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REPORT OF SEARCH

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

FILE NO.: 12-2033

PERIOD OF SEARCH: 06/24/1962 at 8:00 am. to 06/24/2012 at 8:00 am

CAPTION REAL ESTATE:

A part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 4 South, Range 5 West, Spencer County, Indiana, and being all that portion of Parcel 28, Indiana Department of Transportation L.A. Code 3098 (Instrument Number 2009R-01378), that lies outside of the Limited Access Right-of-Way Lines as shown on the attached Parcel Plat marked Exhibit "B"; described as follows: Commencing at the Southeast corner of said quarter-quarter section, said point being designated as point "5100" on said Parcel Plat; thence along the South line of said section, (basis of bearings being the Location Control Route Survey recorded as Instrument 2003R-03572 and re-recorded as Instrument 2004R-00952), South 89 degrees 52 minutes 02 seconds West, a distance of 181.872 meters (596.69 feet) (596.57 feet per D.R. 167, pg. 734 and 603.00 feet per D.R. 161, pg. 680) to the prolonged West line of the grantor's land; thence along said West line and the prolongation thereof, North 00 degrees 25 minutes 38 seconds West, a distance of 30.362 meters (99.61 feet) to point "342" on said Parcel Plat, said point being the POINT OF BEGINNING; thence continuing along said West line, North 00 degrees 25 minutes 38 seconds West, a distance of 59.713 meters (195.91 feet) more or less to the Northwest corner of the grantor's land; thence North 89 degrees 54 minutes 22 seconds East, a distance of 87.441 meters (286.88 feet) to the Northeast corner of the grantor's land; thence along the East line of the grantor's land, South 05 degrees 44 minutes 40 seconds West, a distance of 29.557 meters (96.97 feet) to a point on the line formed between points "1710" & "1514" on said Parcel Plat; thence North 84 degrees 16 minutes 02 seconds West, a distance of 6.074 meters (19.93 feet) to point "1514" on said Parcel Plat; thence South 17 degrees 02 minutes 19 seconds West, a distance of 15.542 meters (50.99 feet) to point "1506" on said Parcel Plat; thence South 05 degrees 43 minutes 37 seconds West, a distance of 14.476 meters (47.49 feet) to point "345" on said Parcel Plat; thence Westerly 72.019 meters (236.28 feet) along an arc to the left, having a radius of 3,016.00 meters (9894.99 feet) and subtended by a long chord having a bearing of South 88 degrees 34 minutes 34 seconds West and a length of 72.017 meters (236.28 feet) to the POINT OF BEGINNING; said described tract containing 0.4699 hectares (1.161 acres), more or less.

Caption Real Estate is commonly known as: 16018 North County Road 390 East, Lincoln, IN 47552

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: 74-02-32-400-050.000-001 Taxing Unit: Carter
State Map ID Number: 74-02-32-400-050.000-001

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(ENCUMBERS ADDITIONAL REAL ESTATE/1.455 ACRES)
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 Lincoln, Indiana.

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

NONE FOUND UNSATISFIED

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

NO JUDGMENT SEARCH AGAINST STATE OF INDIANA

MISCELLANEOUS:

4. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
5. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
6. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
7. 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.
8. Rights of the public, the State of Indiana, the County of Spencer and the Municipality in and to that portion of the insured premises taken or used for road purposes.
9. The Company does not insure any address shown herein.
10. This report does not insure legal right of access to and from the insured premises. The Company requires satisfactory evidence of a right of access. The Company may then make additional requirements or exceptions.
11. Terms and provisions of an easement in favor of Community Natural Gas Company dated August 21, 1972 and recorded May 13, 1974 as Instrument Number 74-1620 in the Office of the Recorder of Spencer County, Indiana.
12. Terms and provisions of an easement in favor of Southern Indiana Gas and Electric Company dated April 25, 1974 and recorded June 26, 1974 as Instrument Number 74-2233 in the Office of the Recorder of Spencer County, Indiana.
13. Tree Clearance Easement in favor of Southern Indiana Gas and Electric Company dated February 26, 1994 and recorded March 25, 1994 as Instrument Number 94-1129 in the Office of the Recorder of Spencer County, Indiana.
14. Terms and provisions of an easement in favor of Indiana Bell Telephone Company, Inc. d/b/a Ameritech Indiana dated December 12, 1996 and recorded January 16, 1997 as Instrument Number 97-238 in the Office of the Recorder of Spencer County, Indiana.
15. Terms and provisions of an easement in favor of Town of Gentryville dated February 20, 2008 and recorded July 18, 2008 as Instrument Number 2008R-02764 in the Office of the Recorder of Spencer 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 Phillip Simpson and Gail Rene Simpson, husband and wife dated February 11, 2009, recorded April 8, 2009 as Instrument Number 2009R-01378 in the Office of the Recorder of Spencer County, Indiana.

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



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.

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.