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Prepared by:

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REPORT OF SEARCH

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

FILE NO.: 13-1037

PERIOD OF SEARCH: 01/15/1963 at 8:00 am. to 01/15/2013 at 8:00 am

CAPTION REAL ESTATE:

Part of the Southeast Quarter of Section 28, Township 5 South, Range 8 West, Warrick County, Indiana, described as follows: Commencing at a point on the North right-of-way line of Indiana State Road #62 on the East line of said Southeast Quarter fifty (50) feet North 0 degrees 08 minutes 27 seconds East of the Southeast corner of said Southeast Quarter; thence Westerly along the North right-of-way line of Indiana State Road #62 one hundred eighty (180) feet; thence North 0 degrees 08 minutes 27 seconds East one hundred fifty (150) feet; thence Easterly one hundred eighty (180) feet to the east line of said quarter section; thence South along said east line one hundred fifty (150) feet to the point of beginning (the foregoing description is taken from Document number 1996R-011891 in the Office of the Recorder of Warrick County, Indiana); EXCEPTING therefrom the land conveyed to the State of Indiana recorded as Document number 2000R-000643 in the Office of said Recorder, more particularly described as follows: a part of the Southeast Quarter of Section 28, Township 5 South, Range 8 West, Warrick County, Indiana, described as follows: Commencing at the southeast corner of said section; thence North 1 degree 04 minutes 29 seconds East 15.240 meters (50.00 feet) along the east line of said section to the prolonged north boundary of S.R. 62; thence North 88 degrees 33 minutes 06 seconds West 9.144 meters (30.00 feet) along the prolonged boundary of said S.R. 62 to the west boundary of Eskew Road and the point of beginning of this description: thence North 88 degrees 33 minutes 06 seconds West 45.720 meters (150.00 feet) along the boundary of said S.R. 62 to the west line of the grantor's land; thence North 1 degree 04 minutes 29 seconds East 14.422 meters (47.32 feet) along said west line; thence South 88 degrees 44 minutes 42 seconds East 42.253 meters (138.63 feet); thence North 35 degrees 40 minutes 19 seconds East 6.105 meters (20.03 feet) to the west boundary of said Eskew Road; thence South 1 degree 04 minutes 29 seconds West 19.612 meters (64.34 feet) along the boundary of said Eskew Road to the point of beginning and containing 0.0672 hectares (0.166 acres), more or less; and containing after said exception 0.351 acres, more or less.

Caption Real Estate is commonly known as: 1055 Eskew Road, Boonville, IN 47601

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: 010-2858-0220 Taxing Unit: Boon
State Map ID Number: 87-09-28-400-022.000-002

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(0.454 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 Boonville, 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 WAS PERFORMED AGAINST THE 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 Warrick 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. Temporary Highway Easement Grant recorded January 21, 2000 as Instrument Number 2000R-000644, in the office of the Recorder of Warrick County, Indiana.
11. Terms and provisions of an easement recorded September 26, 1966 in 136/368 in the Office of the Recorder of Warrick County, Indiana. (SEARCHER COULD NOT GET A LEGIBLE COPY)

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 Elsie Hess and Betty Bradley dated May 16, 2001, recorded August 16, 2001 as Instrument Number 2001R-010015 in the Office of the Recorder of Warrick County, Indiana.

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

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- 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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