COMMITMENT FOR TITLE INSURANCE
Issued by
ESSENT TITLE INSURANCE, INC.

Transaction Identification Data:
Issuing Agent: Heritage Parke Title, LLC
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156
Issuing Office's ALTA® Registry ID: 1115221
Loan ID No.:
Commitment No.: 260364
Issuing Office File No.: 260364
Property Address: W 700 N, Leesburg, IN 46538
W 700 N, Leesburg, IN 46538
200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538
N 200 W, Leesburg, IN 46538
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N 200 W, Leesburg, IN 46538

SCHEDULE A

1. Commitment Date: August 24, 2026 at 08:00 AM

2. Policy to be issued:

   a. ALTA Owner's Policy 2021
   Proposed Insured: TBD
   Proposed Amount of Insurance: TBD
   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:

   Polk Family Farms, Inc., an Indiana Corporation, inadvertently referred to as Polk Family Farm, Inc.

5. The Land is described as follows:

   SEE SCHEDULE C ATTACHED HERETO

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

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Heritage Parke Title, LLC

Stephanie J. Douwsma

_____
Stephanie J. Douwsma, Authorized Signatory

ESSENT TITLE INSURANCE, INC.

Essent Title Insurance, Inc. CORPORATE SEAL 2005 COMMONWEALTH OF PENNSYLVANIA

Mark A. Casale

Mark A. Casale, President/CEO

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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. Instrument in insurable form which must be properly executed, delivered and duly
   a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
   b. Mortgage securing loan of Proposed Insured Mortgagee, if any
   c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any

6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over $10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than $10,000.00 must be Good Funds in accordance with IC 27-7-3.7.

7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.

8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

9. By virtue of Indiana Code 27-7-3.6, a fee of $5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.

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AMERICAN LAND TITLE ASSOCIATION

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk Family Farms stating that it is an established corporation in the State of Indiana.

12. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign.

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SCHEDULE B, PART II
Exceptions

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Rights or claims of parties in possession not shown by the public record.

3. Easements or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

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 record.

6. Taxes or special assessments which are not shown as existing liens by the public records.

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AMERICAN LAND TITLE ASSOCIATION

7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-300-114.000-016 (TRACT 1)
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-023-002 Trcts SW SW & NW SW 6-33-6 86.33A

Spring Installment	$922.81 - PAID
Fall Installment	$922.81 - PAID
Assessed Valuations:	2025-2026
Land	$142600
Improvements	$29300
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$8556
Net Valuations	$163344

Taxes for the year 2026 are now a lien but are not due and payable until 2027

8. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $53.96 each installment. Spring Installment-PAID, Fall Installment-PAID

9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-300-116.000-01**6 (TRACT 2)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-023-002.A Tr SW SW 6-33-6 2.00A

Spring Installment	$11.68- PAID
Fall Installment	$11.68- PAID
Assessed Valuations:	2025-2026
Land	$2200
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$132
Net Valuations	$2068

Taxes for the year 2026 are now a lien but are not due and payable until 2027

10. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $18.75 per year, PAID

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11. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-300-112.000-016 **(TRACT 3)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-023-001 W Side NW SW 6-33-6 15.00A

Spring Installment	$122.14 - PAID
Fall Installment	$122.14 - PAID
Assessed Valuations:	2025-2026
Land	$23000
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$13280
Net Valuations	$21620

Taxes for the year 2026 are now a lien but are not due and payable until 2027

12. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $18.75 per year, PAID

13. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-088.000-016 **(TRACT 4)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004 Tract In NW 6-33-6 27.50A

Spring Installment	$293.14 - PAID
Fall Installment	$293.14 - PAID
Assessed Valuations:	2025-2026
Land	$55200
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$3312
Net Valuations	$51888

Taxes for the year 2026 are now a lien but are not due and payable until 2027

14. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $17.19 each installment. Spring Installment-PAID, Fall Installment-PAID

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15. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-090.000-016 **(TRACT 5)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.B TR in NW 6-33-6 3.00A

Spring Installment	$27.62 - PAID
Fall Installment	$27.62 - PAID
Assessed Valuations:	2025-2026
Land	$5200
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$312
Net Valuations	$4888

Taxes for the year 2026 are now a lien but are not due and payable until 2027

16. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $18.75 per year, PAID

17. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-092.000-016 **(TRACT 6)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.A Trct in NW 6-33-6 3.00A

Spring Installment	$32.40 - PAID
Fall Installment	$32.40 - PAID
Assessed Valuations:	2025-2026
Land	$6100
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$366
Net Valuations	$5734

Taxes for the year 2026 are now a lien but are not due and payable until 2027

18. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $18.75 per year, PAID

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19. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-094.000-016 **(TRACT 7)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.D Tr in NW 6-33-6 3.00A

Spring Installment	$27.08 - PAID
Fall Installment	$27.08 - PAID
Assessed Valuations:	2025-2026
Land	$5100
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$306
Net Valuations	$4794

Taxes for the year 2026 are now a lien but are not due and payable until 2027

20. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $18.75 per year, PAID

21. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-07-06-400-096.000-016 **(TRACT 8)**
Township: Plain
Assessed in the name of: Polk Family Farms Inc
Legal: 029-022-004.C Tr NW 6-33-6 3.00A

Spring Installment	$30.80 - PAID
Fall Installment	$30.80 - PAID
Assessed Valuations:	2025-2026
Land	$5800
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$348
Net Valuations	$5452

Taxes for the year 2026 are now a lien but are not due and payable until 2027

22. Ditch assessment for the Coppess Ditch, Parcel No. 518 in the amount of $18.75 per year, PAID

23. Right-of-way of County Road 700 N along the South side of said tracts 1 & 2.

24. Right-of-way of County Road 200 West along the West side of said tracts 1-4.

25. Lack of a right of access to and from the land in Tracts 5-8.

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26. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

27. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream or other body of water on, or through, the insured real estate described herein.

28. Rights of way for drainage tiles, feeders and laterals, if any.

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SCHEDULE C

The Land is described as follows:

TRACT 1: PARCEL NO. 43-07-06-300-114.000-016

The West Half of the Southwest Fractional Quarter of Section 6,Township 33 North, Range 6 East, containing 106.40 acres, more or less.

EXCEPT, Commencing at the Northwest corner of the Southwest Quarter of Section 6, Township 33 North, Range 6 East, running thence South 80 rods; thence East 30 rods; thence North 80 rods; thence West 30 rods to the place of beginning.

FURTHER EXCEPTING:

A tract of land located in the Southwest Quarter of Section 6 Township 33 North, Range 6 East, 2nd P.M., Plain Township, Kosciusko County, Indiana, containing 0.75 acres, more or less, more particularly described as follows:

Commencing at a bronze monument at the Southwest corner of the Southwest Quarter of said Section 6, said point being on the centerline of County Road 700N; thence N 90°-00'00" E (assumed bearing), along the South line of said Southwest Quarter and along said centerline, 1196.92 feet to a PK nail and the point of beginning; thence N 00°-08'-43"E 175,00 feet to a 12-inch iron bar; thence N 90°-00'-00" E, 185.96 feet to a 1/2-inch iron bar; thence S 00°-07'-08" W, 175.00 feet to a PK nail on the South line of said Southwest Quarter and on said centerline; thence S 90-00'-00" W, along said South line and along said centerline, 186.04 feet to the point of beginning.

FURTHER EXCEPTING:

Part of the Southwest Quarter of Section 6, Township 33 North, Range 6 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

Commencing at a bronze marker found at the Southwest corner of said Southwest Quarter; thence N 90°-00' E (assumed bearing) on and along the South line of said Southwest Quarter a distance of 1059.82 feet to a PK nail set at the true point of beginning, thence continuing N 90°-00' E, on and along said South line, being within the right-of-way of County Road 700N, a distance of 137.1 feet to a PK nail found, thence N 00°-08'-43" E, a distance of 175.0 feet to an iron pin found, thence N 90-00' E, a distance of 185.96 feet to an iron pin found, thence S00°-07-08" W, a distance of 175.0 feet to a PK nail found on the South line of said Southwest Quarter; thence N 90°-00' E, on and along said South line, a distance of 63.45 feet to a PK nail set; thence N 00°-03' 30” E, a distance of 346.1 feet to an iron pin set; thence N 89°-43'-10" W, a distance of 382.3 feet to the Northwest corner of a wood post found; thence S 00°-46' W, a distance of 348.0 feet to the true point of beginning, containing 2.316 acres of land, more or less.

FURTHER EXCEPTING:

A tract of land in the West Half of the Southwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, Kosciusko County, Indiana, better described as follows:

Beginning at a bronze marker at the Southwest corner of said Section 6; thence North along the West line of said Section 6 (said line being the centerline of County Road 200 West) 350 feet to a nail; thence South 89 degrees 58

minutes East, 250 feet to an iron pipe; thence South, 350 feet to a PK nail on the South line of said Section 6; thence North 89 degrees 58 minutes West along the said South line of Section 6 (said line being the centerline of County Road 700 North) 250 feet to the place of beginning. Contains 2.0 acres, more or less.

TRACT 2: PARCEL NO. 43-07-06-300-116.000-016

A tract of land in the West Half of the Southwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, Kosciusko County, Indiana, better described as follows:

Beginning at a bronze marker at the Southwest corner of said Section 6; thence North along the West line of said Section 6 (said line being the centerline of County Road 200 West) 350 feet to a nail; thence South 89 degrees 58 minutes East, 250 feet to an iron pipe; thence South, 350 feet to a PK nail on the South line of said Section 6; thence North 89 degrees 58 minutes West along the said South line of Section 6 (said line being the centerline of County Road 700 North) 250 feet to the place of beginning. Contains 2.0 acres, more or less.

TRACT 3: PARCEL NO. 43-07-06-300-112.000-016

Commencing at the Northwest corner of the Southwest Quarter of Section

6, Township 33 North, Range 6 East, running thence South 80 rods;

thence East 30 rods; thence North 80 rods; thence West 30 rods to the

place of beginning.

TRACT 4: PARCEL NO. 43-07-06-400-088.000-016

A part of the Northwest fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of Section 6, Township 33 North, Range 6 East; thence East on the Quarter line 884.6 feet to a post; thence North 997.6 feet to an existing fence; thence West 883.3 feet to the West line of said Section 6; thence South on the West line 979.1 feet to place of beginning.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence; thence West 330 feet for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330; thence North 396 feet to the principal place of beginning and containing three acres.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing in all 3 acres.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along Quarter Section line 554.6 feet; thence North 581.6 feet to a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing three acres.

EXCEPT THE FOLLOWING:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 581.6 feet to a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning of this tract, and containing three acres.

ALSO:

The East Half of the West Half of the Northwest Quarter of Section 6, Township 33 North, Range 6 East, **EXCEPTING THEREFROM** the following described tract:

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows: Beginning at a point on the North line of said Section 6, 882 feet East of the Northwest corner of said Section; running thence East on the North line of said Section 880.02 feet to the line of an existing fence; thence South 1006 feet to a point marked by an iron pipe; thence West 882 feet to a point marked by an iron pipe and the line of an existing fence; thence North 1006 feet to the place of beginning.

TRACT 5: PARCEL NO. 43-07-06-400-090.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence; thence West 330 feet for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330; thence North 396 feet to the principal place of beginning and containing three acres.

TRACT 6: PARCEL NO. 43-07-06-400-092.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter-Post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 977.6 feet to an existing fence for a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing in all 3 acres.

TRACT 7: PARCEL NO. 43-07-06-400-094.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along Quarter Section line 554.6 feet; thence North 581.6 feet to a principal place of beginning; thence West 330 feet;

thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning and containing three acres.

TRACT 8: PARCEL NO. 43-07-06-400-096.000-016

A part of the Northwest Fractional Quarter of Section 6, Township 33 North, Range 6 East, described as follows:

Beginning at the West Quarter post of said Section 6, Township 33 North, Range 6 East; thence East along the Quarter Section line 884.6 feet to a post; thence North 581.6 feet to a principal place of beginning; thence West 330 feet; thence South 396 feet; thence East 330 feet; thence North 396 feet to the principal place of beginning of this tract, and containing three acres.