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*Prepared by:*

**Royal Title Services, Inc.**

365 East Thompson Road

Indianapolis, IN 46227

Phone: 317.791.6000 or 800.738.4853

Fax: 317.791.6006

*www.royaltitle.com*

## **REPORT OF SEARCH**

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

**FILE NO.:** 13-1100

**PERIOD OF SEARCH:** 01/09/1963 at 08:00 am. to 01/09/2013 at 08:00 am

**CAPTION REAL ESTATE:**

A part of the Northwest Quarter of the Southeast Quarter of Section 2 in Township 7 South, Range 6 West, Spencer County, Indiana, and being a part of the land of Ralph E. and Norma Partridge (Record 145, Page 100) and State of Indiana (Record 196, Page 741) that is depicted as "EXCESS LAND" and lays Westerly of and adjacent to the Limited Access Right-of-Way lines on the (Project #NH-075-3(014)) Right-of-Way Parcel Plat marked as Exhibit "B", described as follows:

Commencing at the Southeast corner of the aforementioned Quarter-Quarter Section, said point being designated "2405" on said Plat; thence along the East line of said Quarter Quarter, North 00 degrees 24 minutes 11 seconds East, a distance of Six (6) Rods (99 feet) to the Southeast corner of Record 145, Page 100; thence North 89 degrees 35 minutes 49 seconds West, a distance of 212 feet to the Southwest corner of Record 145, Page 100; thence along the West line of Record 145, Page 100, North 00 degrees 24 minutes 11 seconds East, a distance of 14.67 feet to the intersection with the line formed between the points designated "2010" and "2011" on said Plat and the POINT OF BEGINNING; thence continuing along said West line, North 00 degrees 24 minutes 11 seconds East, a distance of 197.33 feet to the Northwest corner of Record 145, Page 100; thence along the North line of Record 145, Page 100, South 89 degrees 35 minutes 49 seconds East, a distance of 100.15 feet to the intersection with the line formed between the points designated "2010" and "2011" on said Plat; thence South 27 degrees 18 minutes 47 seconds West, a distance of 221.29 feet to the POINT OF BEGINNING; said described tract containing 0.227 Acres, more or less.

Caption Real Estate is commonly known as: IN

**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: 74-15-02-400-019.000-017 Taxing Unit: Ohio  
State Map ID Number: 74-15-02-400-019.000-017

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

(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 , 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:**

No Judgment Search was ran 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 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 Spencer 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. Terms and provisions of an utility easement in favor of Indiana Bell Telephone Company Incorporated dated April 10, 1979 and recorded April 17, 1979 as Instrument Number 140/504 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 with limitation of access from Norma Partridge dated September 19, 2001, recorded January 28, 2002 as Book/Page and/or Instrument Number 196/741 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.

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

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**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.