

WOODBURN, IN • ALLEN COUNTY

PRODUCTIVE TILLABLE SOILS
POTENTIAL COUNTRY BUILDING SITES
SCENIC RIVER FRONTAGE
HUNTING AND RECREATION

50±
Acres

offered in 3 Tract
Or Combinations



INFORMATION BOOKLET



Woodburn Area Land
AUCTION

TUESDAY, DECEMBER 2ND @ 6:00PM



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne

260-749-0445 | 866-340-0445 | SchraderFortWayne.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: The Estate of Elizabeth Isenbarger, David Lybarger,
and The McNamara Family Trust**

AUCTION COMPANY: Schrader Real Estate and Auction of Fort Wayne, LLC

Jerry W Ehle, AU19300123

Schrader Real Estate and Auction Company, Inc., AC63001504



**7009 N. River Road,
Fort Wayne, IN 46815**

**CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725**

800-451-2709

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 50± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction with 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Seller reserves the right to reject any and 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) and Personal Representative and Trustee's Deeds.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before January 9, 2026. Costs

for an insured closing shall be shared 50:50 between Buyer(s) and 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 and proposed boundaries are approximate and 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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchase will receive a perimeter survey only.

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

EASEMENTS: All real estate is being sold subject to any

existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller.

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

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

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM** **Page 5**
- **ONLINE BIDDING REGISTRATION FORM** **Page 7-8**
- **LOCATION MAP & AERIAL TRACT MAP WITH TRACT DESCRIPTIONS** **Page 9-11**
- **SOIL INFORMATION**
 - **Soils • Topo Contours • Flood Zone** **Page 13-16**
- **PROPERTY TAX INFORMATION** **Page 17-29**
- **PRELIMINARY TITLE** **Page 31-43**
- **PHOTOS** **Page 45-66**

**FOR INFORMATION CALL AUCTION MANAGER:
JERRY EHLE, 260-410-1996**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 2, 2025

50± ACRES – ALLEN COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, November 25, 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
50± Acres • Allen County, Indiana
Tuesday, December 2, 2025

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, December 2, 2025 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

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

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 25, 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



PREVIEW:
Meet a Schrader Representative
at the property on Tract 1
Tuesday, November 18th
4-6pm or Walkover
Inspections permitted
with permission.
Call Auction Manager,
Jerry Ehle, 260-410-1996

**AUCTION HELD AT THE WOODBURN
COMMUNITY CENTER, 22651 Main Street, Woodburn, IN
46797
PROPERTY LOCATION: 19000 BLOCK OF OLD U.S. 24 -
LOCATED DIRECTLY ACROSS FROM B.F. GOODRICH PLANT**

TRACT MAP



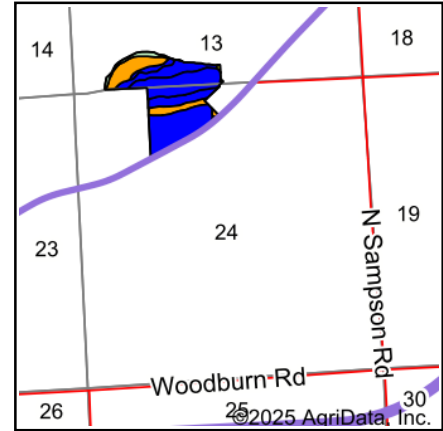
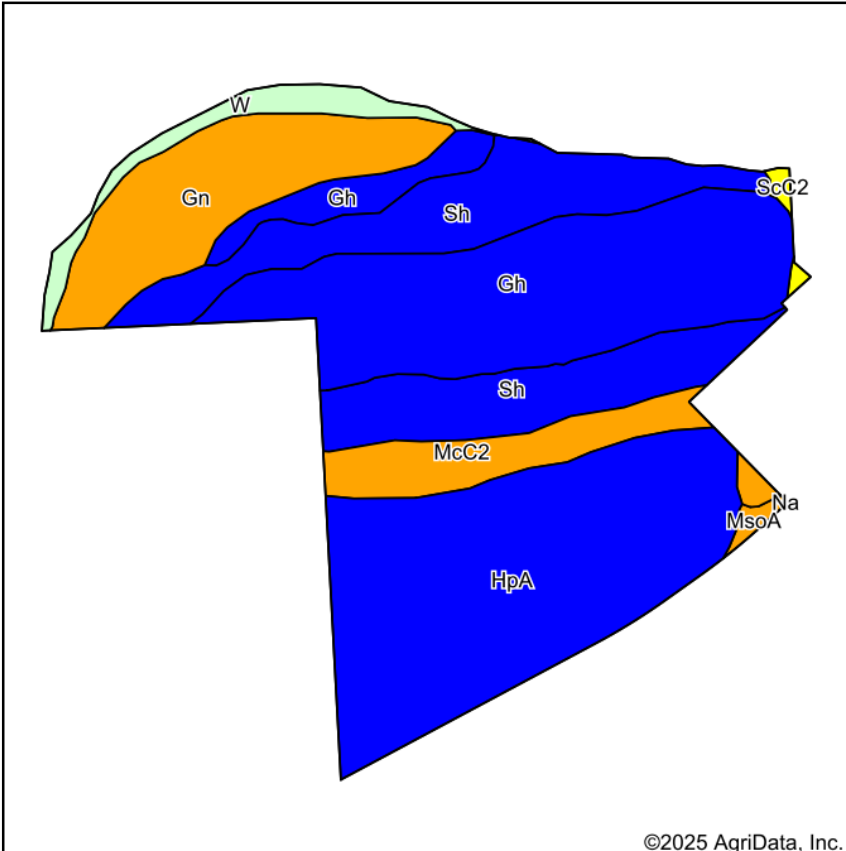
TRACT 1: 16± ACRES, this tract has considerable frontage along the highway. It has approximately 6± acres on the top side of the property for a potential building site. The soils are mostly Whitaker silt loam. The top part is not in flood plain. The river bottom part is mostly Genesee silt loam with Shoals silty clay. There is considerable amount of river frontage for hunting and recreation. The river bottom part is all in flood plain.

TRACT 2: 26± ACRES, this tract also has considerable frontage along the highway. It has approximately 15± acres on the top side and the remainder in the river bottom portion. The top portion again is not in flood plain. The soils are mostly Whitaker silt loam on the top side and a mix of the Genesee silt loam and Shoals silty clay on the bottom. The river bottom is in flood plain. There is also a large amount of river frontage for recreation and hunting.

TRACT 3: 8± ACRES, "SWING TRACT", this tract has no access to the highway, therefore it is a Swing Tract which can only be bid on by the adjacent land owner or in combination with Tract 2. The soils are also a combination of Genesee silt loam and Shoals silty clay. This tract is all in flood plain. This tract is on the curve of the river and affords a beautiful view of the river. There is also good hunting along this tract.

SOIL INFORMATION

SOIL MAP



State: **Indiana**
 County: **Allen**
 Location: **24-31N-14E**
 Township: **Milan**
 Acres: **50.17**
 Date: **10/16/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IN003, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
HpA	Whitaker silt loam, 0 to 2 percent slopes	14.79	29.7%		IIw	140	20	5		9	46	63
Gh	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	13.46	26.8%		IIw	127		4	9		45	41
Sh	Shoals silty clay loam, 0 to 2 percent slopes, frequently flooded	10.51	20.9%		IIw	131		4	9		43	
Gn	Genesee fine sandy loam, sandy variant	6.14	12.2%		IIIw	86	17	3		5	30	43
McC2	Martinsville loam, 6 to 12 percent slopes, moderately eroded	3.18	6.3%		IIIe	130	19	4		9	46	65
W	Water	1.67	3.3%									
MsoA	Minster silty clay loam, till substratum, 0 to 1 percent slopes	0.22	0.4%		IIIw	159		5	11		47	62
ScC2	St. Clair silty clay loam, 6 to 12 percent slopes, moderately eroded	0.20	0.4%		IVe	115	16	4		8	40	52
Weighted Average					*	122.7	9.2	4	4.3	3.9	41.6	39.4

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

TOPO CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 3.0

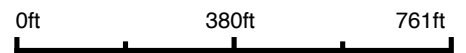
Min: 717.9

Max: 749.2

Range: 31.3

Average: 734.6

Standard Deviation: 7.64 ft



10/16/2025

24-31N-14E
Allen County
Indiana

Maps Provided By:



© AgriData, Inc. 2023

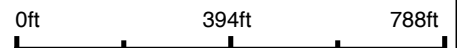
www.AgriDataInc.com

Boundary Center: 41° 8' 16.28, -84° 54' 2.11

FLOOD ZONE MAP



Map Center: 41° 8' 16.28, -84° 54' 2.11



24-31N-14E
Allen County
Indiana



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

10/16/2025

Flood related information provided by FEMA

PROPERTY TAX INFORMATION

PROPERTY TAX INFORMATION

02-09-13-300-007.000-054

General Information

Parcel Number
02-09-13-300-007.000-054
Local Parcel Number
22-0013-0007
Tax ID:

Routing Number

Property Class 100
Vacant Land

Year 2025

Location Information

County
Allen
Township
MILAN TOWNSHIP
District 054 (Local 022)
054 MILAN (22)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 54-1005-054
AG/RURAL RES HOMESITES 01 (

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Flood Hazard
Rolling
Public Utilities
Streets or Roads
Neighborhood Life Cycle Stage
Other
Ftkay, May 30, 2026
Review Group 2022

Lybarger David S Und 3/5 Int et
17231 Poe Rd
Ossian, IN 46777

Ownership

Lybarger David S Und 3/5 Int et al
Ossian, IN 46777

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book	Page	Adj	Sale Price	Vol
02/27/2024	Lybarger David S Und	220409432	TD	/	/	/	/	/
10/04/2019	Lybarger David S Und	2319300411	PR	/	/	/	/	/
12/30/2005	LYBARGER DAVID S		PR	058202	/	/	\$18,960	/
01/01/1900	LYBARGER DAVID S		W/D		/	/		/

SW 1/4 S OF RIVER
SEC 13

Legal

Agricultural

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Land Data (Standard Depth Res 120' C1720' Base Lot Res 0 X 0 C10' X 0')
2025	W/P	05/28/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$16,800	\$0	\$0	\$0	\$0	\$0	\$0	\$16,800	\$0	\$0	\$0	
2024	Misc	05/29/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$18,100	\$0	\$0	\$0	\$0	\$0	\$0	\$18,100	\$0	\$0	\$0	
2023	AA	03/22/2024	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$15,100	\$0	\$0	\$0	\$0	\$0	\$0	\$15,100	\$0	\$0	\$0	
2022	AA	04/07/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$11,900	\$0	\$0	\$0	\$0	\$0	\$0	\$11,900	\$0	\$0	\$0	
2025	Misc	03/27/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$19,000	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000	\$0	\$0	\$0	
2024	AA	03/22/2024	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$18,100	\$0	\$0	\$0	\$0	\$0	\$0	\$18,100	\$0	\$0	\$0	
2023	AA	04/07/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$15,100	\$0	\$0	\$0	\$0	\$0	\$0	\$15,100	\$0	\$0	\$0	
2022	AA	03/27/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$11,900	\$0	\$0	\$0	\$0	\$0	\$0	\$11,900	\$0	\$0	\$0	

Land Computations

Calculated Acreage	18.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	18.20
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	18.20
Farmland Value	\$16,810
Measured Acreage	18.20
Avg Farmland Value/Acre	\$924
Value of Farmland	\$16,820
Classified Total	\$0
Farm / Classified Value	\$16,800
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$16,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,800

Data Source N/A

Collector 04/04/2022

mxreasa

Appraiser 04/04/2022

mxreasa

PROPERTY TAX INFORMATION



LowTaxInfo

Allen
County



Old US 24

Woodburn, IN 46797

Lybarger David S Und 3/5 Int
& Isenbarger Elizabeth A Und
1/5 Int & McNamara Todd
Adam 1/15th Int & McNamara
Timothy Marlyn 1/15th Int &
McNamara Terry Elda 1/15th
Int

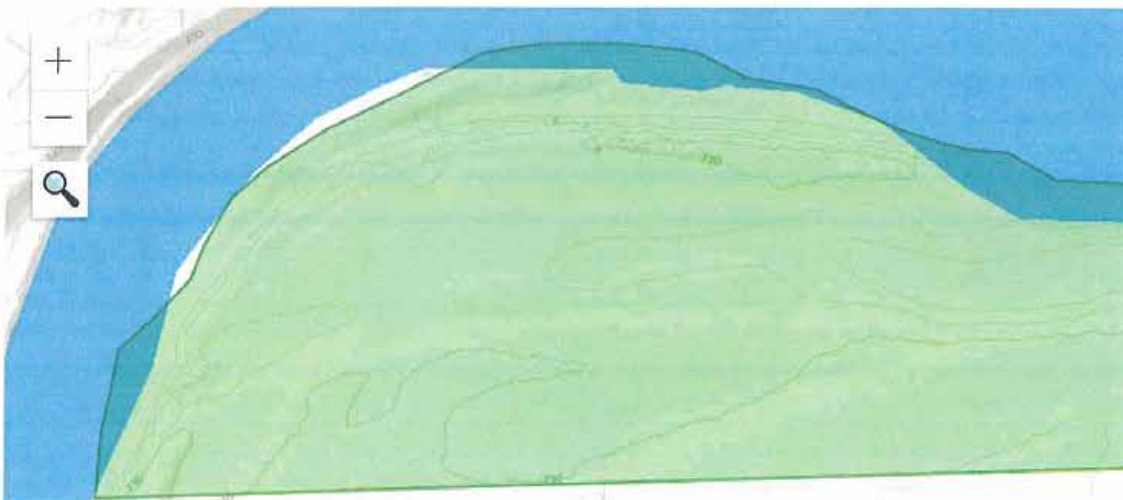
17231 Poe Rd
Ossian, IN 46777

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

Duplicate Number

1881788

Parcel Number

02-09-13-300-007.000-054

Property Type

Real

PROPERTY TAX INFORMATION

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

Sw 1/4 S Of River Sec 13

Section-Township-Range

No Info

Parcel Acres

18.2

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$156.68	\$0.00	\$156.68
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$156.68	\$0.00	\$156.68
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:	\$0.00	\$0.00	\$0.00
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

PROPERTY TAX INFORMATION

	Tax Bill	Adjustments	Balance
LIT Credits:	\$23.36	\$0.00	\$23.36
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:			\$313.36
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$313.36
Receipts:			\$313.36
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	04/29/2025	S	\$156.68	Lock Box Payment Check Nbr 1042	N
2025	11/03/2025	F	\$156.68	Lock Box Payment 10/31/2025 Check Nbr 1107	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$156.68	\$156.68	\$0.00	\$313.36	\$313.36
<u>2024</u>	\$123.56	\$123.56	\$0.00	\$247.12	\$247.12
<u>2023</u>	\$96.15	\$96.15	\$0.00	\$192.30	\$192.30
<u>2022</u>	\$93.08	\$93.08	\$0.00	\$186.16	\$186.16
<u>2021</u>	\$77.18	\$77.18	\$0.00	\$154.36	\$154.36
<u>2020</u>	\$96.58	\$96.58	\$0.00	\$193.16	\$193.16
<u>2019</u>	\$104.40	\$104.40	\$0.00	\$208.80	\$208.80
<u>2018</u>	\$125.28	\$125.28	\$0.00	\$250.56	\$250.56
<u>2017</u>	\$133.32	\$133.32	\$0.00	\$266.64	\$266.64

PROPERTY TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2016</u>	\$136.00	\$136.00	\$0.00	\$272.00	\$272.00
<u>2015</u>	\$139.47	\$139.47	\$0.00	\$278.94	\$278.94
<u>2014</u>	\$236.72	\$236.72	\$0.00	\$473.44	\$473.44
<u>2013</u>	\$222.85	\$222.85	\$0.00	\$445.70	\$445.70
<u>2012</u>	\$198.29	\$198.29	\$0.00	\$396.58	\$396.58
<u>2011</u>	\$172.98	\$172.98	\$0.00	\$345.96	\$345.96

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	\$15,100	\$18,100
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$15,100	\$18,100
2a. Minus deductions	\$0	\$0
3. Equals subtotal of net assessed value of property	\$15,100	\$18,100
3a. Multiplied by your local tax rate	1.7794	1.8604
4. Equals gross tax liability	\$268.70	\$336.72
4a. Minus local property tax credits	(\$21.58)	(\$23.36)
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	\$247.12	\$313.36

Assessed Values as of 03/22/2024

Land Value	\$18,100
Improvements	\$0

Exemptions / Deductions

Description	Amount
No data	

Other Assessments

PROPERTY TAX INFORMATION

Assessment Name	Billing	Adjustments	Balance
	No data		

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
				No data			

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Lybarger David S Und 3/5 Int & Rowdabaugh Lisa M & Casterline Elaine Ann & Isenbarger David G Co-Trs of Isenbarger Kenneth J Testamentary Trst Und 1/5 Int & McNamara Todd Adam 1/15th Int & McNamara Timothy Marlyn 1/15th Int & McNamara Terry Elda 1/15th Int	02/27/2024		2024009432		
Lybarger David S Und 3/5 Int & Rowdabaugh Lisa M & Casterline Elaine Ann & Isenbarger David G Co-Trs of Isenbarger Kenneth J Testamentary Trst Und 1/5 Int & McNamara Marlyn Und 1/5 Int	10/04/2019		2019050411		
Lybarger David S Und 3/5 Int & Isenbarger Kenneth J Und 1/5 Int & McNamara Marilyn Und 1/5 Int	08/07/2009		2009041874		
Lybarger David S Etal	12/30/2005	00005-6202			
Federspiel James C & Sophia M	07/03/1969	0c3630			
Prior To Tax System	01/01/1801				

PROPERTY TAX INFORMATION

02-08-24-100-003-000-054

General Information

Parcel Number 02-09-24-100-003-000-054
 Local Parcel Number 22-0024-0002
 Tax ID:

Routing Number

Property Class 100
 Vacant Land

Year: 2025

Location Information

County Allen
 Township MILLAN TOWNSHIP
 District 054 (Local 022)
 054 MILLAN (22)
 School Corp 0245
 EAST ALLEN COUNTY
 Neighborhood 541005-054
 AGRICULTURAL RES HOMESITES 01 (

Section/Plat

0243114

Location Address (1)

US 24 E
 WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model

N/A

Character/Sites

Topography Flood Hazard
 Level, High
 Public Utilities
 Electricity
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Other
 Printed Friday, May 20, 2025
 Review Group 2022

100, Vacant Land
 US 24 E

Ownership

Lybarger David S Und 3/5 Int et al
 17231 Poe Rd
 Ossian, IN 46777

Transfer of Ownership

Date 02/27/2024
 Owner Lybarger David S Und
 Doc ID Code Book/Page Adj Sale Price VII
 202400492 TD / /
 201909411 PR / /
 12/30/2005 LYBARGER DAVID S
 01/01/1900 LYBARGER DAVID S
 W/D / /

Legal: E 1/2 NW 1/4 N OF CANAL EX FRI E .5 A A TR SEC 24

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

Assessment Year	2025	2025	2025	2024	2023	2022
Reason For Change	WIP	Misc	AA	AA	AA	AA
As Of Date	05/28/2025	05/29/2025	03/28/2025	03/22/2024	04/07/2023	03/21/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$31,200	\$31,200	\$35,200	\$33,600	\$28,000	\$22,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$31,200	\$31,200	\$35,200	\$33,600	\$28,000	\$22,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$31,200	\$31,200	\$35,200	\$33,600	\$28,000	\$22,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$31,200	\$31,200	\$35,200	\$33,600	\$28,000	\$22,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

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

Pricing Method	Soil	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Int. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
A	MCC	0	1.310	0.89	\$2,120	\$1,887	0%	1.0000	0.00	100.00	0.00	\$2,470
A	MN	0	.028	0.98	\$2,120	\$2,078	6%	1.0000	0.00	100.00	0.00	\$80
A	SH	0	.226	1.11	\$2,120	\$2,353	0%	1.0000	0.00	100.00	0.00	\$530
A	HPA	0	7.284	1.11	\$2,120	\$2,353	0%	1.0000	0.00	100.00	0.00	\$17,180
A	SH	0	.259	1.11	\$2,120	\$2,353	-30%	1.0000	0.00	100.00	0.00	\$430
A	MCC	0	.466	0.98	\$2,120	\$1,887	-30%	1.0000	0.00	100.00	0.00	\$620
A	GH	0	.079	1.02	\$2,120	\$2,162	-30%	1.0000	0.00	100.00	0.00	\$120
A	GH	0	4.093	1.02	\$2,120	\$2,162	-50%	1.0000	0.00	100.00	0.00	\$1,420
A	SH	0	4.157	1.11	\$2,120	\$2,353	-50%	1.0000	0.00	100.00	0.00	\$4,890
A	MCC	0	1.375	0.98	\$2,120	\$1,887	-90%	1.0000	0.00	100.00	0.00	\$520
A	A	0	1.710	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$00

AGRICULTURAL RES HOMESIT

Notes

Actual Forfeiture
 Developer Discount
 Parcel Acreage
 81 Legal Drain NV
 82 Public Roads NV
 83 UT Towers NV
 9 Homestead
 91/92 Acres
 Total Acres Farmland
 Farmland Value
 Measured Average
 Avg Farmland Value/Acre
 Value of Farmland
 Classified Total
 Farm / Classified Value
 Homestead(s) Value
 91/92 Value
 Supp. Page Land Value
 CAP 1 Value
 CAP 2 Value
 CAP 3 Value
 Total Value

Calculated Acreage	21.00
Actual Forfeiture	0
Developer Discount	0
Parcel Acreage	21.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.71
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	19.29
Farmland Value	\$31,220
Measured Average	19.29
Avg Farmland Value/Acre	1616
Value of Farmland	\$31,210
Classified Total	\$0
Farm / Classified Value	\$31,200
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$31,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,200

PROPERTY TAX INFORMATION



LowTaxInfo

Allen
County



18901 Old 24

Woodburn, IN 46797

Lybarger David S Und 3/5 Int
& Isenbarger Elizabeth A Und
1/5 Int & McNamara Todd
Adam 1/15th Int & McNamara
Timothy Marlyn 1/15th Int &
McNamara Terry Elda 1/15th
Int

17231 Poe Rd
Ossian, IN 46777

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

Duplicate Number

1882350

Parcel Number

02-09-24-100-003.000-054

Property Type

Real

PROPERTY TAX INFORMATION

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

E 1/2 Nw 1/4 N Of Canal Ex Fr E 1.5 A Tr Sec 24

Section-Township-Range

No Info

Parcel Acres

21

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$290.86	\$0.00	\$290.86
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$290.86	\$0.00	\$290.86
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:	\$0.00	\$0.00	\$0.00
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

PROPERTY TAX INFORMATION

	Tax Bill	Adjustments	Balance
LIT Credits:	\$43.36	\$0.00	\$43.36
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:			\$581.72
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$581.72
Receipts:			\$581.72
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	04/29/2025	S	\$290.86	Lock Box Payment Check Nbr 1042	N
2025	11/03/2025	F	\$290.86	Lock Box Payment 10/31/2025 Check Nbr 1107	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2025</u>	\$290.86	\$290.86	\$0.00	\$581.72	\$581.72
<u>2024</u>	\$229.10	\$229.10	\$0.00	\$458.20	\$458.20
<u>2023</u>	\$178.56	\$178.56	\$0.00	\$357.12	\$357.12
<u>2022</u>	\$173.38	\$173.38	\$0.00	\$346.76	\$346.76
<u>2021</u>	\$143.00	\$143.00	\$0.00	\$286.00	\$286.00
<u>2020</u>	\$179.16	\$179.16	\$0.00	\$358.32	\$358.32
<u>2019</u>	\$193.29	\$193.29	\$0.00	\$386.58	\$386.58
<u>2018</u>	\$231.80	\$231.80	\$0.00	\$463.60	\$463.60
<u>2017</u>	\$246.98	\$246.98	\$0.00	\$493.96	\$493.96

PROPERTY TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2016</u>	\$251.96	\$251.96	\$0.00	\$503.92	\$503.92
<u>2015</u>	\$258.41	\$258.41	\$0.00	\$516.82	\$516.82
<u>2014</u>	\$334.29	\$334.29	\$0.00	\$668.58	\$668.58
<u>2013</u>	\$315.27	\$315.27	\$0.00	\$630.54	\$630.54
<u>2012</u>	\$279.94	\$279.94	\$0.00	\$559.88	\$559.88
<u>2011</u>	\$245.06	\$245.06	\$0.00	\$490.12	\$490.12

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	\$28,000	\$33,600
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$28,000	\$33,600
2a. Minus deductions	\$0	\$0
3. Equals subtotal of net assessed value of property	\$28,000	\$33,600
3a. Multiplied by your local tax rate	1.7794	1.8604
4. Equals gross tax liability	\$498.22	\$625.08
4a. Minus local property tax credits	(\$40.02)	(\$43.36)
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	\$458.20	\$581.72

Assessed Values as of 03/22/2024

Land Value	\$33,600
Improvements	\$0

Exemptions / Deductions

Description	Amount
No data	

Other Assessments

PROPERTY TAX INFORMATION

Assessment Name	Billing	Adjustments	Balance
	No data		

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
				No data			

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Lybarger David S Und 3/5 Int & Rowdabaugh Lisa M & Casterline Elaine Ann & Isenbarger David G Co-Trs of Isenbarger Kenneth J Testamentary Trst Und 1/5 Int & McNamara Todd Adam 1/15 Int & McNamara Timothy Marilyn 1/15 Int & McNamara Terry Elda 1/15th Int	02/27/2024		2024009432		
Lybarger David S Und 3/5 Int & Rowdabaugh Lisa M & Casterline Elaine Ann & Isenbarger David G Co-Trs of Isenbarger Kenneth J Testamentary Trst Und 1/5 Int & McNamara Marilyn Und 1/5 Int	10/04/2019		2019050411		
Lybarger David S Und 3/5 Int & Isenbarger Kenneth J Und 1/5 Int & McNamara Marilyn Und 1/5 Int	08/07/2009		2009041874		
Lybarger David S Etal	12/30/2005	00005-6202			
Federspiel James C & Sophia M	07/03/1969	0c3630			
Prior To Tax System	01/01/1801				

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: 4035-275857
Property Address: Multiple Parcels, Woodburn, IN
Revision Number:



SCHEDULE A

1. Commitment Date: October 23, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ALTA® Extended Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$500.00
The estate or interest to be insured: See Item 3 below
 - b. ALTA® Standard Loan Policy
Proposed Insured: TBD - Lender and each successor and/or assign that is defined as an Insured in the Conditions.
Proposed Amount of Insurance: \$500.00
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

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

David S. Lybarger, as to an undivided 3/5 Interest and The Heirs and/or Devisees of the Estate of Elizabeth A. Isenbarger as to an undivided 1/5 interest and Todd Adam McNamara, as to an undivided 1/15th interest and Timothy Marlyn McNamara, as to an undivided 1/15th interest and Terry Elda McNamara, as to an undivided 1/15th interest
5. The Land is described as follows:

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PRELIMINARY TITLE



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

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

****HOLD FOR SURVEY****

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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 I—Requirements

All of the following Requirements must be met:

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

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

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

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

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

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Form 50115218 (8-11-22)

Page 4 of 12

PRELIMINARY TITLE



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

SCHEDULE B, PART II—Exceptions

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

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

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

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

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

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

Parcel No.: 02-09-24-100-003.000-054 (E 1/2 Nw 1/4 N Of Canal Ex Frl E 1.5 A Tr Sec 24 - Parcel I)

May Installment of \$0.00 shows paid

November Installment of \$290.86 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$33,600.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

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

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

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

Parcel No.: 02-09-13-300-007.000-054 (Sw 1/4 S Of River Sec 13 - Parcel II)

May Installment of \$156.68 shows paid

November Installment of \$156.68 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$18,100.00
Improvements:	\$0.00
Homeowners Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

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

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

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PRELIMINARY TITLE



First American

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

9. The Company is advised that Elizabeth A. Isenbarger is deceased. An unsupervised estate has been opened in Allen County in Superior 2 Court under Cause No. 02D02-2501-EU-000016.

The Company requires that the granting clause of the deed to the grantee include substantially the following language: Lisa M. Rowdabaugh and Elaine Ann Casterline is the personal representative of the Estate of Elizabeth A. Isenbarger, deceased. This Estate is pending as Cause Number 02D02-2501-EU-000016, in the Superior 2 Court of the County. The Personal Representative, by virtue of the power given a personal representative under Indiana law, for good and sufficient consideration, conveys to TBD.

The Company reserves the right to add such further exceptions as may be appropriate if the deed will not be executed by Lisa M. Rowdabaugh and Elaine Ann Casterline, as Personal Representative.

The attorney for the estate is Stephen John Harants.

The date of death was January 1, 2025.

NOTE: The application for title insurance discloses that the property to be conveyed or mortgaged may be only a portion of the property described in this commitment. An accurate legal description of the property to be conveyed or mortgaged must be provided to Metropolitan Title of Indiana, LLC. This commitment is subject to such further revisions or requirements as may be deemed necessary.

10. Rights of the United States, State of Indiana and the public for commerce, navigation, recreation and fishery, in any portion of the land lying within or comprising the bed of Maumee River within and adjacent to the subject land, or land created by fill or artificial accretion.
11. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of Maumee River.

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

12. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.
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. 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: Lisa M. Rowdabaugh and Elaine Ann Casterline and David G. Isenbarger, as Co-Trustees of the Kenneth J. Isenbarger Testamentary Trust

Grantee: Elizabeth A. Isenbarger

Date of Recording: February 27, 2027

Recorded: Instrument No. 2024009432

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PRELIMINARY TITLE



First American

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

Grantor: Todd Adam McNamara and Timothy Marlyn McNamara Terry Elda McNamara,
as Co-Personal Representatives of the Estate of Marlyn Monroe McNamara
Grantee: Todd Adam McNamara, a 1/15th interest and Timothy Marlyn McNamara, a
1/15th interest and Terry Elda McNamara, a 1/15th interest
Date of Recording: October 4, 2019
Recorded: Instrument No. 2019050411

Grantor: Lisa M. Rowdabaugh and Elaine Ann Casterline and David G. Isenbarger, as
Grantee: Co-Personal Representatives of the Estate of Kenneth J. Isenbarger
Date of Recording: Lisa M. Rowdabaugh and Elaine Ann Casterline and David G. Isenbarger, as
Recorded: Co-Trustees of the Kenneth J. Isenbarger Testamentary Trust
August 7, 2009
Instrument No. 2009041874

Grantor: Jane M. Gerardot and Patrick G. Gerardot, as Co-Personal Representatives of
Grantee: the Estate of Merlin J. Gerardot
Date of Recording: David S. Lybarger
Recorded: December 30, 2005
Instrument No. 205085261

Grantor: Jeanne S. Miller, Trustee
Grantee: Merlin J. Gerardot
Date of Recording: November 25, 1981
Recorded: Instrument No. 81-023536

Grantor: Ervin H. Thieme, Executor under the Last Will and Testament of Sophia M.
Federspiel
Grantee: David S. Lybarger and Kenneth J. Isenbarger and Charles F. Stratton and
Marlyn McNamara and Jeanne S. Miller, Trustee
Date of Recording: July 3, 1969
Recorded: Deed Book 728, Page 371-373

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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signature by the Company or its issuing agent that may be in electronic form.*

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PRELIMINARY TITLE



First American

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

ALTA COMMITMENT FOR TITLE INSURANCE

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

NOTICE

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

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

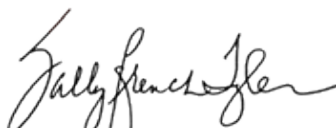
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

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

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

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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Form 50115218 (8-11-22)

PRELIMINARY TITLE



First American

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

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PRELIMINARY TITLE



First American

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

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

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

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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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PHOTOS

PHOTOS



TRACTS 1-3



TRACTS 1-3

PHOTOS



TRACTS 1-3



TRACTS 1-3

PHOTOS



TRACTS 1-3



TRACTS 1-3

PHOTOS



TRACTS 1-3



TRACTS 2 & 3

PHOTOS



MAUMEE RIVER FRONTAGE



MAUMEE RIVER FRONTAGE

PHOTOS



TRACT 3



TRACT 2

PHOTOS



TRACT 3



TRACT 1

PHOTOS



TRACTS 1 & 2



TRACTS 1 & 2

PHOTOS



TRACTS 2 & 3



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800-451-2709

