

Just 5 miles to Chesterfield • 7 miles to Anderson • 5 miles to I-69 access

Important LAND AUCTION

EAST CENTRAL INDIANA • MADISON COUNTY – RICHLAND TOWNSHIP

79[±] acres

Offered in 4 Tracts

- Country Home w/2,048 sq. ft. and Pole Barn
- Highly Productive Cropland
- Attractive Recreational Land
- Excellent Soils Including Brookston and Crosby
- Excellent Access with Frontage on Two Roads

2027 Crop Rights to the Buyer

INFORMATION Booklet

Thursday, November 12 • 6:00pm

held at Millcreek Civic Center, Chesterfield • Online Bidding Available



800.451.2709 • www.SchraderAuction.com

Disclaimer

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

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

Auction Managers: Mark Smithson • 765.744.1846 & Rick Williams • 765.639.2394



SCHRADER

Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

800.451.2709 | 260.244.7606

www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

THURSDAY, NOVEMBER 12, 2026

79± ACRES – MADISON COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, November 5, 2026.
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
79± Acres • Madison County, Indiana
Thursday, November 12, 2026

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 Thursday, November 12, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

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

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

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

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, November 5, 2026**. 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: _____

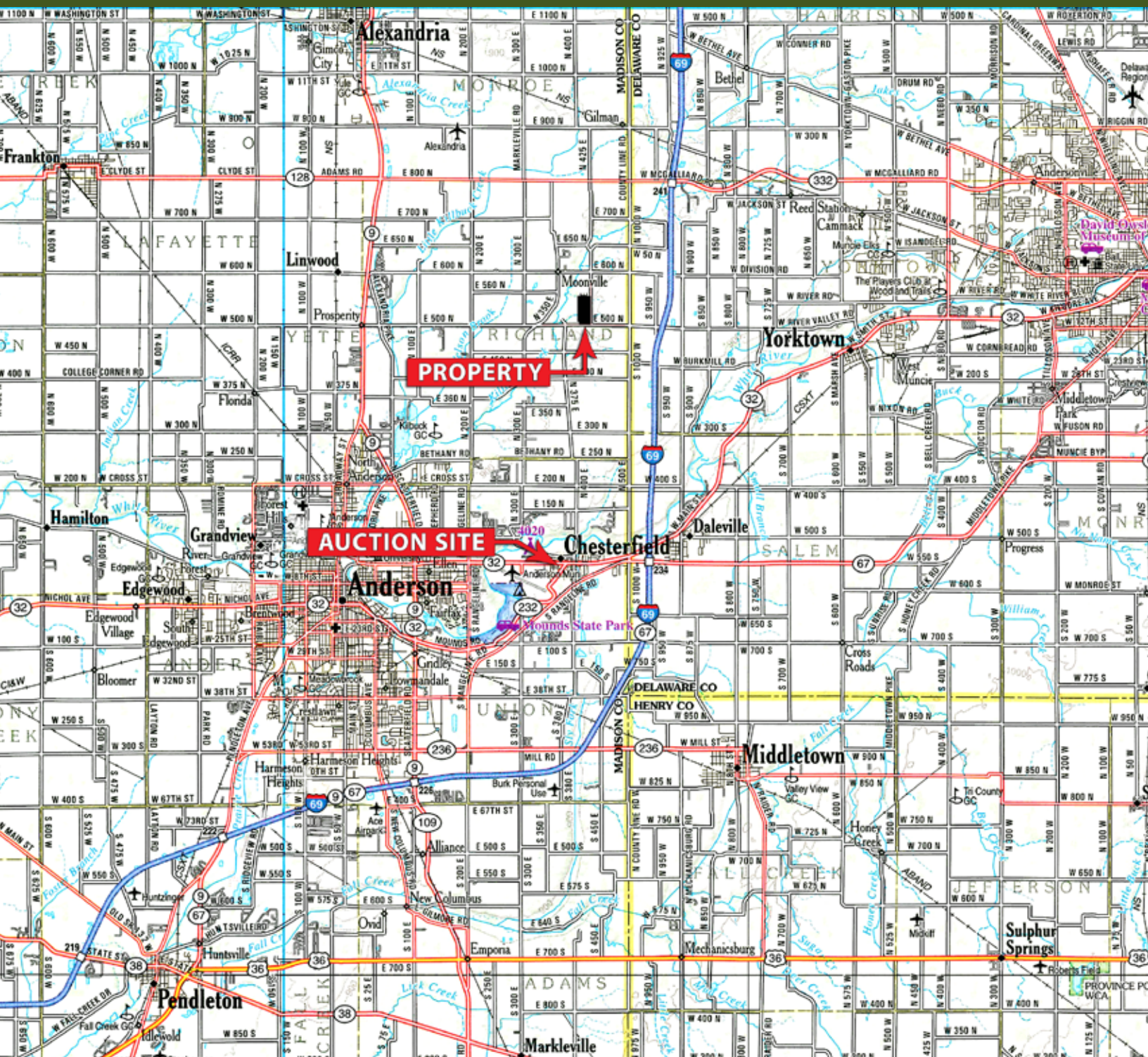
Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



LOCATION MAP



LOCATION MAP



Property Location: From Chesterfield: Travel on SR 32 east for 1 mile to N 500 E, then north $4\frac{1}{2}$ miles to E 500 N, then west $\frac{3}{4}$ to the farm. The farm lies at the intersection of E 500 N and N 425 E.

Address: 4196 E 500 N, Alexandria, IN

Auction Location: Millcreek Civic Center, 403 W Main St, Chesterfield, IN. 3 blocks west of downtown Chesterfield on the south side of SR 32.



Online Bidding Available: You may bid online during the auction at www.schraderauction.com.

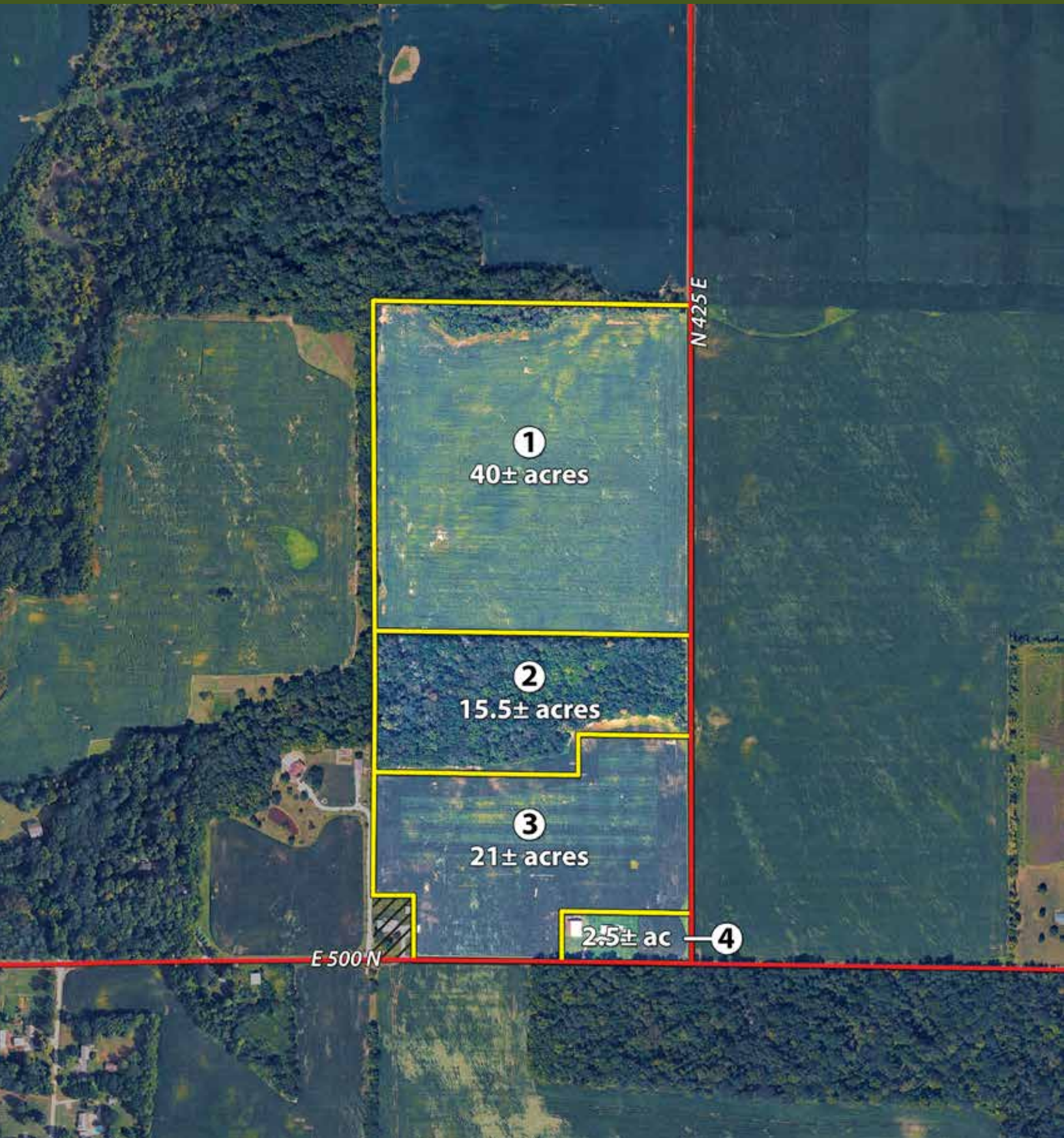
You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709 or visit our website.



TRACT MAP



TRACT MAP



*Inspection
Dates*

Wednesday, October 21 & 28 • 10 - 11am & Saturday, October 31 • 10am-Noon
Meet a Schrader Representative at home on Tract 4.



TRACT DESCRIPTIONS



Important LAND AUCTION

EAST CENTRAL INDIANA • Madison County – Richland Township

2027 Crop Rights to the Buyer

79[±] acres

Offered in 4 Tracts

Thursday, November 12 • 6:00pm

Section 14, Township 20 North, Range 8 East, Richland Twp, Madison County

Tract 1: 40[±] acres – Nearly all tillable parcel with frontage along N 425 E. Productive Brookston and Crosby soils with excellent road frontage. A versatile tract that would be an excellent addition to your land base.

Tract 2: 15.5[±] acres – Mostly wooded with Moon Branch coursing through the middle. Very attractive wooded parcel for recreation and/or potential homesite. Consider the possibilities.

Tract 3: 21[±] acres – All tillable tract with frontage on both E 500 N and N 425 E. Mostly Crosby soils and easy access make this parcel an excellent buy. Consider combining with Tracts 1 and 2.

Tract 4: 2.5[±] acres – Nice country home. 2,048 sq. ft., 4 bedrooms and 1 bath, 40' x 60' pole barn with concrete floor and lean-to and additional outbuilding. Convenient access to Anderson, Muncie and I-69. Consider combining with Tract 3 for your small farmstead.

Owner: Bryon Clevenger, Brent Clevenger and Reida Carroll

Tract divisions are subject to approval of the Madison County Area Planning Commission.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 79[±] acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

FARM PROGRAM INFO: Farm 9783, Tract 3387. *Contact agent for more information.*

POSSESSION: Possession is at closing. 2027 crop rights transfer to Buyer(s).

REAL ESTATE TAXES: Estimated 2026 real

estate taxes due in 2027 to be paid by Seller via credit at closing. Buyer(s) assumes all taxes thereafter. (2025 real estate taxes paid 2026 were \$5,445.12)

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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

Auction Managers:

Mark Smithson • 765.744.1846

Rick Williams • 765.639.2394

800.451.2709 • SchraderAuction.com

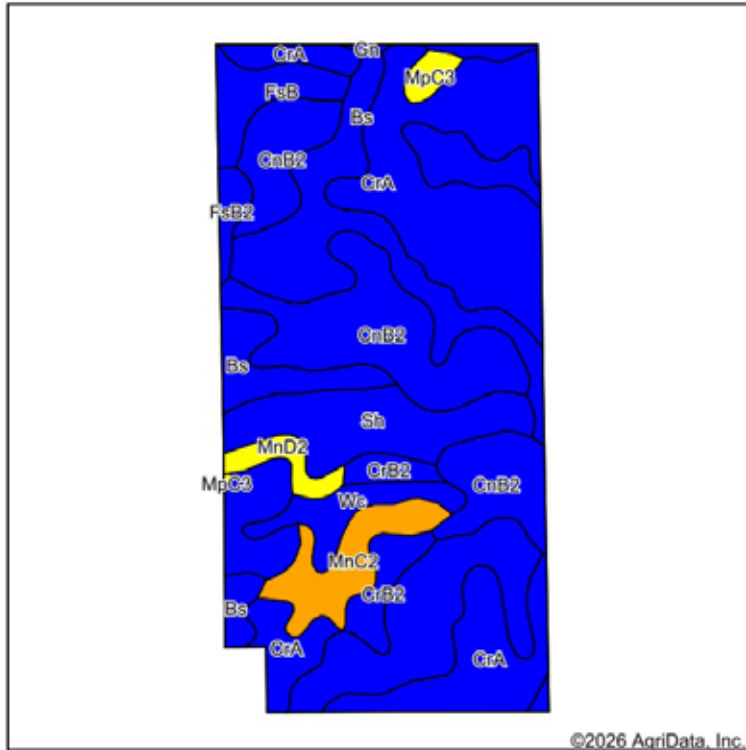




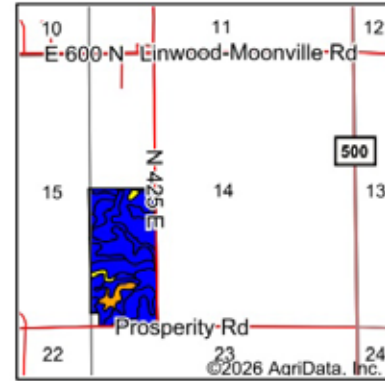
SOILS MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Madison**
 Location: **14-20N-8E**
 Township: **Richland**
 Acres: **78.85**
 Date: **10/5/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By



surety
 CUSTOMIZED ONLINE MAPPING

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www.AgriDataInc.com



Area Symbol: IN095, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Wheat Bu	Winter wheat Bu
Bs	Brookston silty clay loam, 0 to 2 percent slopes	21.27	27.1%		llw		173	6		12	51			70
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	20.45	25.9%		llw		155	5		10	51			69
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	14.91	18.9%		lle	4	125	4	67	8	40	6	43	52
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	6.06	7.7%		llw		125				43			1
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	5.05	6.4%		lle		134	5		9	44			60
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.50	4.4%		llle		133	4		9	47			58
FsB	Fox silt loam, till substratum, 2 to 6 percent slopes	2.41	3.1%		lls		131	5		9	46			66
Wc	Washtenaw complex	2.31	2.9%		llw		165	5		11	49			66
MnD2	Miami silt loam, 12 to 18 percent slopes, moderately eroded	1.19	1.5%		IVe		125	4		8	44			56
FsB2	Fox silt loam, till substratum, 2 to 6 percent slopes, moderately eroded	0.86	1.1%		lle		126	5		8	44			63
MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	0.73	0.9%		IVe		125	4		8	44			56
Gn	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.11	0.1%		llw		121			1	42			3
Weighted Average					2.09	0.8	148	4.6	12.7	9.2	47.2	1.1	8.1	59.1



FSA INFORMATION



FSA INFORMATION

INDIANA
MADISON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9783

Prepared : 2/10/26 11:48 AM CST

Crop Year : 2026

Operator Name : DUSTIN A SIMPSON
CRP Contract Number(s) : None
Recon ID : 18-095-2023-33
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
77.60	60.87	60.87	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	60.87	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	31.38	0.00	143	
Soybeans	29.49	0.00	49	0
TOTAL	60.87	0.00		

NOTES

--

Tract Number : 3387

Description : H8/A1/B1 S14 T20N R7E ***HEL***
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BRENT CLEVENGER, BRYON CLEVENGER, REIDA B CARROLL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.60	60.87	60.87	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9783
Prepared : 2/10/26 11:48 AM CST
Crop Year : 2026

Tract 3387 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.38	0.00	143
Soybeans	29.49	0.00	49
TOTAL	60.87	0.00	

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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

 **Farm 9783 Tract 3387**

 Administered by: Madison County, Indiana

OP: SIMPSON, DUSTIN A

OW: CLEVENGER, PATRICIA

2025 Certification map prepared on: 5/12/2025

77.6 Tract acres

60.87 Cropland acres

0 CRP acres

 CRP

 CLU

Wetland Determination Identifiers:

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

Madison



Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-05-09 08:13:17

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	37.53	H	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								
2	13.56	H	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								
3	9.78	H	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								

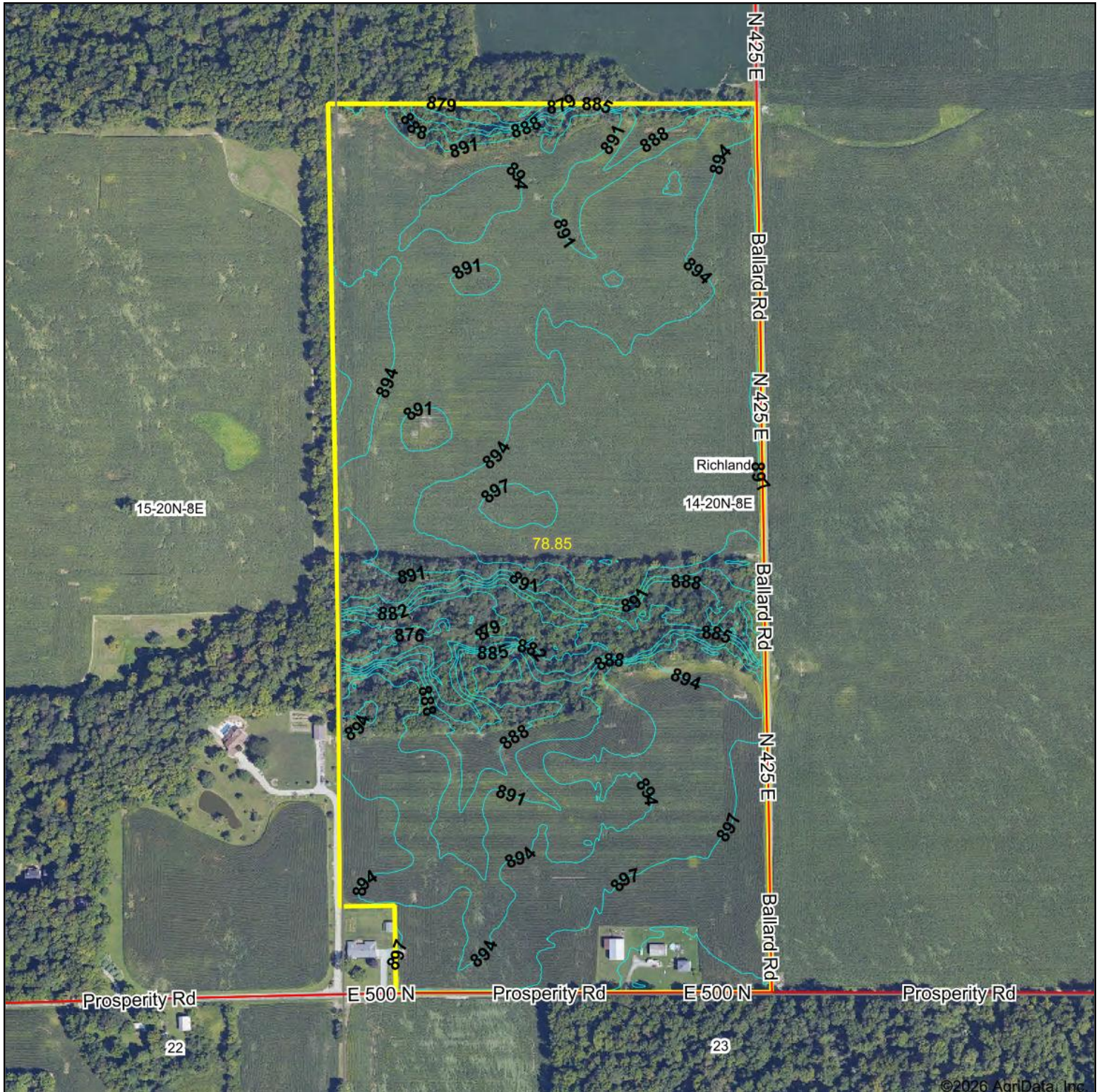
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.



TOPOGRAPHY MAP



TOPOGRAPHY MAP



SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 872.5

Max: 902.9

Range: 30.4

Average: 892.8

Standard Deviation: 4.43 ft

0ft 471ft 942ft



10/5/2026

14-20N-8E
Madison County
Indiana

Boundary Center: 40° 10' 58.71, -85° 35' 30.86

Maps Provided By



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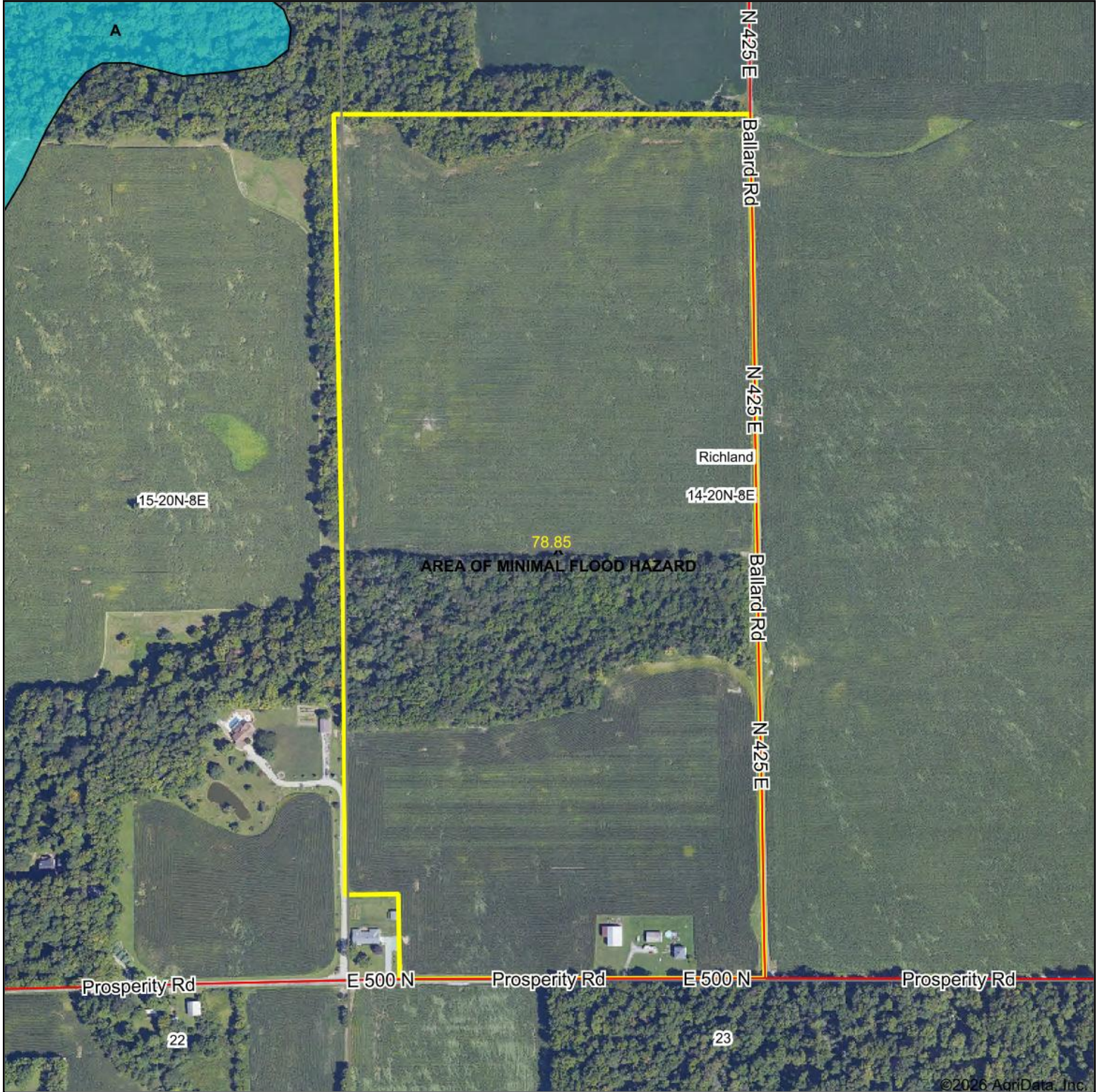
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FLOOD ZONE MAP



FLOOD ZONE MAP



Map Center: 40° 10' 58.71, -85° 35' 30.86

0ft 485ft 969ft

14-20N-8E
Madison County
Indiana



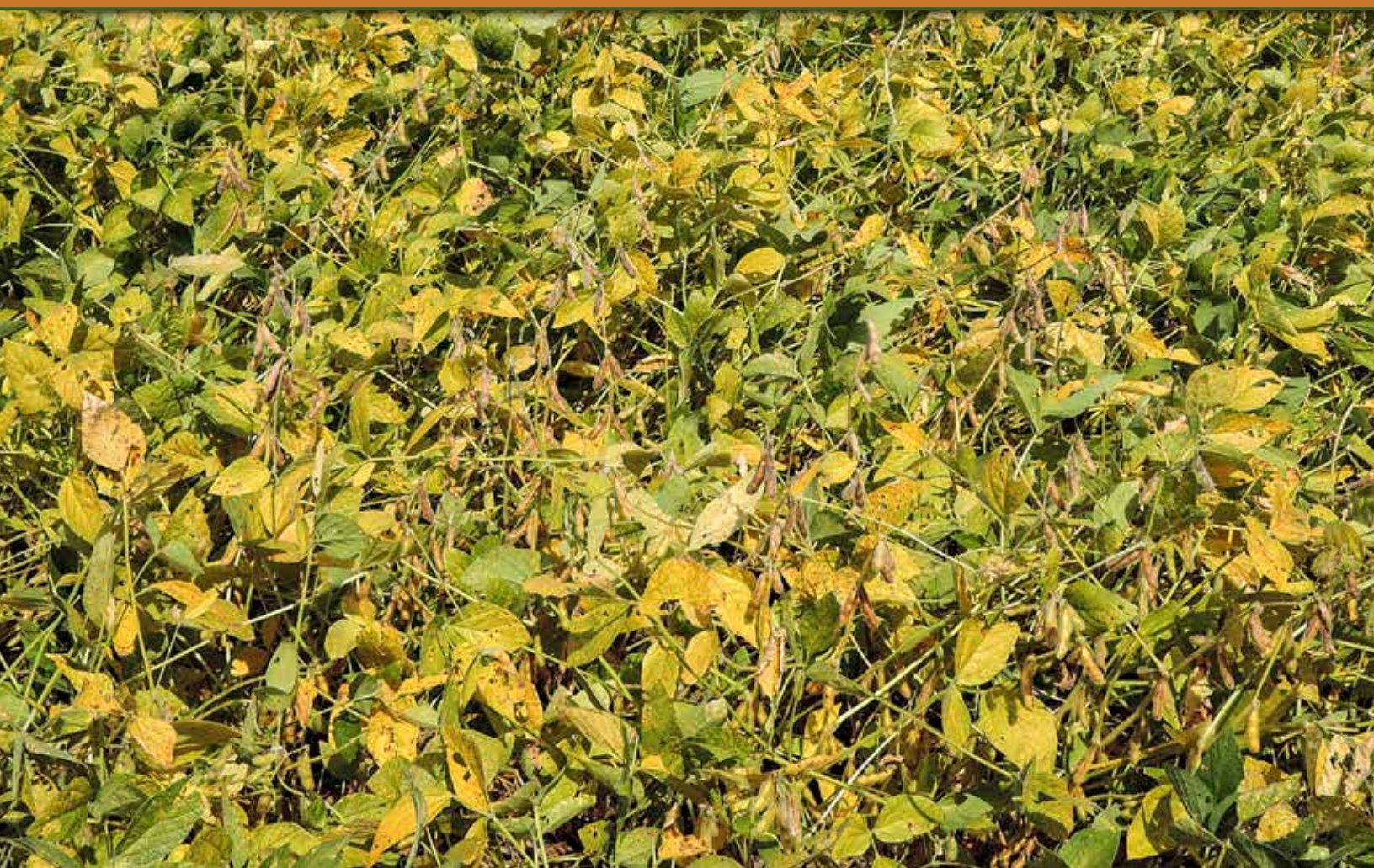
Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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10/5/2026

Flood related information provided by FEMA



COUNTY PROPERTY INFORMATION



COUNTY PARCEL REPORT

Madison County, IN | Assessor Larry D. Davis

Parcel Summary

Parcel ID 48-07-14-300-002.000-029
Bill ID 13-0015-1-009
Reference # 1300151009
Property Address 4196 E 500 N
Alexandria, IN, 46001
Brief Legal Description PT W2 SW 14-20-8 00079.0000A
(Note: Not to be used on legal documents)
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District Richland Township
Tax Rate Code 978063 - ADV TAX RATE
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date



Ownership

Deeded Owner
Clevenger Bryon K & Carroll Reida B & Clevenger Brent L T/C
14807 Thornapple Dr
Carmel, IN 46032

Site Description

Topography: Flat
Public Utilities: Electricity, Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 79

Residential Dwellings

Description Single-Family
Story Height 2
Style
Finished Area 2048
Fireplaces 0
Heat Type Central Warm Air
Air Cond 2048
Bedrooms 0
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 0
Full Baths 1
Full Bath Fixtures 3
Half Baths 0
Half Bath Fixtures 0
Kitchen Sinks 1
Water Heaters 1
Add Fixtures 0

Floor	Construction	Base	Finish
1	Wood Frame	1024	1024
2	Wood Frame	1024	1024
C		1024	0

Features	Area
Porch, Enclosed Frame	50

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Lean-To/ BARN 1	100	C	1992	1992	A	0.91	450	0.87	1.05
Barn, Pole 1	100	C	1992	1992	A	0.91	2400	0.87	1.05
Single-Family	100	D-1	1899	1899	A	0.91	2048	0.87	1.05
Barn, Pole 02	100	C	1946	1946	A	0.91	1320	0.87	1.05

COUNTY PARCEL REPORT

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$20,874.00	\$20,874.00	\$20,874.00	0%	\$20,870.00
Woodland	BS	0	0	.54	\$2,120.00	\$2,714.00	\$1,465.56	(80%)	\$290.00
Non-tillable Land	BS	0	0	.55	\$2,120.00	\$2,714.00	\$1,492.70	(60%)	\$600.00
Tillable Cropland	BS	0	0	19.97	\$2,120.00	\$2,714.00	\$54,198.58	0%	\$54,200.00
Tillable Cropland	CNB2	0	0	14.14	\$2,120.00	\$1,632.00	\$23,076.48	0%	\$23,080.00
Woodland	CNB2	0	0	.76	\$2,120.00	\$1,632.00	\$1,240.32	(80%)	\$250.00
Tillable Cropland	CRA	0	0	18.646	\$2,120.00	\$2,162.00	\$40,312.65	0%	\$40,310.00
Woodland	CRA	0	0	.96	\$2,120.00	\$2,162.00	\$2,075.52	(80%)	\$420.00
Road Right of Way	CRA	0	0	.44	\$2,120.00	\$2,162.00	\$951.28	(100%)	\$0.00
Tillable Cropland	CRB2	0	0	2.99	\$2,120.00	\$2,078.00	\$6,213.22	0%	\$6,210.00
Woodland	CRB2	0	0	2.08	\$2,120.00	\$2,078.00	\$4,322.24	(80%)	\$860.00
Non-tillable Land	FSB	0	0	.23	\$2,120.00	\$1,717.00	\$394.91	(60%)	\$160.00
Tillable Cropland	FSB	0	0	2.00	\$2,120.00	\$1,717.00	\$3,434.00	0%	\$3,430.00
Tillable Cropland	FSB	0	0	.76	\$2,120.00	\$1,717.00	\$1,304.92	0%	\$1,300.00
Woodland	GN	0	0	.07	\$2,120.00	\$2,162.00	\$151.34	(80%)	\$30.00
Tillable Cropland	MNC2	0	0	3.514	\$2,120.00	\$1,717.00	\$6,033.54	0%	\$6,030.00
Woodland	MND2	0	0	1.20	\$2,120.00	\$1,442.00	\$1,730.40	(80%)	\$350.00
Tillable Cropland	MPC3	0	0	.76	\$2,120.00	\$1,632.00	\$1,240.32	0%	\$1,240.00
Woodland	SH	0	0	6.1	\$2,120.00	\$2,353.00	\$14,353.30	(80%)	\$2,870.00
Woodland	WC	0	0	.94	\$2,120.00	\$2,353.00	\$2,211.82	(80%)	\$440.00
Tillable Cropland	WC	0	0	1.35	\$2,120.00	\$2,353.00	\$3,176.55	0%	\$3,180.00

Transfers

Date	New Owner	Sale Price	DocumentType
11/12/2025	CLEVINGER BRYON K & CARROLL REIDA B & CLEVINGER BR	\$0	AS
3/1/2009	CLEVINGER KEITH G & PATRICIA M	\$0	ND

Appeals

Appeals - 2026 appeals season occurred April 30th through June 15th, 2026

Appeals (Prior Year) - 2025 appeals season occurred May 9th, 2025 through June 15th, 2026

Transfer History

Date	Transfer From	Instrument
11/12/2025	Clevenger Keith G & Patricia M	Affidavit Of Survivorship

Valuation

Assessment Year	2026	2025	2025 (2)	2024	2023
Reason	Annual Adjustment	Ag land update	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/20/2026	6/22/2025	5/4/2025	4/22/2024	4/18/2023
Land	\$166,200	\$166,200	\$184,600	\$177,100	\$150,100
Land Res (1)	\$20,900	\$20,900	\$20,900	\$20,900	\$0
Land Non Res (2)	\$145,300	\$145,300	\$163,700	\$156,200	\$150,100
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$92,000	\$82,700	\$82,700	\$76,000	\$70,700
Imp Res (1)	\$92,000	\$82,700	\$82,700	\$76,000	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$54,000
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$16,700
Total	\$258,200	\$248,900	\$267,300	\$253,100	\$220,800
Total Res (1)	\$112,900	\$103,600	\$103,600	\$96,900	\$0
Total Non Res (2)	\$145,300	\$145,300	\$163,700	\$156,200	\$204,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$16,700

Deductions

Type	Description	2025 Pay 2026
Other	2% Deduction	\$14,934.00

COUNTY PARCEL REPORT

Tax History

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$2,722.56	\$2,812.32	\$2,525.95	\$2,217.90	\$1,989.92
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,722.56	\$2,812.32	\$2,525.95	\$2,217.90	\$1,989.92
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$290.64	\$826.83	\$1,376.36	\$1,099.15	\$1,442.82
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$5,445.12	\$5,624.64	\$5,051.90	\$4,435.80	\$3,979.84
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$5,445.12)	(\$5,624.64)	(\$5,051.90)	(\$4,435.80)	(\$3,979.84)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

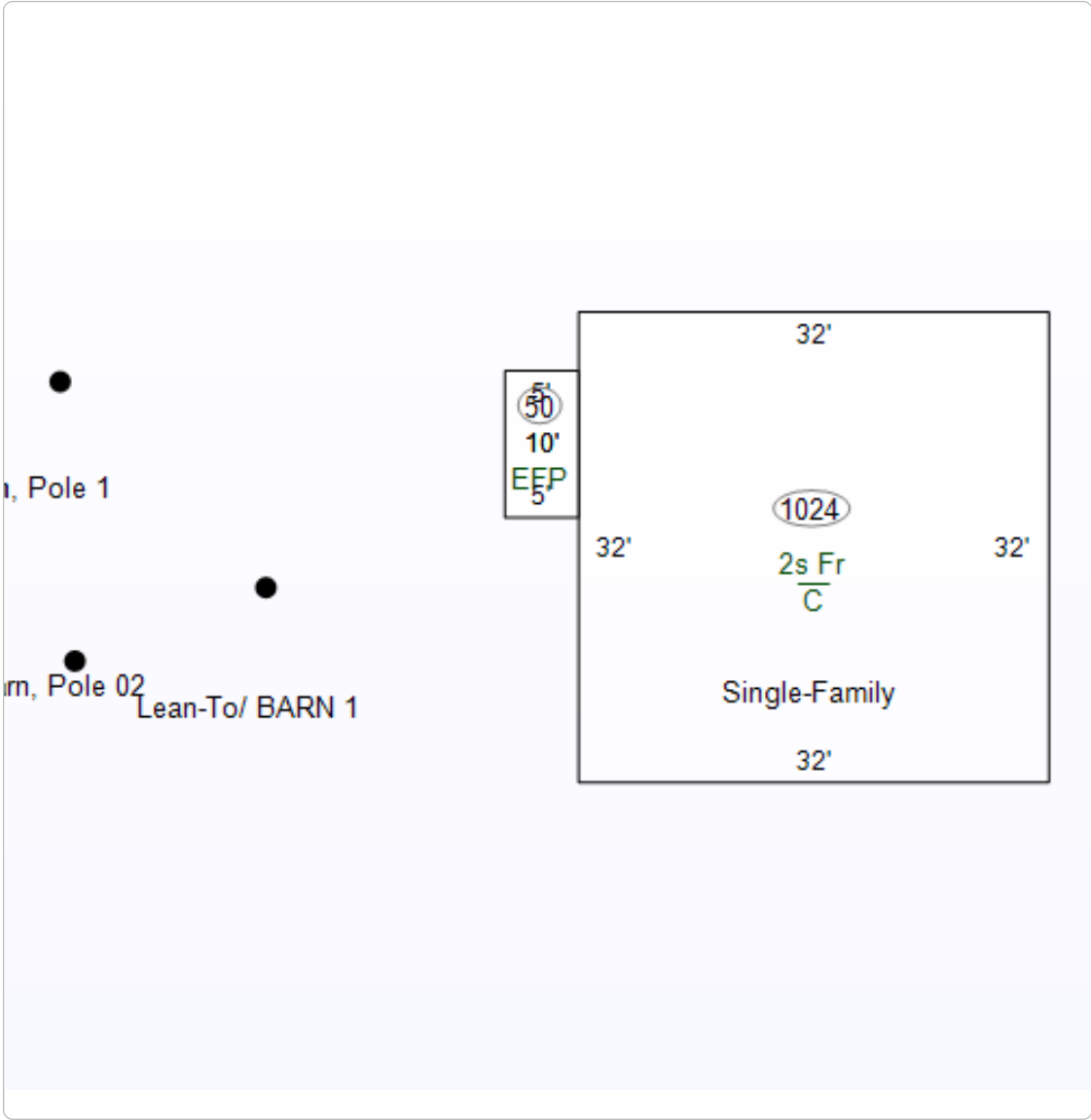
Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	4506201	10/15/2025	\$2,812.32
2024 Pay 2025	4424372	4/23/2025	\$2,812.32
2023 Pay 2024	4363794	10/28/2024	\$2,525.95
2023 Pay 2024	4287367	4/30/2024	\$2,525.95
2022 Pay 2023	4246978	11/13/2023	\$2,217.90
2022 Pay 2023	4188878	5/10/2023	\$2,217.90
2021 Pay 2022	4080268	10/31/2022	\$1,989.92
2021 Pay 2022	4034430	5/6/2022	\$1,989.92
2020 Pay 2021	3955840	11/1/2021	\$1,874.09
2020 Pay 2021	3879569	4/26/2021	\$1,874.09

Photos



Sketches

COUNTY PARCEL REPORT



No data available for the following modules: Sales, Appeals, Appeals (Prior Year).

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Developed by
 **SCHNEIDER**
GEOSPATIAL

PROPERTY RECORD CARD

Land Data (Standard Depth: Res 100', Cl 100' 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	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
6	A	WC	0	.94	1.11	\$2,120	\$2,353	\$2,212	-80%	1.0000	0.00	100.00	0.00	\$440
6	A	MND	0	1.20	0.68	\$2,120	\$1,442	\$1,730	-80%	1.0000	0.00	100.00	0.00	\$350
6	A	GN	0	.07	1.02	\$2,120	\$2,162	\$151	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	CRA	0	.96	1.02	\$2,120	\$2,162	\$2,076	-80%	1.0000	0.00	100.00	0.00	\$420
6	A	BS	0	.54	1.28	\$2,120	\$2,714	\$1,466	-80%	1.0000	0.00	100.00	0.00	\$290
82	A	CRA	0	.44	1.02	\$2,120	\$2,162	\$951	-100%	1.0000	0.00	100.00	0.00	\$00

48-07-14-300-002.000-029

Total all pages	\$92,000
Total this page	\$92,000



PRELIMINARY TITLE



PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Fidelity National Title*
Insurance Company

Commitment Number:

852600289

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, Fidelity 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Kelly M. Jung
Authorized Officer or Agent

Issued Date: October 6, 2026

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

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

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 2101 E. 8th Street Anderson, IN 46012 Main Phone: (765)643-7417	Fidelity National Title Company, LLC 2101 E. 8th Street Anderson, IN 46012 Main Phone: (765)643-7417 Main Fax: (765)374-0857

Order Number: 852600289

Property Address: 4196 E. 500 N., Alexandria, IN 46001

SCHEDULE A

- Commitment Date: September 28, 2026 at 08:00 AM
- Policy to be issued:
 - ALTA Homeowner's Policy of Title Insurance 2021 (Policy Conversion)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple
 - ALTA Short Form Residential Loan Policy-Assessments Priority 2021
Proposed Insured: Lender with contractual obligations under a loan agreement with the proposed insured owner identified in Item 2 above, its successors and/or assigns as their respective interests may appear
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple
- The estate or interest in the Land at the Commitment Date is:
Fee Simple
- The Title is, at the Commitment Date, vested in:
Bryon K. Clevenger, Brent L. Clevenger and Reida B. Carroll, as equal tenants in common
- The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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PRELIMINARY TITLE

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 48-07-14-300-002.000-029

THE FOLLOWING DESCRIBED REAL ESTATE BEING IN MADISON COUNTY INDIANA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 8 EAST, CONTAINING 80 ACRES, SITUATED IN RICHLAND TOWNSHIP.

EXCEPT ONE (1) ACRE HERETOFORE CONVEYED TO KEITH CLEVINGER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 8 EAST, RUNNING THENCE NORTH 16 RODS; THENCE EAST 10 RODS; THENCE SOUTH 16 RODS; THENCE WEST 10 RODS, TO THE PLACE OF BEGINNING. CONTAINING ONE (1) ACRE, MORE OR LESS.

Parcel No.: 48-07-14-300-002.000-029

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

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. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
6. In the event any document is to be notarized using remote online notary, the following requirements apply:
 - A. Confirmation prior to closing that the County Recorders Office of Madison, Indiana will accept and approve authorized electronic recording of electronically signed and notarized instruments in the form and format being used.
 - B. Electronic recordation in the Recorders Office of Madison of the documents required herein to create the insured estates or interests.
 - C. Execution of instruments in accordance with Indiana law.
 - D. Acknowledgment of the documents required herein to create the insured estates or interests by a notary public properly commissioned as an online notary public by the Indiana Secretary of State with the ability to perform electronic and online notarial acts under IC 33-42-17.
7. Furnish for recordation a deed as set forth below:

Type of deed: Warranty
Grantor(s): Fee Simple Title Holder as shown on Schedule A
Grantee(s): Proposed Insured as shown on Schedule A
8. Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
9. Mortgage executed by proposed Mortgagor to the proposed insured lender.
10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

SCHEDULE B, PART I - Requirements (continued)

11. As per the purchase agreement, current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
12. The Company should be furnished a Vendors Affidavit.
13. Furnish evidence that all assessments which are due the owners' association and/or master association, if any, have been paid in full and are current.
14. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.

NOTE: A 36 month chain of title was done and we find the following:

An affidavit dated November 11, 2025 and recorded November 12, 2025 reflecting the death of Keith G. Clevenger on June 24, 2019 and Patricia M. Clevenger on October 24, 2025 and the vesting of title in Bryon K. Clevenger, Reida B. Carroll and Brent L. Clevenger, as equal tenants-in-common, as Instrument No. 2025R015806.

A deed dated September 21, 2017 and recorded September 28, 2017 from Keith G. Clevenger and Patricia M. Clevenger, husband and wife, Transfer on Death to Bryon K. Clevenger, Brent L. Clevenger and Reida B. Carroll as Instrument No. 2017R013570.

NOTE: If an insured closing is completed by Fidelity National Title Insurance Company Short Form Policy/Policies will be issued at the time of closing.

NOTE: If Fidelity National Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

END OF SCHEDULE B, PART I

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

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 report date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. 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.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Property Taxes are as follows:

Tax Year: 2025

Due and Payable: 2026

May Installment: \$2,722.56 Paid

November Installment: \$2,722.56 Paid

Name of Taxpayer: Clevenger Bryon K & Carroll Reida B & Clevenger Brent L T/c

Land: \$166,200.00

Improvements: \$82,700.00

Exemptions: \$14,934.00 (2% Deduction)

Tax Identification No.: 48-07-14-300-002.000-029

Description: PT W2 SW

14-20-8 00079.0000A

Note: The mail to address on the current tax bill differs from the property address referenced in this commitment. As an anti-fraud measure, an absentee owner letter has been sent to the address noted on the tax bill requesting that the property owner confirm their intent to sell or mortgage the property. Additional steps will be taken prior to closing to confirm the identity of the seller/owner. Those steps may involve the use of Mitek, a third-party identity verification service, or the use of Remote Online Notarization.

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

SCHEDULE B, PART II - Exceptions

(continued)

8. Taxes for the year 2026 are a lien, due in 2027, but are not yet due and payable.
9. Added improvements in place as of January 1, 2026 are subject to assessment which could increase the tax amounts due in 2027, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
10. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
11. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
12. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Indiana Bell Telephone Company, Incorporated
Recording Date: February 27, 1985
Recording No: Book 622, page 537
13. 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.
14. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
16. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code 1-1-16-1, et seq. and IC 32-22-3-1, et seq. (the Acts). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.

NOTE: Fidelity National Title Insurance Company has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

SCHEDULE B, PART II - Exceptions (continued)

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law 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; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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PRELIMINARY TITLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 852600289

(continued)

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.

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 Two Million And No/100 Dollars (\$2,000,000.00) 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>.

END OF CONDITIONS

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PRELIMINARY TITLE



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.
- **CONFIRM RECEIPT** of funds directly with settlement company using a known trusted number.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

PRELIMINARY TITLE

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2026

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Device and Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Website Analytics. We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

PRELIMINARY TITLE

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com, or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

PRELIMINARY TITLE

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:

Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

PRELIMINARY TITLE

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



PROPERTY PHOTOS













Auction Managers:

Mark Smithson • 765.744.1846

Mark Smithson • #AU10100108, #RB14036561

Rick Williams • 765.639.2394

Richard Allen Williams • #AU10000259, #RB14048943



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