

THIS INFORMATION SEARCH IS NOT AN ABSTRACT OR OPINION OF TITLE, NOR IS IT A COMMITMENT TO INSURE TITLE. THIS SEARCH IS FURNISHED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES WHEN ACQUIRING OR CONVEYING AN INTEREST IN THE LAND. IT MAY NOT BE RELIED UPON AS A COMMITMENT TO INSURE TITLE TO THE LAND IDENTIFIED HEREIN. IF TITLE INSURANCE COVERAGE IS DESIRED, APPLICATION SHOULD BE MADE FOR A TITLE COMMITMENT IN A SPECIFIED AMOUNT AND IDENTIFYING THE PROPOSED INSURED.

*Prepared by:*

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## **REPORT OF SEARCH**

Prepared for **Bradley Company**

**FILE NO.:** 25-1555

**PERIOD OF SEARCH:** 06/16/1975 at 08:00 am. to 06/16/2025 at 08:00 am

**CAPTION REAL ESTATE:**

A part of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, and being that part of the grantor's land lying within the excess land lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows:

Commencing at the northeast corner of said quarter section, designated as point "3002" on the Location Control Route Survey Plat recorded in Instrument 2021-007137 in the Office of the Recorder of said county; thence North 89 degrees 41 minutes 50 seconds West 441.03 feet along the north line of said section to the northeast corner of the land described in Deed Book 342, page 291 and the point of beginning of this description, which point of beginning is on the east boundary of a former local service road; thence South 00 degrees 15 minutes 30 seconds East 384.54 feet along the east boundary of said former local service road and said boundary prolonged which is the east line of the land described in said Deed Book 342, page 291 to the north limitation of access control line of S.R. 2 (formerly known as Laporte Road); thence South 89 degrees 53 minutes 49 seconds West 52.12 feet along said access control line to an existing fence and point "509" designated on said Parcel Plat; thence North 34 degrees 19 minutes 07 seconds West 120.93 feet along said fence to point "508" designated on said Parcel Plat; thence North 01 degree 42 minutes 14 seconds West 285.55 feet along said fence to the north line of said quarter section and the north boundary of said former local service road, designated as point "507" on said Parcel Plat; thence South 89 degrees 41 minutes 50 seconds East 127.06 feet along the north line of said quarter section and the boundary of said former local service road to the point of beginning and containing 1.005 acres, more or less.

Excepting and reserving unto the State of Indiana any and all rights of ingress to and egress from the land herein conveyed over and across the 52.12-foot, the 120.93-foot, and the 285.55-foot line thereof. It is the purpose of this exception and reservation to provide that no

easement of access shall attach or be appurtenant to the real estate herein conveyed by reason of the fact that the same abuts upon S.R. 49 and S.R. 2, a limited access facility.

Caption Real Estate is commonly known as: NEC of SR 2 (Laporte Ave) & SR 49, Valparaiso, IN 46383

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

State of Indiana

**REAL PROPERTY TAXES:**

1. We found no tax parcel assessed to this real estate.
2. The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits or deductions.

This search does not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.

3. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Valparaiso, Indiana.

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

4. NONE FOUND.

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

5. No judgment search was ran against the State of Indiana.

**MISCELLANEOUS:**

6. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
7. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
8. 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.
9. Acreage in the legal description of the subject real estate is solely for the purpose of identifying and describing the land and should not be construed as reporting the quantity of land as set forth in said description.
10. Rights of the public, the State of Indiana, the County of Porter and the Municipality in and to that portion of the described premises taken or used for road purposes.
11. The Company does not confirm any address shown herein.

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 Sina L. Hickman (Adult Widow not Remarried) (with Affidavit (surviving spouse) attached extinguishing the interest of Terry K. Hickman. Death certificate for Terry K. Hickman was recorded as Book/Page [87/109](#)) dated February 17, 1982, recorded April 26, 1982 as Book/Page [342/291](#). Terry K. Hickman and Sina L. Hickman, husband and wife took title by Quitclaim Deed from William W. Andersen, Jr. dated October 17, 1968, recorded October 17, 1968 as Book/Page [231/195](#), who took title by Quitclaim Deed from Sina L. Masterson Hickman dated October 15, 1968, recorded October 17, 1968 as Book/Page [231/194](#). Sina Masterson, divorced and not remarried took title by Quitclaim Deed from Carroll H. Masterson, divorced and not remarried dated May 23, 1966, recorded July 11, 1966 as Book/Page [215/595](#). Carroll H. Masterson and Sina L. Masterson took title by Warranty Deed from Earl Thomas Miller and Delores Marie Miller, husband and wife dated November 6, 1956, recorded December 4, 1956 as Book/Page [166/214](#), in the Office of the Recorder of Porter County, Indiana. (NOTE: ENCUMBERS ADDITIONAL REAL ESTATE)

NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code §1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of this Search.

NOTE: We found no easement(s) of record for Ingress/Egress over and across the Meijer real estate.

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE PORTER 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.

A handwritten signature in black ink that reads "Stephen R. Randolph". The signature is written in a cursive, flowing style.

Stephen R. Randolph, authorized signatory of Royal Title Services, Inc.

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**Royal Title Services, Inc.**  
**Privacy Policy Notice**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Royal Title Services, Inc.**

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.