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REPORT OF SEARCH

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

FILE NO.: 12-2031

PERIOD OF SEARCH: 08/16/1943 at 1:45 pm. to 06/25/2012 at 8:00 am

CAPTION REAL ESTATE:

A part of the Southwest Quarter of the Northwest Quarter of Section 33, Township 4 South, Range 5 West, Spencer County, Indiana, and being Parcel 1 Excess Land, Indiana Department of Transportation L.A. Code 3099 and lies outside of the Limited Access Right-of-Way Lines as shown on the attached Parcel Plat marked Exhibit "B", described as follows:

Beginning at the Southwest corner of said quarter quarter section, said point being point "10102" on said Parcel Plat; thence along the West line of said section, North 00 degrees 12 minutes 11 seconds East (bearings based on the Location Control Route Survey Plat, Project NH-075-3(19), recorded as Instrument 01-3486 in Survey Book 3, page 130, office of the Recorder) a distance of 258.193 meters (847.09 feet) to point "10157" on said Parcel Plat; thence South 21 degrees 47 minutes 07 seconds East a distance of 189.029 meters (620.17 feet) to point "10135" on said Parcel Plat; thence South 03 degrees 16 minutes 09 seconds East a distance of 82.658 meters (271.19 feet) to point "10139" on said Parcel Plat and the South line of said quarter quarter section; thence along said South line, South 89 degrees 53 minutes 44 seconds West a distance of 75.783 meters (248.63 feet) to the POINT OF BEGINNING; said described tract containing 1.2264 Hectares (3.031 acres), more or less.

Caption Real Estate is commonly known as: County Road 1700 North, Dale, IN 47523

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: 010-190-00001969 Taxing Unit: Carter
State Map ID Number: 74-02-33-200-005.002-001

Tax year 2011 due and payable 2012
Each Half: EXEMPT
First Half: EXEMPT
Second Half: EXEMPT
Assessed Land Valuation: EXEMPT
Valuation Improvements: EXEMPT
Exemption: (Pt SW NW 33-4-5, 3.031 ac)
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 Dale, 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. No judgment search was performed against State of Indiana.

MISCELLANEOUS:

6. Oil and Gas Lease by and between Harold J. Byers and Ella Mae Byers, husband and wife and Forrest H. Lindsay dated January 12, 1950, recorded April 1, 1950 in Book 13 page 190, in the Office of the Recorder of Spencer County, Indiana. Period of Lease 5 years from date of Lease and as long thereafter as oil, gas, casing-head gas, casing-head gasoline or any of them is produced from said lease. (No termination found of record)
7. Oil and Gas Lease by and between Harold J. and Ella Mae Byers, husband and wife and James C. Jones dated May 26, 1951, recorded June 17, 1953 in Book 17 page 87, in the Office of the Recorder of Spencer County, Indiana. Period of Lease 1 year from date of Lease and as long thereafter as oil, gas, casing-head gas, casing-head gasoline or any of them is produced from said lease. (No termination found of record)
8. Oil and Gas Lease by and between Harold J. Byers and Ella May Byers -wife and H. C. Farmer dated May 25, 1961, recorded May 25, 1961 in Book 32 page 49, in the Office of the Recorder of Spencer County, Indiana. Period of Lease 2 years from date of Lease and as long thereafter as oil, gas, casing-head gas, casing-head gasoline or any of them is produced from said lease. (No termination found of record)

CHAIN OF TITLE:

Warranty Deed from Chester Hile and Gladys B. Hile, husband and wife to Harold J. Byers and Ella Mae Byers, husband and wife, recorded August 16, 1943 in Deed Book 88 page 222 in the Office of the Recorder of Spencer County, Indiana. (INCLUDES ADDITIONAL REAL ESTATE)

AND

Warranty Deed from Harold J. Byers and Ella Mae Byers, husband and wife to Jon Marc kaetzel and Beverly K. Kaetzel, husband and wife recorded April 20, 1987 as Instrument Number 87-1318, Book 155 page 612 in the Office of the Recorder of Spencer County, Indiana. (INCLUDES ADDITIONAL REAL ESTATE)

AND

Certification of Payment of Court-Appointed Appraisers Award and Request For Transfer from Steve Carter, Attorney General of Indiana, by Malik Swift, Deputy Attorney General, and on behalf of the State of Indiana, recorded April 16, 2004 as Instrument Number 2004R-01708, Book 85 page 32 in the Office of the Recorder of Spencer County, Indiana. (INCLUDES ADDITIONAL REAL ESTATE)

AND

Vested titleholder took title by Agreed Finding and Judgment, Cause No. 74C01-0304-PL-190 entitled State of Indiana "Plaintiff" and Jon Marc Kaetzel, Beverly K. Kaetzel, Spencer County Bank, and Spencer County, Indiana filed March 28, 2005 and recorded April 4, 2004 as Instrument Number 2005R-01346 in Book 15 page 438 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.

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 THAN THE ABOVE FIXED LIMITED LIABILITY.



Connie McGreevy, authorized signatory of Royal Title Services, Inc.

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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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.