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REPORT OF SEARCH

Prepared for **Colliers International - Michael J. Kuehl**

FILE NO.: 12-2436

PERIOD OF SEARCH: 08/29/1962 at 8:00 am. to 08/29/2012 at 8:00 am

CAPTION REAL ESTATE:

A part of the Southeast quarter of Section 15, Township 8 North, Range 2 West, described as follows:

Beginning at a point in the center line of Indiana State Highway 45, which point stands 1177 feet North of the Southeast corner of said Section, thence running South 43 degrees West for a distance of 1587 feet over and along the center of said Highway 45 to the real point of beginning: thence continuing South 43 degrees West over and along the center line of said Highway 45 for a distance of 53 feet, more or less, to the point of intersection of the center line of said Highway 45 and the Leonard Springs gravel road; thence due West for a distance of 165 feet, more or less, to the point of intersection of the said Leonard Springs gravel road and the East line of the land formerly owned by Ralph O. Deckard and Alma E. Deckard, said East line being the East line of the West half of said Southeast quarter; thence North over and along said dividing line for a distance of 230 feet; thence North 42 degrees East for a distance of 18 feet; thence South 47 degrees East for a distance of 294 feet, more or less, to the point of beginning, and containing seven-tenths (.7) acre, more or less.

ALSO, a part of the Southeast quarter of Section fifteen (15), Township eight (8) North, Range two (2) West, described as follows, to wit: Beginning at a point in the center line of Indiana State Highway forty-five (45), which point stands eleven hundred seventy-seven (1177) feet North of the Southeast corner of said Section fifteen (15), thence running South forty-three (43) degrees West over and along the center of said Highway forty-five (45) for a distance of sixteen hundred forty (1640) feet, more or less to the center line of the Leonard Springs gravel road; thence running due West for a distance of one hundred sixty-five (165) feet, more or less to the intersection of the center line of said Leonard Springs gravel road, and the line dividing the land formerly owned by Grantors herein and that formerly owned by Ralph O. Deckard and Alma E. Deckard, said dividing line being the East line of the West half of said Southeast Quarter; thence running North along said dividing line for a distance of two hundred thirty (230) feet and to the real point of beginning: thence running North 42 degrees East eighteen (18) feet, thence running North forty-three (43) degrees East one hundred sixty-five (165) feet, more or less, along the Western line of tract heretofore conveyed by Grantors herein to Everett J. Sexton, and Lucille H. Sexton, and to the Northernmost Corner of said tract, thence running North forty-seven (47) degrees West one hundred forty-eight and seven-tenths (148.7) feet, more or less, along the South line of a tract heretofore conveyed by Hiner J. Thompson and Edith Thompson, husband and wife, to Leonard H. Tavern and Marjorie Tavern, to the fence line marking the line dividing the land owned by Hiner J. Thompson and Edith Thompson, husband and wife and that formerly owned by Ralph O. Deckard and Alma E. Deckard, thence South along said dividing line two hundred fifty-six and five-tenths (256.5) feet, more or less, to the real point of beginning, containing three-tenths (.3) acres, more or less.

Caption Real Estate is commonly known as: 6202 West Eller Road, Bloomington, IN 47403

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

State of Indiana

REAL PROPERTY TAXES:

1. TAXES in the name of State of Indiana
County Parcel Number: 0162226000 Taxing Unit: Van Buren
State Map ID Number: 53-09-15-400-006.000-015

Tax year 2011 due and payable 2012
Each Half: \$0.00
First Half: EXEMPT
Second Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00 **(Pt SE SE 15-8-2W, .70 Ac Plat 47)**
2. TAXES in the name of State of Indiana
County Parcel Number: 0162226000 Taxing Unit: Van Buren
State Map ID Number: 53-09-15-400-006.000-015

Tax year 2011 due and payable 2012
Each Half: \$0.00
First Half: EXEMPT
Second Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00 **(Pt SE SE 15-8-2W, .30 ac Plat 50)**
3. TAXES for the year 2012 due and payable 2013 are now a lien; amount not yet determined and not yet due and payable.
4. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Bloomington, Indiana.

MISCELLANEOUS:

5. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
6. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
7. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
8. 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.
9. Rights of the public, the State of Indiana, the County of Monroe and the Municipality in and to that portion of the insured premises taken or used for road purposes.
10. The Company does not insure any address shown herein.
11. Survey (copy not legible) recorded in Survey Cabinet S, Envelope 261/262, recorded February 22, 2005 as Instrument Number 2005-0002898.

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

12. None found unsatisfied.

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

13. No judgment search was completed against State of 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.

CHAIN OF TITLE:

14. Vested titleholder took title by Warranty Deed from William H. Martin and Phyllis Martin, husband and wife to State of Indiana dated May 10, 2000, recorded September 11, 2000 as Instrument Number 2000015247 in the Office of the Recorder of Monroe County, Indiana.
15. Warranty Deed from Robert L. Rambeaut and Viola M. Rambeaut, husband and wife to William H. Martin and Phyllis Martin, husband and wife dated March 10, 1987, recorded March 11, 1987 in Deed Book 333 page 503 in the Office of the Recorder of Monroe County, Indiana.

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



Connie McGreevy, 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.

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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.