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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.: 13-1036

PERIOD OF SEARCH: 01/23/1963 at 8:00 am. to 01/23/2013 at 8:00 am

CAPTION REAL ESTATE:

TRACT 1:

A part of Northwest Quarter of the Southeast Quarter of Section 33, Township 5 South, Range 8 West, Warrick County, Indiana, described as follows: Commencing at a point 630.317 feet (distance quoted from Doc No, 1999R-008110) South of and 443.46 feet (distance quoted from Doc No, 1999R-008110) East of the Northwest corner of said quarter quarter section; thence North 31 degrees 30 minutes 00 seconds West 30.00 feet to the boundary of SR 261 and the point of beginning of this description; thence South 58 degrees 30 minutes 00 seconds West 75.00 feet; thence North 31 degrees 30 minutes 00 seconds West 124.23 feet to the northwest corner of the land described in Doc No. 1999R-01079; thence North 58 degrees 30 minutes 00 seconds East 155.00 feet to the northeast corner of land described in Doc No. 1999R -008110; thence South 31 degrees 30 minutes 00 seconds East 124.23 feet to the boundary of said SR 261; thence South 58 degrees 30 minutes 00 seconds west 80.00 feet along the boundary of said SR 261 to the point of beginning and containing 0.442 acres, more or less.

TRACT 2:

A part of the northwest quarter of the southeast quarter of Section 33, Township 5 South, Range 8 West, Warrick County, Indiana, described as follows: Commencing at a point 671.967 feet (distance quoted from Deed Record 1999R-005485) south of and 381.09 feet (distance quoted from Deed Record 1999R-005485) east of the northwest corner of the northwest quarter of the southeast quarter of said section; thence North 58 degrees 30 minutes 00 seconds East 225.00 feet; thence North 31 degrees 30 minutes 00 seconds West 19.26 feet to the northwestern boundary of S.R. 261 at (Station 10+078.552) 15.015 meters left of line "A" RJW Code 3384) and the point of beginning of this description; thence North 31 degrees 30 minutes 00 seconds West 130.73 feet to the northwest corner of the land described in Deed Record 1999R-005485; thence North 58 degrees 30 minutes 00 seconds East 115.00 feet to the northeast corner of said land; thence South 31 degrees 30 minutes 00 seconds East 134.07 feet to the northwestern boundary of said S.R. 261 at Station 10+113.604, 14.000 meters left of Line "A" R/W Code 3384); thence South 60 degrees 09 minutes 29 seconds West 115.05 feet along the boundary of said S.R. 261 to the point of beginning and containing 0.350 acres, more or less.

Caption Real Estate is commonly known as: Highway 261, 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: 010-3358-0220 Taxing Unit: Boon
State Map ID Number: 87-09-33-200-022.000-002

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(0.278 ACRES/PT TRACT 1/ENCUMBERS ADDITIONAL REAL ESTATE)
2. TAXES in the name of State of Indiana
County Parcel Number: 010-3358-0180 Taxing Unit: Boon
State Map ID Number: 87-09-33-400-018.000-002

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(0.258 ACRES/PT TRACT 1/ENCUMBERS ADDITIONAL REAL ESTATE)
3. TAXES in the name of State of Indiana
County Parcel Number: 010-3358-0530 Taxing Unit: Boon
State Map ID Number: 87-09-33-400-053.000-002

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(0.40 ACRES/TRACT 2/ENCUMBERS ADDITIONAL REAL ESTATE)
4. TAXES for the year 2012 due and payable 2013 are now a lien; amount not yet determined and not yet due and payable.
5. 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:

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 Warrick 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. Agreement For Right Of Way to Boonville Natural Gas Corporation dated May 10, 1989 and recorded May 10, 1989 as Instrument Number 1989R-22221 in the Office of the Recorder of Warrick County, Indiana. (PT TRACT 1)

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 Clayton E. Foster dated March 11, 1999, recorded June 28, 1999 as Instrument Number 1999R-008110 in the Office of the Recorder of Warrick County, Indiana. (PT TRACT 1/ENCUMBERS ADDITIONAL REAL ESTATE)

NOTE: Vested titleholder took title by Warranty Deed from Troy D. Camp and Pamela K. Camp, husband and wife dated February 18, 1999, recorded August 27, 1999 as Instrument Number 1999R-010797 in the Office of the Recorder of Warrick County, Indiana. (PT TRACT 1/ENCUMBERS ADDITIONAL REAL ESTATE)

NOTE: Vested titleholder took title by Warranty Deed from William V. Nix A/K/A William Vernon Nix dated January 14, 1999, recorded April 29, 1999 as Instrument Number 1999R-005485 in the Office of the Recorder of Warrick County, Indiana. (TRACT 2/ENCUMBERS ADDITIONAL REAL ESTATE)

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.

**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.