

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:

Royal Title Services, Inc.

365 East Thompson Road

Indianapolis, IN 46227-1624

Phone: 317.791.6000 or 800.738.4853

Fax: 317.791.6006

www.royaltitle.com

REPORT OF SEARCH

Prepared for **Bradley Company**

FILE NO.: 25-1729; REVISION # 1, September 8, 2025 *(See end of Report for Revision Notes)*

PERIOD OF SEARCH: 10/25/1954 at 8:00 am. to 08/05/2025 at 8:00 am

CAPTION REAL ESTATE:

Parcel 70-B-2 (XL):

Part of the East Half of the Northeast Quarter of Section 27, Township 38 North, Range 3 East, bounded and described as follows: Beginning on the centerline of Fir Road at the North Eighth Section line of said Section; thence Northerly on the centerline of Fir Road 12 rods and 2 feet; thence Easterly parallel with the North line of said Quarter-Quarter Section 40 rods; thence Southerly parallel with the centerline of Fir Road 26 feet, more or less, to a point which is 150 feet Northwesterly, measured at right angles, from the centerline of the Indiana East-West Toll Road (a centerline survey map of which is on file in the Office of the Recorder of St. Joseph County, Indiana); thence Southwesterly parallel with said Toll Road centerline on a curve to the left having a radius of 7489.44 feet a distance of 210 feet more or less, to a point which is 150 feet Northwesterly, measured at right angles, from said Toll Road centerline at station 4522+00; thence Northwesterly 10.00 to a point which is 160 feet Northwesterly, measured at right angles, from said Toll Road centerline at station 4522+00; thence Southwesterly parallel with said Toll Road centerline on a curve to the left having a radius of 7479.44 feet a distance of 570 feet, more or less, to a line which is parallel with the North line of said Quarter-Quarter Section at a point on the centerline of Fir Road which is South 0 degrees 43 minutes 48 seconds East, measured on the centerline of Fir Road from the North Eighth Section line; thence Westerly parallel with the North line of said Quarter-Quarter Section 12 feet, more or less, to the centerline of Fir Road; thence North 0 degrees 43 minutes 48 seconds West on the centerline of Fir Road 16 rods to the Point of Beginning, containing 3.96 acres, more or less.

ALSO:

Parcel 70-B-1P Permanent Right-of-Way Easement:

Subject to a Permanent Right-of-Way Easement described as follows:

Part of the East Half of the Northeast Quarter of Section 27, Township 38 North, Range 3 East, bounded and described as follows: Beginning on the centerline of Fir Road at the North Eighth Section line of said Section; thence Northerly on the centerline of said Road 12 rods and 2 feet; thence Easterly parallel with the North line of said Half Quarter Section 45 feet, more or less, to a line which connects points "A" and "B", point "A" being 70.00 feet Easterly, measured at right angles, from the centerline of Fir Road at a point thereon which is 300.00 feet Northerly, measured on the centerline of Fir Road, from the center line of the Indiana East-West Toll Road (a centerline survey map of which is on file in the Office of the Recorder of St. Joseph County, Indiana) and point "B" being 30.00 feet Easterly, measured at right angles from the centerline of Fir Road at a point thereon which is 700.00 feet Northerly, measured on the centerline of Fir Road, from said Toll Road centerline; thence Southerly 355 feet, more or less to aforementioned point "A", thence Southerly parallel with the centerline of Fir Road 74 feet, more or less, to a point which is 160 feet Northwesterly, measured at right angles, from said Toll Road centerline; thence Southwesterly parallel with said Toll Road centerline on a curve to the right having a radius of 7479.44 feet a distance of 71 feet, more or less, to a line which is parallel with the North line of said Half Quarter Section at a point on the centerline of Fir Road which is South 0 degrees 43 minutes 48 seconds East 16 rods from the Point of Beginning, thence Westerly parallel with the North line of said Half Quarter Section 12 feet, more or less, to the centerline of Fir Road; thence North 0 degrees 43 minutes 48 seconds West on the centerline of Fir Road 16 rods to the Point of Beginning. Containing 0.61 acres, more or less.

ALSO:

Subject to a 50' wide Permanent Right-of-Way Easement described as follows:

A parcel of land being a part of Section 27, Township 38 North, Range 3 East, St. Joseph County, Indiana and being described as commencing at the Northeast corner of said Section 27; thence West along the North line of the Northeast Quarter of said Section 27, a distance of 80 rods (1320 feet) to a point; thence South, parallel with the East line of said Northeast Quarter, a distance of 67.8787 rods (67 rods, 14.5 feet) to the Northwest corner of a tract of land conveyed to the Indiana Toll Road Commission by Warranty Deed recorded in Book 533, Page 587 in the Office of the Recorder of St. Joseph County, Indiana; thence East, along the North line of said Toll Road Commission Tract, a distance of 45 feet, more or less, to a point on the Easterly Right-of-Way line of Fir Road as described in a Grant of Permanent Right-of-Way Easement between the Indiana Toll Road Commission and the State of Indiana, and the Place of Beginning for this description; thence continuing East along said North line a distance of 50 feet, more or less, to a point; thence Southeasterly parallel with and 50 feet Easterly from the Easterly Right-of-Way line of Fir Road, a distance of 358 feet, more or less to an angle point; thence South, parallel with the centerline of Fir Road, a distance of 70 feet, more or less, to a point on the Northerly Right-of-Way line of the Indiana East-West Toll Road that is 160 feet Northwesterly, measured at right angles to said Toll Road centerline; thence Southwesterly along said Northerly Right-of-Way line as defined by a curve to the right having a radius of 7479.44 feet and limited in length by a chord of 59 feet more or less to the Southeast corner of said tract of land as described in said Grant of Permanent Right-of-Way Easement between the Indiana Toll Road Commission and the State of Indiana; thence Northerly, parallel with the centerline of Fir Road 74 feet, more or less, to a point that is 300 feet Northerly, as measured along said centerline of Fir Road, from the intersection of said Fir Road centerline with the centerline of the Indiana East-West Toll Road and 70 feet Easterly as measured at right angles from said Fir Road centerline (commonly known as point "A" in the description of the Grant of Permanent Right-of-Way Easement); thence Northerly along said Easterly Right-of-Way Easement line, a distance of 355 feet, more or less to the Place of Beginning. Said hereinabove described tract of land being a 50 foot wide, East and West, strip of land lying East of and contiguous with the East Right-of-Way line of Fir Road as

described in a Grant of Permanent Right-of-Way Easement between the Indiana Toll Road Commission and the State of Indiana and also known as East-West Toll Road approach Parcel No. 70-B-1P.

Caption Real Estate is commonly known as: NE Corner Toll Rd & Fir Rd, Granger, IN 46530

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

Indiana Toll Road Commission

REAL PROPERTY TAXES:

1. TAXES in the name of Indiana Toll Road Commission
County Parcel Number: 006-1012-0153 Taxing Unit: Harris
State Map ID Number: 71-04-27-200-015.000-011

Tax year 2024 due and payable 2025
Each Half: \$0.00
First Half: EXEMPT
Second Half: EXEMPT
Assessed Land Valuation: \$3,300.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(SW COR NE NE AND N END W SE NE 27-38-3E/3.5 AC)
2. TAXES for the year 2025 due and payable 2026 became a lien January 1, 2025 and are now a lien, amount not yet determined and not yet due and payable.
3. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Granger, Indiana.

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

4. NONE FOUND UNSATISFIED

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

5. Judgment Search has been completed against Indiana Toll Road Commission, NONE FOUND UNSATISFIED

MISCELLANEOUS:

6. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
7. 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.

8. 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.
9. Rights of the public, the State of Indiana, the County of St Joseph and the Municipality in and to that portion of the described premises taken or used for road purposes.
10. The Company does not confirm any address shown herein.
11. Right, title and interest of tenants in possession, as tenants only, and all others claiming by, of and through them, if any.
12. Terms and Provisions as set out in Warranty Deed dated October 25, 1954 and recorded October 25, 1954 in Book/Page [533/587-588](#) in the Office of the Recorder of St Joseph County, Indiana.
13. Permanent Right of Way Easement in favor of State of Indiana dated September 15, 1954 and recorded February 4, 1955 in Book/Page [537/456-457](#) in the Office of the Recorder of St Joseph County, Indiana.
14. Permanent Right of Way Easement in favor of State of Indiana dated June 26, 1954 and recorded January 30, 1956 in Book/Page [551/34-35](#) in the Office of the Recorder of St Joseph County, Indiana.
15. Permanent Right of Way Easement in favor of State of Indiana dated June 18, 1954 and recorded August 17, 1956 in Book/Page [558/17-18](#) in the Office of the Recorder of St Joseph County, Indiana.
16. Permanent Right of Way Easement in favor of State of Indiana dated August 11, 1978.
17. Conditions as referenced on a Indiana Toll Road Map prepared by J.E. Greiner Co., dated October, 1953.
18. Ordinance Annexing Contiguous Territory to the City of Mishawaka, Indiana, and Providing Zoning Classification Therefore (Petition #16-29, City of Mishawaka, Indiana, Proposed Ordinance No. 2016-22, Ordinance No. 5544) dated October 17, 2016 and recorded November 29, 2016 as Instrument Number [1631975](#) in the Office of the Recorder of St Joseph 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 Otto E. Tavernier and Verna E. Tavernier, husband and wife, Nelson D. Overleese and Pauline E. Overleese, husband and wife dated October 25, 1954, recorded October 25, 1954 as Book/Page 533/587-588 in the Office of the Recorder of St Joseph County, Indiana. (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.

REVISION NOTES

Date	Revision Description
09/08/2025	REVISION 1 - CHANGE LEGAL DESCRIPTION.

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE ST JOSEPH 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.



Tom Hoereth, authorized signatory of Royal Title Services, Inc.

**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.