

64[±]
acres

WOODBURN FARMLAND AUCTION

Monday, December 1 • 6pm

Offered in 4 Tracts
or Combinations

- Productive Tillable Soils
- Potential Building Sites
- Public Sewer & Public Water Available

- 5 Mi. from Woodlan Campus
- 1.5 Mi. from the Town of Woodburn
- 1.5 Mi. to US 24 Access



INFORMATION BOOK



ONLINE BIDDING AVAILABLE

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLERS: Linda Morr, Curtis Meyer, Bryan Meyer, Trustees of the Wilma J. Meyer Revocable Trust



SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC
7009 N River Rd, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
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TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 tracts, any combination of tracts, & as a total 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.

DOWN PAYMENT: 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Seller reserves the right to reject any & all bids.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before January 2, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession on day of closing immediately following the

closing.

REAL ESTATE TAXES: The Seller to pay all of 2025 taxes due in 2026. Buyer to pay all taxes thereafter.

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

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

SURVEY: A new perimeter survey shall be prepared on the entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

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

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

AGENCY: Schrader Real Estate & Auction of Fort Wayne & 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

AUCTION MANAGERS: Jerry Ehle • 260.410.1996 #AU19300123, #RB14044208
#LC20700176, #AC63001504

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, DECEMBER 1, 2025

64± ACRES – ALLEN COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, November 24, 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
64± Acres • Allen County, Indiana
Monday, December 1, 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 1, 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, November 24, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

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

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP

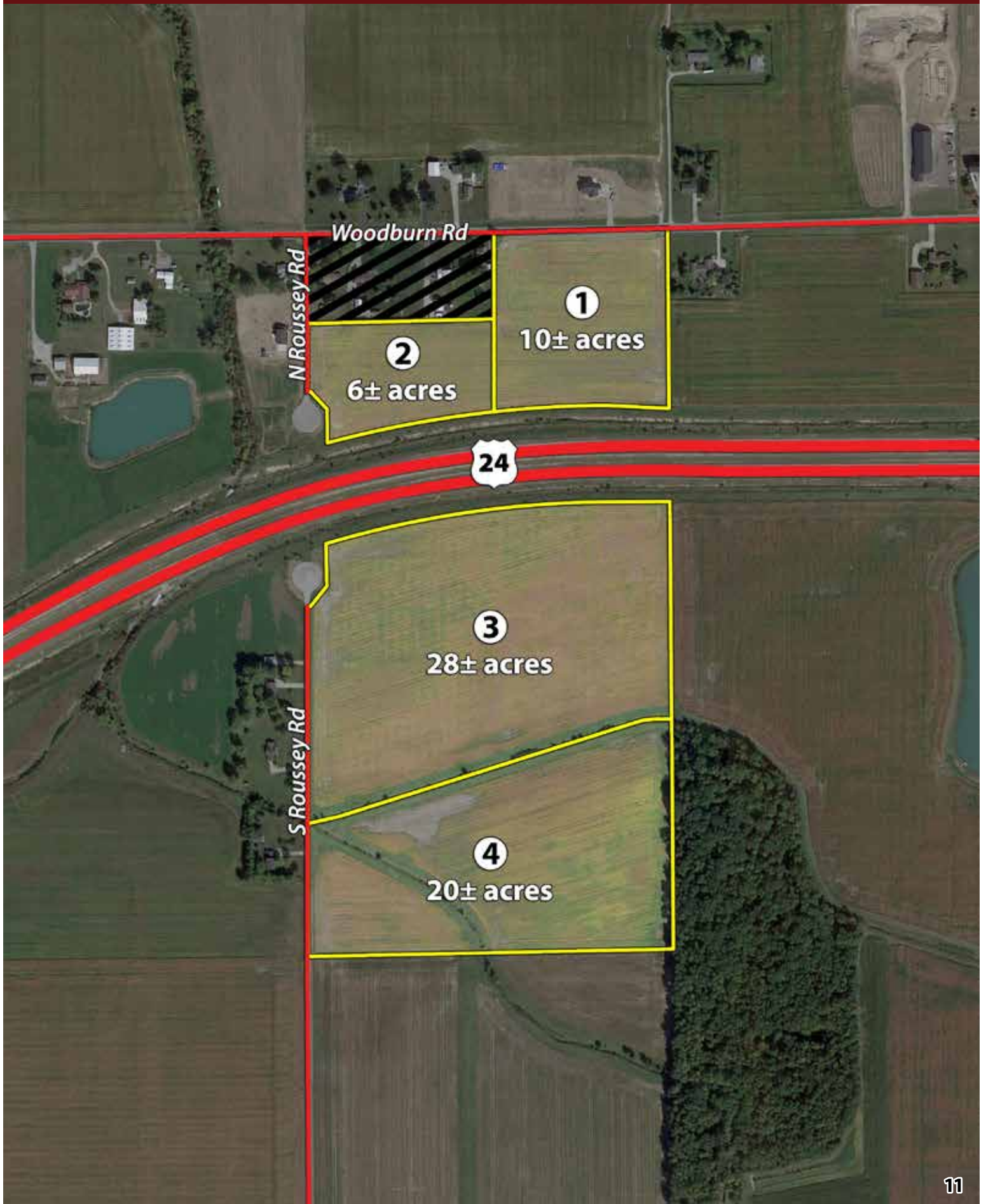


AUCTION LOCATION: The Woodburn Community Center, 22651 Main St, Woodburn, IN 46797

PROPERTY LOCATION: 16± Acres Located Along Woodburn Rd, & Adjacent to N Roussey Rd Cul De Sac (North of US 24).

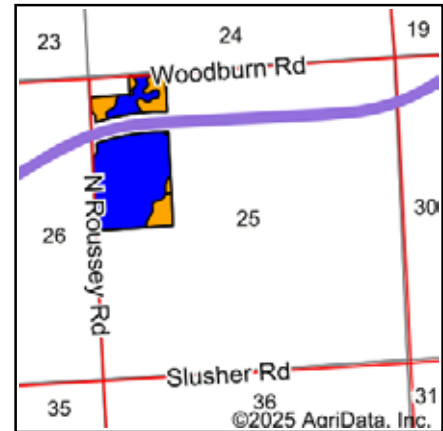
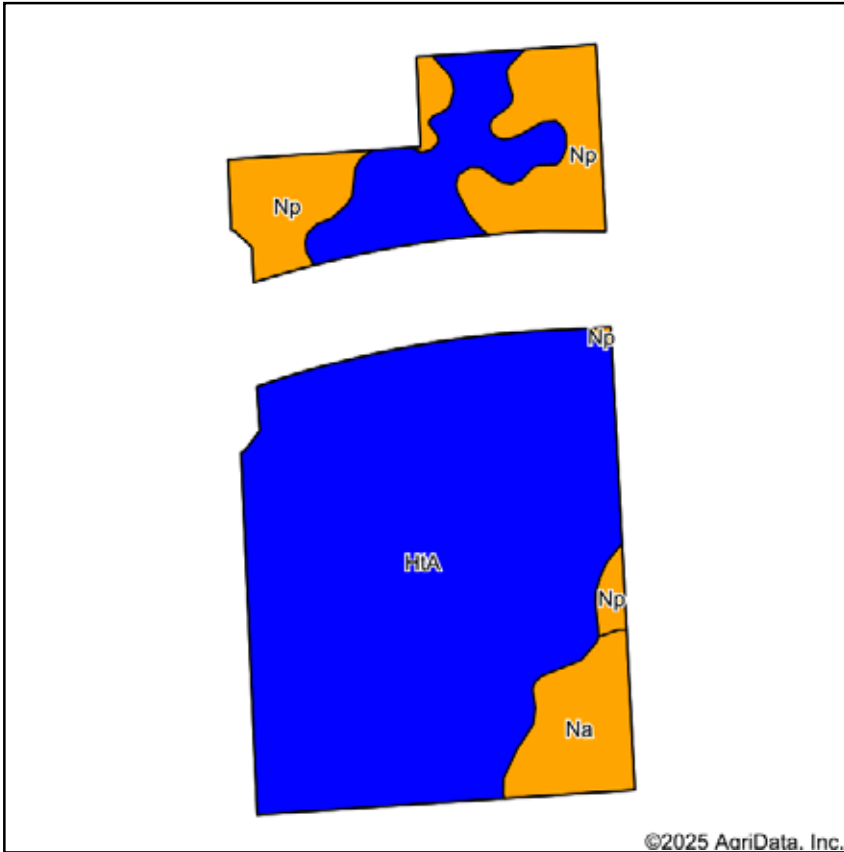
48± Acres Located Off of S Roussey Rd (South of US 24, Access This Parcel Via Slusher Rd to Roussey Rd).

TRACT MAP



SOILS MAP

SOILS MAP



State: **Indiana**
 County: **Allen**
 Location: **25-31N-14E**
 Township: **Milan**
 Acres: **64.44**
 Date: **10/13/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

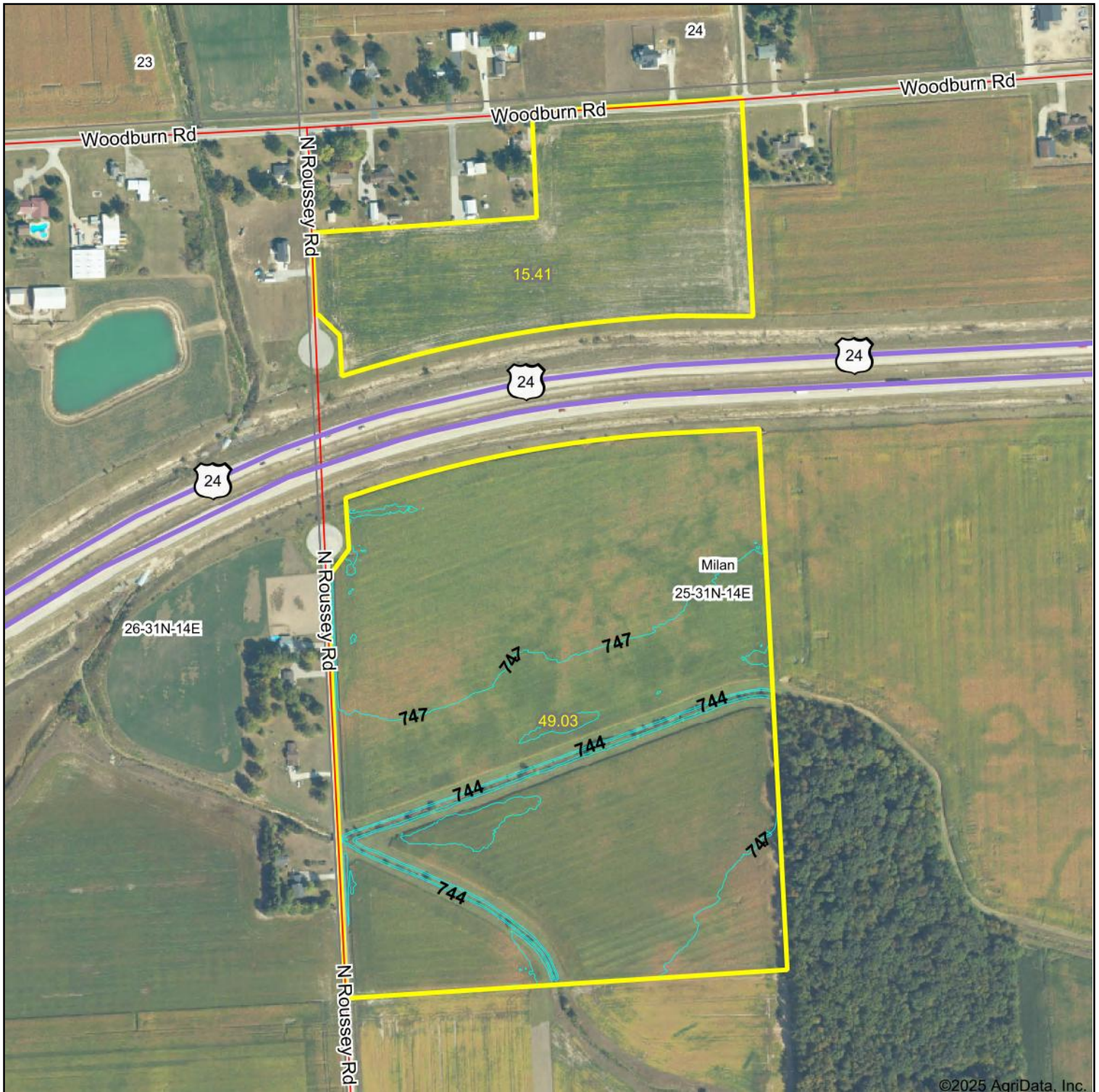
Maps Provided By:

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Area Symbol: IN003, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
HtA	Hoytville silty clay, 0 to 1 percent slopes	50.48	78.4%		IIw	145		5	9	40	59
Np	Nappanee silty clay loam	9.62	14.9%		IIIw	126	17	5	8	41	57
Na	Nappanee silt loam	4.34	6.7%		IIIw	126	17	5	8	41	57
Weighted Average					2.22	140.9	3.7	5	8.8	40.2	58.6

TOPOGRAPHY CONTOURS MAP

TOPOGRAPHY CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 737.7

Max: 749.4

Range: 11.7

Average: 746.5

Standard Deviation: 1.61 ft



10/13/2025

25-31N-14E
Allen County
Indiana

Boundary Center: 41° 7' 12.82, -84° 54' 12.32

Maps Provided By:



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www.AgriDataInc.com

CRP CONTRACT

CRP CONTRACT

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 18 003		2. SIGN-UP NUMBER 61	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11708		4. ACRES FOR ENROLLMENT 2.30	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) ALLEN COUNTY FARM SERVICE AGENCY 9602 Coldwater Road, Suite 104 FORT WAYNE, IN 46825		6. TRACT NUMBER 2723	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (260) 484-5848				ALLEN COUNTY FSA		8. SIGNUP TYPE: Continuous	
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 216.48		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 498.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		2723	0005	CP21	0.80	\$ 68.00	
(Item 9C is applicable only when the first year payment is prorated.)		2723	0006	CP21	1.10	\$ 94.00	
2723		0007	CP21	0.40	\$ 34.00		
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) WILMA J MEYER 1530 CENTERBROOK DR NEW HAVEN, IN 46774-3506		(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Wilma J Meyer</i> POA		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY POA	(5) DATE (MM-DD-YYYY) 7-3-24	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) WILMA J MEYER REVOCABLE TRUST 1530 CENTERBROOK DR NEW HAVEN, IN 46774		(2) SHARE 0.00 %	(3) SIGNATURE (By) <i>Wilma J Meyer</i> POA		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY POA	(5) DATE (MM-DD-YYYY) 7-3-24	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>James S. Shuler</i> ACCO					B. DATE (MM-DD-YYYY) 9/29/24
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.							
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							

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, gender identity (including gender expression), sexual orientation, 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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.

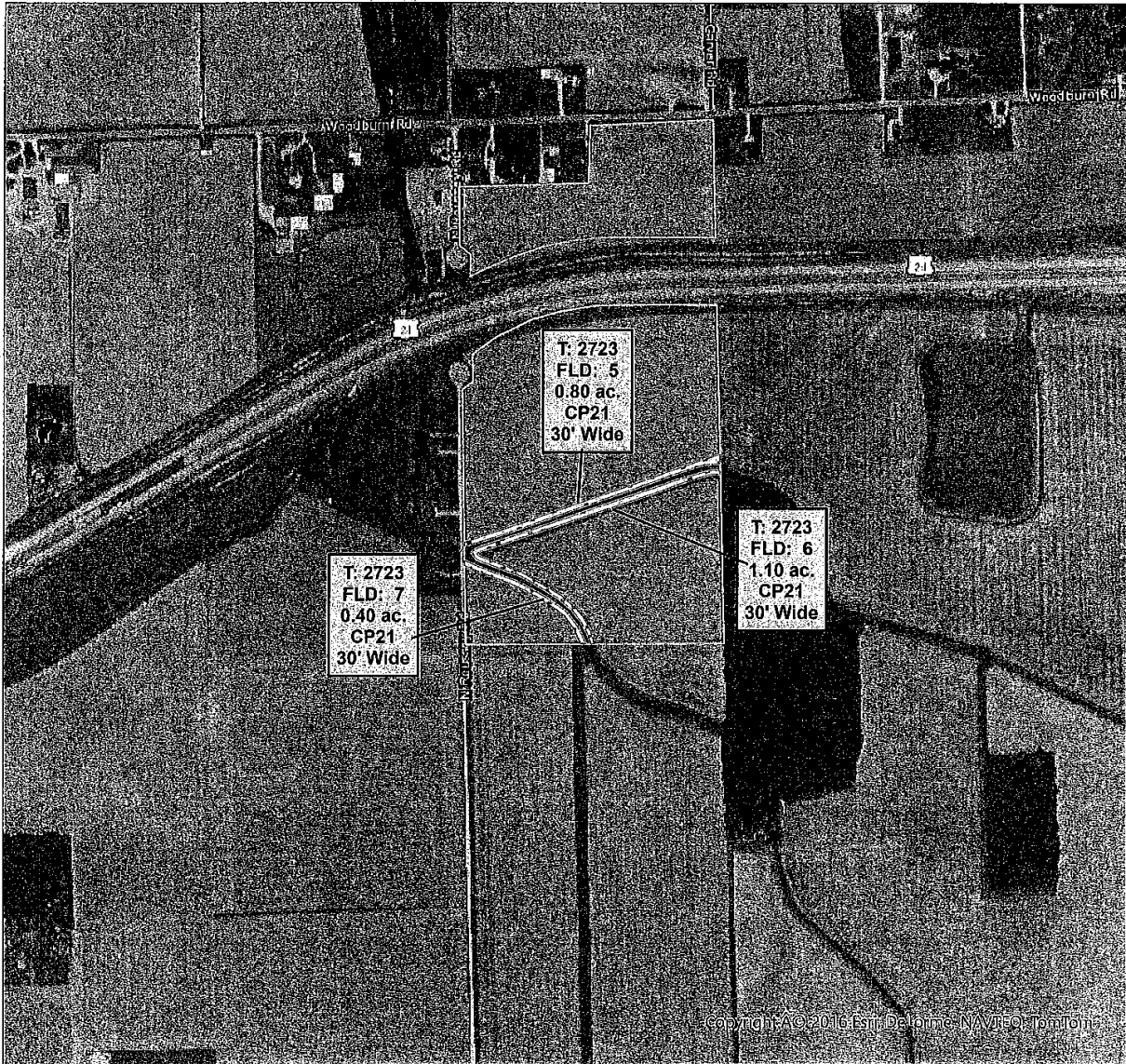
CRP CONTRACT

Conservation Plan Map

Date: 6/4/2024

Client(s): WILMA J MEYER,
WILMA J MEYER REVOCABLE TRUST
Allen County, Indiana

Assisted By: Courtney Taylor
NRCS
FORT WAYNE SERVICE CENTER



Prepared with assistance from USDA-Natural Resources Conservation Service



Conservation Practice Polygons

- Conservation Cover (327)
- Practice Schedule PLUs



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CRP CONTRACT



United States Department of Agriculture

CRP Re-Enrollments

Indiana Natural Resources Conservation Service – July 2020

Vegetation Already Established Program Job Sheet

Landowner: Wilma J Meyer			County: Allen	
Farm: 12991	Tract: 2723	Field(s): 5,6,7	Acres: 2.30	Date: 5/31/24
Applicable Practice: CP21				

CURRENT STATUS

- The CRP Practice has been adequately maintained: the current condition of the CRP practice meets the standards and CRP requirements in place at the time of original enrollment.
- The CRP Practice has **not** been adequately maintained: the current condition of the CRP practice does not meet the standards and CRP requirements in place at the time of original enrollment because of the following (see attached photos and additional details):
- Lack of adequate vegetation/species diversity
 - Un-approved species exist due to lack of maintenance
 - Current acres/widths do not match original enrolled acres/widths
 - Erosion exists due to lack of maintenance
 - Other:

REQUIRED ACTIONS - NO ACTION REQUIRED

- No Actions Required: the current condition of the CRP practice meets the current purpose of standards and current CRP requirements. As long as the identified maintenance activities are carried out, the practice is expected to remain functional for the life of the contract.

REQUIRED ACTIONS – minor repairs

ITEMS TO CHECK	OBSERVATIONS & REASONS for ISSUES	REQUIRED ACTIONS by the participant	Normal Wear & Tear?
Vegetative Cover Planned Width Grass/Forb/Tree Condition Herbaceous Weed Issues Woody Vegetation Issues			
Grade Stabilization Structures			
Erosion classic gullies, bank erosion, ephemeral gullies, sheet/rill			
Other			

CRP CONTRACT

<p><input type="checkbox"/> Minor Repairs must be completed by the times specified.</p> <p><input type="checkbox"/> Fill to repair drainage tile, ruts and/or minor erosion.</p> <p><input type="checkbox"/> _____ of sized stone will be needed. Fill the gully/rill to the top of the existing ground level.</p> <p><input type="checkbox"/> _____ of soil will be needed. Fill the gully/rill to the top of the existing ground level and re-seed according to the attached specifications.</p> <p><input type="checkbox"/> _____ square feet of sod will be needed.</p> <p><input type="checkbox"/> _____ square feet of erosion control blanket will be needed.</p> <p><input type="checkbox"/> Edge Shaping: to spread sediment and debris deposits that currently exist along edges of the practice(s).</p> <p> <input checked="" type="checkbox"/> Shape the areas with accumulated sediment to a level that surface water can enter the vegetated areas.</p> <p> <input checked="" type="checkbox"/> Re-Seed the areas according to the attached specifications</p> <p><input type="checkbox"/> Vegetation Re-Establishment: see the attached specifications for details.</p>
<p><input type="checkbox"/> Species Control must be completed within the specified time frames.</p> <p><input type="checkbox"/> The following noxious weeds currently exist and state law requires that they be controlled:</p> <p>Recommended Control Method(s):</p> <p><input type="checkbox"/> The following unapproved species currently exist and must be controlled to no more than _____ % of the CRP field (payment may be available depending on FSA County Committee decision):</p> <p>Recommended Control Method(s):</p>
<p><input type="checkbox"/> Re-Construction: see the attached engineering designs for details.</p>
<p><input type="checkbox"/> Other:</p>

CRP CONTRACT

OPERATION AND MAINTENANCE*

Maintenance activities are allowed only on a spot basis and only if necessary to maintain stand health, maintain stand diversity, or control pests that will damage the CRP cover or adjacent lands.

See the attached *CRP Re-Enrollments O&M Worksheet*

- ✓ **Inspect** the practice on a seasonal basis and following major storm and runoff events. Any damages or sediment accumulation that would adversely impair the function of the practice must be corrected.
- ✓ **Channels or rills** must be immediately repaired.
- ✓ **Sediment** within the practice will be removed before it accumulates to a height that will damage vegetation. Level and re-establish sheet flow. Re-seed if necessary.

* **NOTE:** Weed control and other maintenance activities will not be conducted from April 1 to August 1. All activities will be on a "spot" basis only, unless prior approval is granted by the FSA County Committee.

MID-CONTRACT MANAGEMENT - STARTING IN YEAR:

see the attached Mid Contract Management Job Sheet for details

For CRP Mid-contract Management specifications see:

<http://www.nrcs.usda.gov/wps/portal/nrcs/detail/in/programs/?cid=stelpddb1119594>

ADDITIONAL INFORMATION

CRP CONTRACT

REQUIRED ACTIONS

See the attached specifications sheet for any required actions. Any actions must be completed by the times specified.

OPERATION and MAINTENANCE

- Use the attached *CRP Re-Enrollments O&M Worksheet*
- Vegetation will be maintained according to your CRP conservation plan.
- Maintenance activities are allowed only if necessary to maintain stand health or diversity, or to control pests that may damage the CRP cover or adjacent lands.
- In grass or grass/legume plantings, volunteer brush and trees should be controlled by use of prescribed burning (with an approved burn plan), spot disking, spot mowing, or spot spraying.
- Noxious weeds (such as Canada Thistle and Johnsongrass), and unapproved species (such as Autumn Olive, Bush Honeysuckle, Multiflora Rose, Reed Canarygrass, etc.) must be controlled, along with other un-approved species (including Palmer amaranth). Additional resources include:
 1. *Weed Control Guide for Ohio and Indiana* (Purdue and The Ohio State University)
 2. *Noxious and Invasive Weeds and The Weed Laws in Indiana*
- Maintenance activities will be conducted on a "spot" basis only.
- Maintenance activities are not allowed from **April 1 - August 1** to protect ground-nesting wildlife. If maintenance activities are needed within these dates, the FSA County Committee **must** approve the maintenance activity **prior to** the activity occurring.
- **Mowing is only allowed when used as a preparation method for Mid-contract**

Management practices, such as prescribed burning or strip disking, or as needed for operation and maintenance of grass practices.

- **Mowing for generic weed control or for cosmetic purposes is strictly prohibited.**
- All acres will be excluded from haying and grazing year round, unless authorized.
- The contract area may not be used for field roads or other uses that will damage or destroy the cover.
- **Inspect** the practice on a seasonal basis and following major storm and runoff events. Any damages or sediment accumulation that would adversely impair the function of the practice must be corrected.
- **Replace** dead trees and shrubs or grass as needed to insure that the practice functions as intended.
- Protect the drainage area above the practice against erosion to the extent that expected sedimentation, nutrients, and pesticides will not shorten the planned effective life of the practice. Consider a soil health management system of practices such as No-Till, Conservation Crop Rotation, Contour Farming, Cover Crops, etc.
- **If using herbicide for any purpose**, work with a local consultant or Purdue Extension Specialist to determine the best herbicide combination and timing. Follow the manufacturer's label rates and guidelines when applying herbicides.

MID-CONTRACT MANAGEMENT

See the attached Mid-Contract Management (MCM) job sheet if required on this practice.

Helping People Help the Land.



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CRP CONTRACT



United States Department of Agriculture

Indiana Conservation Reserve Program

Indiana Natural Resources Conservation Service – June 2022 (ver. 1.0)

Operation and Maintenance Monitoring Work Sheet – Established

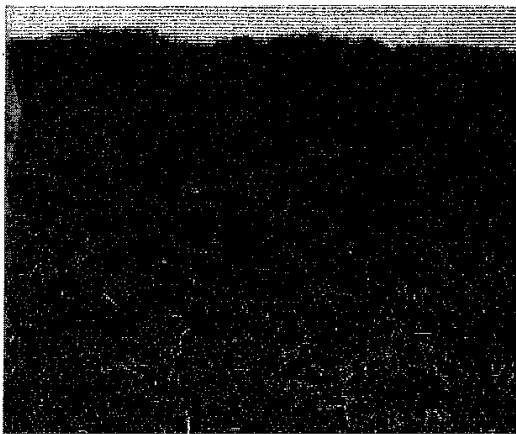
Monitoring Conservation Reserve Program (CRP) plantings is critical to long-term success, and will ensure compliance with program requirements. Regular monitoring means problems such as noxious or invasive weeds, erosion, animal browse, or planting failures are caught early. Early detection means early intervention, increasing the chances for successful long-term stability of CRP practices.

Plant Identification Resources.

Plant identification can be found in hard copy field guides, or online or smart phone applications. Use one for Indiana or the Upper Midwest that allows you to narrow species down based on key characteristics like flower petals, leaf margins, and color. It is also helpful to bring a copy of your seeding list and seeding catalog to focus on what was planted.

Timing of Monitoring

Inspect your planting multiple times throughout the year since they look and respond differently in each season. Aim to visit the site at least twice during the first growing season and at least once after that, but also visit during the winter months when erosion and other issues are more visible. **Tip:** With leaves off and potential snow on the ground in the winter, wildlife use of the property may be more visible via tracks and direct observation!



Indiana CRP Established Grassed Waterway.
Photo Credit – NRCS



Indiana CRP Established Wetland Restoration.
Photo Credit – NRCS

Helping People Help the Land.



USDA is an equal opportunity provider, employer and lender.

CRP CONTRACT



United States Department of Agriculture

Date of Visit: Spring: _____ Summer: _____
 Fall: _____ Winter: _____

CRP Un-Approved Species

Table 1 lists the CRP Un-Approved Species. These are plant species that can quickly take over a planting and displace desirable vegetation. **These species must be kept controlled within tolerable levels every year to remain in compliance with your CRP contract requirements.** Controlling these species early, when there are only a few, small plants will prevent difficult problems later. Any other plant which may negatively impact the CRP cover or surrounding land must also be controlled.

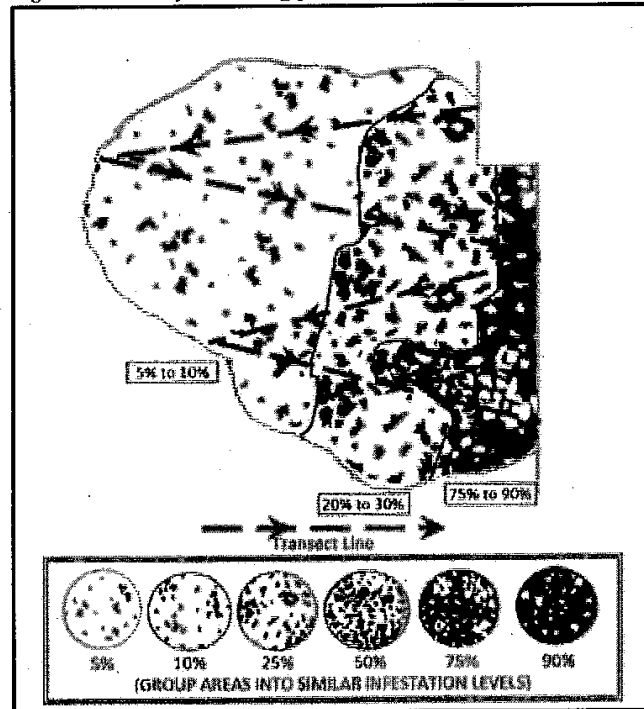
Table 1. Indiana CRP Un-Approved Species

Plant Species	Tolerable Levels ¹
Indiana law - "noxious" weeds	
Canada thistle	0%
Burcucumber	0%
Columbus grass	0%
Shattercane (sudangrass)	0%
Johnson grass	0%
Common waterhemp**	5-10%*†
Tall waterhemp**	5-10%*†
Palmer amaranth or carelessweed	5-10%*
Marestail*† or horseweed**	5-10%*†
Poison hemlock*	5-10%*
Powell amaranth*	5-10%*
Rough pigweed*	5-10%*
Smooth pigweed*	5-10%*
USDA FSA and NRCS Indiana - Un-Approved	
Autumn Olive	10%
Callery Pear	10%
Chinese Silver Grass (<i>Miscanthus</i>)	10%
Garlic Mustard	10%
Glossy Buckthorn	10%
Hogweed	10%
Honeysuckle, Bush	10%
Honeysuckle, Japanese	10%
Japanese Knotweed	10%
Kudzu	10%
Mile-A-Minute Weed	10%
Multiflora Rose	10%
Periwinkle	10%
Phragmites (Common Reed)	10%
Purple Loosestrife	10%
Quackgrass	10%
Reed Canarygrass	10%
Sericea Lespedeza	10%
Teasel	10%
Tree of Heaven (<i>Ailanthus</i>)	10%
Tall Fescue - except for CP8A, CP21, and CP1 - 10 pt. N1a offers only	10%
Woody Species in Grass Practices	10%

Estimating Percent Cover

Figure 1 provides a visual example of how to estimate total percent cover of desirable and un-approved plant species, bare ground, etc. To estimate bare ground, it may be necessary to move vegetation to the side. Bare ground are areas of soil not covered with dead vegetation that provide space for birds to nest, small mammals to move, and native bees to burrow into the ground without getting tangled in years of dead vegetation or thick grass growth.

Figure 1. Visually estimating percent cover or percent bare ground



* - must be controlled to no more than 5 - 10% (by percent area coverage), unless a local county weed board requires a lower level of control

† - after establishment only, unless a local county weed board requires prior treatment

CRP CONTRACT



United States Department of Agriculture

Date of Visit: O Spring: _____ O Summer: _____
 O Fall: _____ O Winter: _____

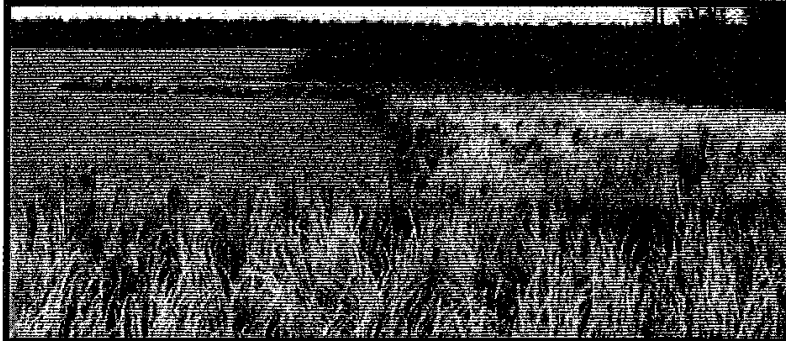
Site Information				
Landowner(S)	County	Program/Contract	Planting Year	Planting Timing
Wilma J Meyer	Allen	CP21		
Farm/Tract	Field(s)	Acres	Target Wildlife	
F:12991 T:2723	5,6,7	2.30		

Established Acres:

CRP Policy: Maintenance is required, but only if needed, and may not happen during April 1 – August 1. If maintenance is needed between April 1 – August 1 to best control un-approved plants, contact the Farm Service Agency County Committee immediately.

Mowing for generic weed control or for cosmetic purposes is prohibited

- Vegetation should be well established. Wildflowers should be blooming (with the possible exception of long-lived species like prairie dock, compass plant, lead plant, wild indigo).
- Now is the time to determine if management activities are needed or will be needed in future years. Work with your District Conservationist or Biologist to determine the appropriate management activities needed.
- Planted tree species should be readily visible over weeds.
- Continue to monitor and treat un-approved species, or non-target plants – contact NRCS and FSA immediately if treatment is needed between April 1 – August 1.
- Note species that naturally established and are providing great wildlife benefit.
- Note any wildlife or wildlife sign (tracks, nests, burrows, scat, etc.)



Example E. A dense stand of native grasses in a field border is likely ready for some type of management activity to open the stand, reduce rank vegetation, and possibly interseed forbs for more diversity. Photo credit Pheasants Forever.



Example F. Diversity will continue to grow in habitat patches. From left to right: purple prairie clover, Culver's root, cardinal flower, rattlesnake master. Photo credits NRCS



Example G. Hopefully you and the wildlife are taking full advantage of the habitat by year 4. Photo credits NRCS.

CRP CONTRACT



United States Department of Agriculture

Date of Visit: O Spring: _____ O Summer: _____
 O Fall: _____ O Winter: _____

Checklist: Established Acres	Observations
Are there visual signs of erosion? This includes classic gullies, bank erosion, excessive ephemeral gullies. <i>If yes, contact the District Conservationist for technical assistance on actions needed.</i> <input type="checkbox"/> Grading/Shaping/Mulching <input type="checkbox"/> Re-Seed / Re-Plant <input type="checkbox"/> Other	
Are there any <i>noxious</i> weeds present in the planting? These species are required to be controlled per Indiana Code 15-16-7. <i>If yes, treat immediately and as often as needed until terminated. Species observed:</i> <input type="checkbox"/> Johnsongrass <input type="checkbox"/> Shatter Cane <input type="checkbox"/> Canada Thistle <input type="checkbox"/> Bur Cucumber <input type="checkbox"/> Sorghum Alum (Columbus grass) <input type="checkbox"/> Other:	
Are there any un-authorized or greater than 10% un-approved species? See the Table 1. <i>If yes, treat immediately and as often as needed until terminated. Species observed:</i>	
Are the required number of planted species present? Are there wildflowers blooming in spring, summer, late summer/fall?	
For grass/wildflower plantings, what percentage of bare ground is visible? <i>Contact your District Conservationist, Biologist, or Extension Agent for technical assistance on management activities based on results. See Figure 1.</i>	
If trees and/or shrubs were planted, what percentage have experienced wildlife damage in the form of browse, girdling (removal of bark from around the bottom of stem), or deer rub? Were trees lost to flooding?	
Were any species of wildlife or wildlife sign observed?	
Other Observations?	
Have your goals for the site change? Are there expectations of the site that have not been met?	

TAX INFORMATION

TAX INFORMATION



LowTaxInfo



N Roussey Rd

Woodburn, IN 46797

Morr Linda S & Meyer Curtis W & Bryan P
Co Trs of the Wilma J Meyer Revocable
Trust under agreement dtd 1/7/19

1530 Centerbrook Dr
New Haven, IN 46774

Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$0.00

\$0.00
Total Due ⓘ



Allen County

Powered by Esri

Property Information

Tax Year/Pay Year

2024 / 2025

Parcel Number

02-09-25-100-006.000-054

Duplicate Number

1882384

Property Type

Real

Tax Unit / Description

54 - Milan

Property Class

AGRICULTURAL - VACANT LAND

Mortgage Company

None

TIF

None

Homestead Credit Filed?

No

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

W1/2nw1/4 Ex N318.65 Of W683.5ft Sec 25 Ex pt to rd

Section-Township-Range

No Info

Parcel Acres

63.434

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

TAX INFORMATION

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,107.20	\$0.00	\$1,107.20
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,107.20	\$0.00	\$1,107.20
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$317.16	\$0.00	\$317.16
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$165.04	\$0.00	\$165.04
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$2,214.40
Other Assess (+):			\$317.16
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$2,531.56
Receipts:			\$2,531.56
Total Due:			\$0.00
Surplus Transfer:			\$0.00
Account Balance:			\$0.00

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/08/2025	S	\$1,265.78	Lock Box Payment Check Nbr 1082	N
2025	06/05/2025	F	\$1,265.78		N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2025</u>	\$1,265.78	\$1,265.78	\$0.00	\$2,531.56	\$2,531.56
<u>2024</u>	\$1,030.82	\$1,030.82	\$0.00	\$2,061.64	\$2,061.64

TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2023	\$680.32	\$680.32	\$0.00	\$1,360.64	\$1,360.64
2022	\$660.68	\$660.68	\$0.00	\$1,321.36	\$1,321.36
2021	\$543.26	\$543.26	\$0.00	\$1,086.52	\$1,086.52
2020	\$682.34	\$682.34	\$0.00	\$1,364.68	\$1,364.68
2019	\$815.59	\$815.59	\$0.00	\$1,631.18	\$1,631.18
2018	\$979.21	\$979.21	\$0.00	\$1,958.42	\$1,958.42
2017	\$1,040.08	\$1,040.08	\$0.00	\$2,080.16	\$2,080.16
2016	\$1,061.26	\$1,061.26	\$0.00	\$2,122.52	\$2,122.52
2015	\$1,088.40	\$1,088.40	\$0.00	\$2,176.80	\$2,176.80
2014	\$926.50	\$926.50	\$0.00	\$1,853.00	\$1,853.00
2013	\$874.12	\$874.12	\$0.00	\$1,748.24	\$1,748.24
2012	\$775.66	\$775.66	\$0.00	\$1,551.32	\$1,551.32
2011	\$679.21	\$679.21	\$0.00	\$1,358.42	\$1,358.42

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$106,600	\$127,900
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$106,600	\$127,900
2a. Minus deductions	\$0	\$0
3. Equals subtotal of net assessed value of property	\$106,600	\$127,900
3a. Multiplied by your local tax rate	1.7794	1.8604
4. Equals gross tax liability	\$1,896.83	\$2,379.44
4a. Minus local property tax credits	(\$152.35)	(\$165.04)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$1,744.48	\$2,214.40

Assessed Values as of 03/22/2024

Land Value	\$127,900
Improvements	\$0

Exemptions / Deductions

Description	Amount
No data	

Other Assessments

Assessment Name	Billing	Adjustments	Balance
0923900 - Grover #2	\$317.16	\$0.00	\$317.16

TAX INFORMATION

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
Split (Original)	11/24/2008	11/21/2008	2010	02-09-25-100-006.001-054	No Info	No Info	2008054960

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Meyer Willard G L/Est Und 1/2 Int & Wilma J L/Est & Morr Linda S & Meyer Curtis W & Bryan P Co Trs of the Wilma J Meyer Revocable Trust under agreement dtd 1/7/19	01/09/2019		2019001164		
Meyer Willard G L/Est Und 1/2 Int & Wilma J L/Est Und 1/2 Int & Meyer Willard G & Wilma J Co Trs under the Amended & Restated Meyer Joint Revocable Trust Agreement	01/09/2019		2019001163		
Meyer Wilma J Trs Und 1/2 & Meyer Willard G L/Est & Meyer Willard G & Wilma J Co Trs under the Amended & Restated Meyer Joint Revocable Trust Agreement Und 1/2	12/31/2013		2013072625		
Meyer Wilma J Trs Und 1/2 & Meyer Willard G Trs Und 1/2	12/31/2013		2013072624		
Meyer Wilma J Und 1/2 &	02/05/2001	0000-16600			
Meyer Willard G Und 1/2 &	02/05/2001	0000-16599			
Meyer Willard G	02/05/2001	0000-16598			
Sidell James P	08/10/2000	00000-8570			
Koeneman Edgar W & Selma M	12/02/1977	K12372			
Prior To Tax System	01/01/1801	Z30			

PRELIMINARY TITLE

PRELIMINARY TITLE



First American

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

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

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

Issuing Agent: Metropolitan Title of Indiana, LLC
Issuing Office: 9604 Coldwater Road, Suite 105, Fort Wayne, IN 46825
Issuing Office File Number: 4035-274897
Property Address: 02-09-25-100-006.000-054, Allen County, IN
Revision Number:



SCHEDULE A

1. Commitment Date: October 09, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$500.00
The estate or interest to be insured: See Item 3 below
 - b. ALTA® Standard Loan Policy
Proposed Insured: TBD - Lender, its successors and/or assigns that are defined as an insured in the Conditions of the policy, as their interests may appear
Proposed Amount of Insurance: \$500.00
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

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

Linda S. Morr, Curtis W. Meyer and Bryan P. Meyer, as Co-Trustees of the Wilma J. Meyer Revocable Trust under agreement dated January 7, 2019
5. The Land is described as follows:

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

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PRELIMINARY TITLE



First American

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

The West Half of the Northwest Quarter, EXCEPT THEREFROM the North 318.65 feet of the West 683.5 feet in Section 25, Township 31 North, Range 14 East, in Allen County, Indiana.

EXCEPTING THEREFROM:

The following described real estate conveyed to the State of Indiana in Warranty Deed recorded as Document No. 2008054961, described as follows:

A part of the West Half of the Northwest Quarter of Section 25, Township 31 North, Range 14 East, Allen County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat marked Exhibit "B" in said Document No. 2008054961, described as follows:

Beginning at a point on the West line of said Quarter Section and the West line of the grantors' land North 0 degrees 20 minutes 48 seconds East (bearings in this description are based on certain Location Control Route Survey Plats recorded as Instrument Number 204061239 and Instrument Number 204061455 in the Office of the Recorder of said County) 1284.28 feet from the Southwest corner of said Quarter Section designated as point "48" on said Parcel Plat; thence continuing North 0 degrees 20 minutes 48 seconds East 201.66 feet along said West line; thence North 64 degrees 59 minutes 59 seconds East 73.31 feet to the point designated "101" on said Parcel Plat; thence South 0 degrees 51 minutes 57 seconds East 158.18 feet to the point designated "160" on said Parcel Plat; thence South 39 degrees 18 minutes 53 seconds West 96.36 feet to the point designated "429" on said Parcel Plat; thence North 89 degrees 34 minutes 29 seconds West 9.00 feet to the West line of said Quarter Section and the point of beginning and said in previous deed to contain 0.290 acres, more or less, inclusive of the presently existing right of way which is said to contain 0.042 acres, more or less.

ALSO EXCEPTING THEREFROM the following described real estate conveyed to the State of Indiana in Warranty Deed recorded as Document No. 2008054961, described as follows:

A part of the West Half of the Northwest Quarter of Section 25, Township 31 North, Range 14 East, Allen County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", in said Document No. 2008054961, described as follows:

Beginning at a point on the West line of said Quarter Section and the West line of the grantors' land North 0 degrees 20 minutes 48 seconds East (bearings in this description are based on certain Location Control Route Survey Plats recorded as Instrument Number 204061239 and Instrument Number 204061455 in the Office of the Recorder of said County) 1875.42 feet from the Southwest corner of said Quarter Section designated as point "48" on said Parcel Plat; thence continuing North 0 degrees 20 minutes 48 seconds East 198.86 feet along said West line; thence South 89 degrees 34 minutes 29 seconds East 9.00 feet to the point designated "430" on said Parcel Plat; thence South 43 degrees 01 minute 38 seconds East 89.54 feet to the point designated "96" on said Parcel Plat; thence South 0 degrees 10 minutes 31 seconds East 121.56 feet to the point designated "95" on said Parcel Plat; thence South 80 degrees 40 minutes 05 seconds West 72.63 feet to the West line of said Quarter Section and the point of beginning and said in previous deed to contain 0.268 acres, more or

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

less inclusive of the presently existing right of way, said to contain 0.041 acres, more or less.

ALSO EXCEPTING THEREFROM the following described real estate conveyed to the State of Indiana in Warranty Deed recorded as Document No. 2008054960 described as follows:

A part of the West Half of the Northwest Quarter of Section 25, Township 31 North, Range 14 East, Allen County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", in said Document No. 2008054960, described as follows:

Beginning at a point on the West line of said Quarter Section and the West line of the grantors' land North 0 degrees 20 minutes 48 seconds East (bearings in this description are based on certain Location Control Route Survey Plats recorded as Instrument Number 204061239 and Instrument Number 204061455 in the Office of the Recorder of said County) 1485.95 feet from the Southwest corner of said Quarter Section designated as point "48" on said Parcel Plat; thence continuing North 0 degrees 20 minutes 48 seconds East 389.48 feet along said West line; thence North 80 degrees 40 minutes 05 seconds East 72.63 feet to the point designated "95" on said Parcel Plat; thence Easterly 1035.66 feet along an arc to the right having a radius of 4060.00 feet and subtended by a long chord having a bearing of North 82 degrees 41 minutes 32 seconds East and a length of 1032.85 feet to the point designated "98" on said Parcel Plat; thence South 87 degrees 38 minutes 56 seconds East 240.70 feet to the East line of said Half-Quarter Section and the East line of the grantors' land; thence South 0 degrees 15 minutes 13 seconds West 345.13 feet along said East line; thence South 90 degrees 00 minutes 00 seconds West 238.97 feet to the point designated "102" on said Parcel Plat; thence Westerly 1045.88 feet along an arc to the left having a radius of 3705.00 feet and subtended by a long chord having a bearing of South 81 degrees 54 minutes 47 seconds West and a length of 1042.42 feet to the point designated "101" on said Parcel Plat; thence South 64 degrees 59 minutes 59 seconds West 73.31 feet to the West line of said Quarter Section and the point of beginning and said in previous deed to contain 11.008 acres, more or less, inclusive of the presently existing right of way said to contain 0.080 acres, more or less.

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



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

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

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

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

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PRELIMINARY TITLE



First American

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

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

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

SCHEDULE B, PART II—Exceptions

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

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.

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Indiana - 2021 v. 01.00 (07-01-2021)**

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

Parcel No.: 02-09-25-100-006.000-054

May Installment of \$1,107.20 shows paid

November Installment of \$1,107.20 shows paid

Tax Year:	Current Year 2024 due 2025
Land:	\$127,900.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

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

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

8. Drainage/Ditch Assessment: Parcel No.: 02-09-25-100-006.000-054 (0923900 Grover #2 Drain) For the year: 2025; May installment of \$158.58 shows paid; November installment of \$158.58 shows paid.
9. It is necessary that a copy of the trust be provided to METROPOLITAN TITLE OF INDIANA, LLC prior to closing, for review.
10. The permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility, to and from the owners real estate along the lines described in a Warranty Deed dated October 9, 2008, and recorded November 21, 2008, in the Office of the Recorder of the County, Instrument Number 2008054960.
11. Right of Way for drainage, flow and maintenance of Grover No. 2 Ditch as set forth in IC 36-9-27-33.
12. Right of Way for drainage, flow and maintenance of Nahrwold Ditch as set forth in IC 36-9-27-33.
13. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way.
14. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
15. Exception is made to potential Barrett Law Assessments not yet confirmed as of the date of this search. The Barrett Law Office should be contacted for further information at (260) 427-1105.

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16. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

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

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

VESTING DEED

Grantor: Amended and Restated Meyer Joint Revocable Trust
Grantee: Wilma J. Meyer Revocable Trust
Date of Recording: January 9, 2019
Recorded: Instrument No. 2009001163

NOTE: The final Loan Policy will include the following Endorsements upon compliance with the Company's issuing standard:

Restrictions, Encroachments, Minerals - Loan Policy Endorsement (ALTA 9)
Environmental Protection Lien Endorsement (ALTA 8.1)

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PRELIMINARY TITLE



First American

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

ALTA COMMITMENT FOR TITLE INSURANCE

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

NOTICE

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

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

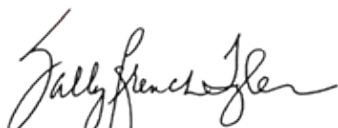
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

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

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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PRELIMINARY TITLE



First American

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements;
- f. Schedule B, Part II—Exceptions; and

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

- g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
- 5. LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

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First American

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

- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U



2008054960

RECORDED ON
11/21/2008 08:15:20AM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN

REC FEE: 0.00
TRANS # 44740

Form WL-1
9/98

WARRANTY DEED WITH LIMITATION OF ACCESS

02-09-25-100-000,
000-054

Project: NH-176-1(013)
Code: 5041
Parcel: 13
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Willard G. Meyer, as Initial Trustee under the Revocable Trust Agreement created by him as Settlor, with himself as Initial Trustee, as signed by him on the 28th day of January, 2000, an undivided one-half interest, and Wilma J. Meyer, as Initial Trustee under the Revocable Trust Agreement created by her as Settlor, with herself as Initial Trustee, as signed by her on the 28th day of January, 2000, an undivided one-half interest

the Grantor(s), of Allen County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of One hundred thirty-six thousand three hundred ninety Dollars and NO/100 (\$136,390.00) (of which said sum \$65,080.00 represents land and improvements acquired and \$ 71,310.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Allen, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as U.S. 24 and as Project NH-176-1(013) to and from the Grantor(s) remaining lands where they abut the Real Estate. This restriction is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The Grantor(s) assume(s) and agree(s) to pay the 2007 payable 2008 real estate taxes on the above described real estate.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

This Instrument Prepared By

see pg 4
Attorney at Law

ALLEN COUNTY RECORDER
Duties: 2008-11-21 08:15:20 AM
1612 11/21/2008 08:15:20 AM

59722
NOV 20 2008

John McGauley
RECORDER OF ALLEN COUNTY

(JMC)

Allen County Recorder Document #: 2008054960

PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

Project: NH-176-1(013)
Code: 5041
Parcel: 13
Page: 2 of 3

The undersigned person executing this deed represents and certifies that he is Willard G. Meyer, as Initial Trustee under the Revocable Trust Agreement; and that pursuant to the Trust Agreement, had full authority to manage the affairs of said Trust and sign and execute documents on its behalf, that this authority has not been revoked; and therefore, is fully authorized and empowered to convey to the State of Indiana real estate of the Trust; and on the date of execution of said conveyance instrument, it had full authority to so act.

The undersigned person executing this deed represents and certifies that she is Wilma J. Meyer, as Initial Trustee under the Revocable Trust Agreement; and that pursuant to the Trust Agreement, had full authority to manage the affairs of said Trust and sign and execute documents on its behalf, that this authority has not been revoked; and therefore, is fully authorized and empowered to convey to the State of Indiana real estate of the Trust; and on the date of execution of said conveyance instrument, it had full authority to so act.

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 9th day of October, 2008.

Willard G. Meyer, as Initial Trustee under the Revocable Trust Agreement created by him as Settlor, with himself as Initial Trustee, as signed by him on the 28th day of January, 2000, an undivided one-half interest

By Willard G. Meyer
Signature

By _____
Signature

Willard G. Meyer, as Initial Trustee
Printed Name

Printed Name

Wilma J. Meyer, as Initial Trustee under the Revocable Trust Agreement created by her as Settlor, with herself as Initial Trustee, as signed by her on the 28th day of January, 2008, an undivided one-half interest

By Wilma J. Meyer
Signature

By _____
Signature

Wilma J. Meyer, as Initial Trustee
Printed Name

Printed Name

PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

Project: NH-176-1(013)
Code: 5041
Parcel: 13
Page: 3 of 3

STATE OF Indiana :
COUNTY OF Allen : SS:

Before me, a Notary Public in and for said State and County, personally appeared Willard G. Meyer, as Initial Trustee under the Revocable Trust Agreement created by him as Settlor, with himself as Initial Trustee, as signed by him on the 28th day of January, 2000, an undivided one-half interest, and Wilma J. Meyer, as Initial Trustee under the Revocable Trust Agreement created by her as Settlor, with herself as Initial Trustee, as signed by her on the 28th day of January, 2000, an undivided one-half interest, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 9th day of October, 2008.

William D Jones
Signature
William D Jones
Printed Name



REC-003 10/24/08

My Commission expires 10-24-15

I am a resident of Allen County.

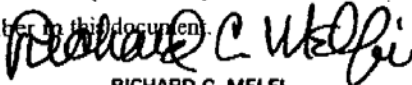
PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

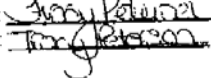
This instrument was prepared and approved as to form by the undersigned Deputy Attorney General who, under penalties of perjury, affirms that he has redacted, to the extent permitted by law, each Social Security number in this document.



RICHARD C. MELFI
DEPUTY ATTORNEY GENERAL

Richard C. Melfi, Attorney No. 23425-29
Deputy Attorney General
State of Indiana
Indiana Government Center South, 5th Floor
302 West Washington Street
Indianapolis, IN 46204

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

Signature: 
Printed Name: Tom Peterson

PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

EXHIBIT "A"

Project: NH-176-1(013)

Sheet 1 of 2

Code: 5041

Parcel 13 – Fee with Full Limitation of Access

Form: WL-1

A part of the West Half of the Northwest Quarter of Section 25, Township 31 North, Range 14 East, Allen County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the West line of said quarter section and the west line of the grantors' land North 0 degrees 20 minutes 48 seconds East (Bearings in this description are based on certain Location Control Route Survey Plats recorded as Instrument Number 204061239 and Instrument Number 204061455 in the Office of the Recorder of said county) 1485.95 feet from the Southwest corner of said quarter section designated as point "48" on said Parcel Plat; thence continuing North 0 degrees 20 minutes 48 seconds East 389.48 feet along said west line; thence North 80 degrees 40 minutes 05 seconds East 72.63 feet to the point designated "95" on said Parcel Plat; thence Easterly 1035.66 feet along an arc to the right having a radius of 4060.00 feet and subtended by a long chord having a bearing of North 82 degrees 41 minutes 32 seconds East and a length of 1032.85 feet to the point designated "98" on said Parcel Plat; thence South 87 degrees 38 minutes 56 seconds East 240.70 feet to the East line of said half-quarter section and the east line of the grantors' land; thence South 0 degrees 15 minutes 13 seconds West 345.13 feet along said east line; thence South 90 degrees 00 minutes 00 seconds West 238.97 feet to the point designated "102" on said Parcel Plat; thence Westerly 1045.88 feet along an arc to the left having a radius of 3705.00 feet and subtended by a long chord having a bearing of South 81 degrees 54 minutes 47 seconds West and a length of 1042.42 feet to the point designated "101" on said Parcel Plat; thence South 64 degrees 59 minutes 59 seconds West 73.31 feet to the West line of said quarter section and the Point of Beginning and containing 11.008 acres, more or less, inclusive of the presently existing right-of-way which contains 0.080 acres, more or less.

PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

EXHIBIT "A"

Project: NH-176-1(013)

Sheet 2 of 2

Code: 5041

Parcel 13 - Fee with Full Limitation of Access

Form: WL-1

Together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility to be known as U.S. 24 and as Project NH-176-1(013) to and from the grantors' remaining lands where they abut the above-described real estate. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

This description was prepared for the Indiana Department of Transportation by Richard P. McPhail, Indiana Registered Land Surveyor, License Number 9700008, on the 29th day of January, 2008.



Richard P. McPhail

PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

EXHIBIT "B"


SHEET 1 OF 2

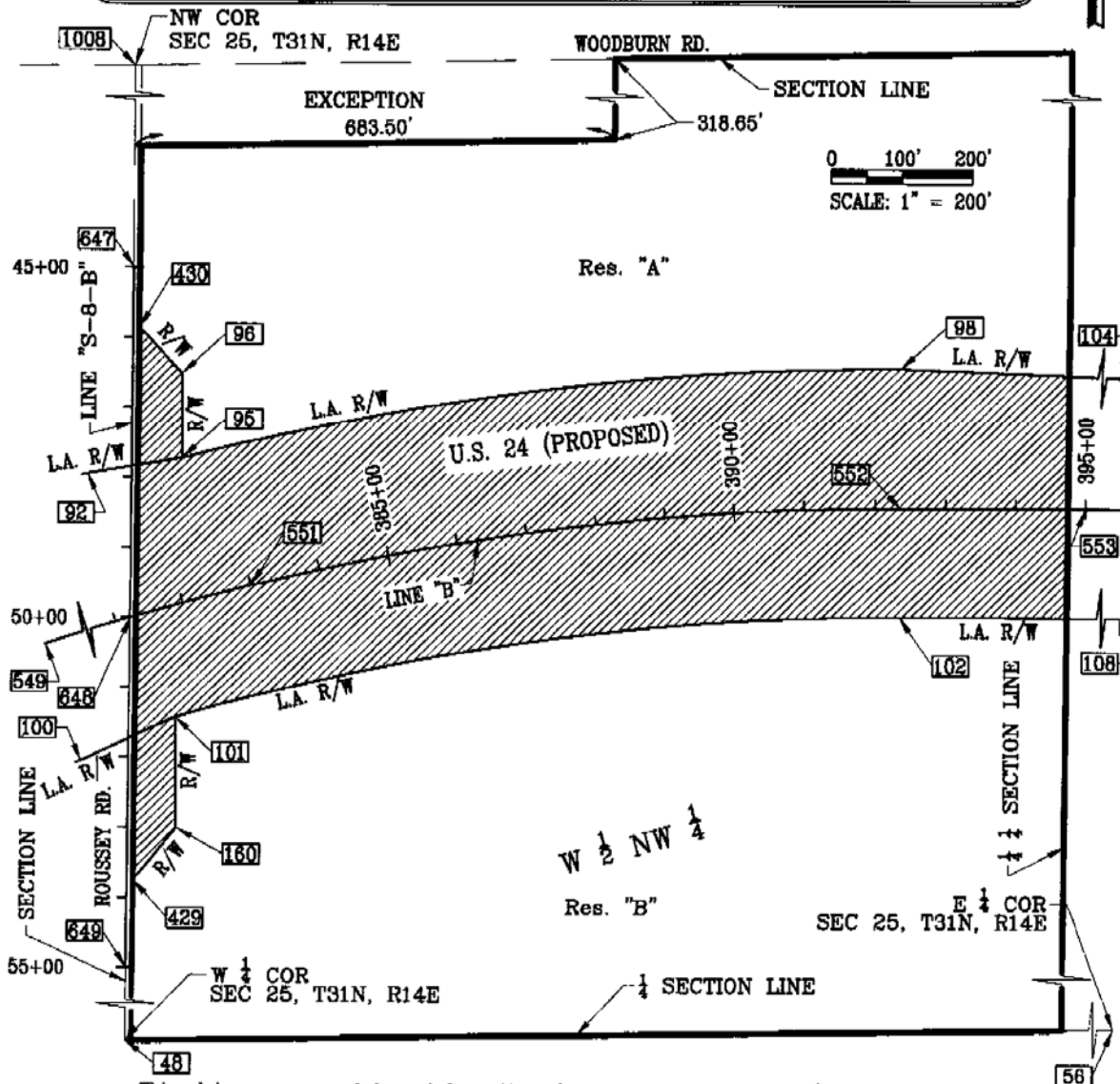
RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by Hanson Professional Services Inc. (Project No. 07H0102)

PARCEL: 13	OWNER: THE MEYER, WILLARD G. REVOCABLE LIVING TRUST AGREEMENT,	DRAWN BY: M.A. WILSON	1-29-08
CODE: 5041	MEYER, WILLARD G., INITIAL TRUSTEE & THE MEYER, WILMA J. REVOCABLE LIVING TRUST AGREEMENT,	CHECKED BY: R.P. MCPHAL	2-07-08
PROJECT: NH-176-1(013)	MEYER, WILMA J., INITIAL TRUSTEE	DES. NO.: 0200222	
ROAD: U.S. 24			
COUNTY: ALLEN			
SECTION: 25			
TOWNSHIP: 31N			
RANGE: 14E			

INSTRUMENT No. 201007201, DATED 1-18-2001
INSTRUMENT No. 201007200, DATED 1-18-2001

 HATCHED AREA IS THE APPROXIMATE TAKING
 NOTE: CENTER LINE STATIONING IS ENGLISH
 DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.



This plat was prepared from information obtained from the Recorder's office and other sources which were not necessarily checked with a field survey.

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Allen County Recorder Document #: 2008054960

PRELIMINARY TITLE

Branch :MNA,User :ME22

Comment:

Station Id :K86U

EXHIBIT "B" (cont.)

SHEET 2 OF 2

PARCEL: 13	OWNER: THE MEYER, WILLARD G. REVOCABLE LIVING TRUST AGREEMENT,	DRAWN BY: M.A. WILSON	1-29-08
CODE: 5041	MEYER, WILLARD G., INITIAL TRUSTEE	CHECKED BY: R.P. MCPHAIL	2-07-08
PROJECT: NH-176-1(013)	& THE MEYER, WILMA J. REVOCABLE LIVING TRUST AGREEMENT,	DES. NO.: 0200222	
ROAD: U.S. 24	MEYER, WILMA J., INITIAL TRUSTEE		
COUNTY: ALLEN			
SECTION: 25			
TOWNSHIP: 31N			
RANGE: 14E			

PARCEL COORDINATE CHART (shown in Feet)

Point	Centerline	Station	Offset	Northing	Easting
48 *					
56 *					
92	LINE "B"	381+20.00	215.00' Lt.	39264.4530	105784.2697
95	LINE "B"	382+50.00	200.00' Lt.	39286.7981	105920.2465
96	LINE "S-8-B"	46+50.00	70.00' Lt.	39408.3550	105919.8745
98	LINE "B"	+P.T.(392+34.64)	200.00' Lt.	39418.1760	106944.7089
100	LINE "B"	379+90.00	175.00' Rt.	38853.2624	105778.9803
101	LINE "B"	381+45.00	155.00' Rt.	38916.5315	105912.6595
102	LINE "B"	+P.T.(392+34.64)	155.00' Rt.	39063.1760	106944.7089
104	LINE "B"	396+00.00	185.00' Lt.	39403.1760	107310.0689
108	LINE "B"	405+00.00	155.00' Rt.	39063.1760	108210.0689
160	LINE "S-8-B"	53+00.00	70.00' Lt.	38758.3729	105915.0498
429	LINE "S-8-B"	+P(53+75.00)	9.51' Lt.	38683.8239	105854.0003
430	LINE "S-8-B"	+P(45+85.00)	8.42' Lt.	39473.8102	105858.7783
549 *					
551 *					
552 *					
553 *					
647 *					
648 *					
649 *					
1008	LINE "B"	383+52.52	957.73' Lt.	40050.6500	105853.2670

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

* SEE LOCATION CONTROL ROUTE SURVEY PLAT.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plats" recorded as Instrument Number 204061239 and Instrument Number 204061455 in the Office of the Recorder of Allen County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").



Richard Paul McPhail 2-07-08
 Richard Paul McPhail Date
 Reg. Land Surveyor No. 9700008
 State of Indiana



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Allen County Recorder Document #: 2008054960

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