COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260347 **Commitment No.:** 260347

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.: 260347
Issuing Office File No.: 260347
Property Address: 400 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 Northwest Quarter of Section 27, Township 33 North, Range 5 East, Kosciusko County, Indiana, being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Northwest Quarter; thence N88°-36'-40"E (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of said Northwest Quarter, a distance of 1322.50 feet to an iron pin found at the Northwest comer of the East half of said Northwest Quarter, thence continuing N88°-36'-40"E, on and along said North line, a distance of 272.00 feet to a Mag nail at the POINT OF BEGINNING; thence continuing N88°-36'-40"E, on and along said North line, being within the right-of-way of County Road 400N, a distance of 553.78 feet to a Mag nail, said Mag nail being situated S88°-36'-40"W, a distance of 494.46 feet from a Mag nail found at the Northeast corner of said Northwest Quarter; thence S01°-22'-00"E, a distance of 2653.92 feet to a point on the South line of said Northwest Quarter, said point being situated S88°-48'-01"W, a distance of 494.46 feet from the Southeast corner of said Northwest Quarter, said corner also being situated S01°-22'-00"E, a distance of 3.0 feet from a 5/8-inch iron pin capped "Walker", said point further being situated N88°-48'-01"E, a distance of 3.0 feet from a 5/8-inch iron pin capped "Walker"; thence S88°-48'-01"W, on and along said South line, a distance of 827.33 feet to the Southwest corner of the East half of said Northwest Quarter, said corner also being situated 1.5 feet South of a rail iron post found; thence N01°-20'-00"W, on and along the West line of the East half of said Northwest Quarter, a distance of 1530.15 feet to a 5/8-inch iron pin capped "Walker", said iron pin being situated S01°-20'-00"E, a distance of 1121.03 feet from an iron pin found at the Northwest comer of the East half of said Northwest Quarter; thence N88°-36'-40"E, a distance of 272.00 feet to a 5/8-inch iron pin capped "Walker"; thence N01°-20'-00"W, a distance of 1121.03 feet to the point of beginning, containing 43.33 acres of land, 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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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: 43-06-27-400-029.000-019
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-106-002.A PT E 1/2 NW 27-33-5 43.33A PER SURVEY

Spring Installment	$401.03 - PAID
Fall Installment	$401.03 - PAID
Assessed Valuations:	2025-2026
Land	$70100
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$4206
Net Valuations	$65894

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

8. Ditch assessment for the Pole Run Ditch, Parcel No. 585 in the amount of $65.00 each installment. Spring Installment-PAID, Fall Installment-PAID

9. Subject to survey by J.K. Walker & Associates, P.C. completed by Kevin R. Michel, license no. 870006, dated March 27, 2023 and recorded on June 22, 2023 as Instrument No. 2023-06-1136, Kosciusko County Records.

10. 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.

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.

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

Land Surveying, Civil Engineering & Land Planning
William D. Kyler, P.S.
Kevin R. Michel, P.E. & P.S.
112 West Van Buren Street, Columbia City, IN 46725
Phone: 260-244-3640 Fax: 260-244-4640
www.walkersurveying.net
Email: mail@walkersurveying.net

DESCRIPTION OF SURVEYED TRACT

(Part of Tippecanoe County Circuit Court Estate No. E-278-82)

Part of the East half of the Northwest Quarter of Section 27, Township 33 North, Range 5 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of original survey SH-107 "A" completed by J.K. Walker and Associates, P.C., dated March 27, 2023), being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Northwest Quarter; thence N88°-36'-40"E (GPS Grid bearing and used as the basis of bearings for this description), on and along the North line of said Northwest Quarter, a distance of 1322.50 feet to an iron pin found at the Northwest corner of the East half of said Northwest Quarter; thence continuing N88°-36'-40"E, on and along said North line, a distance of 272.00 feet to a Mag nail at the POINT OF BEGINNING; thence continuing N88°-36'-40"E, on and along said North line, being within the right-of-way of County Road 400N, a distance of 553.78 feet to a Mag nail, said Mag nail being situated S88°-36'-40"W, a distance of 494.46 feet from a Mag nail found at the Northeast corner of said Northwest Quarter; thence S01°-22'-00"E, a distance of 2653.92 feet to a point on the South line of said Northwest Quarter, said point being situated S88°-48'-01"W, a distance of 494.46 feet from the Southeast corner of said Northwest Quarter, said corner also being situated S01°-22'-00"E, a distance of 3.0 feet from a 5/8-inch iron pin capped "Walker", said point further being situated N88°-48'-01"E, a distance of 3.0 feet from a 5/8-inch iron pin capped "Walker"; thence S88°-48'-01"W, on and along said South line, a distance of 827.33 feet to the Southwest corner of the East half of said Northwest Quarter, said corner also being situated 1.5 feet South of a rail iron post found; thence N01°-20'-00"W, on and along the West line of the East half of said Northwest Quarter, a distance of 1530.15 feet to a 5/8-inch iron pin capped "Walker", said iron pin being situated S01°-20'-00"E, a distance of 1121.03 feet from an iron pin found at the Northwest corner of the East half of said Northwest Quarter; thence N88°-36'-40"E, a distance of 272.00 feet to a 5/8-inch iron pin capped "Walker"; thence N01°-20'-00"W, a distance of 1121.03 feet to the point of beginning, containing 43.33 acres of land, more or less, subject to legal right-of-way for County Road 400N, subject to all legal drain easements and all other easements of record.

FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tracts appear to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18085C0145D of the Flood Insurance Rate Maps for Kosciusko County, Indiana, dated September 30, 2015.

THEORY OF LOCATION

This is an original boundary survey of part of the East half of the Northwest Quarter of Section 27, Township 33 North, Range 5 East, Kosciusko County, Indiana, located on County Road 400N. The surveyed tract is part of a tract of land recorded in Tippecanoe County Circuit Court Estate No. E-278-82 in the records of Tippecanoe County, Indiana. The surveyed tract was created as directed by a representative of the owner.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.
The Northwest corner of said Northwest Quarter is county referenced. A Mag nail was found at this corner and was held this survey.
The Northeast corner of said Northwest Quarter is county referenced. A Mag nail was found at this corner and was held this survey.
The Southwest corner of said Northwest Quarter is county referenced. A Mag nail was found at this corner and was held this survey.
The Northeast corner of the Northeast Quarter of said Section 27 is county referenced. A bronze marker was found at this corner and was held this survey

2023061136 SRVY $25.00
06/22/2023 01:28:01P 4 PGS
Deborah A Wright
Kosciusko County Recorder IN
Recorded as Presented

Date: March 27, 2023
Name: Haniford, Roger Alan
Hanlford, David Wallace
Address: 400N

Survey #: SH-107 "A"

KEVIN R. MICHEL REGISTERED Nº 870006 STATE OF INDIANA LAND SURVEYOR

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

Land Surveying, Civil Engineering & Land Planning
William D. Kyler, P.S.
Kevin R. Michel, P.E. & P.S.
112 West Van Buren Street, Columbia City, IN 46725
Phone: 260-244-3640 Fax: 260-244-4640
www.walkersurveying.net
Email: mail@walkersurveying.net

The Southeast corner of the Northeast Quarter of said Section 27 is county referenced. A Mag nail was found at this corner and was held this survey.
The Southeast corner of the Southwest Quarter of said Section 27 is county referenced. A Mag nail was found at this corner and was held this survey.
The Southeast corner of said Northwest Quarter was established at the point of intersection of a line between the Northeast corner of said Northwest Quarter and the Southeast corner of the Southwest Quarter of said Section 27, with a line between the Southwest corner of said Northwest Quarter and the Southeast corner of the Northeast Quarter of said Section 27. No monument was found or set at the Southeast corner of said Northwest Quarter.
An iron pin was found at the Northwest corner of the East half of said Northwest Quarter and was held this survey.
The Southwest corner of the East half of said Northwest Quarter (Southwest corner of the surveyed tract) was established at the midpoint of the South line of said Northwest Quarter. A rail iron post was found 1.5 feet North of said Southwest corner.
A Northwest corner of the surveyed tract was established on the North line of said Northwest Quarter as directed by a representative of the owner. A Mag nail was set at this corner.
A Northwest corner of the surveyed tract was established on the West line of the East half of said Northwest Quarter as directed by a representative of the owner. A 5/8-inch iron pin capped "Walker" was set at this corner.
A Westerly corner of the surveyed tract was established as directed by a representative of the owner. A 5/8-inch iron pin capped "Walker" was set at said corner.
The Northeast corner of the surveyed tract was established on the North line of said Northwest Quarter. A 5/8-inch iron pin capped "Walker" was set at said Northeast corner.
The Southeast corner of the surveyed tract was established on the South line of said Northwest Quarter. Concrete was found at the Southeast corner of the surveyed tract. A 5/8-inch iron pin capped "Walker" was set 3.0 feet North of said Southeast corner. A 5/8-inch iron pin capped "Walker" was set 3.0 feet West of said Southeast corner.
See survey for other monuments found near the surveyed tract.
See survey for monuments found that are referenced.

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:

(A) Availability and condition of referenced monuments.
See comments above concerning monuments set or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.
Fences exist as shown on this survey.

(C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.
None were observed.

(D) The relative positional accuracy of the measurements.
The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Rural surveys: 0.26 feet (79 millimeters) plus 200 parts per million as defined by IAC 865.

Date: March 27, 2023
Name: Hanford, Roger Alan
Hanford, David Wallace
Address: 400N

Survey #: SH-107 "A"

KEVIN R. MICHEL REGISTERED Nº 870008 STATE OF INDIANA LAND SURVEYOR

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

Land Surveying, Civil Engineering & Land Planning
William D. Kyler, P.S.
Kevin R. Michel, P.E. & P.S.
112 West Van Buren Street, Columbia City, IN 46725
Phone: 260-244-3640 Fax: 260-244-4640
www.walkersurveying.net
Email: mail@walkersurveying.net

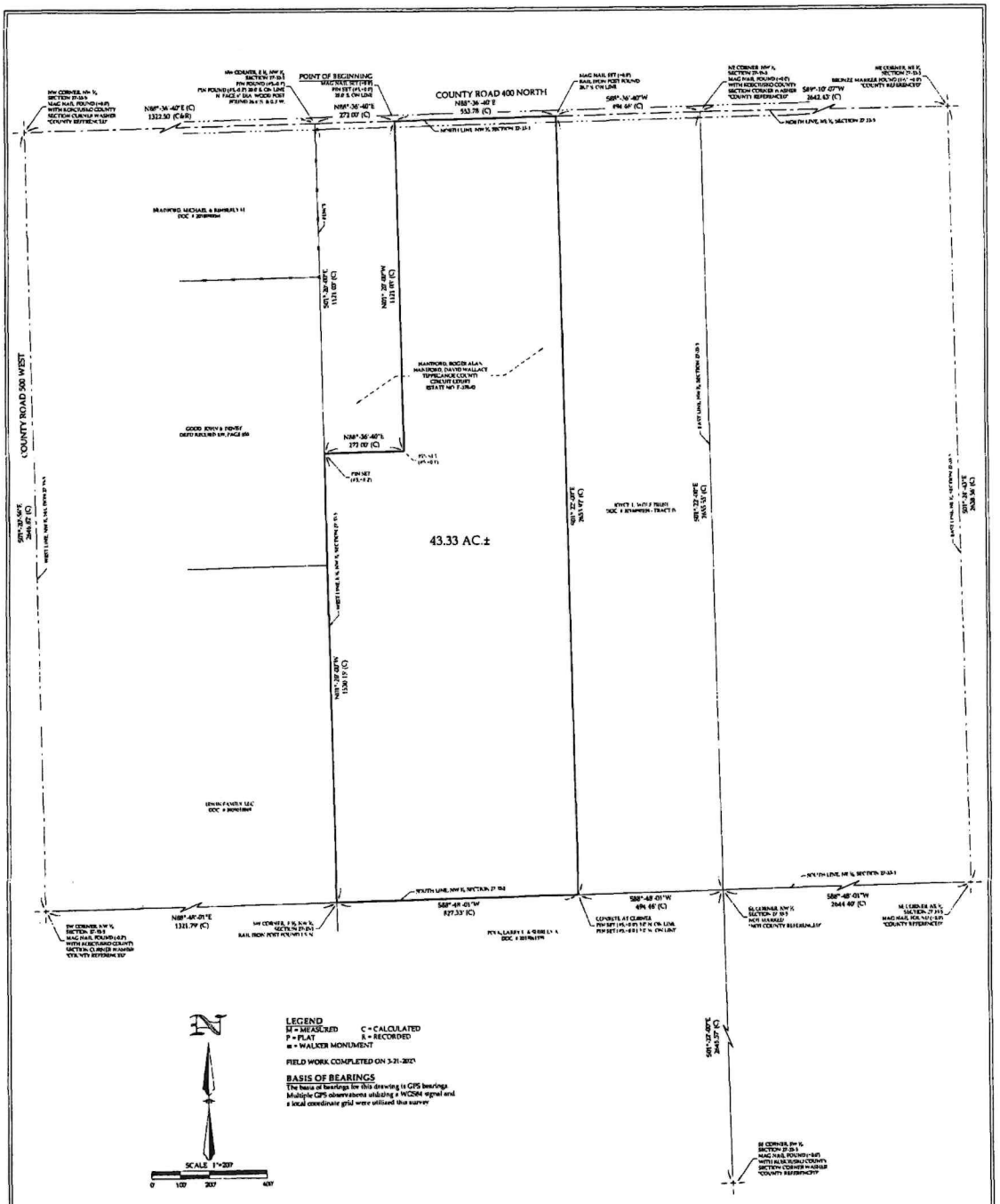
NOTES

1. This survey is subject to any facts and /or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revisions that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on aforesaid G.P.S. and/or E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
6. Reference survey(s) by J.K. Walker & Associates, P.C., dated 05-20-87, 07-31-87 (2), 09-01-92, 02-28-97, 08-11-05, 10-05-21.
7. I, Kevin Michel, affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

KEVIN R. MICHEL REGISTERED Nº 870006 STATE OF INDIANA LAND SURVEYOR

Date: March 27, 2023
Name: Haniford, Roger Alan
Haniford, David Wallace
Address: 400N

Survey #: SH-107 "A"



LEGEND
M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
■ = WALKER MONUMENT

FIELD WORK COMPLETED ON 3-21-2023

BASIS OF BEARINGS
The basis of bearings for this drawing is GPS bearings. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

WALKER & ASSOCIATES
EST. 1984
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640 www.walkersurveying.net
Fax: (260) 244-4640 E-mail: mail@walkersurveying.net
LAND SURVEYING, CIVIL ENGINEERING, & LAND PLANNING

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

KEVIN R. MICHEL
REGISTERED
Nº 870008
STATE OF INDIANA
LAND SURVEYOR

PART OF THE EAST HALF OF THE NORTH-WEST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 5 EAST, KOSCIUSKO COUNTY, INDIANA

FOR: HANIFORD, ROGER ALAN
HANIFORD, DAVID WALLACE

SCALE: 1"=200'	DRAWN BY: KRM	DRAWING NUMBER
DATE: 3-27-2023	PAGE: 4 OF 4	SH-107 "A"