.02 acre tract for a distance of twenty-three (23) feet to the place of beginning.

Which parcel of land is located in that part of the land of Grantor which lies in the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 33, Township 3 North, Range 3 West, and containing in the above described parcel of land 0.01 acre, more or less.

RECEIVED FOR RECORD
 This 28th day of February, 1935
 at 12:00 o'clock P. M. and recorded in
 Record 78 at page 305
Lucille Lister
 RECORDER SWINDLER COUNTY, INDIANA

10 93-111 R 3/78

PRELIMINARY TITLE

Sep 03 25 02:05p

Klare Abstracting Svcs

7655258233

p.5

44783

RECEIVED FOR RECORD
This 15 day of September 2017
at 9:50 o'clock A.M. and recorded in
Record 136 of page 275

QUIT CLAIM DEED

Shirley J. Bunker
Recorder Switzerland County, Indiana

KNOW ALL MEN BY THESE PRESENTS, Larry and Kathleen R. Perlich ("Grantor"), of Switzerland County, Indiana, ("Grantor"), for One Dollar (\$1.00) and other good and valuable considerations paid, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM to the Larry and Kathleen Perlich Revocable Living Trust ("Grantee") of Switzerland County, Indiana, the following real property situate in Craig Township, Switzerland County, Indiana, to-wit:

"Exhibit A"

Together with all covenants, easements and restrictions of record.

Auditor's Parcel No. 78-08-32-800-009.000-002

TAX MAILING ADDRESS: 4994 Parks Ridge Road, Vevay, IN 47043

NO OPINION OF TITLE REQUESTED OF OR RENDERED BY THE PREPARER.

IN WITNESS WHEREOF, the said Larry and Kathleen R. Perlich has hereunto set their hand this 26th day of July, 2017.

DULY ENTERED FOR TAXATION
Sept 15 2017
AUDITOR SWITZERLAND COUNTY
[Signature]

Larry Perlich
Larry Perlich

Kathleen R. Perlich
Kathleen R. Perlich

**

STATE OF INDIANA,

COUNTY OF DEARBORN, ss:

Before me, a Notary Public in and for said County and State, this 26th day of July, 2017, personally appeared the within named Larry and Kathleen Perlich executed the foregoing Quit Claim Deed to be their voluntary act and deed, for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Commission Expires: 07/20/2020

Donna Renee Pittman
Notary Public
Printed: Donna Renee Pittman
Residing in Dearborn County, IN

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Adrienne M. Flannery
Signature
Printed: Adrienne M. Flannery

This instrument prepared by: Adrienne M. Flannery, Miller Flannery Law, LLC, 318 Walnut Street, Lawrenceburg, Indiana 47025.

PRELIMINARY TITLE

Sep 03 25 02:07p

Kiare Abstracting Svs

7655258233

p.6

Exhibit "A"

Being a part of Section 32, Township 3 North, Range 3 West and described as follows: Beginning at a point in the center of Parks Ridge Road, being 1067 feet South 03 degrees West from the Northeast corner of the Southeast Quarter of said section; thence running South 85 degrees West 337 feet; thence North 10 degrees West 814 feet; Thence North 18 degrees West 732 feet; thence North 86 degrees East 727 feet; thence South 03 degrees West 1528 feet to the beginning, containing 15.86 acres, more or less. The above description made according to survey by Ralph T. Miller, Surveyor of Switzerland County, June 2, 1950

ALSO: The West Half of the Northwest Quarter of Section Four(4), Township Two (2) North, Range Three (3) West, containing Eighty (80) acres, more or less.

The life estate retaining by Pauline Carlton in Deed Record 96 at page 196 of the records of Switzerland County terminated upon her death on 12-23-93.

Being a part of Sec. 32, Town 3, Range 3 west, commencing in the center of the road leading or running nearly or quite east and west through said tract a point far enough west that a line drawn at right angles and running south the line of said tract will include twelve acres of land—the twelve acres of land intended to be conveyed by this deed is to be taken off the east end of that part of said tract which lies on the south side of said road is to be of the same width at both ends, the middle of the road being the north line, and being part of the same real estate conveyed to granters herein by Mary Sigmon, a widow, by warranty deed dated September 21, 1929, and recorded in Deed Recorded in Deed Record Book No. 31, page 371 thereof, in the Recorder's Office of Switzerland County, Indiana.

ALSO,

Part of the west half of the southwest quarter of section thirty-three (33) town three (3) range three (3) west containing thirty-three (33) acres more or less. Leaving the part set off to John W. Waltz, in partition proceeding between the heirs of Henry Waltz deceased, at the May term 1888 of the Switzerland Circuit Court and described as follows to-wit: Beginning at the South west corner of said half quarter section, thence north on the section line 40 chains to the half section line 8 chains 25 $\frac{1}{2}$ links, thence south parallel with the section line 40 chains to the south section line, thence west to the place of beginning, containing 33.02 acres, more or less.

136/275

PHOTOS

PHOTOS



PHOTOS

Tract 6



PHOTOS



PHOTOS

Tracts 3-5



PHOTOS



PHOTOS



PHOTOS



Tracts 3 & 4



PHOTOS

Tracts 1 & 2



PHOTOS



PHOTOS

Tracts 1 & 2



PHOTOS



PHOTOS



PHOTOS



PHOTOS



Tract 6



SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.
950 N Liberty Dr, Columbia City, IN 46725
260-244-7606 • 800-451-2709
www.SchraderAuction.com

