COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260349 **Commitment No.:** 260349

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.: 260349
Issuing Office File No.: 260349
Property Address: W 200 N, Warsaw, IN 46582

SCHEDULE A

1. Commitment Date: August 18, 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 & Sons, Inc., an Indiana Corporation

5. The Land is described as follows:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty. 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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SCHEDULE A
(Continued)

Part of the East Half of the Southeast Quarter of Section 34, Township 33 North, Range 5 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

Commencing at a PK nail found at the Southeast corner of said Southeast Quarter; thence South 90 degrees 00 minutes West (assumed bearing), on and along the South line of said Southeast Quarter a distance of 618.43 feet to a Mag nail at the true point of beginning: thence continuing South 90 degrees 00 minutes West on and along said South line, being within the right-of-way of County Road 200 North, a distance of 706.0 feet to a Mag nail at the Southwest comer of the East Half of said Southeast Quarter; thence North 00 degrees 06 minutes 49 seconds West, on and along the West line of said East Half, a distance of 2617.05 feet to a 5/8-inch diameter iron pin capped "Walker" on the South right-of-way line of U.S. Highway Number 30 (said South right-of-way line being a limited access right-of-way); thence South 89 degrees 59 minutes 06 seconds East, on and along said South right-of-way line, a distance of 707.70 feet to a 5/8-inch diameter iron pin capped "Walker"; thence South 00 degrees 04 minutes 35 seconds East, parallel to the East line of said Southeast Quarter, a distance of 2616.86 feet to the true point of beginning. Containing 42.466 acres, more or less.

Heritage Parke Title, LLC

Stephanie J. Douwsma

_____
Stephanie J. Douwsma, Authorized Signatory

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

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STEWART TITLE GUARANTY

File No.: 260349 **Commitment No.:** 260349

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.

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AMERICAN LAND TITLE ASSOCIATION

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.

11. We must be provided with a copy of the Certificate and Articles of Incorporation for Polk & Sons Inc 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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7. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-34-200-001.000-019
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-136-004.A Pt W 1/2 Se 34-33-5 42.47A Per Survey

Spring Installment	$437.07 - PAID
Fall Installment	$437.07 - PAID
Assessed Valuations:	2025-2026
Land	$76400
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$4584
Net Valuations	$71816

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

8. Subject to survey from J.K. Walker & Associates, P.C. completed by Jerry K. Walker, License No. S0012, Job No. KW-175"B", dated December 15, 2003 and recorded on February 5, 2004 as Instrument No. 2004-00-1911, Kosciusko County Records.

9. Right-of-way of US 30 along the North side of said tract.

10. Right-of-way of 200 N along the South side of said tract.

11. 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.

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

13. 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.

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J.K. Walker & Associates, P.C.

Civil Engineering and Land Surveying
Jerry K. Walker, P.E. & L.S.
William D. Kyler, L.S.
Kevin R. Michel, P.E. & L.S.
112 West Van Buren St. Columbia City, IN 46725
Phone 244-3640
Fax 244-4640

CERTIFICATE OF SURVEY

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

DESCRIPTION OF REAL ESTATE

Part of the East half of the Southeast Quarter of Section 34, Township 33 North, Range 5 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

Commencing at a P.K. nail found at the Southeast corner of said Southeast Quarter; thence S90°-00'W (assumed bearing), on and along the South line of said Southeast Quarter, a distance of 618.43 feet to a Mag nail at the true point of beginning; thence continuing S90°-00'W, on and along said South line, being within the right-of-way of County Road 200N, a distance of 706.0 feet to a Mag nail at the Southwest corner of the East half of said Southeast Quarter; thence N00°-06'-49"W, on and along the West line of said East half, a distance of 2617.05 feet to a 5/8-inch diameter iron pin capped "Walker" on the South right-of-way line of U.S. Highway Number 30 (said South right-of-way line being a limited access right-of-way); thence S89°-59'-06"E, on and along said South right-of-way line, a distance of 707.70 feet to a 5/8-inch diameter iron pin capped "Walker"; thence S00°-04'-35"E, parallel to the East line of said Southeast Quarter, a distance of 2616.86 feet to the true point of beginning, containing 42.466 acres of land, more or less, subject to legal right-of-way for County Road 200N, subject to all legal drain easements and all other easements of record.

This property is not in a flood plain (In Zone C) as defined by the Flood Insurance Rate Map for Kosciusko County, Indiana, Map Number 18085C-0059C, dated Feb. 4, 1987.

200400001911
Filed for Record in
KOSCIUSKO COUNTY INDIANA
LASHAWN BRUMFIELD
02-05-2004 At 11:16 am.
SURVEY 16.00



I hereby certify on the 15th day of December, 2003, that the above survey is correct.

Surveyed for: Anglin, Marion P. (Trust)

Survey No.: KW-175"B"

J.K. Walker & Associates, P.C.

Civil Engineering and Land Surveying
Jerry K. Walker, P.E. & L.S.
William D. Kyler, L.S.
Kevin R. Michel, P.E. & L.S.
112 West Van Buren St. Columbia City, IN 46725
Phone 244-3640
Fax 244-4640

SURVEYOR'S REPORT

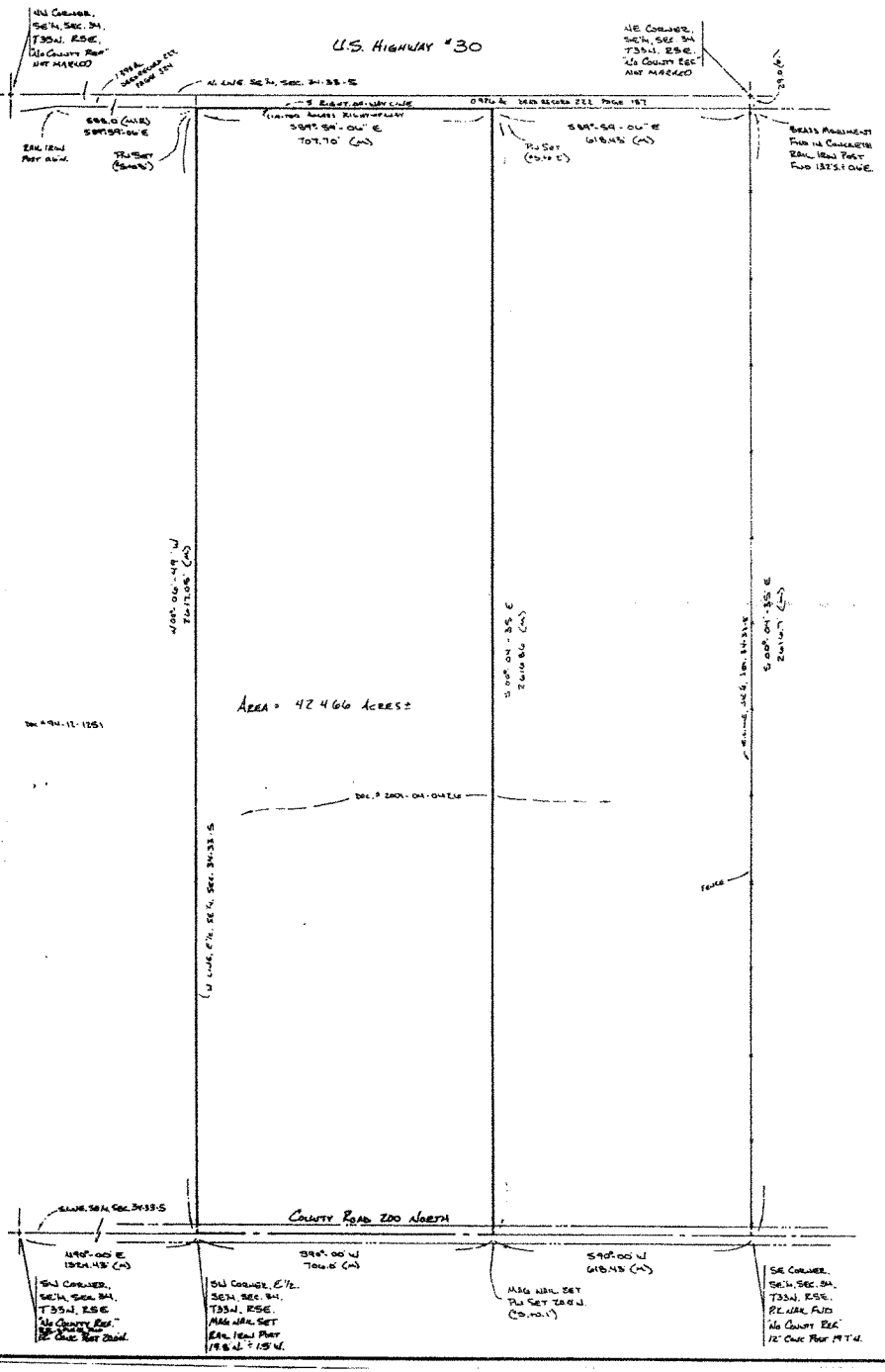
In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of: Availability and condition of referenced monuments, occupation or possession lines, clarity or ambiguity of the record description used and/or adjoiner's descriptions, and the theoretical uncertainty of the measurements.

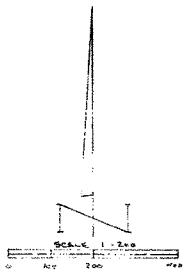
1. The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established by this survey is within the specifications for a Class C Survey (+- 0.50 feet) as described in IAC 865.
2. For Variances, Discrepancies and Inconsistencies see plat of survey, description and Notes below.
3. This survey is subject to any facts and/or easements that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revisions that are required.
4. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker". Origin of monuments unknown unless noted on survey.
5. The Southeast corner of said Southeast Quarter is not county referenced. A P.K. nail was found at this corner.
   The Southwest corner of said Southeast Quarter is not county referenced. A railroad spike was found at this corner.
   The Northeast and Northwest corners of said Southeast Quarter are not county referenced. These corners are not marked.
   If the Kosciusko County Surveyor locates or establishes the unreferenced corners of said Southeast Quarter, the location of certain corners and lines of the surveyed tract may vary.
   The South line and the East line of said Southeast Quarter were established by existing monuments found.
   The Southwest corner of the East half of said Southeast Quarter was established by bi-secting the measured length of the South line of said Southeast Quarter. A Mag nail is located at this corner.
   The West line of the East half of said Southeast Quarter was established from deeded distances in the right-of-way description of the adjoining tract to the West of the surveyed tract.
6. Certain monuments are referenced as shown on this survey.
7. Existing fences are as shown on this survey.
8. The South right-of-way line of U.S. Highway Number 30 is limited access right-of-way.
9. The Kosciusko County Surveyor's Legal Drain Map shows a legal open drain along the North side of the surveyed tract. Legal open drains have 75-foot wide drainage easements from the top of each bank. This open drain is not shown on this survey. Prior to any construction of a permanent structure near the legal drain easement, the location of the top of the bank should be verified by the Kosciusko County Surveyor.
10. Reference survey(s) by Walker & Associates, dated 08-09-95.
11. The surveyed tract was created as directed by a representative of the owner.
12. The surveyed tract is part of a larger tract recorded in Document Number 2001-04-0426, in the records of Kosciusko County, Indiana.



Date: 12/15/03
Name: Anglin, Marion P. (Trust)
Address:

Survey#: KW-175"B"





M: MEASURED
R: RECORDED
FND: FOUND
REF: REFERENCE

FIELD WORK COMPLETED ON 10-21-03

See page 1 of 3 for Legal Description.
See page 2 of 3 for Surveyor's Report.

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.

JERRY K. WALKER REGISTERED No. S0012 STATE OF INDIANA LAND SURVEYOR

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 5 EAST KOSCIUSKO COUNTY, INDIANA

SCALE: 1" = 200	APPROVED BY	DRAWN BY ZDP
DATE: 12-15-03		

FOR: ANGLIN, MARION P.

BY: WALKER AND ASSOCIATES (574) 267-3140
112 WEST VAN BUREN STREET COLUMBIA CITY, INDIANA 46725

DRAWING NUMBER KW-175 "B"