COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260351 **Commitment No.:** 260351

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.: 260351
Issuing Office File No.: 260351
Property Address: 5849 N 300 W, Leesburg, IN 46538
300 W, Leesburg, IN 46538
300 W, Leesburg, IN 46538

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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TRACT 1: PARCEL NO. 43-06-14-100-003.000-019

Beginning at an existing P.K. nail marking the Northwest corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence North 89 degrees 39 minutes 35 seconds East (assumed bearing) along the North line of the said Quarter Section a distance of 2458.78 feet to a point; thence South 00 degree 03 minutes 34 seconds East on a line parallel with the East line of the said Quarter Section a distance of 747.00 feet to an existing iron rod; thence North 89 degrees 39 minutes 35 seconds East on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to an existing P.K. nail on the East line of the said Quarter Section; thence South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 573.58 feet to a 5/8 inch rebar (set) marking the Southeast comer of the Northeast Quarter of the Northeast Quarter of said Section 14; thence South 89 degrees 40 minutes 55 seconds West along the South line of the said Quarter-Quarter Section a distance of 664.50 feet to a 5/8 inch rebar (set); thence South 00 degrees 04 minutes 03 seconds East a distance of 1320.35 feet to a 5/8 inch rebar (set) on the South line of the Northeast Quarter of said Section 14; thence South 89 degrees 42 minutes 09 seconds West along the South line of the said Quarter Section a distance of 1448.44 feet to a point; thence North 00 degree 05 minutes 30 seconds West a distance of 204.00 feet to an existing iron pipe; thence South 89 degrees 42 minutes 09 seconds West a distance of 544.51 feet to an existing iron rod on the West line of the said Quarter Section; thence North 00 degrees 05 minutes 30 seconds West along the West line of the said Quarter Section a distance of 2435.27 feet to the Point of Beginning.

Being a part of the Northeast Quarter of Section 14, Township 33 North, Range 5 East.

TRACT 2: PARCEL NO. 43-06-14-100-007.000-019

Beginning at an existing P.K. nail marking the Southeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence South 89 degrees 42 minutes 09 seconds West (assumed bearing) along the South line of the said Quarter Section a distance of 664.32 feet to a 5/8 inch rebar (set); thence North 00 degree 04 minutes 03 seconds West a distance of 1320.35 feet to a 5/8 inch rebar (set) on the North line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence North 89 degrees 40 minutes 55 seconds East along the North line of the said Quarter-Quarter Section a distance of 664.50 feet to a 5/8 inch rebar (set) at the Northeast comer of the said Quarter-Quarter Section; thence South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 1320.58 feet to the Point of Beginning.

Being the East Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East.

TRACT 3: PARCEL NO. 43-06-14-100-005.000-019

Beginning at a monument marking the Northeast corner of the Northeast Quarter of Section 14, Township 39 North, Range 5 East, and running thence South 00 degrees 03 minutes 34 seconds East (assumed bearing) along the East line of the said Quarter Section a distance of 446.35 feet to a P.K. Nall (set); thence South 89 degrees 39 minutes 35 seconds West a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degreeS 03 minutes 34 seconds West on a line parallel with the East line of the said Quarter Section a

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distance of 446.35 feet to a P.K. Nail (set) on the North line of the said Quarter Section; thence North 89 degrees 39 minutes 35 seconds East along the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 35 North, Range 6 East, and containing 2.049 Acres, more or less.

Heritage Parke Title, LLC

_____
Stephanie J. Douwsma, Authorized Signatory

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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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COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY

File No.: 260351 **Commitment No.:** 260351

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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COMMITMENT FOR TITLE INSURANCE

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File No.: 260351 **Commitment No.:** 260351

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: 43-06-14-100-003.000-019 **(TRACT 1)**
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-053-002 Pt Ne 14-33-5 134.97A Per Survey

Spring Installment	$1272.96 - PAID
Fall Installment	$1272.96 - PAID

Assessed Valuations:	2025-2026
Land	$197300
Improvements	$23700

Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$11838
Net Valuations	$209162

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

8. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-14-100-007.000-019 **(TRACT 2)**
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-053-003 E 1/2 Se Ne 14-33-5 20.14A Per Survey

Spring Installment	$128.14 - PAID
Fall Installment	$128.14 - PAID

Assessed Valuations:	2025-2026
Land	$22400
Improvements	$0

Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$1344
Net Valuations	$21056

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

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9. Taxes for the year 2025 payable in 2026 are as follows:
Parcel Number: 43-06-14-100-005.000-019 **(TRACT 3)**
Township: Prairie
Assessed in the name of: Polk & Sons Inc
Legal: 021-053-002.A Pt N 1/2 E 1/2 E 1/2 Ne Ne 14-33-5 2.05A Per Survey

Spring Installment	$15.44 - PAID
Fall Installment	$15.44 - PAID
Assessed Valuations:	2025-2026
Land	$2700
Improvements	$0
Exemptions (Homeowners)	$0
Exemptions (Supp. HC)	$0
Exemptions (OTHER)	$162
Net Valuations	$2538

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

10. Survey from Richard E. Ward & Associates Surveyors, completed by Richard E. Ward, License No. S0432 as Job No. W00492, dated November 15, 1999 and recorded on July 18, 2000 as Instrument No. 2000070809, Kosciusko County Records. **(Affects Tract 3)**

11. Revised Survey of next above survey by Richard E. Ward & Associates Surveyors, completed by Richard E. Ward, License No. S0432, dated October 15, 1999 and recorded on November 21, 2001 as Instrument No. 2001111371, Kosciusko County Records. **(Affects Tract 3)**

12. Survey by Richard E. Ward & Associates Surveyors, completed by Richard E. Ward, License No. S0432, Job No. 091401-W00974, dated October 10, 2001 and recorded on April 1, 2003 as Instrument No. 2003040137, Kosciusko County Records. **(Affects all 3 tracts)**

13. Subject to Right of Way Easement between Joe E. Yeiter as Grantor and PSI Energy, Inc., an Indiana corporation as Grantee, dated September 10, 1991 and recorded on December 26, 1991 as Instrument No. 348-511, Kosciusko County Records.

14. Right-of-way of 600 N along the North side of said tracts 1 & 3.

15. Right-of-way of 550 N along the South side of said tracts 1 & 2.

16. Right-of-way of 300 W along the East side of said tracts 2 & 3.

17. 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.

18. 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.

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AMERICAN LAND TITLE ASSOCIATION

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

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Prairie 2000070809

JUL 18 2000

PRAIRIE 2000-07-0809

2000-07-0809

Parcel 3

LASHAWN L. BRUMFIELD
RECORDER
KOSCIUSKO COUNTY

2000 JUL 18 PM 12 45

RICHARD E. WARD & ASSOCIATES
SURVEYORS
LOT & FARM SURVEYS · SUBDIVISION LAYOUTS · MORTGAGE SURVEYS
P.O. BOX 1771 WARSAW, INDIANA 46581 (219) 654-5994

Survey ordered by: Ron Yelter
Acorn Mortgage Specialists
475 Anchorage Road, Suite 1
Warsaw, Indiana

SURVEYOR'S REPORT

1) In accordance with the Indiana Survey Standards as Defined in the Indiana Administrative Code, 865 IAC 1-12 ("Rule 12"), the following observations and opinion are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Variance in the reference monuments: 0.00 feet
b) Discrepancies in record descriptions and plats: 0.00 feet
c) Inconsistencies in lines of occupation: 0.00 feet

There may be unwritten rights associated with these uncertainties.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class D Survey (0.25 feet) as defined in IAC 865.

a) REFERENCE MONUMENTS
Existing P.K. Nail in an existing iron pipe marking the Southeast corner of the Northeast Quarter of the Northeast Quarter and an existing 2 inch metal disk marking the Northeast corner of the Northeast Quarter and an existing P.K. Nail marking the Northwest corner of the Northeast Quarter of the Northeast Quarter all in Section 14, Township 3 North, Range 5 East.

b) RECORD DESCRIPTIONS
This is a newly created tract to make larger a tract of ground that we surveyed on January 8, 1999 for Ron Yelter (Job Number 121798-W00287).

c) OCCUPATION
At the time of this survey no lines of occupation existed.

2) According to the National Flood Insurance Boundary and Floodway Map No 180695C0025 C, dated February 4, 1987, said property is in Zone "C", (area of minimal flooding).

LEGAL

A survey and certification of a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, described as follows,

PARCEL "A"
Beginning at a monument marking the Northeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and runing thence South 00 degree 00 minute 00 second (assumed bearing) along the East line of the said Quarter Section a distance of 446.35 feet to a P.K. Nail (set); thence South 89 degrees 40 minutes 09 seconds West on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degree 00 minute 00 second on a line parallel with the East line of the said Quarter Section a distance of 446.35 feet to a P.K. Nail (set) on the North line of the said Quarter Section; thence North 89 degrees 40 minutes 09 seconds East along the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and containing 2.049 Acres, more or less. Subject to legal rights-of-way.

PARCEL "B"
Beginning at a P.K. Nail on the East line of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, said point being South 00 degree 00 minute 00 second (assumed bearing) 446.35 feet from a monument marking the Northeast corner of the said Quarter Section; thence continuing South 00 degree 00 minute 00 second along the East line of the said Quarter Section a distance of 300.65 feet to a P.K. Nail (set); thence South 89 degrees 40 minutes 09 seconds West on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degree 00 minute 00 second on a line parallel with the East line of the said Quarter Section a distance of 300.65 feet to a 5/8 inch rebar (set); thence North 89 degrees 40 minutes 09 seconds East on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and containing 1.380 Acres, more or less. Subject to legal rights-of-way.

I, Richard E. Ward, a Registered Land Surveyor in the State of Indiana do hereby certify that the above is a true and correct plat of the above described property.

I further certify that the buildings are situated within the boundaries of said property as shown on the above plat, and that buildings on adjoining properties do not encroach on said property in question.

Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.

Corner markers are located as shown on the above plat.

Property address: 5691 North 300 West, Leesburg, Indiana

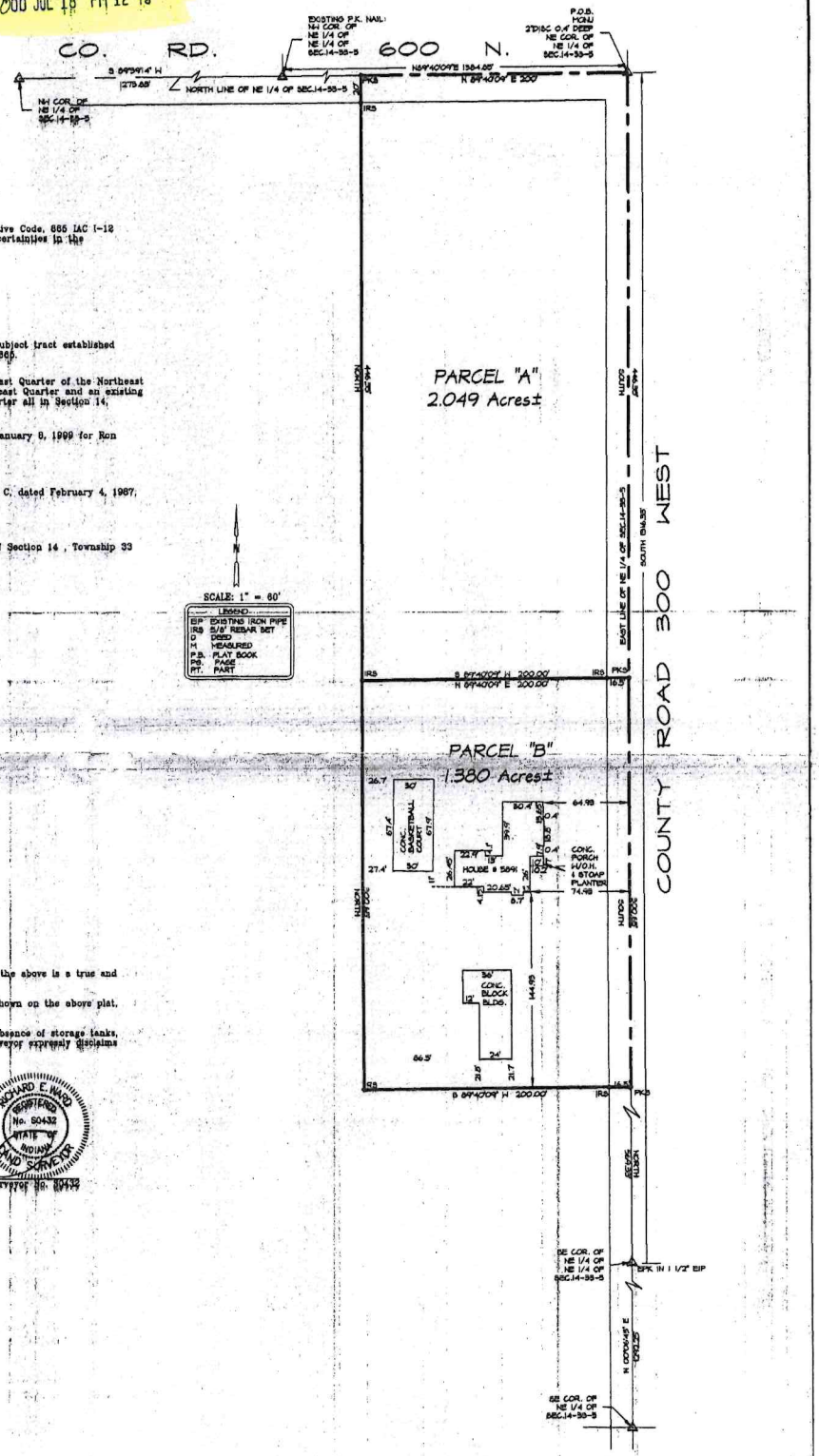
Owner: Ronald L. Yelter

Survey and certified: November 16, 1999

RICHARD E. WARD REGISTERED No. 50432 STATE OF INDIANA LAND SURVEYOR

Surveyed under the supervision of:
RICHARD E. WARD Registered Land Surveyor No. 50432

Job No. W00492 JS



Tract 3

Prairie

LASHAWN BRUMFIELD 1P
KOSCIUSKO COUNTY
F 2001111371 Page 1 of 1
NEB Date 11/21/2001 Time 10:15:15
RECORDING FEE: 18.00

RICHARD E. WARD & ASSOCIATES
SURVEYORS
LOT & PARK SURVEYS · SUBDIVISION LAYOUTS · MORTGAGE SURVEYS
P.O. BOX 777 · MARSHALL, INDIANA 46961 · (219) 654-9953

Survey ordered by: Ron Yeiter
Acorn Mortgage Specialists
475 Anchorage Road, Suite 1
Warsaw, Indiana

SURVEYOR'S REPORT

1) In accordance with the Indiana Survey Standards as Defined in the Indiana Administrative Code, 865 IAC 1-12 ("Rule 12"), the following observations and opinion are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Variance in the reference monuments; 0.00 feet
b) Discrepancies in record descriptions and plats; 0.00 feet
c) Inconsistencies in lines of occupation; 0.00 feet

There may be unwritten rights associated with these uncertainties.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class "C" Survey (0.5 Feet) as defined in IAC 865.

a) REFERENCE MONUMENTS
Existing P.K. Nail in an existing iron pipe marking the Southeast corner of the Northeast Quarter of the Northeast Quarter and an existing 2 inch metal disk marking the Northeast corner of the Northeast Quarter and an existing P.K. Nail marking the Northwest corner of the Northeast Quarter of the Northeast Quarter all in Section 14, Township 33 North, Range 5 East.

b) RECORD DESCRIPTIONS
This is a newly created tract to make larger a tract of ground that we surveyed on January 8, 1999 for Ron Yeiter (Job Number 121798-W00267).

c) OCCUPATION
At the time of this survey no lines of occupation existed.

2) According to the National Flood Insurance Boundary and Floodway Map No. 18085C0025 C, dated February 4, 1987; said property is in Zone "C", (area of minimal flooding).

LEGAL

A survey and certification of a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, described as follows:

PARCEL "A"

Beginning at a monument marking the Northeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East and running thence South 00 degree 03 minutes 34 second East (assumed bearing) along the East line of the said Quarter Section a distance of 446.35 feet to a P.K. Nail (set); thence South 89 degrees 39 minutes 35 seconds West a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degree 03 minutes 34 seconds West on a line parallel with the East line of the said Quarter Section a distance of 446.35 feet to a point on the North line of the said Quarter Section; thence North 89 degrees 39 minutes 35 seconds East along the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and containing 2.049 Acres, more or less. Subject to legal rights-of-way.

PARCEL "B"

Beginning at a P.K. Nail (set) on the East line of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, said point being South 00 degree 03 minutes 34 seconds East (assumed bearing) 446.35 feet from a monument marking the Northeast corner of the said Quarter Section; thence continuing South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 300.65 feet to a P.K. Nail (set); thence South 89 degrees 39 minutes 35 seconds West on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degree 03 minutes 34 seconds West on a line parallel with the East line of the said Quarter Section a distance of 300.65 feet to a 5/8 inch rebar (set); thence North 89 degrees 39 minutes 35 seconds East on a line parallel with the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and containing 1.380 Acres, more or less. Subject to legal rights-of-way.

I, Richard E. Ward, a Registered Land Surveyor in the State of Indiana do hereby certify that the above is a true and correct plat of the above described property.

I further certify that the buildings are situated within the bounderies of said property as shown on the above plat, and that buildings on adjoining properties do not encroach on said property in question.

Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.

Corner markers are located as shown on the above plat.

Property address: 5891 North 300 West, Leesburg, Indiana

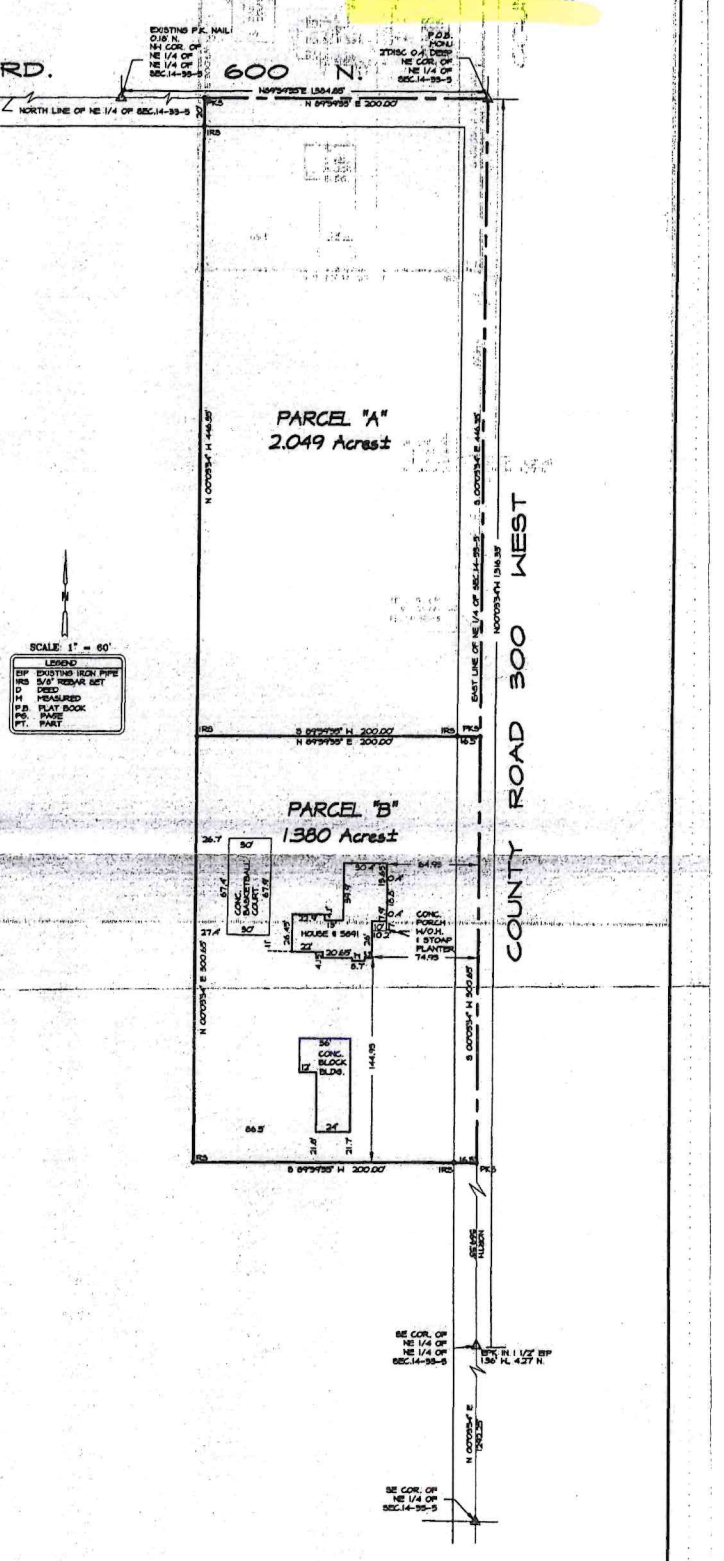
Owner: Ronald L. Yeiter

Survey and certified: October 16, 1999
Revised: October 11, 2001

Surveyed under the supervision of: RICHARD E. WARD, Registered Land Surveyor No. 80432

RICHARD E. WARD REGISTERED No. 80432 STATE OF INDIANA LAND SURVEYOR

Job No. 111599-W00492 JS

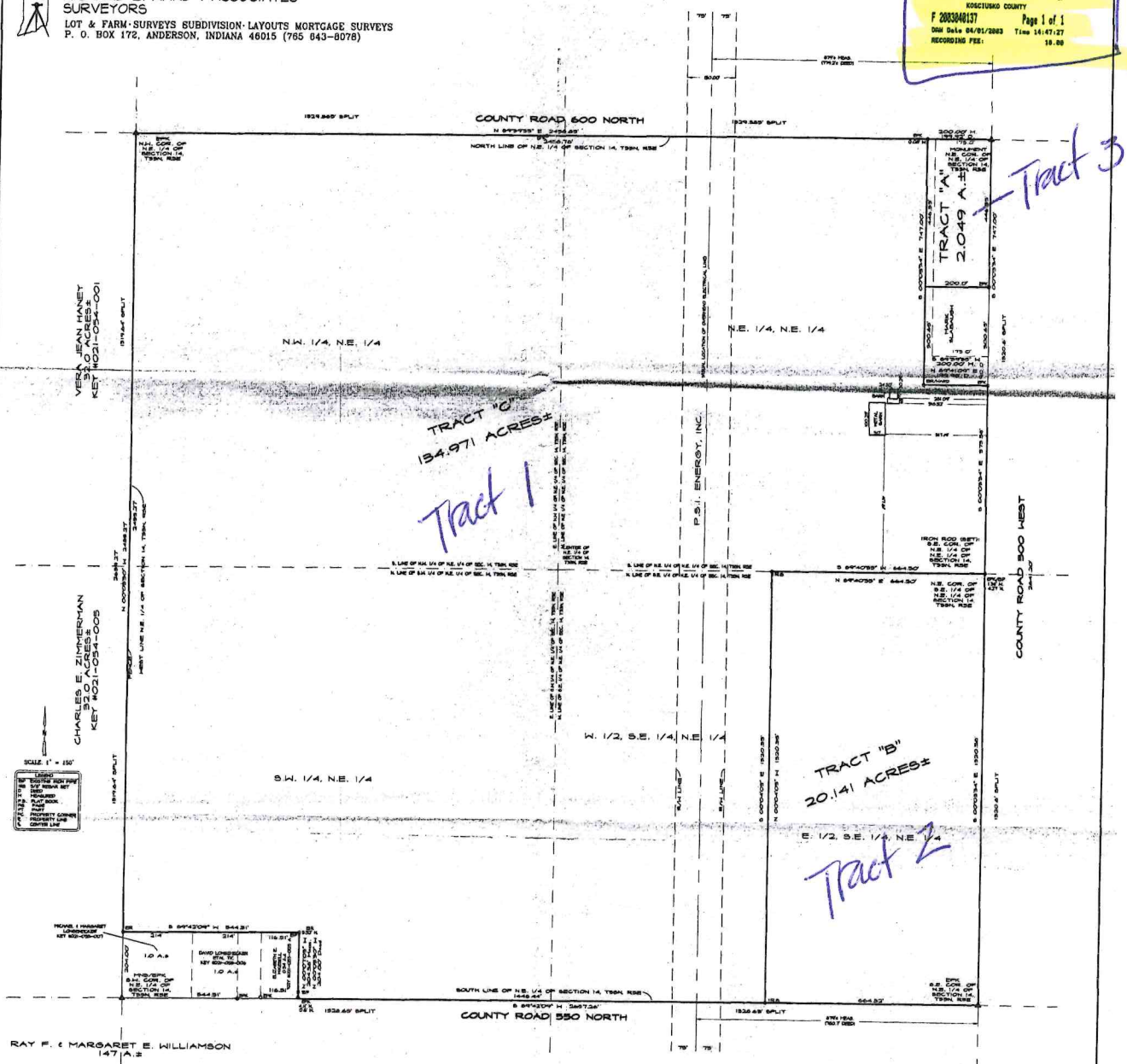


Prairie 2003040137

RICHARD E. WARD & ASSOCIATES
SURVEYORS
LOT & FARM · SURVEYS SUBDIVISION · LAYOUTS MORTGAGE SURVEYS
P. O. BOX 172, ANDERSON, INDIANA 46015 (765 643-8078)

Prairie Township
LAGHMAN BRUNFIELD IP
KOSCIUSKO COUNTY
F 2003040137 Page 1 of 1
DAN Date 04/01/2003 Time 14:47:27
RECORDING FEE: 18.00

Tract 3



Survey ordered by: Ron Yeiter @ Tealbk Mortgage Corporation
1301 North Detroit Street, Suite C
Warsaw, Indiana 46580

SURVEYOR'S REPORT

1) In accordance with the Indiana Survey Standards as Defined in the Indiana Administrative Code, 865 IAC 1-12 (Rule 12), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Variance in the reference monuments; 0.00 feet
b) Discrepancies in record descriptions and plats; 0.00 feet
c) Inconsistencies in lines of occupation; 0.00 feet

There may be unwritten rights associated with these uncertainties.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 Feet) as defined in IAC 865.

a) REFERENCE MONUMENTS
Existing P.K. Nail marking the Northeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, as established by the Kosciusko County Surveyor's Office.
Existing P.K. Nail marking the Northeast corner and magnetic nail set over an existing P.K. Nail marking the Southwest corner all in the Northeast Quarter of Section 14, Township 33 North, Range 5 East.

b) RECORD DESCRIPTIONS
A survey by Walker & Associates (Job NO. AT-134'A) on December 28, 1992 for Joe and Phyllis Yeiter.
Old legal survey records on pages 165, 280 and 277 in the Office of the Kosciusko County Surveyor.
Elizabeth E. Hikwood deed furnished to us.
Ray F. and Margaret E Williamson deed furnished to us.
Ronald L. and Kimberly J. Yeiter deed furnished to us.
Michael and Margaret Langenacker, Deed Record 362, Page 624
A survey by Walker & associates (Job No. AT-134) on December 22, 1992
A survey by O. A. Metz and Associates (Job No. 890-79) on April 15, 1979
A survey by E. A. Metz and Associates (Job No. -793) on March 21, 1975
Right-of-Way easement to PSI Energy, Inc. Deed Record 348, Page 211
Ronald L. Yeiter, Deed Record 280, Page 150
David Longenacker, Instrument No. 92-05-00064
Charles E. and Naomi G. Zemmin, Deed Record 276, Page 481
Charles E. and Judith Huffman, Sr. and Mary Helen Huffman, Deed Record 275, Page 346
Steven L. Hoffer, Instrument Number 2001-05-1074
Mark A. and Pamela K. Eldredge, deed furnished to us
Gary Lee and Sherry Sue Felt, Deed Record 253, Page 116

c) OCCUPATION
At the time of this survey there was some fencing along the outer boundaries of the total property in question.

2) According to the National Flood Insurance Boundary and Floodway Map No. 180883C0020 C, dated February 4, 1987; said property is in Zone "C" (areas of minimal flooding).

LEGAL

A survey and certification of a part of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, described as follows:

TRACT "A":

Beginning at a monument marking the Northeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East and running thence South 00 degree 02 minutes 34 seconds East (assumed bearing) along the East line of the said Quarter Section a distance of 446.36 feet to a P.K. Nail (set); thence South 89 degrees 58 minutes 26 seconds West a distance of 200.00 feet to a 5/8 inch rebar (set); thence North 00 degree 02 minutes 34 seconds East on a line parallel with the East line of the said Quarter Section a distance of 446.36 feet to a point on the North line of the said Quarter Section; thence North 89 degrees 58 minutes 26 seconds East along the North line of the said Quarter Section a distance of 200.00 feet to the point of beginning.

Being a part of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and containing 2.049 Acres, more or less. Subject to legal rights-of-way.

TRACT "B":

Beginning at an existing P.K. Nail marking the Southeast corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence South 89 degrees 42 minutes 09 seconds West (assumed bearing) along the South line of the said Quarter Section a distance of 894.32 feet to a 5/8 inch rebar (set); thence North 00 degree 04 minutes 03 seconds West a distance of 1,320.52 feet to a 5/8 inch rebar (set) on the North line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence North 89 degrees 40 minutes 55 seconds East along the North line of the said Quarter-Quarter Section a distance of 894.50 feet to a 5/8 inch rebar (set) at the Northeast corner of the said Quarter-Quarter Section; thence South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 1,320.55 feet to the point of beginning.

Being the East Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and containing 20.141 Acres, more or less. Subject to legal rights-of-way.

TRACT "C":

Beginning at an existing P.K. Nail marking the Northwest corner of the Northeast Quarter of Section 14, Township 33 North, Range 5 East, and running thence North 89 degrees 39 minutes 35 seconds East (assumed bearing) along the North line of the said Quarter Section a distance of 894.32 feet to a 5/8 inch rebar (set); thence South 00 degree 04 minutes 03 seconds East a distance of 1,320.52 feet to a 5/8 inch rebar (set) on the South line of the Southeast Quarter of the Northeast Quarter of said Section 14; thence South 89 degrees 40 minutes 55 seconds West along the South line of the said Quarter-Quarter Section a distance of 894.50 feet to a 5/8 inch rebar (set); thence South 00 degree 03 minutes 34 seconds East along the East line of the said Quarter Section a distance of 1,320.55 feet to a 5/8 inch rebar (set) on the South line of the Northeast Quarter of said Section 14; thence South 89 degrees 42 minutes 09 seconds West along the South line of the said Quarter Section a distance of 1,449.44 feet to a point; thence North 00 degree 00 minutes 00 seconds East a distance of 304.00 feet to an existing iron pipe; thence South 89 degrees 42 minutes 09 seconds West a distance of 544.55 feet to an existing iron rod on the West line of the said Quarter Section; thence North 00 degree 10 minutes 39 seconds West along the West line of the said Quarter Section a distance of 1,635.27 feet to the point of beginning.

Being a part of the Northeast Quarter of Section 14, Township 33 North, Range 5 East and containing 134.971 Acres, more or less. Subject to legal rights-of-way.

I, Richard E. Ward, a Registered Land Surveyor in the State of Indiana do hereby certify that the above is a true and correct plat of the above described property.

I further certify that the buildings are situated within the boundaries of said property as shown on the above plat, and that buildings on adjoining properties do not encroach on said property in question.

Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks asbestos, contaminants, or other hazardous or environmentally injurious material; and the surveyor expressly disclaims any responsibility or liability for the same.

Corner markers are located as shown on the above plat.

Property address: 5297 North 300 West, Leesburg, Indiana
Owner: Ronald L. Yeiter
Survey and certified: October 10, 2001

RICHARD E. WARD
No. 30428
STATE OF
INDIANA
LAND SURVEYOR

Surveyed under the supervision of: RICHARD E. WARD, Registered Land Surveyor No. 30428

Job No. 091401-W00974 S

Parcel No. 67

002135

Kosciusko County

#974.42 Beaver Dam Switching Station to Indiana State Line

Prairie Township

ORIGINAL

Show Affects Parcel 1

RIGHT OF WAY EASEMENT

THIS INDENTURE, made this 10th day of September, 1991, by and between Joe E. Yeiter, an adult, whose address is R. R. #2, Box 74A, Leesburg, Indiana, 46538, of the County of Kosciusko, State of Indiana, (hereinafter called the "Grantor", whether one or more) and PSI ENERGY, INC., an Indiana corporation, and its successors and assigns, (hereinafter called the "Grantee").

WITNESSETH: That for one Dollar ($1.00) and other good and valuable considerations in hand paid, the receipt of which Grantor hereby acknowledges, Grantor hereby conveys and warrants to Grantee a permanent and perpetual right-of-way and easement for the transmission of electricity and communications, together with the right to Grantee to locate, relocate, construct, reconstruct, erect, operate, use, repair, maintain, add, renew, remove, inspect, and patrol, at any and all times, supporting structures, such as poles or towers, conductors, and all necessary or useful facilities and equipment with respect to the transmission of electricity and communications, including crossarms, wires, cables, guys, anchors, grounding system and all other appurtenant equipment and fixtures (all of the foregoing being hereinafter called collectively "Grantee's Facilities") in, on, along, over, under, through and across the following described real estate (hereinafter called "Easement Area") situated in Prairie Township, in the County of Kosciusko, and State of Indiana, to-wit:

A strip of land One Hundred Fifty (150) feet in width and lying Seventy-Five (75) feet wide on both sides of the centerline, described as follows:

Beginning at a point on the South property line of the land of the Grantor, said point being West approximately 780.7 feet from the Southeast property corner of the land of the Grantor, said centerline runs on a bearing of North 01 degrees 08 minutes 50 seconds West for a distance of approximately 2639 feet to a point on the North property line of the land of the Grantor, said point being approximately 779.2 feet West of the Northeast property corner of the land of the Grantor.

Said strip of land is located in that part of the land of the Grantor, which lies in the Northeast Quarter (NE1/4) of Section 14, Township 33 North, Range 5 East, as Recorded in Deed Record 169, Page 548, in the Office of the Recorder of Kosciusko County, Indiana and containing in the above described easement strip 9.09 acres, more or less.

Legal description prepared by Marbach & Brady Land Surveying, Inc. 7-23-91

38783CP TRC

9.00

8:25 RECEIVED FOR RECORD
o'clock A M, and Recorded in
Record 348 Page 511

DEC 26 1991

Alice L Anglin
RECORDER of KOSCIUSKO COUNTY

LF 52-109 (R 2/91)

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TOGETHER with the right to the Grantee:

1. To cutdown, trim, control, or eliminate, by chemical or other means, any trees, overhanging branches and vegetation from the Easement Area and within twenty-five (25) feet thereof on on either side adjacent lands of the Grantor; and,
2. To remove any obstructions from the Easement Area which in the judgment of the Grantee may endanger the safety or reliability of Grantee's Facilities, or may otherwise interfere with Grantee's use or enjoyment of this Easement; and,
3. Of ingress and egress to, over, and from any necessary portion of Grantor's real estate to the Easement Area, by way of established roads or lanes where available, at any and all times for the purpose of exercising and enjoying any and all the rights hereby vested in Grantee.

It is understood and agreed:

1. Grantee shall promptly repair or replace all fences, gates, drains or ditches damaged or destroyed by it or its agents and shall pay Grantor all damages done to crops and livestock caused by the construction, operation and maintenance of Grantee's Facilities, including damages occasioned by Grantee's ingress and egress activities; provided, claims for such damages, if any, are filed with the Grantee at its office at 1000 East Main Street, Plainfield, Indiana 46168, or with Grantee's agent, within thirty (30) days after such damages occur; provided, if such damages are not reasonably discoverable by the Grantor, such time limitations shall commence only after the Grantor has reasonable notice and/or awareness of such damages.
2. Grantor shall have the right to cultivate or otherwise use the Easement in any way not inconsistent with the Easement and rights hereby granted; provided, the Grantor, including successors and assigns, shall not cause any building, structure or obstruction to be constructed or placed upon any portion of the Easement.
3. Grantor hereby consents and agrees that this Right-of-Way Easement, and all rights conveyed to Grantee hereunder, may be assigned or transferred by Grantee at any time without further consent on the part of Grantor.
4. This indenture contains all the terms and conditions of this Easement, expressed or implied, between the parties hereto and supercedes all prior discussions or agreements with respect to this Easement; and shall be binding upon, and inure to the benefit of, Grantor and Grantee and their respective representatives, heirs, successors, assigns, lessees, and licensees.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on the day and year first above written.

Joe E. Yeiter (SEAL)
GRANTOR Joe E. Yeiter

STATE OF INDIANA)
SS:
COUNTY OF Koscuisko)

Personally appeared before me, the undersigned, a Notary Public in and for the said county and state Joe E. Yeiter, an adult, and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal, this 10th day of September, 1991.

Tom R. Park
Notary Public
Tom R. Park
Printed Name

My Commission Expires 4-22-95
My County of Residence Elkhart

This instrument was prepared by:

JOHN B. SCHEIDLER
Attorney At Law
1000 East Main Street
Plainfield, Indiana 46168
Telephone: (317) 838-1839

Approved as to:

Form	Execution	Recording
8-6-91 JBS	9-25-91 JBS	

ORIGINAL