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Prepared by:

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REPORT OF SEARCH

Prepared for **Bradley Company**

FILE NO.: 23-1971

PERIOD OF SEARCH: 08/15/1956 at 8:00 am. to 08/08/2023 at 8:00 am

CAPTION REAL ESTATE:

Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Seven (7) North, Range Seven (7) West, more particularly described as follows:

Beginning at a point Five Hundred Twenty-Six (526) feet East of the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Section Thirteen (13), Township Seven (7) North, Range Seven (7) West, running thence East Five Hundred Fifty (550) feet, thence South One Thousand Two Hundred Eighteen (1218) feet, to the center line of State Highway No. 54; thence West along State Highway 54 North 83° 34' West, Five Hundred Fifty-Three and Five Tenths (553.5) feet to a point directly South of the point of beginning; thence North One Thousand One Hundred Fifty-Six (1156) feet to point of beginning containing Fifteen (15) acres, more or less.

Except therefrom:

A part of the southwest Quarter of the southeast quarter of Section 13, Township 7 North, Range 7 West, consisting of three contiguous parcels along the east side of the grantor's property, more particularly described as follows:

Beginning at the Northwest corner of said quarter quarter section; thence North 89 degrees 49 minutes East 526.00 feet; thence South 00 degrees 03 minutes 53 seconds West 175.30 feet to the True Point of Beginning; thence South 89 degrees 55 minutes 28 seconds East 150.00 feet; thence South 00 degrees 03 minutes 53 seconds West 150.00 feet; thence North 89 degrees 55 minutes 28 seconds West 150.00 feet; thence North 00 degrees 03 minutes 53 seconds East 150.00 feet to the True Point of Beginnings, containing 22,500 square feet. or 0,5165 acres more or

less.

Also Except:

Beginning at the Northwest corner of said quarter quarter section; thence North 89 degrees 49 minutes East 526 feet to the True Point of Beginning; thence North 89 degrees 40 minutes 00 seconds East 20.00 feet; thence South 00 degrees 03 minutes 53 seconds East 175.30 feet; thence North 89 degrees 55 minutes 20 seconds West 20.00 feet; thence North 00 degrees 03 minutes 53 seconds East 175.30 feet to the True Point of Beginning, containing 3,506 square feet or 0.0805 acres, more or less.

Also Except:

Beginning at the Northwest corner of said quarter quarter section; thence North 89 degrees 49 minutes East 526.00 feet to the Northwest corner of the Grantor's property; thence South 00 degrees 03 minutes 53 seconds 325.30 feet along the West line of said Grantor's property to the True Point of Beginning; thence South 89 degrees 55 minutes 28 seconds East 20.00 feet; thence South 00 degrees 03 minutes 53 seconds West 832.95 feet parallel to Grantor's West property line to the centerline of State Road No. 54; thence North 88 degrees 34 minutes West 20.12 feet to the Grantor's West line; thence North 830.70 feet along the Grantor's West line to the True Point of Beginning, containing 16,637 square feet or 0.38 acres more or less.

Total area to be excepted herein is 0.977 acres more or less.

Further Excepting:

Part of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) of Section Thirteen (13), Township Seven (7) North, Range Seven (7) West, more particularly described as follows:

Commencing at point Five Hundred Twenty-Six (526) feet East of the Northwest corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4), Section Thirteen (13), Township Seven (7) North, Range Seven (7) West; running thence East Five Hundred Fifty (550) feet; thence South One Thousand Two Hundred Eighteen (1,218) feet, to the center line of State Highway No. 54, (the preceding portion of this description was copied from Book 140, Pages 108-109, said point being the southeast corner of the lands described in said Book, and the Point of Beginning; thence along said center line as defined by the points designated "504" and "503" on the Location Control Route Survey recorded as Instrument# 201100002791 (Basis of Bearings) in the Office of the Recorder of Greene County and also being the South line of said lands, North 84 degrees 09 Minutes 04 Seconds West, a distance of 379.65 feet, more or less, to a point on the line formed between the points designated "746" and "741" on the attached Parcel Plat marked EXHIBIT "B"; thence North 05 degrees 50 Minutes 56 Seconds East, a distance of 40.00 feet to the point designated "741" on said Plat; thence South 84 degrees 09 Minutes 04 Seconds East a distance of 340.00 feet to the point designated "704" on said Plat; thence North 05 degrees 50 Minutes 56 Seconds East a distance of 15.00 feet to the point designated "705" on said Plat; thence South 84 degrees 33 Minutes 25 Seconds East a distance of 33.84 feet, more or less, along the line formed between the points designated "705" and "753" on said Plat to the East line of the lands described in said Book 140, Pages.108-109; thence along the East line of said lands South 00 degrees 09 Minutes 26 Seconds East a distance of 55.54 feet to the POINT OF BEGINNING. Said described tract containing 0.359 Acres (15,626 Square Feet), more or less, inclusive of the presently existing right of way which contains 0.104 acres (4,548 Square Feet), more or less.

Caption Real Estate is commonly known as: 2000 W SR 54 aka 54 State Hwy 54 East,
Linton, IN 47441

NAMES OF GRANTEE(S) IN THE LAST RECORDED CONVEYANCE DOCUMENT:

State of Indiana

REAL PROPERTY TAXES:

1. TAXES in the name of State of Indiana
County Parcel Number: 28-06-13-000-031.000-017 Taxing Unit: Stockton Township
State Map ID Number: 28-06-13-000-031.000-017

Tax year 2022 due and payable 2023
Each Half: EXEMPT
First Half: EXEMPT
Second Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
2. TAXES for the year 2023 due and payable 2024 became a lien January 1, 2023 and are now a lien, amount not yet determined and not yet due and payable.
3. SOLID WASTE ASSESSMENT for the year 2023 in the amount of \$6.00 per half: First installment UNPAID + \$0.60 PENALTY; Second installment UNPAID.
4. Solid Waste Assessment for the following year and all subsequent installments a lien not yet due and payable.
5. SOLID WASTE ASSESSMENT for prior years in the amount of \$0.37 DELINQUENT and UNPAID.
6. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Linton, Indiana.

UNRELEASED MORTGAGES, ASSUMPTIONS OR LAND CONTRACTS RECORDED DURING PERIOD OF SEARCH:

7. NONE FOUND UNSATISFIED.

PENDING SUITS, UNRELEASED JUDGMENTS AND LIENS ENTERED OR RECORDED DURING PERIOD OF SEARCH:

8. Subject to a judgment search versus proposed buyers.

MISCELLANEOUS:

9. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
10. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
11. Acreage in the legal description of the subject real estate is solely for the purpose of identifying

and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.

12. Rights of the public, the State of Indiana, the County of Greene and the Municipality in and to that portion of the insured premises taken or used for road purposes.
13. The Company does not insure any address shown herein.
14. Easement set out for Warranty Deed for drainage and Septic Tank dated August 15, 1956, recorded August 15, 1956 in Deed Book 139, pages 223-224, as Instrument Number 3763 in the Office of the Recorder of Greene County, Indiana, and restrictive covenants and conditions as set forth in Warranty Deed from The City of Linton, Greene County, Indiana dated August 14, 1956, recorded September 7, 1956 as Deed Book 140, pages 108-109, Instrument Number 4076 in the Office of the Recorder of Greene County, Indiana.
15. Perpetual Highway Easement in favor of the State of Indiana, dated November 25, 2014, recorded January 26, 2015 as Instrument Number 201500000319 in the Office of the Recorder of Greene County, Indiana.
16. Ordinance #393 dated October 12, 1971, recorded May 12, 1972 in Miscellaneous Book 41, pages 7-10, as Instrument Number 72-1861 in the Office of the Recorder of Greene County, Indiana.
17. Resolution No. 307, whereas the State of Indiana and the Federal Government propose to build an armory to be known as Linton Armory, dated July 17, 1956, recorded September 7, 1956 in Miscellaneous Book 25, pages 11-12 as Instrument Number 4075 in the Office of the Recorder of Greene County, Indiana.

NOTE: Please notify Royal Title Services prior to closing, of any information you become aware of that is different than shown on this search (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ESTATES or DECEASED PARTIES, ETC.). We reserve the right to add additional items based upon the receipt of any new information.

NOTE: Vested titleholder took title by Warranty Deed from The City of Linton, Greene County, Indiana dated August 14, 1956, recorded September 7, 1956 as Deed Book 140, pages 108-109, Instrument Number 4076 in the Office of the Recorder of Greene County, Indiana.

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE GREENE COUNTY COURTHOUSE, IN THE STATE OF INDIANA, EVIDENCING ONLY THE ABOVE STATED ITEMS FOUND RELATING TO THE CAPTION REAL ESTATE.

THIS REPORT IS FOR THE EXCLUSIVE USE OF THE REQUESTING PARTY. THE REQUESTING PARTY AGREES THAT THE PREPARER'S LIABILITY FOR ANY CLAIMS ARISING OUT OF OR RELATED TO THIS REPORT, INCLUDING ANY CLAIMS FOR NEGLIGENCE, SHALL BE FIXED AND LIMITED TO AN AMOUNT THAT SHALL IN NO EVENT EXCEED THE LESSER OF THE COST OF THIS REPORT OR THE ACTUAL DAMAGES INCURRED BY THE REQUESTING PARTY. NO ORAL REPRESENTATIONS BY ANY AGENT OR EMPLOYEE OF THE PREPARER SHALL BIND OR OBLIGATE THE PREPARER FOR ANY AMOUNT GREATER THAT THE ABOVE FIXED LIMITED LIABILITY.

By: Debra Hoffman
Authorized Signatory

Debra E. Hoffman, authorized signatory of Royal Title Services, Inc.

Royal Title Services, Inc.
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We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.