

Issuing Agent: Thomas Pugh

Issuing Office: Gates Land Title Corp.

Issuing Office's ALTA® Registry ID: 0001135

Loan ID Number:

Commitment Number:

Property Address: 4310 E State Road 205, Columbia City IN 46725

SCHEDULE A COMMITMENT

1. Commitment Date: May 26, 2026 8:00 A.M.
2. Policy to be issued: (enter text here)
 - a. 2021 ALTA® Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$ To Be Determined
The estate or interest to be insured: Fee Simple
 - b. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:
Beverly A. Bennett, as shown on Instrument #2026040071, in the Office of the Whitley County Recorder.
5. The Land is described as follows: See Full Description Attached as Exhibit "A"

Tax Key Number: 92-04-31-000-206.900-009

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

ORT Form 4757 A

Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

Schedule A Continued

File Number

Policy Number

Part of the East Half of the Southeast Quarter of Section 31, Township 32 North, Range 10 East, Whitley County, Indiana, being part of the former Vandalia Railroad right-of-way which lies in said East Half, said part being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Southeast Quarter; thence N 00°-20' W (recorded North), on and along the East line of the Northeast Quarter of said Section 31, a distance of 41.6 feet to the point of intersection with the Southerly right-of-way line of the former Vandalia Railroad right-of-way; thence S 57°-00' W, on and along said Southerly right-of-way line, a distance of 74.6 feet to the point of intersection with the North line of said Southeast Quarter, said point of intersection being situated N 89°-07' W, a distance of 62.8 feet from the Northeast corner of said Southeast Quarter; thence continuing S 57°-00' W, on and along said Southerly right-of-way line, a distance of 859.2 feet to the most Northerly corner of a certain tract of land as recorded in Document #76-10-102 in the Office of the Recorder of Whitley County, Indiana, said corner being the true point of beginning; thence continuing S 57°-00' W, on and along said Southerly right-of-way line, a distance of 217.8 feet to the most Northerly corner of a certain tract of land as recorded in Document #86-9-284 in said Recorder's Office; thence N 33°-00' W, a distance of 100.0 feet to a point on the Northerly right-of-way line of said former Vandalia Railroad, also being the Southerly right-of-way of said Indiana State Road #205; thence N 57°-00' E, on and along said Northerly right-of-way line of the former Vandalia Railroad and the Southerly right-of-way line of said Indiana State Road #205, a distance of 217.8 feet; thence S 33°-00' E, a distance of 100.0 feet to the true point of beginning, containing 0.500 acres of land,

ALSO

Part of the East Half of the Southeast Quarter of Section 31, Township 32 North, Range 10 East, Whitley County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Southeast Quarter; thence N 00°-20' W (recorded North), on and along the East line of the Northeast Quarter of said Section 31, a distance of 41.6 feet to the point of intersection with the Southerly right-of-way line of the former Vandalia Railroad right-of-way; thence S 57°-00' W, on and along said Southerly right-of-way line, a distance of 74.6 feet to the point of intersection with the North line of said Southeast Quarter, said point of intersection being situated N 89°-07' W, a distance of 62.8 feet from the Northeast corner of said Southeast Quarter; thence continuing S 57°-00' W, on and along said Southerly right-of-way line, a distance of 859.2 feet to the most Northerly corner of a certain tract of land as recorded in Document #76-10-102 in the Office of the Recorder of Whitley County, Indiana, said corner being the true point of beginning; thence continuing S 57°-00' W, on and along said Southerly right-of-way line, a distance of 217.8 feet to the most Northerly corner of a certain tract of land as recorded in Document #86-9-284 in said Recorder's Office; thence S 33°-00' E, a distance of 194.0 feet; thence N 57°-39' E, a distance of 217.81 feet; thence N 33°-00' W, a distance of 196.5 feet to the true point of beginning, containing 0.976 acres of land, more or less.

SCHEDULE B I COMMITMENT

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. **Warranty Deed to Owner's Policy Proposed Insured.**

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SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

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. Facts which would be disclosed by a comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
5. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
6. Taxes payable in the name of Beverly A. Bennett.
Tax Key Number: 92-04-31-000-206.900-009
Tax Description: SM PT E2 SE4 31-32-10 1.476A
Valuations: Land - \$18800; Improvements - \$105300; Exemptions - \$76960H.
Taxes for 2025 payable 2026: \$298.78 due May 10 was paid April 17; \$298.78 due November 10.
Taxes for the year 2026, a lien for an amount not yet due or payable.
Note: An annual \$70.00 user fee for recycling is collected with Spring taxes. (\$70.00 was paid April 17)
Possible future assessments on Ditch #144-000A and Ditch #545-000A.
7. Possible easements and rights of way for drainage ditches, drain tile, feeders, laterals and underground pipes, whether shown of record or not shown of record.
8. Easements, or claims of easements, not shown by the public records.
9. Easement in favor of Whitley County Rural Electric Membership Corporation, dated March 31, 1937 and recorded December 8, 1937 in Miscellaneous Record T, page 346.
10. We have made judgment searches vs: Beverly A. Bennett; and found none.

C O N T I N U E D

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ORT Form 4757 B II

Schedule B II - ALTA Commitment 2021 v. 01.00

07/01/2021

Schedule B-II Continued

File Number

Policy Number

NOTE: All recording references are to the Whitley County, Indiana, Recorder's Office.

NOTE: No search has been made for: notices of underground facilities; impact fee; utility bills and association dues.

NOTE: IC 27-7-3-22, Effective July 1, 2013, in a residential real estate transaction where a title policy is issued and the issuing title insurance company will also act as a settlement or closing agent, the company shall issue a closing protection letter to the lender, borrower, buyer and seller of the property. The cost of said letter is: Lender \$25.00; Borrower \$25.00; Buyer \$25.00 and Seller \$25.00. This coverage is required by statute.

NOTE: Effective July 1, 2021 the County Auditor will collect a \$20.00 fee for each deed filed and an additional \$10.00 for per parcel. IC 6-1.1-5.5-4

NOTE: Zoning issues/questions should be directed to the Whitley County Planning and Building Department as the title company does not guarantee Zoning.



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

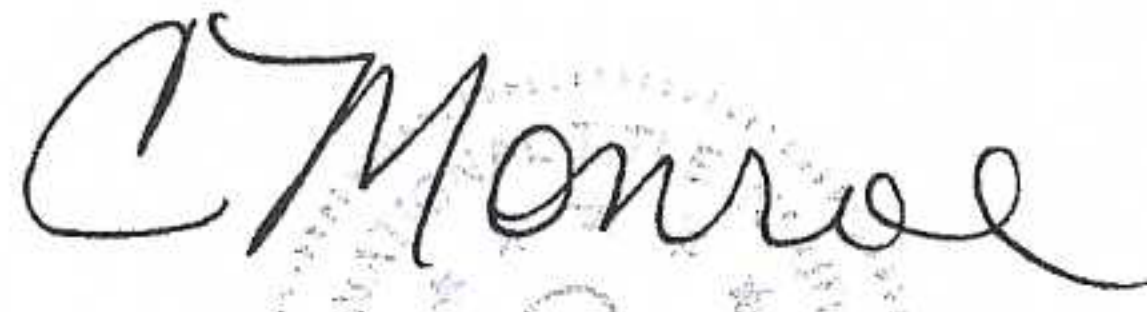
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

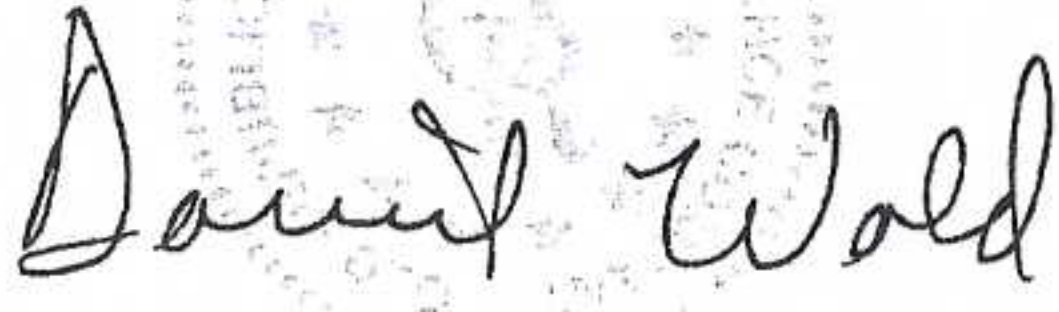
COMMITMENT TO ISSUE POLICY

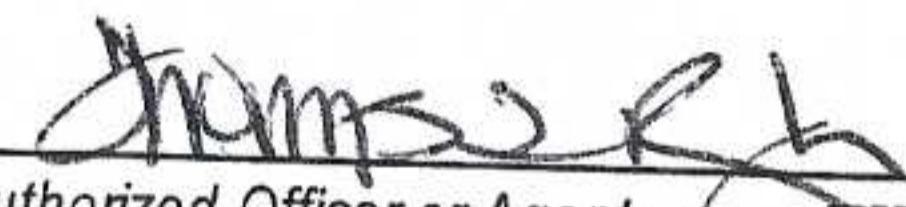
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment 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.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary


Authorized Officer or Agent **THOMAS J. PUGH**

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COUNTY: 92-Whitley

PARCEL NUMBER 92-04-31-000-206.900-009	DUPLICATE NUMBER 1003980	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026
TAXING UNIT NAME Smith Township	LEGAL DESCRIPTION SM PT E2 SE4 S31 T32 R10 1.476A Life Estate of Beverly A Bennett		
PROPERTY ADDRESS 4310 E State Rd 205, Columbia City IN 46			



SPRING AMOUNT DUE by May 11, 2026	\$0.00
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Bennett, Beverly A
 4310 E State Rd 205
 Columbia City IN 46725

Pay By Phone: 1-877-690-3729 Jurisdiction Code 2467
 Pay Online at: www.whitleygov.com

Remit Payment and Make Check Payable to:
 Whitley County Treasurer
 220 W. Van Buren
 Ste 208
 Columbia City IN 46725

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COUNTY: 92-Whitley

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 92-04-31-000-206.900-009	DUPLICATE NUMBER 1003980	TAX YEAR 2025 Payable 2026	Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026
TAXING UNIT NAME Smith Township	LEGAL DESCRIPTION SM PT E2 SE4 S31 T32 R10 1.476A Life Estate of Beverly A Bennett		
PROPERTY ADDRESS 4310 E State Rd 205, Columbia City IN 46			



FALL AMOUNT DUE by November 10, 2026	\$298.78
------------------------------------------------	-----------------

Bennett, Beverly A
 4310 E State Rd 205
 Columbia City IN 46725

Pay By Phone: 1-877-690-3729 Jurisdiction Code 2467
 Pay Online at: www.whitleygov.com

Remit Payment and Make Check Payable to:
 Whitley County Treasurer
 220 W. Van Buren
 Ste 208
 Columbia City IN 46725

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COUNTY: 92-Whitley

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 92-04-31-000-206.900-009	DUPLICATE NUMBER 1003980	TAX YEAR 2025 Payable 2026	DUE DATES
TAXING UNIT NAME Smith Township	LEGAL DESCRIPTION SM PT E2 SE4 S31 T32 R10 1.476A Life Estate of Beverly A Bennett		SPRING - May 11, 2026 FALL - November 10, 2026

DATE OF STATEMENT: 05/26/2026

TOTAL DUE FOR 2025 PAY 2026: \$298.78

PROPERTY ADDRESS 4310 E State Rd 205, Columbia City IN 46	
PROPERTY TYPE Real	TOWNSHIP: Smith Township
ACRES 1.4760	LIT 1% Rate 2.5774

Bennett, Beverly A
 4310 E State Rd 205
 Columbia City IN 46725

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$298.78	\$298.78
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$80.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$378.78	\$298.78
Payment Received	\$378.78	\$0.00
Balance Due	\$0.00	\$298.78

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Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (260)248-3176

Civil Engineering and Land Surveying
Jerry K. Walker, P.E. & L.S.
William D. Kyler, L.S.
112 West Van Buren St., Columbia City, IN 46725
Phone 244-3640

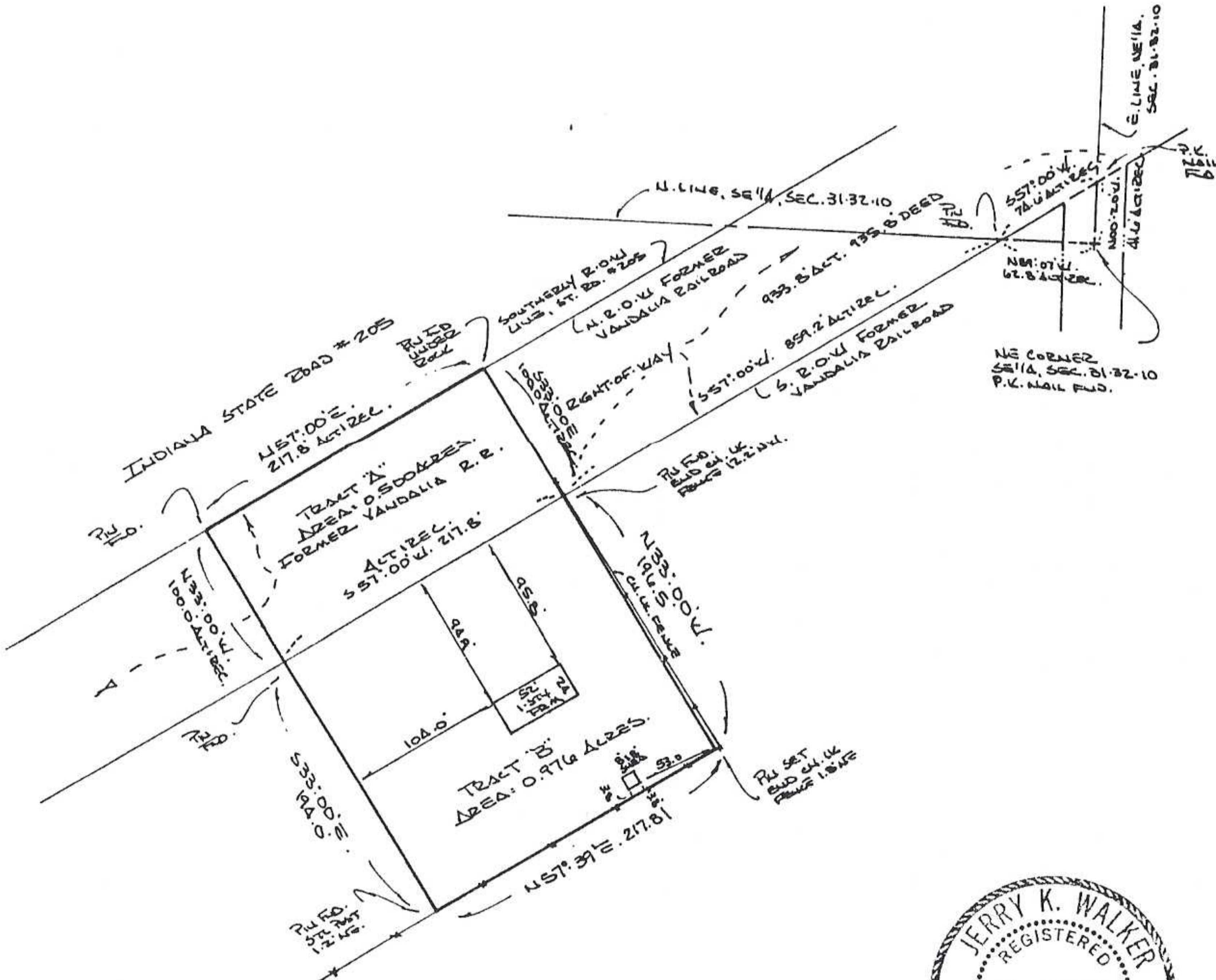
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Whitley County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE See page 2 of 2 for legal description.

SURVEYOR'S REPORT

1. The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established by this survey is within the specifications for a Class B Survey (± 0.25 feet) as defined in IAC 864.
2. For Variances, Discrepancies and Inconsistencies see plat of survey and description.
3. This survey is subject to any facts and/or easements that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revisions that are required.



I hereby certify on the 9th day of January, 1991 that the above survey is correct.

Surveyed for: Davis

Survey No.: DH-138



#4198 Purl Hess & W

to

Whitley Co. R.E.M.C.

Filed Dec. 8th 1937 at 9 A.M.

EASEMENT FORM

State of Indiana County of Whitley, SS:

KNOW ALL MEN BY THESE PRESENTS: That we, Purl Hess and wife, Daisy Hess of Whitley County, State of Indiana, hereinafter called grantors, in consideration of the sum of one dollar and other valuable considerations, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto said Whitley County Rural Electric Membership Corporation, hereinafter called grantee, its successors and assigns, an easement to enter upon the property described and, within 7' feet from the line for the transmission or distribution of electric energy which said grantee is building along the highway which is along the north & south side of said property, to bury or sink three anchor weights or posts in said property and to stretch or place cables or other connections between said anchors and poles or other parts of said line so that said anchors and connections will support or strengthen said poles or other parts, and to maintain said anchors and connections as long as said line exists along said highway. Said property being described as follows: southwest quarter of Section 31, Township 32 North, Range 10 East, In all 150 acres, Indiana-7- Whitley

Together with the right to enter upon said property and do any and all digging, filling, passing and repassing, transporting of materials and tools necessary or incidental to the installation, repairing, replacing or maintenance of such anchors and cables or connections; or to the removal of the same if and when such line ceases to exist or to be used for its aforementioned purposes along said highway, which removal is hereby consented to by the grantors.

To have and to hold said easement, together with all and singular the rights, and privileges pertaining thereto unto said grantees, its successors and assigns forever.

Said grantors covenant and warrant that they are lawfully seized and possessed of all the property described above, that they have good right and lawfully authority to convey said easement, for the purposes herein expressed.

Witness our hands and seals this 31 day of March, 1937

Purl Hess----- (Seal)

Daisy Hess----- (Seal)

State of Indiana County of Whitley, SS:

Before me, a notary public, personally appeared Purl Hess and Daisy Hess this 2nd day of September, 1937 and acknowledged the execution of the foregoing easement.

Homer Ummel

(SEAL)

Notary Public

My commission [redacted]

Albert Bordner-----Recorder