

MERIDIAN TITLE CORPORATION

Kendallville Office
303 E. North St.
Kendallville, IN 46755
260.636.2692
260.490.1130 FAX

File No.: 26-14860

Effective Date: June 1, 2026 at 8:00 AM

Customer Reference No.:

Property Address Reference: 3880 North 1100 East, Kendallville,
IN 46755

1. Policy or Policies to be issued:

(a) ALTA Owner's Policy 06/17/06 Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ALTA Loan Policy 06/17/06 Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Anthony D. Jeffers and Beth E. Conway, Husband and Wife

4. The land referred to in this Preliminary Title Report is located in the County of Noble, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

EXHIBIT A

Legal description will change upon receipt of an accurate survey.

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. 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.
5. Warranty Deed suitable for recording, when the proposed insured is determined.
6. The above required Deed will cause the transfer of less than all of the real estate which is currently assessed under one tax unit. Pursuant to IC 25-21.5-9-2 and as required by the County Auditor, provide a survey drawing to be submitted with the above deed, giving reliable evidence of:
 - (1) The number of acres in each new tax parcel being created.
 - (2) The existence or absence of improvements on each new tax parcel being created.
 - (3) The location within the original tract of each new tax parcel being created.
7. Payment and Partial Release (as to caption real estate) of a Mortgage in the amount of [REDACTED] from Anthony D. Jeffers and Beth E. Conway, Husband and Wife to Community State Bank, dated November 2, 2023 and recorded November 8, 2023 in Instrument No. 231100142 in the Office of the Recorder of Noble County, Indiana including subsequent assignments, extensions and/or modifications, if any. (Affects caption and other real estate)
8. Legal description will change upon receipt of an accurate survey.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

- 1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Preliminary Title Report.
- 2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 3. Special Exceptions:
 - a) Taxes for the year 2026 Payable in 2027 are a lien not yet due and payable.
Taxes for the year 2025 Payable in 2026 are as follows:

Key Number	009-100984-00 (Affects Caption & More)
State ID Number	57-09-13-400-016.000-003
Township	Allen
1 st installment due May 10, 2026	\$1,159.05 - Paid
2 nd installment due November 10, 2026	\$1,159.05 - Unpaid

Assessed Values for 2025/2026:

Land	\$68,600.00
Improvements	\$277,100.00
Exemption (Homeowners)	\$48,000.00
Exemption (Homestead Supplemental)	\$57,600.00
Exemption (2% Deduction)	\$2,058.00
Heritage Barn	\$12,900.00
Net Valuations	\$225,142.00

909 Weimer Drain/Ditch Assessment Fees:
 1st installment - \$109.84 - Paid
 2nd installment - \$109.84 - Unpaid

Possible assessments for the 852 Frank Yarde 3 Drain/Ditch, which may become a lien at a later date.

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Special assessments/sewer usage charges, if any, levied by the City/Town of Kendallville.
- c) Subject to all legal highways and rights of way.
- d) Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.

- e) Easement for electrical distribution and incidental purposes in favor of Noble County Rural Electric Membership Corporation, dated April 29, 1938, recorded October 20, 1938, in Miscellaneous Record 17, page 372, in the Office of the Recorder of Noble County, Indiana.

NOTE: The exact location of said easement CANNOT be determined from the record.

- f) Agricultural Compatibility Form by and between Anthony Jeffers and Beth Conway and Noble County Plan Commission, dated June 23, 2003 and recorded June 27, 2003 as Instrument No. 030601207.

INFORMATION NOTE: The acreage in the legal description is shown for convenience only. The policy, when issued, will not insure the acreage of the insured premises.

- g) Legal description will change upon receipt of an accurate survey.

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

Matters subsequent to Search date herein;
Property Owners fees and assessments, unless recorded as a lien;
City and/or County codes and ordinances;
Unrecorded building lines, easements, restrictions, covenants, or rights of way.

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 form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of 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. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be

subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor:	Craig A. Kaufmann and Cheri A. Kaufmann, Husband and Wife
Grantee:	Anthony D. Jeffers and Beth E. Conway, Husband and Wife
Date Recorded:	June 28, 1991
Instrument No.:	Record 232, Page 561 (Affects Caption & More)