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Prepared by:

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REPORT OF SEARCH

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

FILE NO.: 13-1029

PERIOD OF SEARCH: 01/03/1963 at 8:00 am. to 01/03/2013 at 8:00 am

CAPTION REAL ESTATE:

A part of the West half of the Southwest Quarter of Section 31, Township 15 North, Range 7 East, in Hancock County, Indiana more particularly described as follows: Beginning at the point of intersection of said West half of the Southwest Quarter of said section, with the centerline of U.S. Highway 52; thence North on said West line 200.00 feet; thence Southeasterly parallel with the centerline of said U.S. Highway 52, a distance of 110.00 feet; thence South parallel with said West line of quarter section; thence Northwesterly on said Highway centerline 110.00 feet to the point of beginning.

EXCEPT THE FOLLOWING: Beginning at the aforesaid point of beginning; thence North 00 degrees 20 minutes 27 seconds West 200.00 feet; thence South 71 degrees 31 minutes 00 seconds East 23.61 feet to the Eastern boundary of Meridian Road; thence South 03 degrees 26 minutes 25 seconds East 92.47 feet along said Eastern boundary of Meridian Road to point #17 on the attached plat; thence South 11 degrees 11 minutes 31 seconds East 27.07 feet along said Eastern boundary of Meridian Road to point #13 on the attached plat; thence South 54 degrees 24 minutes 50 seconds East 68.01 feet along the Northeastern boundary of the intersection of said U.S. Highway 52 and Meridian Road to point #14; thence South 71 degrees 31 minutes 00 seconds East 17.55 feet along said Eastern boundary of U.S. Highway 52 to the East line of the grantors land, which point is #15; thence South 00 degrees 20 minutes 27 seconds East 63.39 feet to the centerline of said U.S. Highway 52; thence North 71 degrees 31 minutes 00 seconds West 110.00 feet along said centerline of U.S. Highway 52 to the point of beginning and containing 0.249 acres more or less, and containing after said exception 0.229 acres, more or less.

Caption Real Estate is commonly known as: 5953 South Meridian Road, Fountaintown, IN 46130

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: 002-40767-00 Taxing Unit: Brandywine
State Map ID Number: 30-11-31-300-028.000-002

Tax year 2011 due and payable 2012

Each Half: EXEMPT

Assessed Land Valuation: \$0.00

Valuation Improvements: \$0.00

Exemption: \$0.00

(0.49 ACRES/ENCUMBERS ADDITIONAL REAL ESTATE)

2. TAXES for the year 2012 due and payable 2013 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 Fountaintown, Indiana.

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

4. MORTGAGE for \$54,754.00
From: Bradford L. Hathaway and Brenda C. Hathaway, husband and wife
To: Precedent Financial Corporation
Dated: May 26, 1989; Recorded: June 2, 1989
As Instrument Number 893129
Re-Recorded: August 24, 1989
As Instrument Number 895071
In the Office of the Recorder of Hancock County, Indiana.
(ENCUMBERS ADDITIONAL REAL ESTATE)

LAST ASSIGNED TO: Fleet Mortgage Corp.
Recorded: August 24, 1989
As Instrument Number 895072
In the Office of the Recorder of Hancock County, Indiana.

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

NO JUDGMENT SEARCH WAS PERFORMED AGAINST THE STATE OF 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 Hancock 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. Environmental Disclosure dated June 7, 2005, recorded March 3, 2006 as Instrument Number 2006-2348, in the office of the Recorder of Hancock County, Indiana.
12. Conditions as set out on a Survey prepared by Ronald L. Raney, RLS No. 80870012 dated March 27, 2009.

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 Rosemary Goins dated June 7, 2005, recorded March 3, 2006 as Instrument Number 060002347 in the Office of the Recorder of Hancock County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)

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