

# East Allen County Farm Auction

- 1,800 Sq. Ft. Ranch Home on 2± Acres
- 75± Acres Quality Tillable Farmland
- Potential Mini Farm Sites
- Great Investment Property



## INFORMATION BOOK



*Tuesday, December 16 • 6pm*

Held at the Woodburn Community Center • 22651 Main St, Woodburn, IN 46797

**SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*

260.749.0445 • 866.340.0445

[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com) • [www.SchraderAuction.com](http://www.SchraderAuction.com)

**77<sup>±</sup>**  
acres

Offered in 7 Tracts  
or Combinations

ONLINE BIDDING AVAILABLE

## DISCLAIMER:

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

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

**SELLERS:** The Estate of Ruth V. Fry



**SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC**  
7009 N River Rd, Fort Wayne, IN 46815  
**260-749-0445 • 866-340-0445**  
**www.SchraderFortWayne.com • www.SchraderAuction.com**

### TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 7 tracts, any combination of tracts, & as a total unit, subject to Swing Tract Rules. 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:** Tract 1: \$5,000 down payment & all other tracts, a 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 Personal Representative's Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before January 16, 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 for 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.

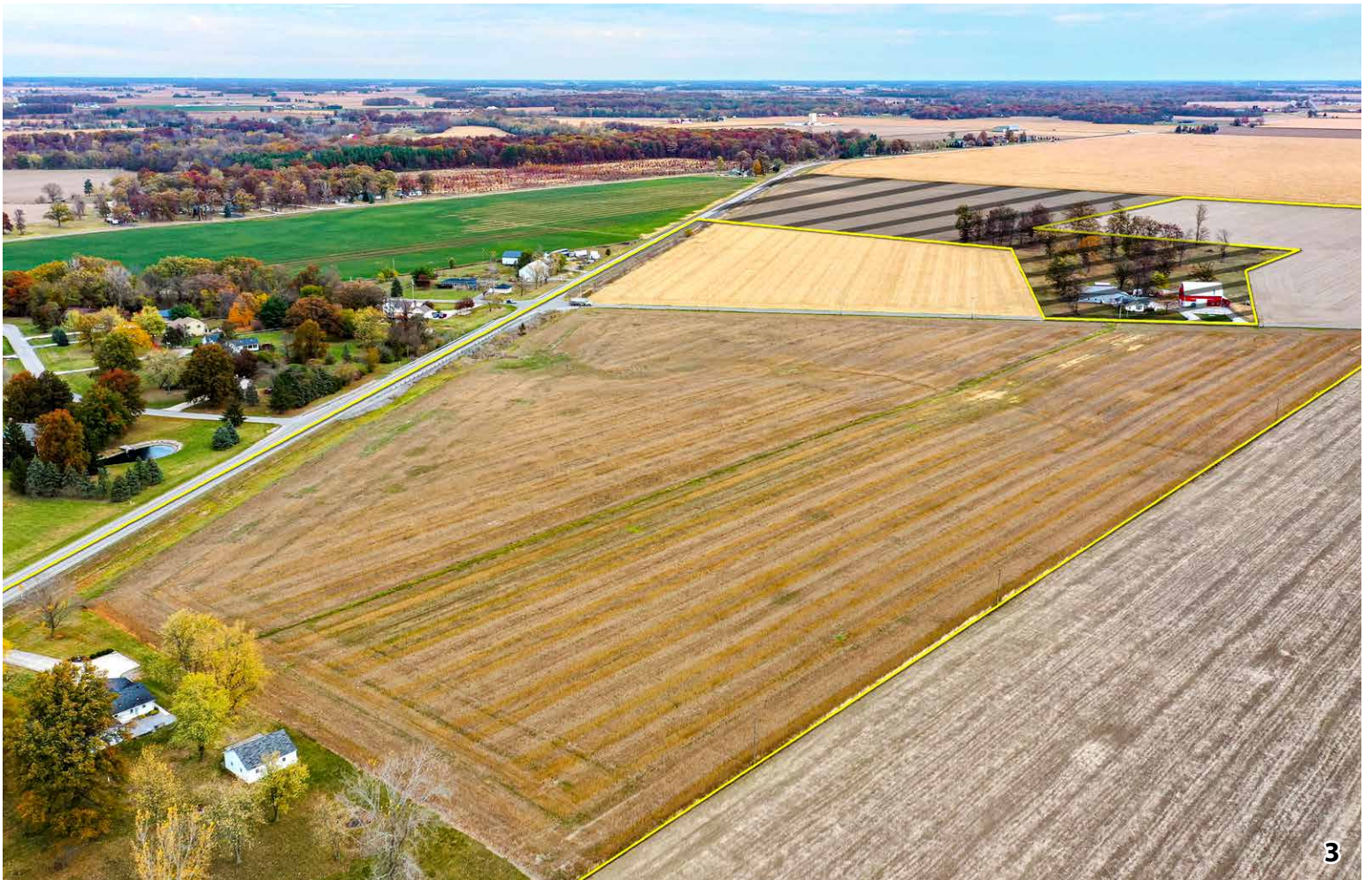
**AGENCY:** Schrader Real Estate & Auction of Fort Wayne & its representatives are exclusive agents of the Seller.

**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

# BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOILS MAP** PAGE 13
- **TOPOGRAPHY MAP** PAGE 15
- **FSA INFORMATION** PAGE 17
- **SURVEY** PAGE 21
- **TAX INFORMATION** PAGE 29
- **PRELIMINARY TITLE** PAGE 55
- **PHOTOS** PAGE 69



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, DECEMBER 16, 2025**

**77± 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, December 9, 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**  
**77± Acres • Allen County, Indiana**  
**Tuesday, December 16, 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 16, 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](http://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](mailto: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, December 9, 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.***

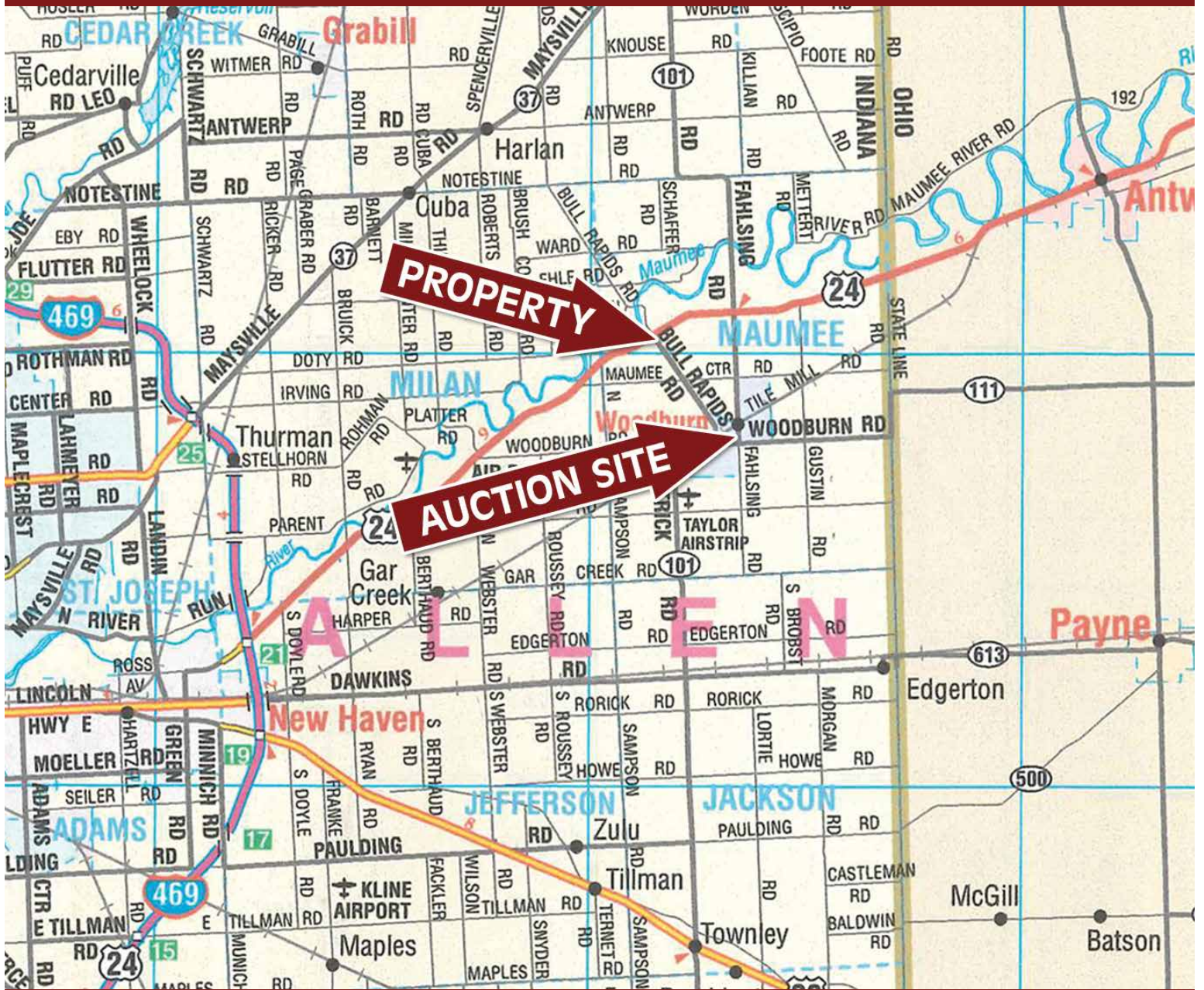
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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

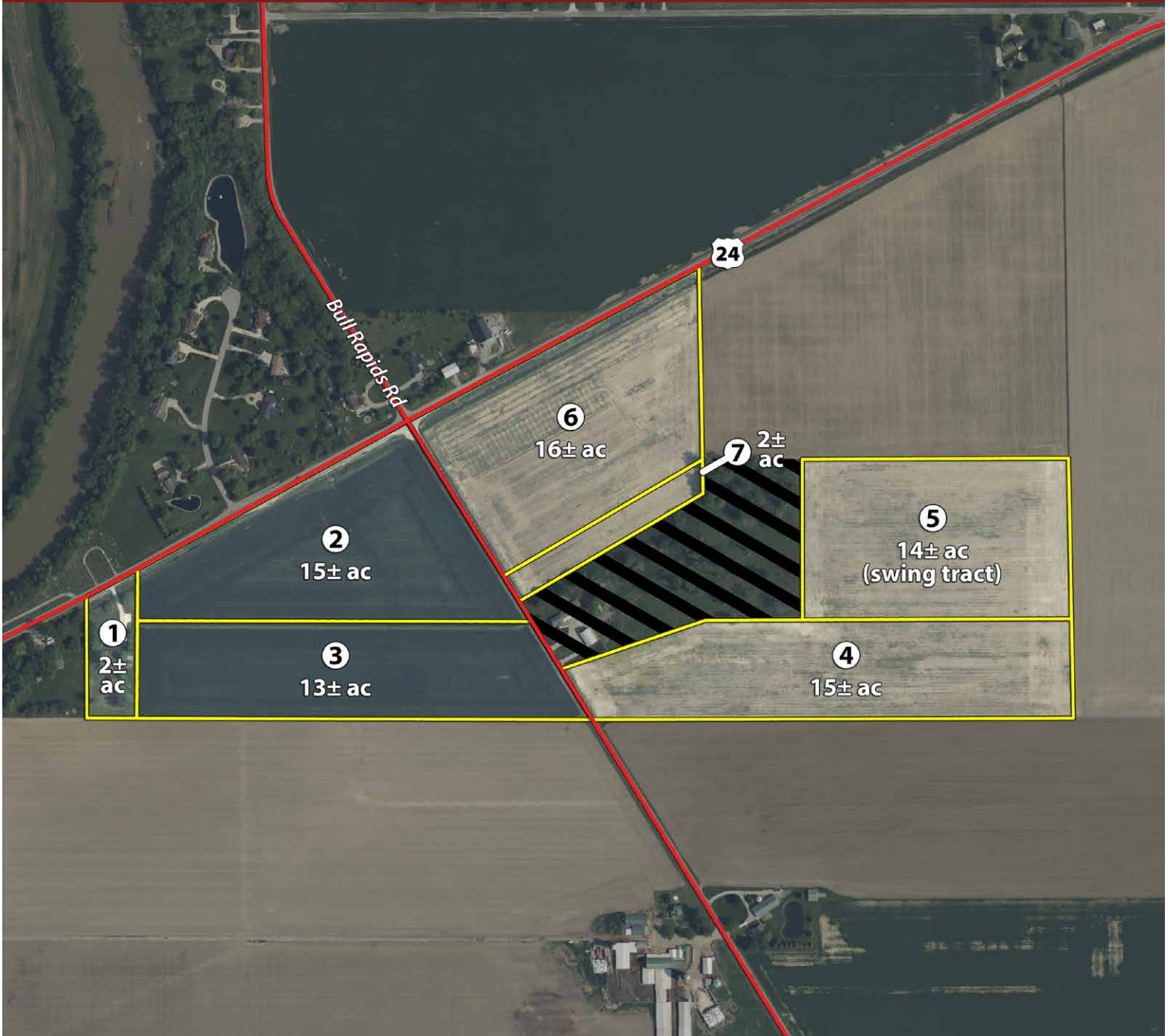
# LOCATION MAP



**PROPERTY LOCATION:** At the intersection of Old US 24 & Bull Rapids Rd, 20728 Old US 24, Woodburn, IN 46797

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

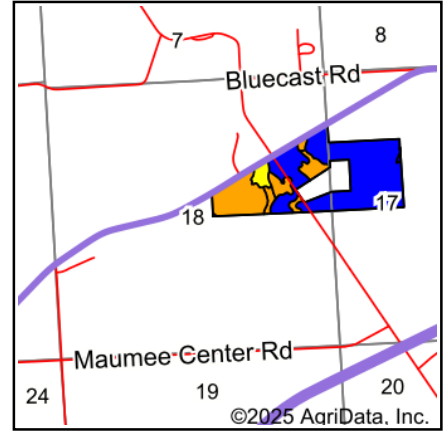
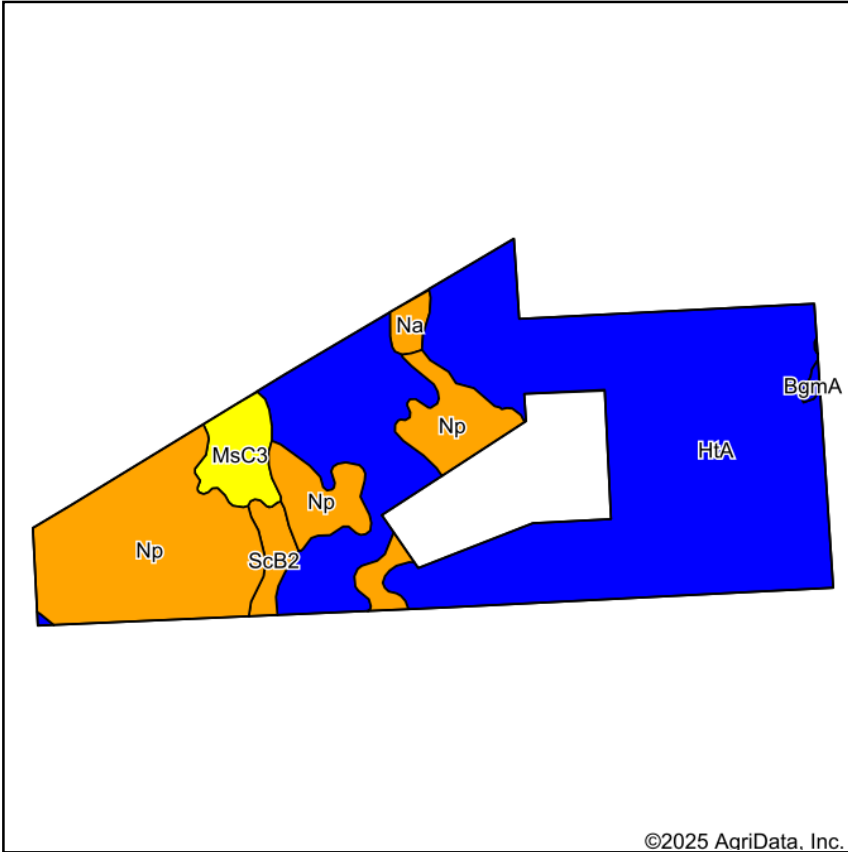
# TRACT MAP





# SOILS MAP

# SOILS MAP



State: **Indiana**  
 County: **Allen**  
 Location: **18-31N-15E**  
 Township: **Maumee**  
 Acres: **88.57**  
 Date: **11/6/2025**



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: IN003, Soil Area Version: 27

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	
HtA	Hoytville silty clay, 0 to 1 percent slopes	59.62	67.3%		IIw	145		5		9	40	59	
Np	Nappanee silty clay loam	22.99	26.0%		IIIw	126	17	5		8	41	57	
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	3.24	3.7%		IVe	105	15	4	7		37	47	
ScB2	St. Clair silty clay loam, 2 to 6 percent slopes, moderately eroded	1.59	1.8%		IIIe	119	16	4		8	42	53	
Na	Nappanee silt loam	0.92	1.0%		IIIw	126	17	5		8	41	57	
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	0.21	0.2%		IIw	141		5	9		45	63	
<b>Weighted Average</b>						<b>2.36</b>	<b>137.9</b>	<b>5.4</b>	<b>4.9</b>	<b>0.3</b>	<b>8.4</b>	<b>40.2</b>	<b>57.9</b>

# **TOPOGRAPHY CONTOURS MAP**

# TOPOGRAPHY CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 735.0

Max: 750.9

Range: 15.9

Average: 747.9

Standard Deviation: 1.38 ft



11/6/2025

**18-31N-15E**  
**Allen County**  
**Indiana**

Boundary Center: 41° 8' 55.73, -84° 52' 11.88

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

# FSA INFORMATION

# FSA INFORMATION

INDIANA  
ALLEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3937  
Prepared : 11/25/25 6:19 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

### Operator Name

CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
85.02	73.23	73.23	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	73.23	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.75	0.00	63	
Corn	33.30	0.00	131	
Soybeans	31.95	0.00	46	
<b>TOTAL</b>	<b>72.00</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 3233

Description : N5/1B MAUMEE TWP SEC 17/18 S US 24 BULL RAPIDS SPT  
FSA Physical Location : INDIANA/ALLEN  
ANSI Physical Location : INDIANA/ALLEN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : RUTH V FRY  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
85.02	73.23	73.23	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
ALLEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 3937**  
Prepared : 11/25/25 6:19 AM CST  
Crop Year : 2026

**Tract 3233 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.23	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.75	0.00	63
Corn	33.30	0.00	131
Soybeans	31.95	0.00	46
<b>TOTAL</b>	<b>72.00</b>	<b>0.00</b>	

**NOTES**

--

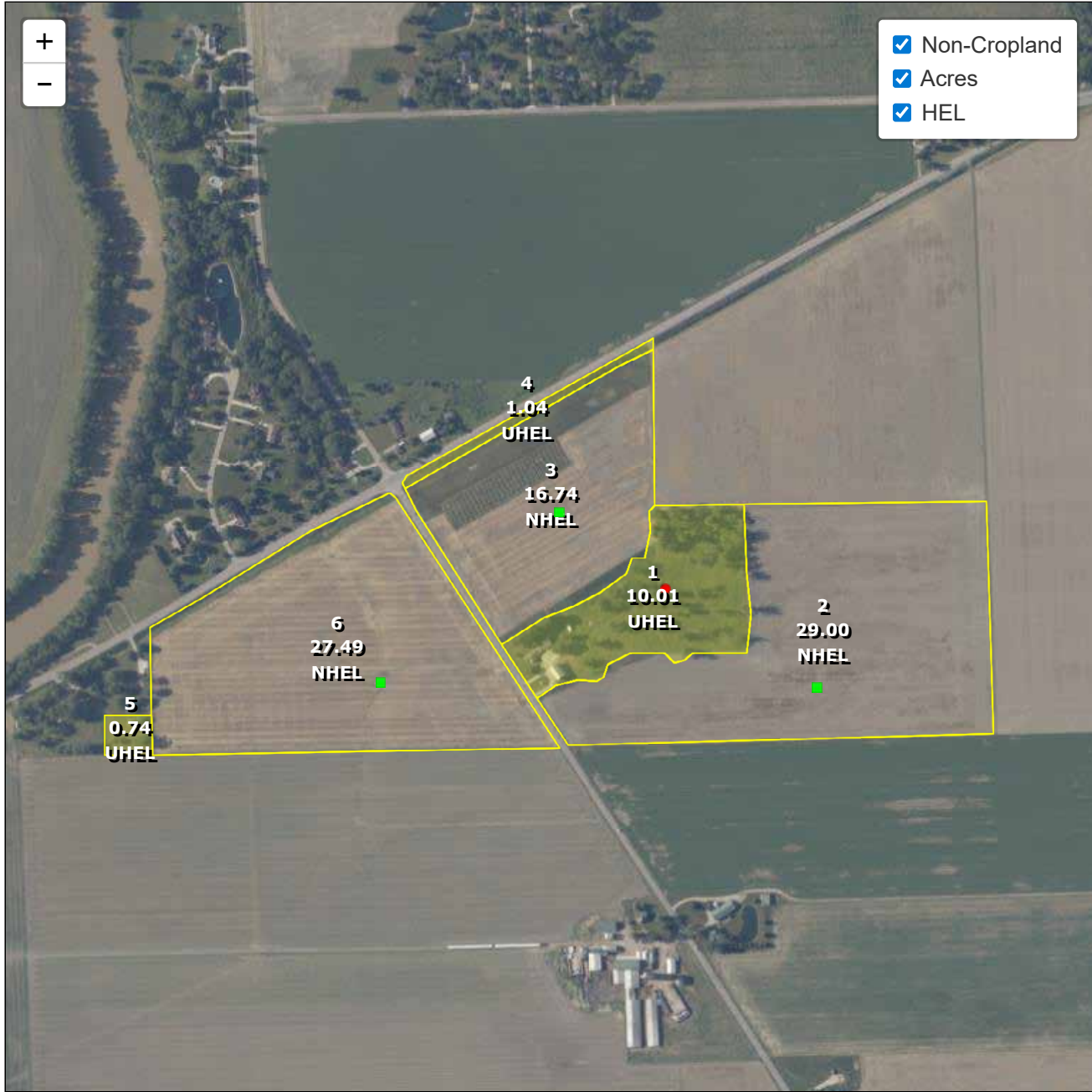
*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national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

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

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION

USDA Allen County, Indiana



**Common Land Unit**

Cropland
  Non-cropland
  CRP

Farm **3937**  
Tract **3233**

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Crop Year



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# SURVEY



# SURVEY

## Excerpted from Survey No. 154-125

### NEW ORIGINAL DESCRIPTIONS:

TRACT "A": (a newly created description of a tract described as Tract 2 in Document Number 2011053191)

Part of the Fractional Northeast Quarter of Section 18, lying South of the Maumee River, Township 31 North, Range 15 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 154-125, dated December 2, 2025, and being more particularly described as follows, to-wit:

Commencing at the Center of said Section 18, being marked by a 2.5 inch angle post; thence North 88 degrees 26 minutes 46 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Fractional Northeast Quarter, a distance of 378.42 feet to the Southwest corner of a 2.13 acre base tract of real estate described in a deed to Ruth V. Fry in Document Number 2011053191 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 88 degrees 26 minutes 46 seconds East, continuing on and along said South line, a distance of 184.00 feet to the Southeast corner of said 2.13 acre base tract; thence North 01 degrees 18 minutes 21 seconds West, on and along the East line of said 2.13 acre base tract, a distance of 553.61 feet to a survey nail at the Northeast corner thereof, being a point on the plan centerline of Old U.S. Highway #24 (S project 178, dated 1929); thence Southwesterly, on and along said centerline as defined by the arc of a non-tangent circular curve to the right having a radius of 8594.37 feet, an arc distance of 210.60 feet, being subtended by a long chord having a length of 210.59 feet and a bearing of South 59 degrees 42 minutes 59 seconds West to a survey nail at the Northwest corner of said 2.13 acre base tract; thence South 01 degrees 20 minutes 07 seconds East, on and along the West line of said 2.13 acre base tract, a distance of 452.38 feet to the true point of beginning, containing 2.124 acres of land, subject to legal right-of-way for Old U.S. Highway #24, and subject to all easements of record.

TRACT "B": (part of a tract described as Tract 1 in Document Number 2011053191)

Part of the Fractional Northeast Quarter of Section 18, lying South of the Maumee River, Township 31 North, Range 15 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 154-125, dated December 2, 2025, and being more particularly described as follows, to-wit:

Commencing at the Center of said Section 18, being marked by a 2.5 inch angle post; thence North 88 degrees 26 minutes 46 seconds East (GPS grid bearing and basis of all bearings in this

# SURVEY

description), on and along the South line of said Fractional Northeast Quarter, a distance of 562.42 feet to the Southeast corner of a 2.13 acre tract of real estate described in a deed to Ruth V. Fry in Document Number 2011053191 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 88 degrees 26 minutes 46 seconds East, continuing on and along said South line, a distance of 1713.03 feet to a survey nail at the point of intersection of said South line with the centerline of Bull Rapids Road; thence North 33 degrees 31 minutes 43 seconds West, on and along said centerline, a distance of 1313.89 feet to a survey nail at the point of intersection of said centerline with the plan centerline of Old U.S. Highway #24 (S project 178, dated 1929); thence South 60 degrees 11 minutes 30 seconds West, on and along said centerline, a distance of 392.85 feet to the point of curvature of a tangent circular curve to the left having a radius of 19098.59 feet; thence Southwesterly, continuing on and along said centerline, as defined by the arc of said curve, an arc distance of 527.78 feet, being subtended by a long chord having a length of 527.76 feet and a bearing of South 59 degrees 24 minutes 00 seconds West to the point of tangency; thence South 58 degrees 36 minutes 30 seconds West, continuing on and along said centerline and tangent to said curve, a distance of 178.10 feet to the point of curvature of a tangent circular curve to the right having a radius of 8594.37 feet; thence Southwesterly, continuing on and along said centerline, as defined by the arc of said curve, an arc distance of 60.92 feet, being subtended by a long chord having a length of 60.92 feet and a bearing of South 58 degrees 48 minutes 41 seconds West to a survey nail at the Northeast corner of said 2.13 acre tract; thence South 01 degrees 18 minutes 21 seconds East, on and along the East line of said 2.13 acre tract, a distance of 553.61 feet to the true point of beginning, containing 28.443 acres of land, subject to legal right-of-ways for Bull Rapids Road and Old U.S. Highway #24, and subject to all easements of record.

TRACT "C": (part of a tract described as Tract 1 in Document Number 2011053191)

Part of the Fractional Northeast Quarter of Section 18, lying South of the Maumee River, Township 31 North, Range 15 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 154-125, dated December 2, 2025, and being more particularly described as follows, to-wit:

Commencing at the East Quarter corner of said Section 18, being marked by a 1.5 inch diameter pipe; thence South 88 degrees 26 minutes 46 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Fractional Northeast Quarter, a distance of 424.99 feet to a survey nail at the point of intersection of said South line with the centerline of Bull Rapids Road; thence North 33 degrees 31 minutes 43 seconds West, on and along said centerline, a distance of 524.41 feet to a survey nail at the Northwest corner of a 5.678 acre tract of real estate described in a deed to Harvey J. Zehr and Rachel G. Zehr in Document Number 2022009462 in the Office of the Recorder of Allen County, Indiana, this being the true

# SURVEY

point of beginning; thence North 57 degrees 47 minutes 38 seconds East, on and along the North line of said 5.678 acre tract, a distance of 793.91 feet to a #5 rebar at the Northeast corner thereof, being a point on the East line of the Fractional Northeast Quarter of said Section 18; thence North 02 degrees 52 minutes 55 seconds West, on and along said East line, a distance of 846.36 feet to a survey nail at the point of intersection of said survey nail with the plan centerline of Old U.S. Highway #24 (S project 178, dated 1929); thence South 60 degrees 11 minutes 30 seconds West, on and along said centerline, a distance of 1227.71 feet to a survey nail at the point of intersection of said centerline with the centerline of Bull Rapids Road; thence South 33 degrees 31 minutes 43 seconds East, on and along said centerline of Bull Rapids Road, a distance of 789.48 feet to the true point of beginning, containing 17.826 acres of land, subject to legal right-of-ways for Bull Rapids Road and Old U.S. Highway #24, and subject to all easements of record.

TRACT "D": (part of a tract described as Tract 1 in Document Number 2011053191)

Part of the West Half of the Northwest Quarter of Section 17, together with part of the Fractional Northeast Quarter of Section 18, lying South of the Maumee River, all in Township 31 North, Range 15 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 154-125, dated December 2, 2025, and being more particularly described as follows, to-wit:

Beginning at the West Quarter corner of said Section 17, being marked by a 1.5 inch diameter pipe; thence North 87 degrees 52 minutes 12 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Northwest Quarter of said Section 17, a distance of 1378.91 feet to a #5 rebar at the Southeast corner of the West Half of the Northwest Quarter of said Section 17; thence North 02 degrees 50 minutes 26 seconds West, on and along the East line of the West Half of the Northwest Quarter of said Section 17, a distance of 972.77 feet to a #5 rebar; thence South 87 degrees 48 minutes 54 seconds West, a distance of 1005.30 feet to a #5 rebar at the Northeast corner of a 10.742 acre tract of real estate described in a deed to Harvey J. Zehr and Rachel G. Zehr in Document Number 2022009448 in the Office of the Recorder of Allen County, Indiana; thence South 01 degrees 53 minutes 43 seconds East, on and along the East line of said 10.742 acre tract, a distance of 597.87 feet to a #5 rebar at the Southeast corner thereof; thence South 87 degrees 54 minutes 05 seconds West, on and along a South line of said 10.742 acre tract, a distance of 364.00 feet to a #5 rebar at a South corner thereof, also being the Southeast corner of a 5.678 acre tract of real estate described in a deed to Harvey J. Zehr and Rachel G. Zehr in Document Number 2022009462 in the Office of said Recorder; thence South 69 degrees 29 minutes 57 seconds West, on and along the South line of said 5.678 acre tract, a distance of 565.76 feet to a survey nail at the Southwest corner thereof, being a point on the centerline of Bull Rapids Road; thence South 33 degrees 31 minutes 43 seconds East, on and along said centerline, a distance of 224.34 feet to a survey nail at the point of intersection of said centerline with the South line of the Fractional Northeast Quarter of said Section 18; thence North 88 degrees 26 minutes 46

# SURVEY

seconds East, on and along said South line, a distance of 424.99 feet to the point of beginning, containing 28.958 acres of land, subject to legal right-of-way for Bull Rapids Road, and subject to all easements of record.

NEW ORIGINAL CONSOLIDATED DESCRIPTION: (a consolidated description of two tracts described in Document Number 2011053191)

Part of the West Half of the Northwest Quarter of Section 17, together with part of the Fractional Northeast Quarter of Section 18, lying South of the Maumee River, all in Township 31 North, Range 15 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 154-125, dated December 2, 2025, and being more particularly described as follows, to-wit:

Beginning at the West Quarter corner of said Section 17, being marked by a 1.5 inch diameter pipe; thence North 87 degrees 52 minutes 12 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Northwest Quarter of said Section 17, a distance of 1378.91 feet to a #5 rebar at the Southeast corner of the West Half of the Northwest Quarter of said Section 17; thence North 02 degrees 50 minutes 26 seconds West, on and along the East line of the West Half of the Northwest Quarter of said Section 17, a distance of 972.77 feet to a #5 rebar; thence South 87 degrees 48 minutes 54 seconds West, a distance of 1005.30 feet to a #5 rebar at the Northeast corner of a 10.742 acre tract of real estate described in a deed to Harvey J. Zehr and Rachel G. Zehr in Document Number 2022009448 in the Office of the Recorder of Allen County, Indiana; thence South 01 degrees 53 minutes 43 seconds East, on and along the East line of said 10.742 acre tract, a distance of 597.87 feet to a #5 rebar at the Southeast corner thereof; thence South 87 degrees 54 minutes 05 seconds West, on and along a South line of said 10.742 acre tract, a distance of 364.00 feet to a #5 rebar at a South corner thereof, also being the Southeast corner of a 5.678 acre tract of real estate described in a deed to Harvey J. Zehr and Rachel G. Zehr in Document Number 2022009462 in the Office of said Recorder; thence South 69 degrees 29 minutes 57 seconds West, on and along the South line of said 5.678 acre tract, a distance of 565.76 feet to a survey nail at the Southwest corner thereof; thence North 33 degrees 31 minutes 43 seconds West, on and along the West line of said 5.678 acre tract, being within the right-of-way of Bull Rapids Road, a distance of 300.07 feet to a survey nail at the Northwest corner of said 5.678 acre tract; thence North 57 degrees 47 minutes 38 seconds East, on and along the North line of said 5.678 acre tract, a distance of 793.91 feet to a #5 rebar at the Northeast corner thereof, being a point on the East line of the Fractional Northeast Quarter of said Section 18; thence North 02 degrees 52 minutes 55 seconds West, on and along said East line, a distance of 846.36 feet to a survey nail at the point of intersection of said survey nail with the plan centerline of Old U.S. Highway #24 (S project 178, dated 1929); thence South 60 degrees 11 minutes 30 seconds West, on and along said centerline, a distance of 1620.55 feet to the point of curvature of a tangent circular curve to the left having a radius of 19098.59 feet; thence Southwesterly, continuing on and

# SURVEY

along said centerline, aa defined by the arc of said curve, an arc distance of 527.78 feet, being subtended by a long chord having a length of 527.76 feet and a bearing of South 59 degrees 24 minutes 00 seconds West to the point of tangency; thence South 58 degrees 36 minutes 30 seconds West, continuing on and along said centerline and tangent to said curve, a distance of 178.10 feet to the point of curvature of a tangent circular curve to the right having a radius of 8594.37 feet; thence Southwesterly, continuing on and along said centerline, aa defined by the arc of said curve, an arc distance of 271.52 feet, being subtended by a long chord having a length of 271.51 feet and a bearing of South 59 degrees 30 minutes 48 seconds West to a survey nail at the Northwest corner of a 2.13 acre base tract of real estate described in a deed to Ruth V. Fry in Document Number 2011053191 in the Office of said Recorder; thence South 01 degrees 20 minutes 07 seconds East, on and along the West line of said 2.13 acre base tract, a distance of 452.38 feet to the Southwest corner thereof, being a point on the South line of the Fractional Northeast Quarter of said Section 18; thence North 88 degrees 26 minutes 46 seconds East, on and along said South line, a distance of 2322.01 feet to the point of beginning, containing 77.352 acres of land, subject to legal right-of-ways for Bull Rapids Road and Old U.S. Highway #24, and subject to all easements of record.



# TAX INFORMATION

# TAX INFORMATION

1/2

AG/RURAL RES HOMESIT

511, 1 Family Dwell - Unplatted (0 to 9.9

20728 OLD 24

Fry Ruth V

02-10-18-253-003.000-052

Notes

Transfer of Ownership

Ownership

General Information

Date 11/18/2011  
Fry Ruth V  
01/01/1900 FRY LESTER D & RU

Doc ID Code Book/Page Adj Sale Price V/I  
WD /  
WD /

Owner  
Fry Ruth V  
Woodburn, IN 46797

Parcel Number  
02-10-18-253-003.000-052  
Local Parcel Number  
21-0018-0028

Routing Number  
Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9  
Year: 2025

Legal

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

Legal

Location Information

E 15' OF W 563 FT  
S OF US 24 NE 1/4 SEC 7 8

Assessment Year 2025  
Reason For Change AA  
As Of Date 03/26/2025  
Valuation Method Indiana Cost Mod  
Equalization Factor 1.0000  
Notice Required

Location Information

County Allen  
Township MAUMEE TOWNSHIP  
District 052 (Local 021)  
052 MAUMEE (21)  
School Corp 0255  
EAST ALLEN COUNTY  
Neighborhood 521008-052  
AG/RURAL RES HOMESITES 01-0

2025 Misc AA  
05/29/2025 03/22/2024 04/07/2023  
Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod

2025 Misc AA  
05/29/2025 03/22/2024 04/07/2023  
Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod

2025 Misc AA  
05/29/2025 03/22/2024 04/07/2023  
Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod

2025 Misc AA  
05/29/2025 03/22/2024 04/07/2023  
Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod

Land \$45,000  
Land Res (1) \$37,500  
Land Non Res (2) \$7,500  
Land Non Res (3) \$0

Land \$45,000  
Land Res (1) \$37,500  
Land Non Res (2) \$7,500  
Land Non Res (3) \$0

Land \$45,000  
Land Res (1) \$37,500  
Land Non Res (2) \$7,500  
Land Non Res (3) \$0

Land \$45,000  
Land Res (1) \$37,500  
Land Non Res (2) \$7,500  
Land Non Res (3) \$0

Improvement \$203,400  
Imp Res (1) \$203,400  
Imp Non Res (2) \$0  
Imp Non Res (3) \$0

Improvement \$203,400  
Imp Res (1) \$203,400  
Imp Non Res (2) \$0  
Imp Non Res (3) \$0

Improvement \$203,400  
Imp Res (1) \$203,400  
Imp Non Res (2) \$0  
Imp Non Res (3) \$0

Improvement \$203,400  
Imp Res (1) \$203,400  
Imp Non Res (2) \$0  
Imp Non Res (3) \$0

Total \$248,400  
Total Res (1) \$240,900  
Total Non Res (2) \$7,500  
Total Non Res (3) \$0

Total \$248,400  
Total Res (1) \$240,900  
Total Non Res (2) \$7,500  
Total Non Res (3) \$0

Total \$248,400  
Total Res (1) \$240,900  
Total Non Res (2) \$7,500  
Total Non Res (3) \$0

Total \$248,400  
Total Res (1) \$240,900  
Total Non Res (2) \$7,500  
Total Non Res (3) \$0

Act Front. 0  
Size Factor 1.00  
Rate \$37,500  
Adj. Rate \$37,500  
Ext. Value \$37,500  
Infl. % 0%

Act Front. 0  
Size Factor 1.00  
Rate \$37,500  
Adj. Rate \$37,500  
Ext. Value \$37,500  
Infl. % 0%

Act Front. 0  
Size Factor 1.00  
Rate \$37,500  
Adj. Rate \$37,500  
Ext. Value \$37,500  
Infl. % 0%

Act Front. 0  
Size Factor 1.00  
Rate \$37,500  
Adj. Rate \$37,500  
Ext. Value \$37,500  
Infl. % 0%

Cap 1 100.00  
Cap 2 0.00  
Cap 3 0.00  
Value \$37,500

Cap 1 100.00  
Cap 2 0.00  
Cap 3 0.00  
Value \$37,500

Cap 1 100.00  
Cap 2 0.00  
Cap 3 0.00  
Value \$37,500

Cap 1 100.00  
Cap 2 0.00  
Cap 3 0.00  
Value \$37,500

Act Front. 0  
Size Factor 0.938  
Rate \$8,000  
Adj. Rate \$8,000  
Ext. Value \$7,504  
Infl. % 0%

Act Front. 0  
Size Factor 0.938  
Rate \$8,000  
Adj. Rate \$8,000  
Ext. Value \$7,504  
Infl. % 0%

Act Front. 0  
Size Factor 0.938  
Rate \$8,000  
Adj. Rate \$8,000  
Ext. Value \$7,504  
Infl. % 0%

Act Front. 0  
Size Factor 0.938  
Rate \$8,000  
Adj. Rate \$8,000  
Ext. Value \$7,504  
Infl. % 0%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 0.192  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 0.192  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 0.192  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 0.192  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Act Front. 0  
Size Factor 1.00  
Rate \$2,120  
Adj. Rate \$2,120  
Ext. Value \$407  
Infl. % -100%

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Cap 1 0.00  
Cap 2 100.00  
Cap 3 0.00  
Value \$0

Market Model Res | MAU 521008 (11-81)  
Characteristics  
Topography Flood Hazard Level   
Public Utilities ERA   
Electricity   
Streets or Roads TIF   
Paved   
Neighborhood Life Cycle Stage  
Other  
Printed Friday, May 30, 2025  
Review Group 2023  
Data Source N/A  
Collector 03/17/2023 tmplaa  
Appraiser 06/16/2023 ivgcaa

# TAX INFORMATION

20728 OLD 24

511, 1 Family Dwell - Unplatted (0 to 9.9 AG/RURAL RES HOMESIT

2/2

Fry Ruth V

### General Information

Occupancy Single-Family  
 Description Single-Family (1812 S  
 Story Height 1  
 Style 40 Conventional 1 stor  
 Finished Area 1812 sqft  
 Make

### Plumbing

# TF  
 Full Bath 2 6  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 4 8

### Floor Finish

Tile  
 Carpet  
 Unfinished  
 Other

### Accommodations

Bedrooms 3  
 Living Rooms 0  
 Dining Rooms 0  
 Family Rooms 1  
 Total Rooms 5

### Wall Finish

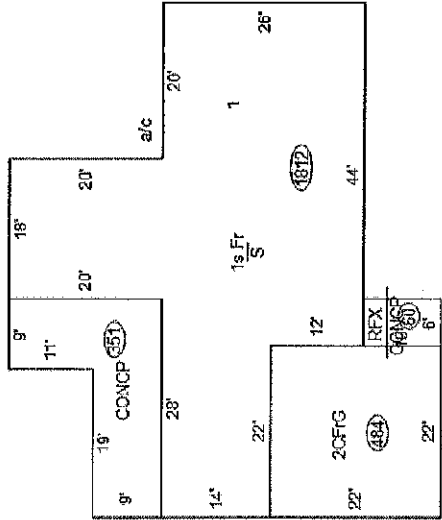
Plaster/Drywall  
 Paneling  
 Fiberboard

### Roofing

Built-Up  
 Metal  
 Asphalt  
 Other

### Exterior Features

Description Area Value  
 Patio, Concrete 60 \$400  
 Patio, Concrete 351 \$2,500  
 Canopy, Roof Extension 60 \$1,000



### Cost Ledger

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1812	1812	\$154,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsm't					
Crawl					
Slab		1812	0	\$0	
				Total Base	\$154,300
				1 Row Type Adj. x 1.00	\$154,300
				Unfin Int (-)	\$0
				Ex Liv Units (+)	\$0
				Rec Room (+)	\$0
				Loft (+)	\$0
				Fireplace (+)	\$4,700
				No Heating (-)	\$0
				A/C (+)	\$5,400
				No Elec (-)	\$0
				Plumbing (+/-)	\$2,400
				Spec Plumb (+)	\$0
				Elevator (+)	\$0
				Sub-Total, One Unit	\$166,800
				Sub-Total, 1 Units	\$3,900
				Exterior Features (+)	\$170,700
				Garages (+) 484 sqft	\$20,100
				Quality and Design Factor (Grade)	\$190,800
				Location Multiplier	1.00
				Replacement Cost	0.96
					\$183,168

### Adjustments

Abn	Obs	Norm	Dep	RCN	Size	Adj Rate	LCM	Base Rate	Eff Co	Eff Year	Year	Grade	Constr Type	Story Height	Description
0%	100%	100%	100%	100%	100%	1.00	0.96	\$41.04	84 A	1961	1961	C	Wood Fr	1	Single-Family (1812 SqFt)
0%	100%	100%	100%	100%	24'x28'	\$39.40	0.96	\$41.04	84 A	1961	1961	C	Wood Fr	1	Detached Garage (24x28)

### Summary of Improvements

Description	Area	Value	Count	Value
Specialty Plumbing				

### Summary of Improvements

Description	Area	Value	Count	Value
Specialty Plumbing				

Total this page \$203,400

Total all pages \$203,400

Total this page \$203,400

# TAX INFORMATION



LowTaxInfo



## 20728 Old 24

Woodburn, IN 46797

## Fry Ruth V

20728 Old 24  
Woodburn, IN 46797



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

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

**\$0.00**  
Total Due ⓘ



## Property Information

Tax Year/Pay Year

2024 / 2025

Property Type

Real

Parcel Number

02-10-18-253-003.000-052

Tax Unit / Description

52 - Maumee

Duplicate Number

1883491

# TAX INFORMATION

**Property Class**

RESIDENTIAL ONE FAMILY DWELLING ON  
UNPLATTED LAND OF 0-9.99 ACRES

**Legal Description**

Note: Not to be used on legal documents  
E 184 Of W 563 Ft S Of Us 24 Ne1/4 Sec 18

**Mortgage Company**

None

**Section-Township-Range**

No Info

**TIF**

None

**Parcel Acres**

2.13

**Homestead Credit Filed?**

Yes

**Lot Number**

No Info

**Over 65 Circuit Breaker?**

Yes

**Block/Subdivision**

No info

## Billing

### Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$178.60	\$0.00	\$178.60
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$178.60	\$0.00	\$178.60
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$21.33	\$0.00	\$21.33
Delq NTS Pen:	\$2.13	\$0.00	\$2.13
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

# TAX INFORMATION

	Tax Bill	Adjustments	Balance
LIT Credits:	\$290.73	\$0.00	\$290.73
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:	\$1,494.48	\$0.00	\$1,494.48
Tax and Penalty:			\$380.66
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$380.66
Receipts:			\$380.66
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	05/16/2025	S	\$202.06	Lock Box Payment Check Nbr 5019	N
2025	11/06/2025	F	\$178.60	Lock Box Payment 11/05/2025 Check Nbr 1	N

## Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2025</u>	\$178.60	\$178.60	\$23.46	\$380.66	\$380.66
<u>2024</u>	\$213.32	\$213.32	\$21.33	\$447.97	\$426.64
<u>2023</u>	\$210.98	\$210.98	\$0.00	\$421.96	\$421.96
<u>2022</u>	\$204.96	\$204.96	\$0.00	\$409.92	\$409.92
<u>2021</u>	\$184.30	\$184.30	\$0.00	\$368.60	\$368.60
<u>2020</u>	\$193.49	\$193.49	\$0.00	\$386.98	\$386.98
<u>2019</u>	\$319.74	\$319.74	\$0.00	\$639.48	\$639.48
<u>2018</u>	\$322.79	\$322.79	\$0.00	\$645.58	\$645.58
<u>2017</u>	\$320.39	\$320.39	\$0.00	\$640.78	\$640.78

# TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2016</u>	\$307.92	\$307.92	\$0.00	\$615.84	\$615.84
<u>2015</u>	\$306.98	\$306.98	\$0.00	\$613.96	\$613.96
<u>2014</u>	\$374.30	\$374.30	\$0.00	\$748.60	\$748.60
<u>2013</u>	\$383.52	\$383.52	\$0.00	\$767.04	\$767.04
<u>2012</u>	\$347.00	\$347.00	\$0.00	\$694.00	\$694.00
<u>2011</u>	\$345.09	\$345.09	\$0.00	\$690.18	\$690.18

## Tax Overview

### Current Tax Summary

Tax Summary Item	2024	2025
<b>1. Gross assessed value of property</b>		
1a. Gross assessed value of land and improvements	\$190,800	\$243,900
1b. Gross assessed value of all other residential property	\$0	\$7,500
1c. Gross assessed value of all other property	\$18,700	\$0
<b>2. Equals total gross assessed value of property</b>	\$209,500	\$251,400
2a. Minus deductions	(\$119,120)	(\$135,462)
<b>3. Equals subtotal of net assessed value of property</b>	\$90,380	\$115,938
3a. Multiplied by your local tax rate	1.7684	1.8479
<b>4. Equals gross tax liability</b>	\$1,598.28	\$2,142.41
4a. Minus local property tax credits	(\$250.47)	(\$290.73)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	(\$921.17)	(\$1,494.48)
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability</b>	\$426.64	\$357.20

### Assessed Values as of 03/22/2024

Land Value	\$45,000
Improvements	\$206,400

### Exemptions / Deductions

Description	Amount
Homestead Stand	\$48,000.00
Homestead Supp	\$73,462.00
Over 65	\$14,000.00
<b>Count: 3</b>	<b>\$135,462.00</b>

# TAX INFORMATION

## Other Assessments

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
Fry Lester D & Ruth Viola	11/18/2011		2011053191		
Prior To Tax System	02/03/1970	0c8958			

# TAX INFORMATION

02-10-18-278-001.000-052

General Information

Parcel Number  
02-10-18-278-001.000-052  
Local Parcel Number  
21-0018-0003  
Tax ID:

Routing Number

Property Class 100  
Vacant Land  
Year: 2025

Location Information

County  
Allen  
Township  
MAUMEE TOWNSHIP  
District 052 (Local 021)  
052 MAUMEE (21)  
School Corp 0255  
EAST ALLEN COUNTY  
Neighborhood 521008-052  
AG/RURAL RES HOMESITES 01-0

Section/Plat  
0183115

Location Address (1)  
6720 BULL RAPIDS RD  
WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Flood Hazard Level  
Public Utilities ERA  
Electricity  
Streets or Roads TIF  
Paved  
Neighborhood Life Cycle Stage  
Other

Printed Saturday, May 31, 2025

Review Group 2023

6720 BULL RAPIDS RD

Ownership

Fry Ruth V  
20728 US Highway 24  
Woodburn, IN 46797

Legal

E PT FRL NE 1/4 S OF  
CANAL SEC 18 EX PT SOLD

Transfer of Ownership

Date  
11/18/2011 Fry Ruth V  
04/13/2011 Fry Lester D & Ruth V  
04/08/2009 ZIRKELBACH PAUL IN 2008016601  
01/01/1900 STOLLER EZRA W &

Doc ID Code Book/Pages Adj Sale Price VII

WD  
WD  
PR  
WD

100, Vacant Land

AG/RURAL RES HOMESIT

Notes

1/2

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

Assessment Year	Reason For Change	2025	2024	2023	2022
06/28/2025	Misc	AA	AA	AA	AA
Indiana Cost Mod	Indiana Cost Mod	03/28/2025	04/07/2023	03/21/2022	
1.0000	1.0000	1.0000	1.0000	1.0000	
Equilization Factor	Notice Required				
Land		\$35,700	\$33,400	\$32,000	\$25,300
Land Res (1)		\$0	\$0	\$0	\$0
Land Non Res (2)		\$35,700	\$33,400	\$32,000	\$25,300
Land Non Res (3)		\$0	\$0	\$0	\$0
Improvement		\$0	\$0	\$0	\$0
Imp Res (1)		\$0	\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0	\$0
Imp Non Res (3)		\$0	\$0	\$0	\$0
Total		\$35,700	\$33,400	\$32,000	\$25,300
Total Res (1)		\$0	\$0	\$0	\$0
Total Non Res (2)		\$35,700	\$33,400	\$32,000	\$25,300
Total Non Res (3)		\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Int'l. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	HS	0	12.4100	1.06	\$2,120	\$2,247	\$27,885	0%	1.0000	0.00	100.00	0.00	\$27,880
4	A	NP	0	3.6100	0.85	\$2,120	\$1,802	\$6,505	0%	1.0000	0.00	100.00	0.00	\$6,510
4	A	NA	0	0.7300	0.85	\$2,120	\$1,802	\$1,315	0%	1.0000	0.00	100.00	0.00	\$1,320
82	A		0	1.47	1.00	\$2,120	\$2,120	\$3,116	-100%	1.0000	0.00	100.00	0.00	\$0

Market Model

Characteristics

Topography Flood Hazard Level  
Public Utilities ERA  
Electricity  
Streets or Roads TIF  
Paved  
Neighborhood Life Cycle Stage  
Other

Printed Saturday, May 31, 2025

Review Group 2023

Land Computations

Calculated Acreage 18.22

Actual Frontage 0

Developer Discount

Parcel Acreage 18.22

81 Legal Drain NV 0.00

82 Public Roads NV 1.47

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 16.75

Farmland Value \$35,720

Measured Acreage 16.75

Avg Farmland Value/Acre 2133

Value of Farmland \$55,730

Classified Total \$0

Farm / Classified Value \$35,700

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$35,700

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$35,700

Appraiser 02/20/2023 impla

Collector 02/20/2023 impla

Data Source N/A

# TAX INFORMATION



LowTaxInfo



## 6720 Bull Rapids Rd

Woodburn, IN 46797

## Fry Ruth V

20728 US Highway 24  
Woodburn, IN 46797

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

02-10-18-278-001.000-052

### Duplicate Number

1883495

### Property Type

Real

### Tax Unit / Description

52 - Maumee

### Property Class

AGRICULTURAL - VACANT LAND

### Mortgage Company

None

### TIF

None

### Homestead Credit Filed?

No

### Over 65 Circuit Breaker?

No

# TAX INFORMATION

**Legal Description**

Note: Not to be used on legal documents

E Pt Frl Ne 1/4 S Of Canal Sec 18 Ex Pt Sold

**Parcel Acres**

18.22

**Lot Number**

No Info

**Section-Township-Range**

No Info

**Block/Subdivision**

No info

## Billing

### Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$330.18	\$0.00	\$330.18
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$330.18	\$0.00	\$330.18
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$26.02	\$0.00	\$26.02
Delq NTS Pen:	\$2.60	\$0.00	\$2.60
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
LIT Credits:	\$49.22	\$0.00	\$49.22
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 INFORMATION

	Tax Bill	Adjustments	Balance
Tax and Penalty:			\$688.98
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
<b>Subtotal:</b>			<b>\$688.98</b>
Receipts:			\$688.98
<b>Total Due:</b>			<b>\$0.00</b>
Surplus Transfer:			\$0.00
Account Balance:			\$0.00

## Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/16/2025	S	\$358.80	Lock Box Payment Check Nbr 5019	N
2025	11/06/2025	F	\$330.18	Lock Box Payment 11/05/2025 Check Nbr 1	N

## Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<u>2025</u>	\$330.18	\$330.18	\$28.62	\$688.98	\$688.98
<u>2024</u>	\$260.22	\$260.22	\$26.02	\$546.46	\$520.44
<u>2023</u>	\$202.99	\$202.99	\$0.00	\$405.98	\$405.98
<u>2022</u>	\$198.86	\$198.86	\$0.00	\$397.72	\$397.72
<u>2021</u>	\$166.66	\$166.66	\$0.00	\$333.32	\$333.32
<u>2020</u>	\$207.52	\$207.52	\$0.00	\$415.04	\$415.04
<u>2019</u>	\$223.95	\$223.95	\$0.00	\$447.90	\$447.90
<u>2018</u>	\$267.68	\$267.68	\$0.00	\$535.36	\$535.36
<u>2017</u>	\$285.70	\$285.70	\$0.00	\$571.40	\$571.40
<u>2016</u>	\$286.24	\$286.24	\$0.00	\$572.48	\$572.48
<u>2015</u>	\$297.62	\$297.62	\$0.00	\$595.24	\$595.24
<u>2014</u>	\$262.59	\$262.59	\$0.00	\$525.18	\$525.18
<u>2013</u>	\$250.16	\$250.16	\$0.00	\$500.32	\$500.32
<u>2012</u>	\$224.69	\$224.69	\$0.00	\$449.38	\$449.38

# TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2011	\$193.52	\$193.52	\$0.00	\$387.04	\$387.04

## Tax Overview

### Current Tax Summary

Tax Summary Item	2024	2025
<b>1. Gross assessed value of property</b>		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$32,000	\$38,400
1c. Gross assessed value of all other property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$32,000</b>	<b>\$38,400</b>
2a. Minus deductions	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$32,000</b>	<b>\$38,400</b>
3a. Multiplied by your local tax rate	1.7684	1.8479
<b>4. Equals gross tax liability</b>	<b>\$565.89</b>	<b>\$709.58</b>
4a. Minus local property tax credits	(\$45.45)	(\$49.22)
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
<b>5. Total property tax liability</b>	<b>\$520.44</b>	<b>\$660.36</b>

### Assessed Values as of 03/22/2024

Land Value	\$38,400
Improvements	\$0

### Exemptions / Deductions

Description	Amount
No data	

### Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

# TAX INFORMATION

## 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
Fry Lester D & Ruth V	11/18/2011		2011053191		
Zirkelbach Pauline E & Fry Ruth V	04/13/2011		2011016432		
Stoller Ezra W & Minnie I	04/08/2009		2009016601		
Delagrang Irvin & Rebacca	05/11/1953	Z24			
Prior To Tax System	01/01/1801				

# TAX INFORMATION

02-10-18-253-004.000-052

**General Information**

Parcel Number  
02-10-18-253-004.000-052  
Local Parcel Number  
21-0018-0004  
Tax ID:

Routing Number

Property Class 100  
Vacant Land

Year: 2025

**Location Information**

County  
Allen  
Township  
MAUMEE TOWNSHIP  
District 052 (Local 021)  
052 MAUMEE (21)  
School Corp 0255  
EAST ALLEN COUNTY  
Neighborhood 521008-052  
AGRURAL RES HOMESITES 01-0

Section/Plat  
0018

Location Address (1)  
2100 OLD 24  
WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model  
N/A

**Characteristics**

Topography  Flood Hazard Level  
Public Utilities  ERA  
Electricity   
Streets or Roads  TIF  
Paved   
Neighborhood Life Cycle Stage  
Other  
Printed  
Friday, May 30, 2025  
Review Group 2023

Fry Ruth V

**Ownership**

Fry Ruth V  
20728 Old 24  
Woodburn, IN 46797

**Legal**

S PT NE1/4 BETW RDS  
EXW 553 FT SEC 18

2100 OLD 24

**Transfer of Ownership**

Date  
11/18/2011 Fry Ruth V  
04/13/2011 Fry Lester D & Ruth V  
04/08/2009 ZIRKELBACH PAULIN 200901601  
01/01/1900 STOLLER EZRA W &

100, Vacant Land

AG/RURAL RES HOMESIT

**Notes**

1/2



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	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
2025	WIP	05/28/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$46,500	\$0	\$46,500	\$0	\$0	\$0	\$0	\$0	\$46,500	\$2,120	\$30,562	0%	1.0000	0.00	100.00	0.00	\$30,560
2025	Misc	03/28/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$52,400	\$0	\$52,400	\$0	\$0	\$0	\$0	\$0	\$52,400	\$1,442	\$2,307	0%	1.0000	0.00	100.00	0.00	\$2,310
2024	AA	03/22/2024	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$4,700	\$41,700	0%	1.0000	0.00	100.00	0.00	\$41,700
2023	AA	04/07/2023	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$41,700	\$0	\$41,700	\$0	\$0	\$0	\$0	\$0	\$41,700	\$4,700	\$41,700	0%	1.0000	0.00	100.00	0.00	\$41,700
2022	AA	03/21/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$32,900	\$0	\$32,900	\$0	\$0	\$0	\$0	\$0	\$32,900	\$4,700	\$32,900	0%	1.0000	0.00	100.00	0.00	\$32,900

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

Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A NP	0	16.9900	0.85	\$2,120	\$1,802	\$30,562	0%	1.0000	0.00	100.00	0.00	\$30,560
4	A SCB2	0	1.8000	0.68	\$2,120	\$1,442	\$2,307	0%	1.0000	0.00	100.00	0.00	\$2,310
4	A HS	0	4.7000	1.06	\$2,120	\$2,247	\$10,561	0%	1.0000	0.00	100.00	0.00	\$10,560
4	A MSC	0	2.4000	0.60	\$2,120	\$1,272	\$3,053	0%	1.0000	0.00	100.00	0.00	\$3,050
82	A R0B2	0	2.0000	1.00	\$2,120	\$2,120	\$4,240	-100%	1.0000	0.00	100.00	0.00	\$0

**Land Computations**

Calculated Acreage 27.66  
Actual Frontage 0  
Developer Discount   
Parcel Acreage 27.66  
81 Legal Drain NV 0.00  
82 Public Roads NV 2.00  
83 UT Towers NV 0.00  
9 Homesite 0.00  
91/92 Acres 0.00  
Total Acres Farmland 25.66  
Farmland Value \$46,480  
Measured Acreage 25.66  
Avg Farmland Value/Acre 1811  
Value of Farmland \$46,470  
Classified Total \$0  
Farm / Classified Value \$46,500  
Homesite(s) Value \$0  
91/92 Value \$0  
Supp. Page Land Value \$0  
CAP 1 Value \$46,500  
CAP 2 Value \$0  
CAP 3 Value \$0  
Total Value \$46,500

Data Source N/A  
Collector 02/20/2023  
Appraiser 02/20/2023  
Implpa

# TAX INFORMATION



LowTaxInfo



## Old 24

Woodburn, IN 46797

## Fry Ruth V

20728 Old 24  
Woodburn, IN 46797

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

02-10-18-253-004.000-052

### Duplicate Number

1883492

### Property Type

Real

### Tax Unit / Description

52 - Maumee

### Property Class

AGRICULTURAL - VACANT LAND

### Mortgage Company

None

### TIF

None

### Homestead Credit Filed?

No

### Over 65 Circuit Breaker?

No

# TAX INFORMATION

**Legal Description**

Note: Not to be used on legal documents

S Pt Ne1/4 Betw Rds Ex W 563 Ft Sec 18

**Parcel Acres**

27.66

**Lot Number**

No Info

**Section-Township-Range**

No Info

**Block/Subdivision**

No info

## Billing

### Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$429.94	\$0.00	\$429.94
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$429.94	\$0.00	\$429.94
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$33.91	\$0.00	\$33.91
Delq NTS Pen:	\$3.39	\$0.00	\$3.39
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
LIT Credits:	\$64.08	\$0.00	\$64.08
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 INFORMATION

	Tax Bill	Adjustments	Balance
Tax and Penalty:			\$897.18
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
<b>Subtotal:</b>			<b>\$897.18</b>
Receipts:			\$897.18
<b>Total Due:</b>			<b>\$0.00</b>
Surplus Transfer:			\$0.00
Account Balance:			\$0.00

## Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/16/2025	S	\$467.24	Lock Box Payment Check Nbr 5019	N
2025	11/06/2025	F	\$429.94	Lock Box Payment 11/05/2025 Check Nbr 1	N

## Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<a href="#">2025</a>	\$429.94	\$429.94	\$37.30	\$897.18	\$897.18
<a href="#">2024</a>	\$339.10	\$339.10	\$33.91	\$712.11	\$678.20
<a href="#">2023</a>	\$263.96	\$263.96	\$0.00	\$527.92	\$527.92
<a href="#">2022</a>	\$259.35	\$259.35	\$0.00	\$518.70	\$518.70
<a href="#">2021</a>	\$216.82	\$216.82	\$0.00	\$433.64	\$433.64
<a href="#">2020</a>	\$269.84	\$269.84	\$0.00	\$539.68	\$539.68
<a href="#">2019</a>	\$291.71	\$291.71	\$0.00	\$583.42	\$583.42
<a href="#">2018</a>	\$348.32	\$348.32	\$0.00	\$696.64	\$696.64
<a href="#">2017</a>	\$372.26	\$372.26	\$0.00	\$744.52	\$744.52
<a href="#">2016</a>	\$373.35	\$373.35	\$0.00	\$746.70	\$746.70
<a href="#">2015</a>	\$388.19	\$388.19	\$0.00	\$776.38	\$776.38
<a href="#">2014</a>	\$341.28	\$341.28	\$0.00	\$682.56	\$682.56
<a href="#">2013</a>	\$324.74	\$324.74	\$0.00	\$649.48	\$649.48
<a href="#">2012</a>	\$292.18	\$292.18	\$0.00	\$584.36	\$584.36

# TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2011	\$252.38	\$252.38	\$0.00	\$504.76	\$504.76

## Tax Overview

### Current Tax Summary

Tax Summary Item	2024	2025
<b>1. Gross assessed value of property</b>		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$41,700	\$50,000
1c. Gross assessed value of all other property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$41,700</b>	<b>\$50,000</b>
2a. Minus deductions	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$41,700</b>	<b>\$50,000</b>
3a. Multiplied by your local tax rate	1.7684	1.8479
<b>4. Equals gross tax liability</b>	<b>\$737.43</b>	<b>\$923.96</b>
4a. Minus local property tax credits	(\$59.23)	(\$64.08)
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
<b>5. Total property tax liability</b>	<b>\$678.20</b>	<b>\$859.88</b>

### Assessed Values as of 03/22/2024

Land Value	\$50,000
Improvements	\$0

### Exemptions / Deductions

Description	Amount
No data	

### Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

# TAX INFORMATION

## 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
Fry Lester D & Ruth V	11/18/2011		2011053191		
Zirkelbach Pauline E & Fry Ruth V	04/13/2011		2011016432		
Stoller Ezra W & Minnie I	04/08/2009		2009016601		
Delagrang Irvin & Rebacca	05/11/1953	Z24			
Prior To Tax System	01/01/1801				

# TAX INFORMATION

02-10-17-100-006.000-052

**General Information**

Parcel Number  
02-10-17-100-006.000-052  
Local Parcel Number  
21-0017-0005  
Tax ID:

Routing Number

Property Class 100  
Vacant Land

Year: 2025

**Location Information**

County  
Allen  
Township  
MAUMEE TOWNSHIP  
District 052 (Local 021)  
052 MAUMEE (21)  
School Corp 0255  
EAST ALLEN COUNTY  
Neighborhood 521008-052  
AGRIURAL RES HOMESITES 01-0

Section/Plat  
0017

Location Address (1)  
6712 BULL RAPIDS RD  
WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model  
N/A

**Characteristics**

Topography  Flood Hazard Level  
Public Utilities  ERA  
Streets or Roads  TIF  
Unpaved

Neighborhood Life Cycle Stage

Other  
Printed Friday, May 30, 2025

Review Group 2023

6712 BULL RAPIDS RD

**Ownership**

Fry Ruth V  
20728 East US Hwy 24  
Woodburn, IN 46797  
Date  
11/18/2011 Fry Ruth V  
04/13/2011 Fry Lester D & Ruth V  
04/08/2009 Fry Ruth V  
01/01/1900 STOLLER EZRA W &

**Legal**

S 1/2 SW 1/4 NW 1/4  
SEC 17 EX PT SOLD

AGRIURAL RES HOMESIT

**Notes**

Transfer of Ownership  
Doc ID Code Book/Page Adj Sale Price VII  
WD /  
WD /  
PR /  
WD /



**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	Misc	AA	AA	AA	AA	AA
As Of Date	05/29/2025	03/28/2025	03/22/2024	04/07/2023	09/21/2022	
Valuation Method	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	
Notices Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Land	\$33,600	\$37,900	\$36,200	\$30,200	\$23,800	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$33,600	\$37,900	\$36,200	\$30,200	\$23,800	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Improvement	\$0	\$0	\$0	\$0	\$0	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$33,600	\$37,900	\$36,200	\$30,200	\$23,800	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$33,600	\$37,900	\$36,200	\$30,200	\$23,800	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

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

Pricing Method	4	A	HS	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	InfL %	Market Factor	Cap 1	Cap 2	Cap 3	Value
				0	14,9700	1.06	\$2,120	\$2,247	\$33,638	0%	1.0000	0.00	100.00	0.00	\$33,640

**Land Computations**

Calculated Acreage	14.97
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	14.97
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	14.97
Farmland Value	\$33,640
Measured Acreage	14.97
Avg Farmland Value/Acre	2247
Value of Farmland	\$33,640
Classified Total	\$0
Farm / Classified Value	\$33,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$33,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$33,600</b>

Appraiser 02/20/2023

Collector 02/20/2023

Data Source N/A

Review Group 2023

# TAX INFORMATION



LowTaxInfo



## 6712 Bull Rapids Rd

Woodburn, IN 46797

## Fry Ruth V

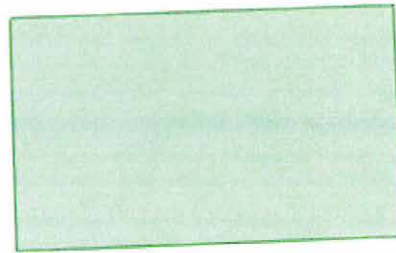
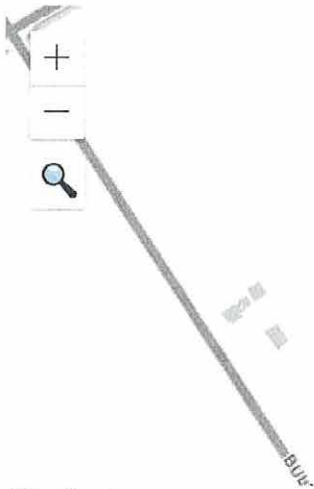
20728 US Hwy 24  
Woodburn, IN 46797

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

02-10-17-100-006.000-052

### Duplicate Number

1883447

### Property Type

Real

### Tax Unit / Description

52 - Maumee

### Property Class

AGRICULTURAL - VACANT LAND

### Mortgage Company

None

### TIF

None

### Homestead Credit Filed?

No

### Over 65 Circuit Breaker?

No

# TAX INFORMATION

**Legal Description**

Note: Not to be used on legal documents

S 1/2 Sw 1/4 Nw 1/4 Sec 17 Ex Pt Sold

**Parcel Acres**

14.97

**Lot Number**

No Info

**Section-Township-Range**

No Info

**Block/Subdivision**

No info

## Billing

### Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$311.27	\$0.00	\$311.27
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$311.27	\$0.00	\$311.27
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$24.56	\$0.00	\$24.56
Delq NTS Pen:	\$2.46	\$0.00	\$2.46
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
LIT Credits:	\$46.40	\$0.00	\$46.40
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 INFORMATION

	Tax Bill	Adjustments	Balance
Tax and Penalty:			\$649.56
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
<b>Subtotal:</b>			<b>\$649.56</b>
Receipts:			\$649.56
<b>Total Due:</b>			<b>\$0.00</b>
Surplus Transfer:			\$0.00
Account Balance:			\$0.00

## Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/16/2025	S	\$338.29	Lock Box Payment Check Nbr 5019	N
2025	11/06/2025	F	\$311.27	Lock Box Payment 11/05/2025 Check Nbr 1	N

## Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<a href="#">2025</a>	\$311.27	\$311.27	\$27.02	\$649.56	\$649.56
<a href="#">2024</a>	\$245.58	\$245.58	\$24.56	\$515.72	\$491.16
<a href="#">2023</a>	\$190.95	\$190.95	\$0.00	\$381.90	\$381.90
<a href="#">2022</a>	\$187.87	\$187.87	\$0.00	\$375.74	\$375.74
<a href="#">2021</a>	\$156.64	\$156.64	\$0.00	\$313.28	\$313.28
<a href="#">2020</a>	\$195.68	\$195.68	\$0.00	\$391.36	\$391.36
<a href="#">2019</a>	\$211.56	\$211.56	\$0.00	\$423.12	\$423.12
<a href="#">2018</a>	\$252.24	\$252.24	\$0.00	\$504.48	\$504.48
<a href="#">2017</a>	\$269.24	\$269.24	\$0.00	\$538.48	\$538.48
<a href="#">2016</a>	\$269.64	\$269.64	\$0.00	\$539.28	\$539.28
<a href="#">2015</a>	\$280.36	\$280.36	\$0.00	\$560.72	\$560.72
<a href="#">2014</a>	\$246.68	\$246.68	\$0.00	\$493.36	\$493.36
<a href="#">2013</a>	\$235.60	\$235.60	\$0.00	\$471.20	\$471.20
<a href="#">2012</a>	\$211.37	\$211.37	\$0.00	\$422.74	\$422.74

# TAX INFORMATION

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2011	\$182.82	\$182.82	\$0.00	\$365.64	\$365.64

## Tax Overview

### Current Tax Summary

Tax Summary Item	2024	2025
<b>1. Gross assessed value of property</b>		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$30,200	\$36,200
1c. Gross assessed value of all other property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$30,200</b>	<b>\$36,200</b>
2a. Minus deductions	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$30,200</b>	<b>\$36,200</b>
3a. Multiplied by your local tax rate	1.7684	1.8479
<b>4. Equals gross tax liability</b>	<b>\$534.05</b>	<b>\$668.94</b>
4a. Minus local property tax credits	(\$42.89)	(\$46.40)
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
<b>5. Total property tax liability</b>	<b>\$491.16</b>	<b>\$622.54</b>

### Assessed Values as of 03/22/2024

Land Value	\$36,200
Improvements	\$0

### Exemptions / Deductions

Description	Amount
No data	

### Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

# TAX INFORMATION

## 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
Fry Lester D & Ruth V	11/18/2011		2011053191		
Zirkelbach Pauline E & Fry Ruth V	04/13/2011		2011016432		
Stoller Ezra W & Minnie I	04/08/2009		2009016601		
Delagrang Irvin & Rebacca	05/11/1953	Z-24			
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: 4035-275793

Property Address: 20728 Old 24 - Multiple Parcels, Woodburn, IN 46797

Revision Number:



## SCHEDULE A

1. Commitment Date: October 21, 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 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:

Heirs and/or Devisees of the Estate of Ruth V. Fry, Deceased

5. The Land is described as follows:

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

**\*\*HOLD FOR SURVEY\*\***

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

# PRELIMINARY TITLE



*First American*

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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

Form 50115218 (8-11-22)

Page 2 of 12

# 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

Form 50115218 (8-11-22)

# 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

# PRELIMINARY TITLE



*First American*

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.: 02-10-18-253-003.000-052 (E 184 Of W 563 Ft S Of Us 24 Ne1/4 Sec 18 - Parcel I)

May Installment of \$178.60 shows paid

November Installment of \$178.60 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$45,000.00
Improvements:	\$206,400.00
Homeowners Exemption:	\$48,000.00
Supplemental Homestead:	\$73,462.00
Other Exemption:	\$14,000.00 (Over 65)

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.: 02-10-18-253-004.000-052 (S Pt Ne1/4 Betw Rds Ex W 563 Ft Sec 18 - Parcel II)

May Installment of \$429.94 shows paid

November Installment of \$429.94 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$50,000.00
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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

Form 50115218 (8-11-22)

# PRELIMINARY TITLE



*First American*

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

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

Parcel No.: 02-10-18-278-001.000-052 (E Pt Frl Ne 1/4 S Of Canal Sec 18 Ex Pt Sold - Parcel III)

May Installment of \$330.18 shows paid

November Installment of \$330.18 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$38,400.00
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.

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

Parcel No.: 02-10-17-100-005.000-052 (S 9.75a Of N 3/4 W 1/2 Nw1/4 Sec 17 - Parcel IV)

May Installment of \$202.07 shows paid

November Installment of \$202.07 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$23,500.00
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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.

Form 50115218 (8-11-22)

Page 6 of 12

# PRELIMINARY TITLE



*First American*

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

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

Parcel No.: 02-10-17-100-006.000-052 (S 1/2 Sw 1/4 Nw 1/4 Sec 17 Ex Pt Sold - Parcel V)

May Installment of \$311.27 shows paid

November Installment of \$311.27 shows unpaid

Tax Year:	Current Year 2024 due 2025
Land:	\$36,200.00
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.

12. The Company is advised that Ruth V. Fry is deceased. An unsupervised estate has been opened in Allen County in Superior 2 Court under Cause No. 02D02-2510-EU-000487.

The Company requires that the granting clause of the deed to the grantee include substantially the following language: David J. Fry is the personal representative of the Estate of Ruth V. Fry, deceased. This Estate is pending as Cause Number 02D02-2510-EU-000487, 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 David J. Fry, as Personal Representative.

The attorney for the estate is Timothy Kent Babcock / 260-824-5566.

The date of death was September 11, 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.

13. Rights of tenants, if any, under any unrecorded leases.

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

14. Rights of way for drainage tiles, ditches, feeders, laterals, and legal drains and ditches, if any.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

Form 50115218 (8-11-22)

Page 7 of 12

# PRELIMINARY TITLE



*First American*

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

15. 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.
16. 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.
17. 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: Lester D. Fry and Ruth V. Fry, husband and wife  
Grantee: Ruth V. Fry  
Date of Recording: November 18, 2011  
Recorded: Instrument No. 2011053191

Grantor: Pauline E. Zirkelbach and Ruth V. Fry, as tenants in common  
Grantee: Lester D. Fry and Ruth V. Fry, husband and wife  
Date of Recording: April 13, 2011  
Recorded: Instrument No. 2011016432

Grantor: Pauline E. Zirkelbach and Ruth V. Fry, as Co-Personal Representatives of the  
Grantee: Estate of Minnie I. Stoller, deceased  
Date of Recording: Pauline E. Zirkelbach and Ruth V. Fry, as tenants in common  
Recorded: April 8, 2009  
Instrument No. 2009016601

Grantor: Ezra W. Stoller and Minnie I. Stoller  
Grantee: Lester D. Fry and Ruth Viola Dry, husband and wife  
Date of Recording: February 3, 1970  
Recorded: Instrument No. 70001875

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)

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

# PRELIMINARY TITLE



*First American*

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 EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

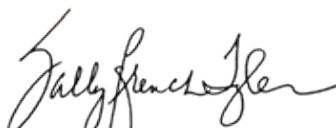
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### 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

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

Form 50115218 (8-11-22)

# 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

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

# PRELIMINARY TITLE



*First American*

**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:
- comply with the Schedule B, Part I—Requirements;
  - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2021 American Land Title Association. All rights reserved.**

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

# PRELIMINARY TITLE



*First American*

**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>.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Metropolitan Title of Indiana, LLC on behalf of First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

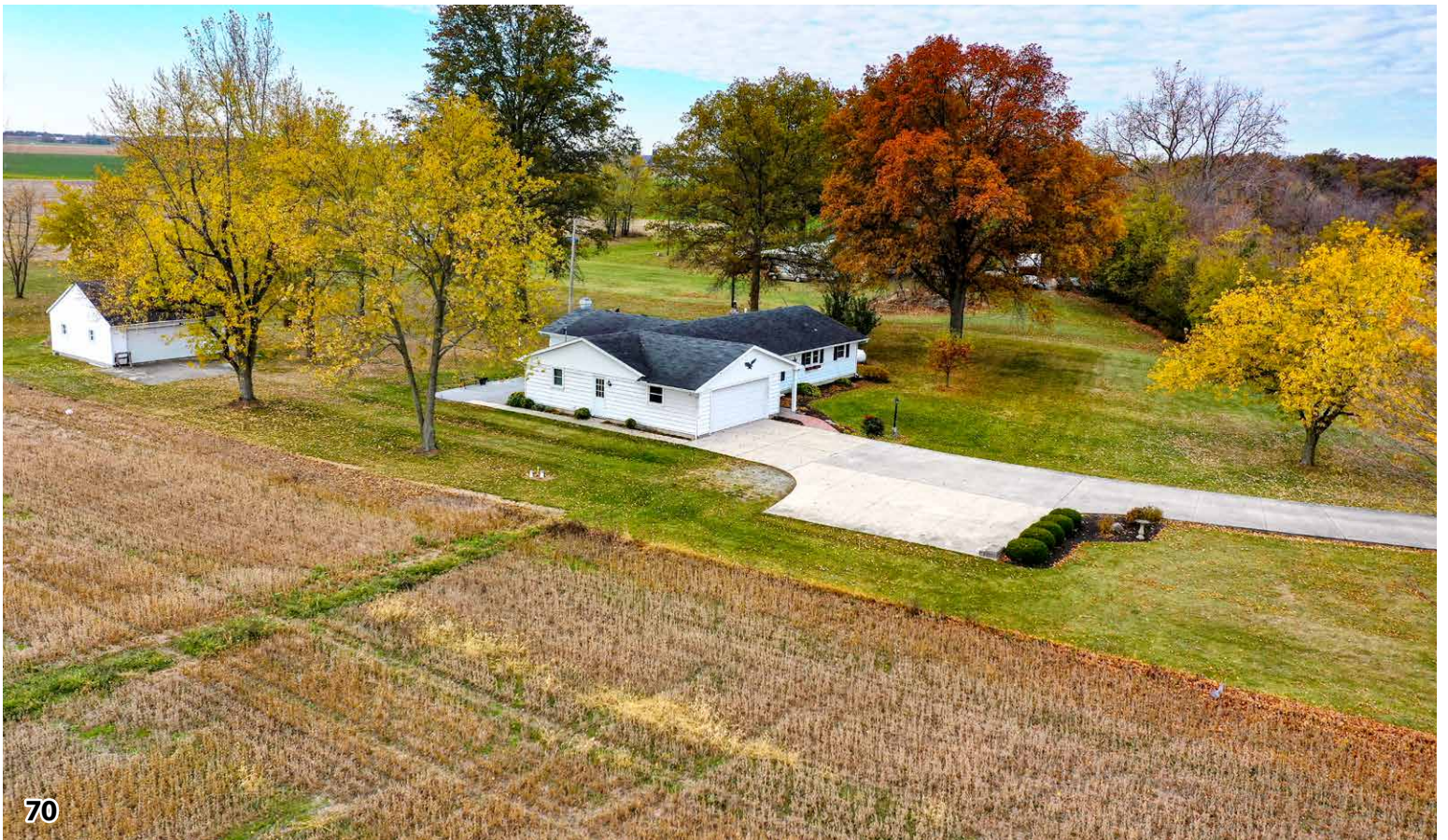
**Copyright 2021 American Land Title Association. All rights reserved.**

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



# PHOTOS

# PHOTOS



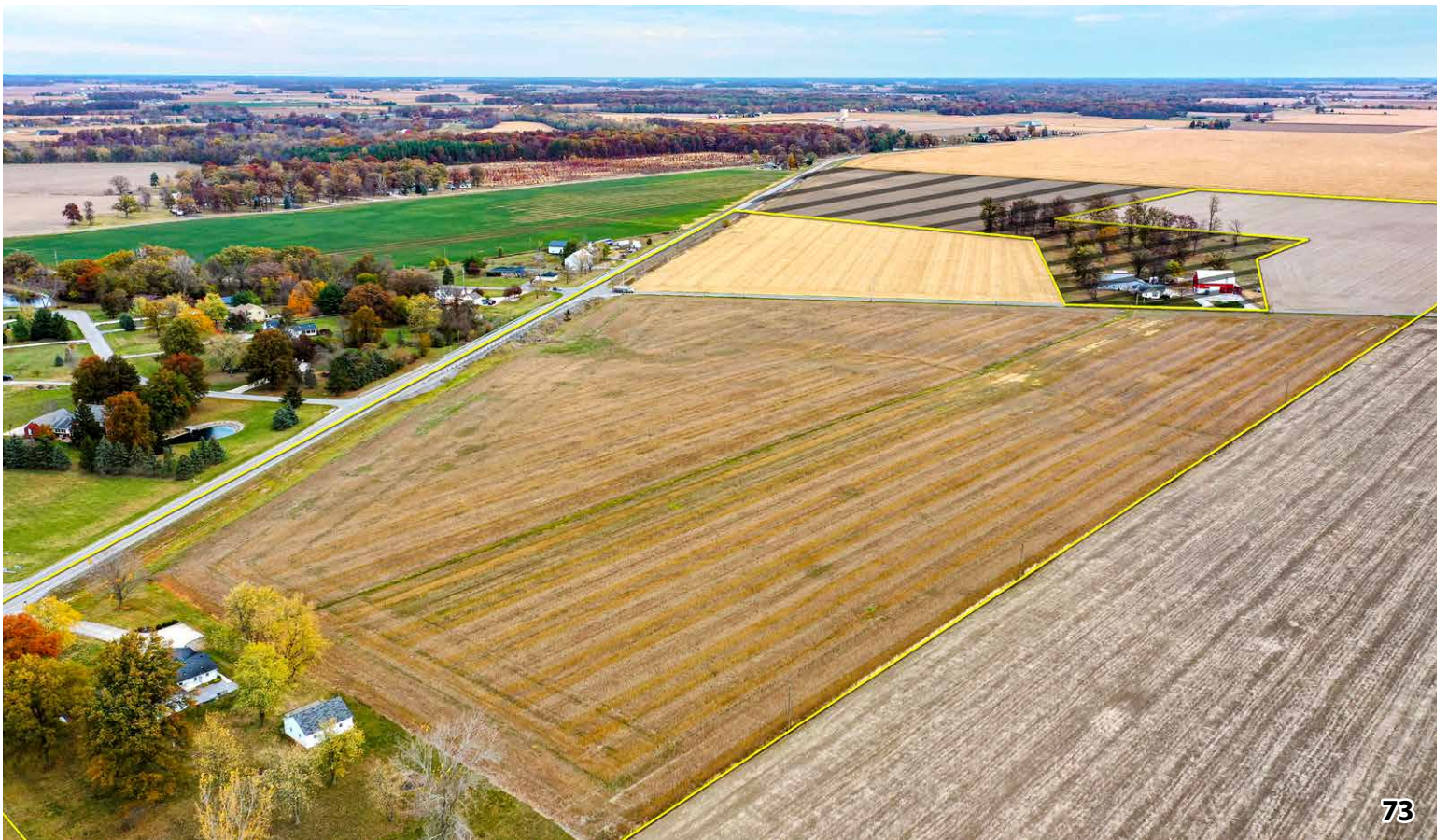
# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



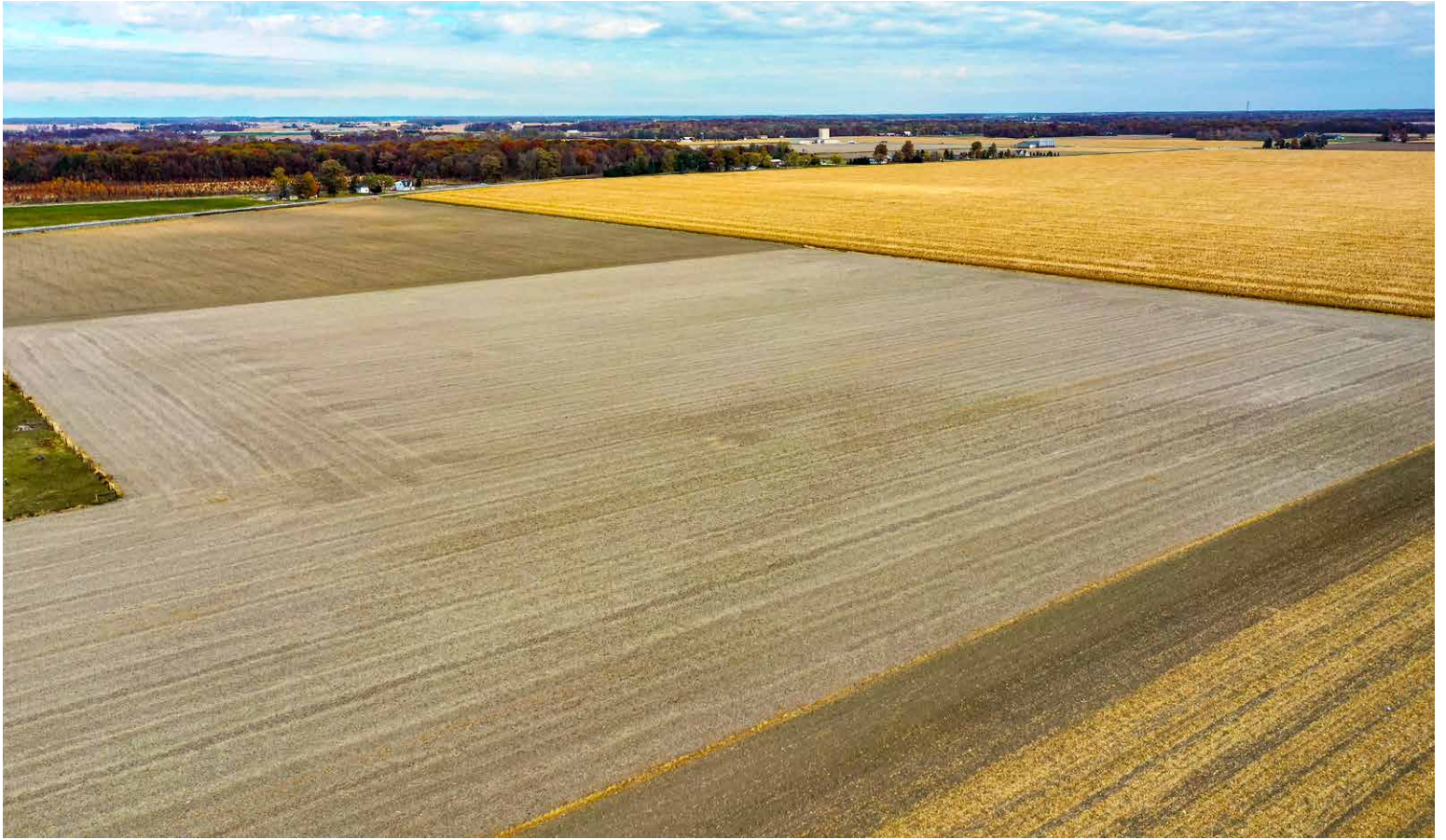
# PHOTOS



# PHOTOS



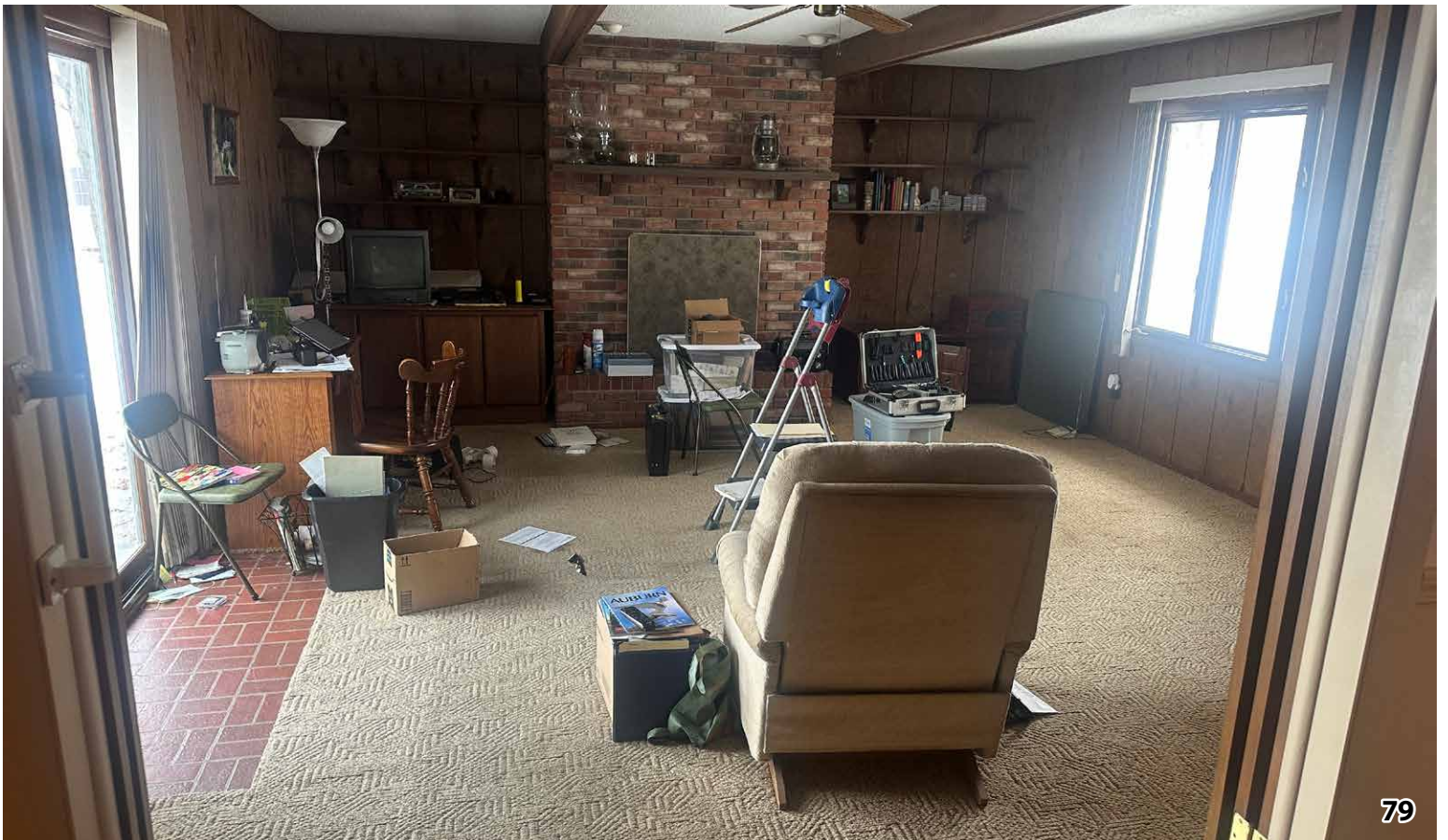
# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS





**SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC**  
7009 N River Rd, Fort Wayne, IN 46815  
**260-749-0445 • 866-340-0445**  
**[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com) • [www.SchraderAuction.com](http://www.SchraderAuction.com)**

