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REPORT OF SEARCH

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

FILE NO.: 13-1486

PERIOD OF SEARCH: 03/21/1963 at 8:00 am. to 03/21/2013 at 8:00 am

CAPTION REAL ESTATE:

A part of the Northwest Quarter of Section 29, Township 4 South, Range 5 West, Spencer County, Indiana and being Parcel 13, Indiana Department of Transportation L.A. Code 3099, described as follows:

Commencing at the Northwest corner of said Section; thence South 89 degrees 10 minutes 45 seconds East (bearings based on the Location Control Route Survey Plat, Project NH-075-3(019), recorded in Survey Book 3, page 130, Office of the Recorder, 263.869 meters (865.71 feet) along the North line of said Section to the Point of Beginning of this description; thence continuing South 89 degrees 10 minutes 45 seconds East 152.491 meters (500.30) along said North line to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 0 degrees 27 minutes 38 seconds West 238.364 meters (782.03 feet) along the East line of said Quarter-Quarter Section; thence North 29 degrees 05 minutes 27 seconds West 145.076 meters (475.97 feet); thence North 35 degrees 17 minutes 59 seconds West 133.375 meters (437.58 feet); thence North 31 degrees 00 minutes 00 seconds West 5.731 meters (18.80 feet) to the Point of Beginning and containing 1.7142 hectares (4.236 acres), more or less.

Together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be know as U.S.R. 231 and as Project ACNH-077-3(019) to and from the owner's remaining lands where they abut the above described 3.7883 hectare (9.361 acres) parcel.

Caption Real Estate is commonly known as: County Road 300 East, Santa Clause, IN 47579

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

State of Indiana

REAL PROPERTY TAXES:

1. TAXES in the name of State of Indiana INDOT Real Estate Division
County Parcel Number: 74-02-29-200-001.002-001 Taxing Unit: Carter Township
State Map ID Number: 74-02-29-200-001.002-001 (old parcel no. 010-190-00006874)

Tax year 2012 due and payable 2013
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00 (4.24 Acres)
2. TAXES for the year 2013 due and payable 2014 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 Santa Clause, 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. **A judgment search was not completed on the State of Indiana in Spencer County, Indiana.**

MISCELLANEOUS:

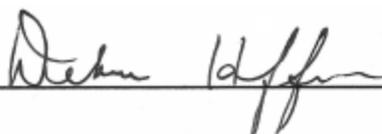
6. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
7. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
8. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
9. 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.
10. 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.
11. The Company does not insure any address shown herein.
12. Right, title and interest of tenants in possession, if any.
13. Terms and provisions set out in Agreed Findings and Judgment, from Spencer County, dated August 9, 2005 and recorded August 10, 2005 as Book 15, page 518, as Instrument Number 2005R-03648 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 Agreed Findings and Judgment, from Spencer County, dated August 9, 2005 and recorded August 10, 2005 as Book 15, page 518, as Instrument Number 2005R-03648 in the Office of the Recorder of Spencer County, Indiana. (Affects Additional Real Estate)

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.



Debra Hoffman, authorized signatory of Royal Title Services, Inc.

Royal Title Services, Inc.
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- 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.

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- 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.