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Prepared by:

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REPORT OF SEARCH

Prepared for **Bradley Company**

FILE NO.: 22-1986; REVISION # 1, August 21, 2023 *(See end of Report for Revision Notes)*

PERIOD OF SEARCH: 04/20/1922 at 8:00 am. to 08/15/2023 at 8:00 am

CAPTION REAL ESTATE:

Lots Two Hundred (200), Two Hundred and One (201), Two Hundred and Two (202), Two Hundred and Three (203), Two Hundred and Four (204), Two Hundred and Five (205) and Two Hundred and Six (206), in Ingalls Land Company's First Addition to the Town of Ingalls, recorded in Plat Book 5, page 97, in the Office of the Recorder of Hancock County, Indiana.

Except therefrom:

The East side of said Lot Two Hundred and Four in Ingalls Land Company's First Addition to the Town of Ingalls, recorded in Plat Book 5, page 97, in the Office of the Recorder of Hancock County, Indiana.

Caption Real Estate is commonly known as: SR 67, Ingalls, IN 46041

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 **are Except for 2022 pay 2023**
County Parcel Number: 301523 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-475.000-015
2. TAXES in the name of State of Indiana **are Except for 2022 pay 2023**
County Parcel Number: 301524 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-476.000-015

3. TAXES in the name of State of Indiana **are Except for 2022 pay 2023**
County Parcel Number: 301525 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-477.000-015
4. TAXES in the name of State of Indiana **are Except for 2022 pay 2023**
County Parcel Number: 301526 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-478.000-015
5. TAXES in the name of State of Indiana **are Except for 2022 pay 2023**
County Parcel Number: 3015271 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-479.000-015
6. TAXES in the name of State of Indiana **are Except for 2022 pay 2023**
County Parcel Number: 301528 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-481.000-015
7. TAXES in the name of State of Indiana **are Except for 2022 pay 2023**
County Parcel Number: 301529 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-482.000-015
8. **TAXES in the name of Madison County are Except for 2022 pay 2023**
County Parcel Number: 3015272 Taxing Unit: Ingalls Town
State Map ID Number: 48-15-36-300-480.000-015
9. 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.
10. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Ingalls, Indiana.

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

11. **NONE FOUND UNSATISFIED.**

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

12. Subject to a judgment search versus proposed buyers.

MISCELLANEOUS:

13. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
14. 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.
15. 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.
16. Rights of the public, the State of Indiana, the County of Madison and the Municipality in and to that portion of the insured premises taken or used for road purposes.
17. The Company does not insure any address shown herein.

18. **Right of Way Deed to Union Traction Company of Indiana recorded October 17, 1901 in Deed Book 151, page 339, in the Office of the Recorder of Madison County, Indiana, does not contain an insurable legal description.**
19. **Easement reserved in Receivers Deed in favor of the Town of Ingalls recorded June 17, 1942 in Deed Book 274, page 533, in the Office of the Recorder of Madison County, Indiana, does not contain an insurable legal description.**
20. **Assignment of Easement from Wesson Company (Indiana Railroad Division) in favor of South Construction Company, Inc. recorded November 18, 1943 in Deed Book 286, page 452, in the Office of the Recorder of Madison County, Indiana, Assignment of Easements in favor of South Construction Company, Inc., recorded January 14, 1944 in Miscellaneous Record 58, page 353, and Assignment of Easement in favor of Public Service Company of Indiana, Inc. recorded November 27, 1944 in Deed Book 287, page 497.**

NOTE: Company finds no recorded Conveyance from Union Traction Company to Indiana Railroad. _

21. **Right, title and interest of Ralph Sears, Jr., his successors and/or assigns, who was granted by Quitclaim deed from the Town of Ingalls, a 33 foot wide strip, the exact location of said strip not specified within Lot 204, recorded April 15, 1978 in Deed Book 314, page 557, in the Office of the Recorder of Madison County, Indiana.**
22. **Right, title and interest of tenants in possession, as tenants only, and all others claiming by, of and through them, if any.**
23. **Company to be provided a property executed and recorded deed from the State of Indiana to Madison County for the East Half of Lot Two Hundred Four in Ingalls Land Company's First Addition to the Town of Ingalls, recorded in Plat Book 5, page 97, in the Office of the Recorder of Hancock 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 Robert W. Haugk and Hazel V. Haugk, his wife, Herman C. Haugk and Lavina J. Haugk, his wife, dated March 27, 1922, recorded April 20, 1922 as Deed Book 224, page 580 as Instrument Number 100977 in the Office of the Recorder of Madison County, Indiana. (Affects additional real estate) and Quitclaim Deed from Madison County, Indiana, recorded June 23, 2023 as Instrument Number 2023R008594 in said county.

REVISION NOTES

Date	Revision Description
08/21/2023	REV 1 to update per request.

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE MADISON 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 THAN 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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- 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.

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- Non-financial companies such as envelope stuffers and other fulfillment service providers.

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