IMPORTANT SOUTHERN INDIANA PUBLIC REAL ESTATE AUCTION

Three Warrick County Farms Totaling 453+/- Acres with 2 Homes; & a Spencer County River Cabin – All Offered in 11 Tracts!



LIVE AUCTION DATE: SATURDAY NOVEMBER 9th at 12:00 NOON

LIVE AUCTION LOCATION: WARRICK CO. 4H CENTER (ALCOA BUILDING)



1-800-357-4031 1-812-467-0227 www.SohnandAssociates.com

Dear Prospective Bidder,

On behalf of the Alan G. Bennett Living Trust, the Bennett Family, and everyone at Sohn & Associates, we would like to thank you for your interest in this outstanding auction opportunity!

Included in this packet is information that you will find helpful in preparing to bid. If you have any additional questions, please feel free to call or visit us at the scheduled showing date below.

An auction representative will be at each auction site TUESDAY OCTOBER 29th from 3:00 PM to 6:00 PM

Thank you again for your interest and good luck on auction day!

Neither the seller nor the Auction Company shall have any liability for the accuracy or any errors or omissions contained in this packet or any other handouts. All announcements made at the time of the auction will take precedence over any previous written or verbal statements.



<u>Tracts 1-5 - "West Farm" Totaling 176 +/-</u> <u>Acres with 2 Homes</u>

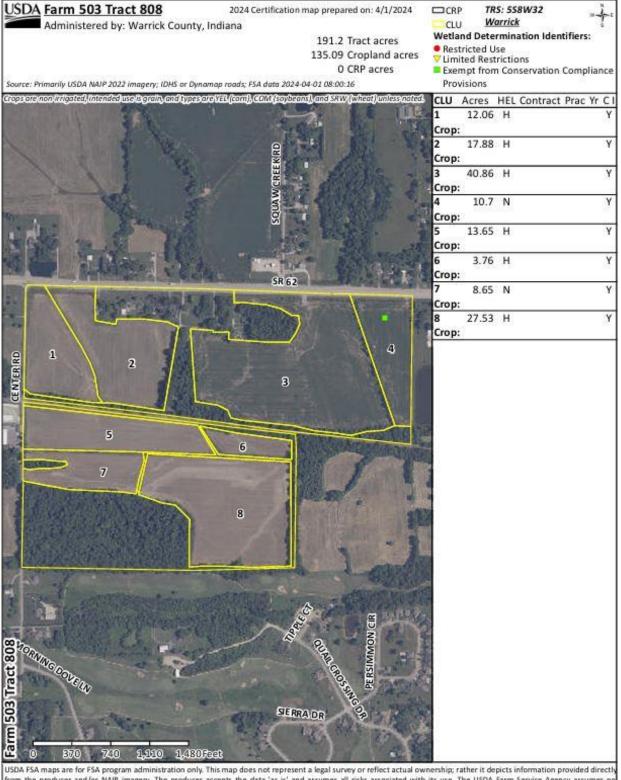
Property Location: From Evansville, IN go East on IN-62 / E Morgan Ave. Continue through Chandler approximately 1.8 miles to the property on your right. (Property fronts on SR 62 and N Center Rd just West of the Boonville Walmart)



Traverse PC



FSA Data



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS



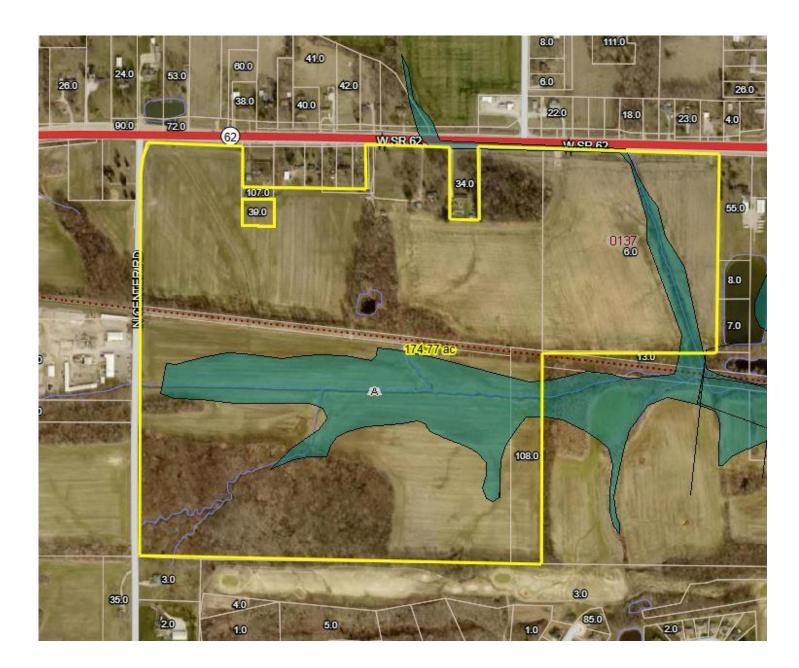
	criminatory Statements								
perator Name RP Contract Num	; nber(s) : No	ne							
econ ID	: No	ne							
ransferred From	: No	ne							
RCPLC G/I/F Elig	jibility : Eliç	ible		Form Land Date	1-				
Farmland	Cropland	DCP Cropland	WBP	Farm Land Dat	WRP	GRP	Sugarcane	Farm Status	Number O
191.20	135.09	135.09	0.00	0.00	0.00	0.00	0.0	Active	Tracts
State	Other	1.0.000	71.77	100-0.00	201000	CRP	MPL	DCP Ag.Rel.	SOD
Conservation	Conservation	Effective DCP		Double Cr		0.0		Activity	
0.00	0.00	135.09		36.00		0.00	0.00	0.00	0.00
•	RC Individual	1	c	ARC County	lice	1	Price	Loss Coverage	
	None		w	HEAT, CORN, SO	'BN		1100	None	
	0.0005888								
Crop Name		Base Acr		DCP Crop Data CCC-505 CRP R		DI C	Yield		HP
Wheat		Base Acr 30.71	W	Acres),	PLC	46	-	
Corn		66.20		0.0		ÿ	40 116		
Soybeans		63.19		0.0	<u> </u>	8	37		
OTAL		160.10	0	0.0					
escription & Physical Loca NSI Physical Loc A Unit Range Nu EL Status	ation : INDIA ation : INDIA amber : : HEL1	05S-008W INAWARRICK INAWARRICK INAWARRICK			plied			_	
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Persona with disabilities who require attamative manes of communication for program information (e.g., Braile, large print, and/olaps, American Sign Languaga, etc.) should contact the responsible Agency or USDA's TARGET Canter et (202) (720-2000 (revice and TTY) or context USDA through the Federal Revice at (100) 877-8338, Antitionally, program information may be made a realiable in languages often than English. TarGET Canter et (202) (720-2000 (revice and TTY) or context USDA through the Federal Revice at (100) 877-8338, Antitionally, program information may be made a realiable in languages often than English. To file a program discrimination compliant, consistent of the file information Compliant Form, AD-3027, found one at http://www.ascr.usda.gov/contaction.compliant form or elaster of USDA at gram compliant form, and et any USDA Callies or while a latter administer compliant form, To request a copy of the compliant form, and (100) 457-4539. Antitionally, contact the Association of the Association of the Association Callies or while the Information form. To request a copy of the compliant form, and (100) 450-45082, Submit may compliant form or equivalent to a copy of the compliant form, and (100) 450-45082, Submit may compliant form or equivalent of the compliant form, and (100) 450-45082, Submit may compliant form or equivalent to the compliant form, and (100) 450-45082, Submit may compliant form or equivalent form. To request a copy of the compliant form, and (100) 450-45082, Submit may compliant form or equivalent form. To request a copy of the compliant form, and (100) 450-45082, Submit may compliant form or equivalent to the compliant form. To request a copy of the compliant form, and (100) 450-45082, Submit may compliant form or equivalent form. To request a copy of the compliant form compliant form or equivalent form of the form. The request approximation form of the form of the form. The request approximate form of the fo

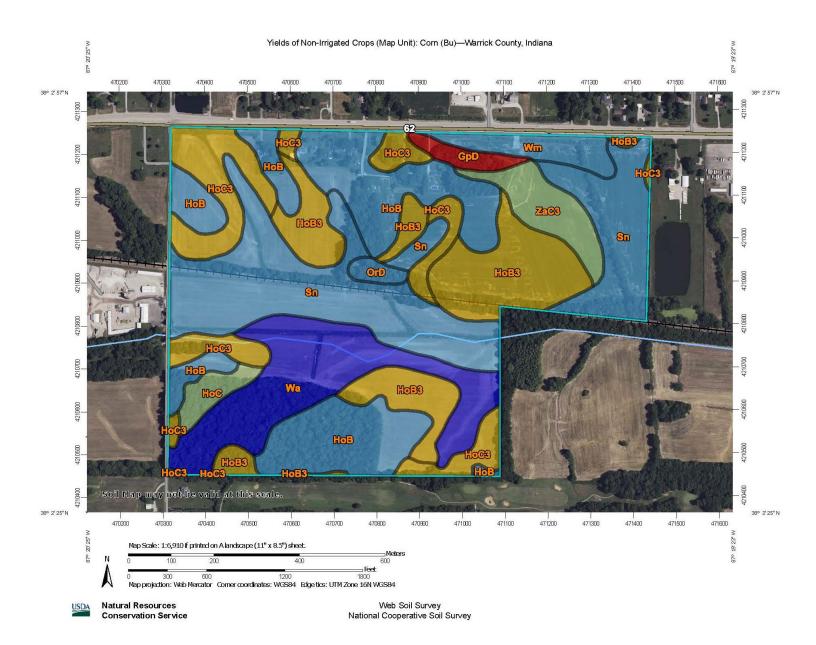


Flood Map



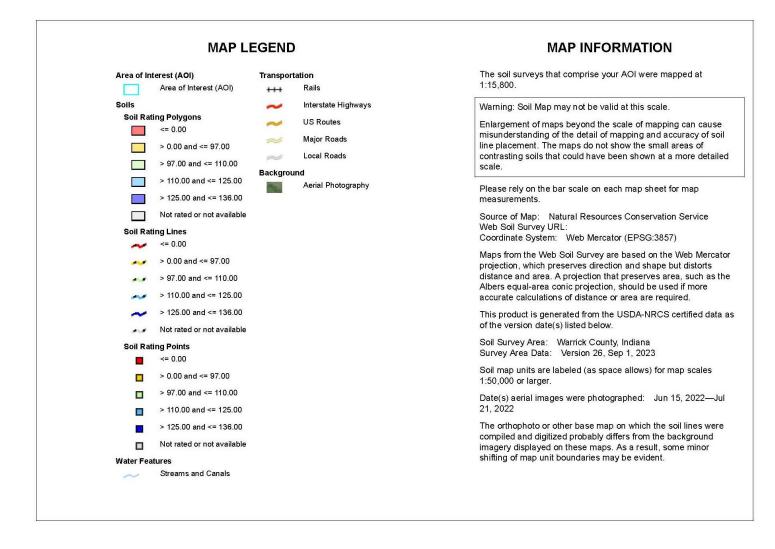


Soils Map





Yields of Non-Irrigated Crops (Map Unit): Corn (Bu)-Warrick County, Indiana



USDA

Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GpD	Gilpin soils, gullied, 12 to 18 percent slopes	0.00	2.6	1.4%
НоВ	Hosmer silt loam, 2 to 5 percent slopes	121.00	39.8	20.9%
HoB3	Hosmer silt loam, 2 to 5 percent slopes, severely eroded	97.00	31.1	16.4%
HoC	Hosmer silt loam, 5 to 10 percent slopes, eroded	110.00	3.3	1.7%
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	90.00	22.7	11.9%
OrD	Orthents, 8 to 25 percent slopes	120.00	1.5	0.8%
Sn	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	124.00	49.3	25.9%
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	136.00	26.2	13.8%
Wm	Wilbur silt loam, frequently flooded	125.00	5.7	3.0%
ZaC3	Apalona-Zanesville silt loams, 6 to 12 percent slopes, severely eroded	110.00	7.8	4.1%
Totals for Area of Inter	est	1	190.2	100.0%

Yields of Non-Irrigated Crops (Map Unit): Corn (Bu)



Property Cards

87-09-32-100-001.000-002	BEN	INETT	, STE	VEN A T	RUSTEE	467	77 HWY 6	2 W		10	1, Cash	Grain	Genera	al Farm		BOON TWP MARKET	ARE 1
General Information				nership					Tra	insfer o	f Owners	hip				Notes	
Parcel Number 87-09-32-100-001.000-002	BEN		STEVE	EN A TRUS	TEE OF	Dat)wner IENNETT, S				de Bo TD	ok/Page	Adj Sa	le Price V/I	9/21/2021 CHANGEFINDER: Rem Shed and replaced with the new Ut Per changefinder—SH	
Local Parcel Number 87-09-32-100-001.000-002				OUTE 62 7601-8421		01/	25/2018 E	iennett, Alar iennett, Alar	n G Etal &	20241			/ 8R-/003880	,) /	į	1/9/2019 SPLIT: Split 6A to 87-09- 003 per Annexation ordinance 2017	
Fax ID:	-	-	1.	eqal	-	01/	01/1900									under 2018R-003880 for 19/20. MS	S 1/9/19
Routing Number	PT NV	V S32 T5	5 R48 13	7.427 A												11/23/2015 TR16: per Jon's Land 8 Report this parcel was measuring a It is 143.427A. MS 11/23/15	Size Compariso a 140.326A who
128-001 Property Class 101											Agricul	tural				1/24/2013 TR13: Changed 2nd Ho 2% per Allocation Review Reports.	
Cash Grain/General Farm							Progress va	alues are r	not certifie	d value	s and an	e suble	ct to cha	ange)		2/14/2011 TR11: Changed property	y class 100 to
fear: 2024		2		Assessm	0.00701		202		2023		2022		202	and the second se	2020	101. Changed dwelling condition A changed utility shed condition AV to	
Location Information			WIP	Reason F	or Chang	0	A	A	AA		AA		A	A	GenReval	2-14-11	
County		04/14/2	2024	As Of Dat			01/01/202	4 0	1/01/2023	0	1/01/2022		01/01/202	:1	01/01/2020	2/6/2009 TR09: Moved homesites from 87-09-32-100-003,000-002 &	
Warrick	India	na Cost	Mod	Valuation	Method	Ind	iana Cost Mo	d Indiana	Cost Mod	Alternat	live Cost (Indiana	a Cost Mo	d India	na Cost Mod	006.000-002 to this parcel. BJS 2-6	
Township		1.0	0000	Equalizat	lon Facto	r	1.000	ю	1.0000		1.0000		1.000	0	1.0000	2/18/2004 REMOVED: REMOVED	
BOON TOWNSHIP				Notice Re	quired											FILED TO REMOVE WOOD DECK SIDE OF THE HOUSE. MS 2-19-0	FROM THE
District 002 (Local 010)	-	\$280	.900	Land			\$280.90	0 9	\$246,900	5	5199,100		\$160.70	0	\$159,700		
BOON TOWNSHIP		\$38		Land Re	s (1)		\$38,70		\$38,700		\$41,800		\$22,70		\$22,700	2/19/2004 TR07: REMOVAL FILED WOOD DECK FROM THE SIDE OF	
School Corp 8130		\$242,			n Res (2)		\$242,20		\$208,200	\$	5157,300		\$138,00		\$137,000	MS 2-19-04	
VARRICK COUNTY	-	P4 43	\$0		n Res (3)			0	\$0		\$0		\$		\$0	12/30/2002 ChiD: Previous parcel	ld: 010-3258-
leighborhood 5002005 AV		\$143, \$118,		Improven Imp Res			\$143,90 \$118.00		\$141,800 \$113.000		5156,500 5129.900		\$123,80 \$102.10		\$117,900 \$97,000	0010	
BOON TWP MARKET AREA 005_A		\$25		Imp Non			\$25,90		\$25,800		\$23,500		\$21,00		\$20,200	3/6/2000 SPLIT: SPLIT TO 1A TO	
Section/Plat			\$0	Imp Non			\$	0	\$3,000		\$3,100		\$70		\$700	.289A TO 010-3258-0970 AND .34/ 0980 BH 3-6-00.	X TO 010-325
Jection/Fiat		\$424		Total	(4)		\$424,80		\$388,700		355,600		\$284,50		\$277,600	Lond Computati	
		\$156 \$268		Total Re Total No			\$156,70 \$268,10		\$151,700 \$234,000		5171,700 5180,800		\$124,80 \$159.00		\$119,700 \$157,200	Land Computati Calculated Acreage	ions 137
ocation Address (1) 677 HWY 62 W		φ200,	\$0		n Res (3)			ö	\$3,000	4	\$3,100		\$70		\$700		137
Boonville, IN 47601					• •	andard	Depth: Re	s 100'. Cl		e Lot: I	Res 0' X (). CI 0'	10 • 12 - 22		+ 7.55	Actual Frontage	
	Land	Pricing	e en						Ext.							Developer Discount	137
Coning	Land Type	MIGRICO	ID SOIL	Act Front.	Size	Factor	Rate	Adj. Rate	Value		Market Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage 81 Legal Drain NV	137
	9	d		0		1.00	\$38,651	\$38,651	\$38,651	0%	1.0000	100.00	0.00	0.00	\$38,650	82 Public Roads NV	0
ubdivision	•	A			1	1.00	in the second										0
	9	A		0	1	1.00	\$38,651	\$38,651	\$38,651	0%	1.0000	0.00	100.00	0.00	\$38,650	83 UT Towers NV 9 Homesite	2
ot	4	A	HOC	-	9.2430	0.64	\$2,280	\$1,459	\$13,486	0%	1.0000	0.00	100.00	0.00	\$13,490		2
	4	Α	HOB	0	14.9860	0.89	\$2,280	\$2,029	\$30,407	0%	1.0000	0.00	100.00	0.00	\$30,410	91/92 Acres	
larket Model	4	Α	WM	0	0.9180	1.06	\$2,280	\$2,417	\$2,219	0%	1.0000	0.00	100.00	0.00	\$2,220	Total Acres Farmland	135
002005 AV - BOON TWP - MARK	4	Α	GPD	0	3.2850	0.50	\$2,280	\$1,140	\$3,745	0%	1.0000	0.00	100.00	0.00	\$3,740	Familand Value	\$203,5
Characteristics	4	Α	SN	0	24.9770	1.11	\$2,280	\$2,531	\$63,217	0%	1.0000	0.00	100.00	0.00	\$63,220	Measured Acreage	135 15
opography Flood Hazard	4	Α	HOB	0	18.4020	0.72	\$2,280	\$1,642	\$30,216	0%	1.0000	0.00	100.00	0.00	\$30,220	Avg Farmland Value/Acre	2.0
	4	Α	WA	0	13.9210	1.15	\$2,280	\$2,622	\$36,501	0%	1.0000	0.00	100.00	0.00	\$36,500	Value of Farmland	\$203,
ublic Utilities ERA	4	Α	нос	0	0.0370	0.81	\$2,280	\$1,847	\$68	0%	1.0000	0.00	100.00	0.00	\$70	Classified Total	\$000 V
	5	Α	нов	0	2.7180	0.89	\$2,280	\$2,029	\$5,515	-60%	1.0000	0.00	100.00	0.00	\$2,210	Farm / Classifed Value	\$203,6
Streets or Roads TIF	5	A	HOC	0	3.0120	0.64	\$2,280	\$1,459	\$4,395	-60%	1.0000	0.00	100.00	0.00	\$1,760	Homesite(s) Value 91/92 Value	\$77,3
	5	A	GPD	0	0.3310	0.50	\$2,280	\$1,140	\$377	-60%	1.0000	0.00	100.00	0.00	\$150		
	5	A	НОВ	0	0.1100	0.72	\$2,280	\$1,642	\$181	-60%	1.0000	0.00	100.00	0.00	\$70	Supp. Page Land Value CAP 1 Value	\$20
Veighborhood Life Cycle Stage mproving	5	A	SN	0	1.6900	1.11	\$2,280	\$2,531	\$4.277		1.0000	0.00	100.00	0.00	\$1.710	CAP 1 Value CAP 2 Value	\$38,7 \$242.2
rinted Friday, April 26, 2024				_				10.0	10.10						φ1,/1U	CAP 3 Value	
Review Group 2022	Data	Sourc	e Ext	ternal Only	Co	liector	10/22/201	8 TYLE	ER	A	Appraiser	11/17	2022	TYLER		Total Value	\$280,9



	METT,	SIEVE	A TRU	STEE OF	4677	HWY 62 \	N		Su	pplemen	tal Lan	d Page			BOON TWP MARKET AREA 00	2/4
4			Land	i Data (St	andard [Depth: Rea	s 100', Cl 1	100' Bas	e Lot: I	Res 0' X ()', CI 0'	X 0')				
Land Type	Pricing Metho d	l Soil ID	Act Front,	Size	Factor	Rate	Adj. Rate	Ext. Value	infi. %	Market Factor	Cap 1	Cap 2	Cap 3	Value		
5	Α	W	0	0.1470	0.50	\$2,280	\$1,140	\$168	-60%	1.0000	0.00	100.00	0.00	\$70		
6	Α	GPD	0	1.0650	0.50	\$2,280	\$1,140	\$1,214	-80%	1.0000	0.00	100.00	0.00	\$240		
6	A	WM	0	0.0370	1.06	\$2,280	\$2,417	\$89	-80%	1.0000	0.00	100.00	0.00	\$20		
6	Α	ZAC3	0	1.0280	0.55	\$2,280	\$1,254	\$1,289	-80%	1.0000	0.00	100.00	0.00	\$260		
6	Α	HOB	0	14.1780	0.89	\$2,280	\$2,029	\$28,767	-80%	1.0000	0.00	100.00	0.00	\$5,750		
6	Α	SN	0	5.8400	1.11	\$2,280	\$2,531	\$14,781	-80%	1.0000	0.00	100.00	0.00	\$2,960		
6	Α	W	0	0.1100	0.50	\$2,280	\$1,140	\$125	-80%	1.0000	0.00	100.00	0.00	\$30		
6	Α	HOC	0	1.7260	0.64	\$2,280	\$1,459	\$2,518	-80%	1.0000	0.00	100.00	0.00	\$500		
6	Α	HOB	0	3.0850	0.72	\$2,280	\$1,642	\$5,066	-80%	1.0000	0.00	100.00	0.00	\$1,010		
6	Α	ORD	0	1.1750	0,68	\$2,280	\$1,550	\$1,821	-80%	1.0000	0.00	100.00	0.00	\$360		
6	Α	HOC	0	3,1220	0.81	\$2,280	\$1,847	\$5,766	-80%	1.0000	0.00	100.00	0.00	\$1,150		
6	Α	WA	0	9,9540	1,15	\$2,280	\$2,622	\$26,099	-80%	1.0000	0.00	100.00	0.00	\$5,220		
72	Α	WTR	0	0.0730	0.50	\$2,280	\$1,140	\$83	-40%	1.0000	0.00	100.00	0.00	\$50		
72	Α	WTR	0	0.2570	0.50	\$2,280	\$1,140	\$293	-40%	1.0000	0.00	100.00	0.00	\$180		



87-09-32-100-001.000-002	BENNETT	•	124.11.11.242	A TRUST	TEE 4	4677 H	WY 62 V	v		101,	Cash Gr	ain/Gener	al F	arm					ARKET	ARE ^{3/4}
General Information		Plumb														11144	ost La	dder		
Occupancy Single-Family			#									•	F	loor Const			Finish		Value	Total
Description Single-Family R 01 Story Height 1			1	3	Г			10.104				2	1	1Fr	6	696	696	\$	62,200	
Style RES - 10 - 1 Lvl 0 - 10	Half Bath		0	-				24"				-	2							
Finished Area 696 sqft	Kitchen S		1	1									3							
Make 050 sqrt	Water Hea		1	1									4							
Floor Finish	Add Fixtu	res	0											/4						
Earth Tile	Total		3	5										/2						
														/4						
Slab Carpet			dation					696)						ttic						
Sub & Joist Unfinished	Bedroom			2				<u> </u>						smt						
✔ Wood Other	Living Ro			0		29"				29'			C	rawl	6	596	0		\$5,100	
Parquet	Dining Ro			0				1s Fr					S	lab						
Wall Finish	Family Ro	oms		0				C										Tota	al Base	\$67,30
	Total Roo	ms		4									A	djustment	s	1 Ro	w Typ	e Adj.	. x 1.00	\$67,30
Plaster/Drywall Unfinished			Second Second										U	Infin Int (-)						\$
Paneling Other		leat T											E	x Liv Units	(+)					\$
Fiberboard	Central W	arm A	ir					1					R	ec Room (-	+)					\$
Roofing	1							24"					L	oft (+)						\$
Built-Up V Metal Asphalt	Slate		Tile	_									F	ireplace (+)	í.					\$
Wood Shingle Other	Olate		1110					108					N	lo Heating (-)					\$
				_		6	5'		6'				A	/C (+)						\$
Exterior Fea	itures							18' OFP						lo Elec (-)						\$
Description		Area		Value				OFP		1				lumbing (+	/ -)		5	i – 5 =	= 0 x \$0	\$
Porch, Open Frame		108		\$4,900										pec Plumb						\$
								Specialt	v Plumb	ina				levator (+)	• •					\$
					Descr	ription					ount	Value				s	ub-To	al O	ne Unit	\$67,30
					2000	puon					June	Talac							1 Units	<i>Q</i> 07,00
													E	xterior Feat	uros (+		Oub-1		\$4,900	\$72,20
														arages (+)		,			\$0 \$0	\$72,20
													-			nd De	eian E	actor ((Grade)	0.8
														Q	Jailty ai				lultiplier	0.9
																			nt Cost	\$53,71
							Summ	ary of Impi	ovemer	te							Replac	emer	ni Cosi	\$55,71
Description Story Con Height Ty		Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate		ize	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap	01 C	ap 2	Cap 3	Improv Valu
1: Single-Family R 01 1 Woo		1941	1941	83 F	Nate	0.93	Nate	696	saft	\$53,717	65%	\$18,800		100% 1.000	1.380	0	.00 10	0.00	0.00	\$25,900
2: Utility Shed 16*13 1			2019	5 A	\$20.44		\$15.21	135		\$3,163	20%	\$2,530		100% 1.000		100.		0.00	0.00	\$2,300
z. ounty oneu to 13	U	2019	2013	54	φ 20. 44	0.55	\$10.21	137	10	ψ3,103	2070	φ2,000	0 /0	100 /0 1.000	0.500	100.		0.00	0.00	φ2,500

Total this page \$28,200

Total all pages \$143,900



87-09-32-100-0	01.000-002	BE	NNETT	, STE	EVEN	A TRUS	STEE 4	4677 H	WY 62	w		101	I, Cash	Grain/Gene	eral F	arm			BOO	N TWP	MARKET	ARE 4/-
General	Information			Plumb	bing														Co	ost Ladd	er	
Occupancy	Single-Fam	ily			#	TF									F	loor	Const	tr Ba	ise F	inish	Value	Total
Description	Single-Family R	02 Fu	II Bath		1	3		20).			•	•		1		7	15	61	1561	\$114,700	
Story Height			If Bath		0	0		_	_			2			2	2						
	ES - 18 - 1 Lvl W/ I		tchen S	Sinks	1	1		36	0			2	3		3	3						
Finished Area	1561 so	ft Wa	ater He	aters	1	1	18'			18'					4	1						
Make		Ad	ld Fixtu	ires	0	0		EF	P						1	1/4						
A STATE AND A STAT	r Finish	То	tal		3	5									1	1/2						
Earth	Tile							20)'						3	3/4						
✓ Slab	Carpet		Acc	ommo	dation	s		1000			52'				1 /	Attic						
 Sub & Joist 	 Unfinished 	Be	droom	s		4					52				E	Bsmt		15	61	0	\$34,900	
✓ Wood	Other	Liv	ving Ro	oms		1										Crawl				2011		
Parquet		Di	ning Ro	ooms		0									100	Slab						
		Fa	mily Re	ooms		0														٦	otal Base	\$149,60
	Finish	То	tal Roc	oms		6					1561					Adius	tment	s	1 Rov	w Type /	Adj. x 1.00	\$149,60
 Plaster/Drywal 		_									1001			29'	1 12		Int (-)					\$
Paneling	Other			Heat T	and the second se		33'				1s Br				1.49		Units	(+)				\$
Fiberboard		Ce	entral W	arm A	ir						B				1 12		toom (+					\$
	Roof	ina														oft (+	Selection of the select	1				\$
Built-Up	letal		Slate		Tile					C1							, ace (+)					\$
Wood Shingle	Other		Siale		Tile					25	1						eating (\$
VV00u Shingle						_			120	555	3'		30'			VC (<i>'</i>			1:1561	\$3,80
	Exterior F	eature	s					17'	7'	OFP						No Ele						\$
Description				Area		Value		17									oing (+	(-)		5-	5 = 0 x \$0	\$
Porch, Open Fran	ne			25		\$2,700											Plumb	(d. 19)				\$
Porch, Enclosed I	Frame			360	\$	15,000				Specia	alty Plur	nbina					tor (+)	()				\$
							Desc	ription		opeen			Count	Value					S	ub-Total	One Unit	\$153,40
							2030	Puen						· alde							al. 1 Units	ψ100,40
															F	xteri	or Feat	ures (+			\$17,700	\$171,10
																	les (+)		,		\$0	\$171,10
																Junug			nd Des	sion Fact	or (Grade)	1.0
																	G	Juney of		•	n Multiplier	0.9
																					nent Cost	\$159,12
																				vepiacei	nem cost	φ109,12
	01			V	F.4	Eff Co	Beer		and the second second second	nary of In	nproven	ients		Demois								
Description		onstr Type	Grade	Year Built		Age nd		LCM	Adj Rate		Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap	1 Cap	2 Cap 3	Improv Valu
1: Single-Family R 0	-	Brick	С	1962	1962	62 A		0.93		3,12	22 sqft	\$159,123		\$92,290	0%	100%	1.000	1.150	100.0	0.0	0 0.00	\$106,100
						53 A	\$26.79			2			45%									

14'x34' x 8'

\$1,661 70%

\$500 0% 100% 1.000 0.900 100.00 0.00 0.00

Total this page

3: Lean-To R 02

1 Earth Flo

Total all pages

D 1971 1971 53 F \$4.69 0.93

\$143,900



\$500

\$115,700

37-09-32-200-006.000-002	BEN	NETT	, STE	VEN A TI	RUSTEE	4455	W ST	RD 62		10	0, Vacai	nt Lane	d			BOON TWP MARKET A	RE 1/
General Information			Owr	nership					Tra	nsfer o	f Owners	hip				Notes	
Parcel Number 37-09-32-200-006.000-002	TRUS	ST		EN A TRUS	TEE OF	Date 01/26/		Owner BENNETT, S	TEVEN A	D 2024R-		ode Bo TD	ok/Page	Adj Sal	e Price V/I	2/14/2011 TR11: 2011 TRENDING Changed property class 101 to 100.	ts 2-14-11
Local Parcel Number 37-09-32-200-006.000-002				DUTE 62 7601-8421		01/01/		Bennett, Ala				WD		ı	i	2/6/2009 TR09: 2009 TRENDING C Remove homesite, moved improvem 87-09-32-100-001.000-002, BJS 2-6	ents to
fax ID:				egal												3/2/2000 SPLIT: SPLIT 1.518 A TO BH 3-2-00.	010-3258-098
Routing Number 128-002	PINW	NE 832	15 88	31.602 A												3/1/2000 ChID: Previous parcel_id:	010-3258-0060
Property Class 100 /acant Land								100	10. (A.S. 10.)	100	Agricul	nio na com	1.2154	<i>i</i> e			
(ear: 2024				1.1.1	0.000	ork in Pro	_	7.71	not certifie	d value		e subje	2.1.1.1.1				
				Assessme		_	20		2023		2022		202		2020		
Location Information			WIP	Reason F		a		AA	AA		AA		A		GenReval		
Varrick	12 225	04/14/2 na Cost		As Of Dat Valuation	-		01/01/20 a Cost M		01/01/2023 Cost Mod		1/01/2022 Cost Mod		01/01/202 a Cost Mo		01/01/2020 na Cost Mod		
Township	Inglar		000	Equalization			a Cost M 1.00		1.0000	Indiana	1.0000	indiana	a Cost Mc 1.000		1.0000		
BOON TOWNSHIP		1.0		121			1.00	1	1.0000		1.0000				1.0000		
District 002 (Local 010)		***		Notice Re	quirea		*70 0		¢ 44 700		<u></u>				600 400		
BOON TOWNSHIP		\$50,	\$0	Land Land Res	s (1)		\$50,0	\$0	\$41,700 \$0		\$32,900 \$0		\$28,30 \$	0	\$28,100 \$0		
ichool Corp 8130		\$50,		Land No			\$50,0		\$41,700		\$32,900		\$28,30		\$28,100		
VARRICK COUNTY			\$0	Land No				\$0	\$0		\$0			0	\$0		
leighborhood 5002005_AV			\$0 \$0	Improvem Imp Res				\$0 \$0	\$0 \$0		\$0 \$0			0	\$0 \$0		
BOON TWP MARKET AREA 005_A			\$0	Imp Non				\$0 \$0	\$0		\$0			ŏ	\$0		
Section/Plat			\$0	Imp Non				\$0	\$0		\$0		\$	0	\$0		
Section/Fiat		\$50,		Total Total Dev	(4)		\$50,0		\$41,700		\$32,900		\$28,30		\$28,100	Land Computatio	
ocation Address (1)		\$50.	\$0 000	Total Res Total Nor			\$50.0	\$0 00	\$0 \$41,700		\$0 \$32,900		ھ \$28,30	0	\$0 \$28,100	Calculated Acreage	31.6
455 W ST RD 62		400 ,	\$0	Total No				\$0	\$0		\$0			ō	\$0	Actual Frontage	51.0
SOONVILLE, IN 47601				Land	Data (St	andard De	epth: R	es 100', Cl	100' Bas	e Lot: F	Res 0' X ()', CI 0'	X 0')			Developer Discount	Ē
	Land	Pricing	Soli	Act	1222		1-12	Adl.	Ext,	infi,	Market	122 2				Parcel Acreage	31.6
Coning	Туре	Metho	ID	Front.	Size	Factor	Rate	Rate	Value		Factor	Cap 1	Cap 2	Cap 3	Value	81 Legal Drain NV	0.0
	4	A	WM	0	3.3790	1.06	\$2,280	\$2.417	\$8,167	0%	1.0000	0.00	100.00	0.00	\$8,170	82 Public Roads NV	0.0
Subdivision	4	A	SN	0	5.2890	1.11	\$2,280	\$2.531	\$13,386	0%	1.0000	0.00	100.00	0.00	\$13,390	83 UT Towers NV	0.0
	4	A	HOB	0	7.0520	0.72	\$2,280	\$1.642	\$11.579	0%	1.0000	0.00	100.00	0.00	\$11,580	9 Homesite	0.0
ot	4	A	GPD	0	1.9240	0.50	\$2,280	\$1,140	\$2,193	0%	1.0000	0.00	100.00	0.00	\$2,190	91/92 Acres	0.0
	4	A	ZAC		6.9790	0.55	\$2,280	\$1,254	\$8,752	0%	1.0000	0.00	100.00	0.00	\$8,750	Total Acres Farmland	31.6
Narket Model	5	A	SN	, C	4.1510	1.11	\$2,280	\$2,531	\$10,506	-60%	1.0000	0.00	100.00	0.00	\$4,200	Farmland Value	\$50,00
002005_AV - BOON TWP - MARK	5	A	нос	~	0.2200	0.64	\$2,280	\$1,459	\$321	-60%	1.0000	0.00	100.00	0.00	\$130	Measured Acreage	31.6
Characteristics				-				5.5								Avg Farmland Value/Acre	158
Topography Flood Hazard	5	Α .	BN	0	0.5880	1.06	\$2,280	\$2,417	\$1,421	-60%	1.0000	0.00	100.00	0.00	\$570	Value of Farmland	\$49,99
	6	Α	WM	0	0.1470	1.06	\$2,280	\$2,417	\$355	-80%	1.0000	0.00	100.00	0.00	\$70	Classified Total	\$
Public Utilities ERA	6	A	GPD	0	0.0370	0.50	\$2,280	\$1,140	\$42		1.0000	0.00	100.00	0.00	\$10	Farm / Classifed Value	\$50,00
	6	A	ZAC3		0.0730	0.55	\$2,280	\$1,254	\$92		1.0000	0.00	100.00	0.00	\$20	Homesite(s) Value	\$
Streets or Roads TIF	6	Α	SN	0	1.3220	1.11	\$2,280	\$2,531	\$3,346	-80%	1.0000	0.00	100.00	0.00	\$670	91/92 Value	\$
	6	A	HOB	0	0.1470	0.72	\$2,280	\$1,642	\$241	-80%	1.0000	0.00	100.00	0.00	\$50	Supp. Page Land Value	
leighborhood Life Cycle Stage	72	Α	WTR	0	0.2940	0.50	\$2,280	\$1,140	\$335	-40%	1.0000	0.00	100.00	0.00	\$200	CAP 1 Value	\$
mproving Printed Friday, April 26, 2024																CAP 2 Value	\$50,00
																CAP 3 Value	S



87-09-32-100-108.000-003

General Information Parcel Number 87-09-32-100-108.000-003 Local Parcel Number 87-09-32-100-108.000-003 Tax ID:

Routing Number

Property Class 100 Vacant Land

Year: 2024

	Location Information
Cou	
War	rick

Township BOON TOWNSHIP

District 003 (Local 011) BOONVILLE CITY

School Corp 8130 WARRICK COUNTY

Neighborhood 5003001_AV BOONVILLE CITY MARKET AREA Section/Plat

Location Address (1) 4677 HWY 62 W Boonville, IN 47601

Zoning

Subdivision

Lot

Market Model 5003001_AV - BOO	NVILLE CITY -
Characte	ristics
Topography	Flood Hazard
Public Utilities	ERA
Streets or Roads	

Neighborhood Life Cycle Stage Improving Printed Friday, April 26, 2024

Review Group 2023

Legal PT NW S32 T5 R8 6 A

HOC

4 A

BENNETT, STEVEN A TRUSTEE	4677 HWY	62 W	100, Va	cant L	and
Ownership		Tra	Insfer of Own	ership	Î
BENNETT, STEVEN A TRUSTEE OF TRUST 4677 W STATE ROUTE 62	Date 01/26/2024	Owner BENNETT, STEVEN A	Doc ID 2024R-000578	Code TD	Book/Page Adj
BOONVILLE, IN 47601-8421	01/25/2018	Bennett, Alan G Etal &		Or	2018R-/003880
	01/25/2018	Bennett, Alan G Etal &		Or	2018R-/003880
Legal	01/01/1900	Bennett, Alan G Etal &		WD	1

Agricultural

j Sale Price V/I 1 Т WD T

BOONVILLE CITY MARKET 1/2

Not Notes Notes 19/2019 ANNEX: ANNEXED INTO City of Boornilli for 19/20 by Ordinance 2017-18 recorded under 2018R-003880, Changed parcel number from 87-09-32-100-108,000-002, MS 1/9/18

and Pricing Soli /pe d ID	Act Size F	actor Rate	Adj. Ext Rate Value		Cap 1 Cap 2 (Cap 3 Valu
	Land Data (Star	ndard Depth: Res	132', CI 120' Ba	se Lot: Res 0' X ()', CI 0' X 0')	
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$8,800	Total Non Res (2)	\$8,800	\$7,300	\$5,800	\$5,000	\$4,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$8,800	Total	\$8,800	\$7,300	\$5,800	\$5,000	\$4,900
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0 \$0	\$0	\$0
\$0	Improvement	\$0 \$0	\$0	\$0	\$0	\$0 \$0
\$8,800 \$0	Land Non Res (2) Land Non Res (3)	\$8,800 \$0	\$7,300 \$0	\$5,800 \$0	\$5,000 \$0	\$4,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$8,800	Land	\$8,800	\$7,300	\$5,800	\$5,000	\$4,900
	Notice Required					
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
ndiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
04/14/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
WIP	Reason For Change		AA	AA	AA	GenReval
P02920-00	Assessment Year	2024	2023	2022	2021	2020

\$1,459

\$8,754

\$4,900	Calculated Acreage	6.00
\$0	Actual Frontage	0
	Developer Discount	
Value	Parcel Acreage	6.00
Value	81 Legal Drain NV	0.00
\$8,750	82 Public Roads NV	0.00
	83 UT Towers NV	0.00
	9 Homesite	0.00
	91/92 Acres	0.00
	Total Acres Farmland	6.00
	Farmland Value	\$8,750
	Measured Acreage	6.00
	Avg Farmland Value/Acre	1458
	Value of Farmland	\$8,750
	Classified Total	\$0
	Farm / Classifed Value	\$8,800
	Homesite(s) Value	\$0
	91/92 Value	\$0
	Supp. Page Land Value	
	CAP 1 Value	\$0
	CAP 2 Value	\$8,800
	CAP 3 Value	\$0
	Total Value	\$8,800

Land Computations



Data Source External Only Collector

6.0000

0.64

\$2,280

0

Appraiser 09/12/2023 TYLER

0% 1.0000 0.00 100.00

0.00

87-09-32-100-039.000-002

General Information Parcel Number 87-09-32-100-039.000-002 Local Parcel Number 87-09-32-100-039.000-002 Tax ID:

Routing Number 128-035

Ownership BENNETT, STEVEN A TRU TRUST 4677 W STATE ROUTE 62 BOONVILLE, IN 47601-842

BENNETT, STEVEN A TRUSTEE W ST RD 62

		Tra	nsfer of Own	ership				Notes
USTEE OF	Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	2/6/2009 TR09: Chng prop class to 100; chng land to ad. BJS 2-6-09
-	01/26/2024	BENNETT, STEVEN A	2024R-000578	TD	1		1	
21	06/07/1993	Bennett, Alan G Etal &		WD	3/14481		1	3/8/2000 ChiD: Previous parcel_id: 010-3258-0390
	01/01/1900	GORE JEFFREY T		WD	1		1	

100. Vacant Land

Legal PT NW S32 T5 R8 .776 A EXC OIL & GAS

Property Class 100 Vacant Land											Agricul	tural			
Year: 2024					110000	ork in F	Progress valu	les are n	23.0013.0213.02	d value	1010000000	e subje	943.04114	and the second se	
1001. 2024		2	024	Assessme	ent Year		2024		2023		2022		202	:1	2020
Location Information			WIP	Reason F	or Chang	je	AA		AA		AA		A	A	GenReval
County	1	04/14/2	024	As Of Dat			01/01/2024	0'	1/01/2023	01	1/01/2022	3	01/01/202	:1	01/01/2020
Warrick	India	na Cost	Mod	Valuation	Method	Ind	iana Cost Mod	Indiana	Cost Mod	Indiana	Cost Mod	Indiana	a Cost Mo	d Ind	ana Cost Mod
Township		1.0	000	Equalizati	on Facto	r	1.0000		1.0000		1.0000		1.000	ю	1.0000
BOON TOWNSHIP				Notice Re	quired										
District 002 (Local 010)	_	\$1.	600	Land			\$1.600	-	\$1,300		\$1.000	-	\$90	0	\$900
BOON TOWNSHIP		•••	\$0	Land Res	s (1)		\$0		\$0		\$0		\$		\$0
School Corp 8130		\$1,	600	Land No	n Res (2)		\$1,600		\$1,300		\$1,000		\$90	0	\$900
WARRICK COUNTY		0.0	\$0	Land Non Res (3)			\$0		\$0		\$0		\$	0	\$0
MARGON COOSTIN			\$0	Improven	nent		\$0		\$0		\$0		\$		\$0
Neighborhood 5002005_AV			\$0	Imp Res	(1)		\$0		\$0		\$0		\$		\$0
BOON TWP MARKET AREA 005_A			\$0	Imp Non	Res (2)		\$0		\$0		\$0		\$		\$0
Section/Plat			\$0	Imp Non	Res (3)		\$0		\$0		\$0		\$	0	\$0
Section/Plat	-	\$1,	600	Total			\$1,600		\$1,300		\$1,000		\$90	0	\$900
			\$0	Total Res	3 (1)		\$0		\$0		\$0		\$	0	\$0
Location Address (1)		\$1,	600	Total No			\$1,600		\$1,300		\$1,000		\$90	0	\$900
W ST RD 62			\$0	Total No	n Res (3)		\$0		\$0		\$0		\$	0	\$0
BOONVILLE, IN 47601				Land	Data (Si	andard	Depth: Res	100', CI 1	100' Bas	e Lot: F	Res 0' X ()', CI 0'	X 0')		
Zoning	Land Type	Pricing Metho d	Soli ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	infi. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Subdulelon	4	A	HOB	0	0.7760	0.89	\$2,280	\$2,029	\$1,575	0%	1.0000	0.00	100.00	0.00	\$1,570

	-4	
L	.01	

Subdivision

Market Model 5002005_AV - BOC	ON TWP - MARK
Characte	ristics
Topography	Flood Hazard
Public Utilities	ERA
Streets or Roads	

Neighborhood Life Cycle Stage Improving Printed Friday, April 26, 2024

Review Group 2022

Data Source External Only Collector 10/23/2018 TYLER Appraiser 11/15/2022 TYLER

Land Computations Calculated Acreage 0.78 Actual Frontage 0 Developer Discount 0.78 Parcel Acreage 81 Legal Drain NV 0.00 82 Public Roads NV 0.00 83 UT Towers NV 0.00 9 Homesite 0.00 91/92 Acres 0.00 **Total Acres Farmland** 0.78 Farmland Value \$1,570 Measured Acreage 0.78 Avg Farmland Value/Acre 2023 Value of Farmland \$1,570 Classified Total \$0 \$1,600 Farm / Classifed Value Homesite(s) Value \$0 91/92 Value \$0 Supp. Page Land Value CAP 1 Value \$0 CAP 2 Value \$1,600 CAP 3 Value \$0 **Total Value** \$1,600

BOON TWP MARKET ARE

1/2



87-09-32-100-003.000-002

General Information Parcel Number 87-09-32-100-003.000-002 Local Parcel Number 87-09-32-100-003.000-002 Tax ID:

Routing Number 128-022

Property Class 100 Vacant Land

Year: 2024

Location Informa County Warrick

Township BOON TOWNSHIP

District 002 (Local 010) BOON TOWNSHIP

School Corp 8130 WARRICK COUNTY

Neighborhood 5002005 BOON TWP MARKET AR Section/Plat

Location Address (1) 4699 W ST RD 62 BOONVILLE, IN 47601

Zoning

Subdivision

Lot

Market Model 5002005_AV - BO	ON TWP - MARK									
Characteristics										
Topography	Flood Hazard									
Public Utilities	ERA									
Streets or Roads	TIF									

Neighborhood Life Cycle Stage Improving Printed Friday, April 26, 2024

Review Group 2022

Data Source External Only Collector 10/23/2018 TYLER

100, Vacant Land

WD

WD

Doc ID Code Book/Page Adj Sale Price V/I

1

1

L

L

\$164 Т

er of Ownership

2024R-000576 TD

1/2 **BOON TWP MARKET ARE**

2009 TR09: 2009 TRENDING CHANGES Chng homesite to Ag, moved hor te and all improvements to 87-09-32-100-001.000-002. BJS 2-6-09 1/31/2000 ChID: Previous parcel_id: 010-3258-0030 1/10/2000 SPLIT: SPLIT .01 A TI 010-3258-0970 BH 1-10-00.

Legal PT NW NE S32 T5 R8 .37 A Easement no longer

vnership

BENNETT, STEVEN A TRUSTEE OF

Ch

4677 W STATE ROUTE 62

BOONVILLE, IN 47601-8421

TRUST

BENNETT, STEVEN A TRUSTEE 4699 W ST RD 62

Date

											Agricul	tural			
			Val	uation Re	cords (W	ork in Pi	rogress valu	ies are n	ot certifie	d value	s and an	e subje	ct to cha	inge)	
21		2	024	Assessn	nent Year		2024		2023		2022		202	1	2020
ation		į	WIP	Reason	For Chang	je	AA		AA		AA		A	A	GenReval
	(04/14/20	024	As Of Da	te		01/01/2024	01	/01/2023	0	1/01/2022		01/01/202	1	01/01/2020
	India	na Cost I	Mod	Valuatio	n Method	India	ana Cost Mod	Indiana (Cost Mod	Indiana	Cost Mod	Indiana	a Cost Mo	d India	ana Cost Mod
		1.0	000	Equaliza	tion Facto	or	1.0000		1.0000		1.0000		1.000	0	1.0000
				Notice R	equired								V		
)		\$	900	Land			\$900		\$800		\$600		\$50	0	\$500
			\$0	Land Re	es (1)		\$0		\$0		\$0		\$	0	\$0
		\$	900	Land No	on Res (2)		\$900		\$800		\$600		\$50	0	\$500
			\$0	Land No	on Res (3)		\$0		\$0		\$0		\$	0	\$0
			\$0	Improve			\$0		\$0		\$0		\$	0	\$0
5 AV			\$0	Imp Res	3 (1)		\$0		\$0		\$0		Ś		\$0
AREA 005 A			\$0	Imp Nor	Res (2)		\$0		\$0		\$0		S	0	\$0
			\$0		n Res (3)		\$0		\$0		\$0		Ś	0	\$0
		\$	900	Total			\$900		\$800		\$600		\$50	0	\$500
			\$0	Total R	es (1)		\$0		\$0		\$0		\$		\$0
		\$	900		on Res (2)		\$900		\$800		\$600		\$50	0	\$500
			\$0		on Res (3)		\$0		\$0		\$0		\$	0	\$0
				Lan	d Data (Si	andard	Depth: Res	100', CI 1	00' Bas	e Lot: I	Res 0' X ()', CI 0'	X 0')		
	Land Type	Pricing Metho d	Soli ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext, Value		Market Factor	Cap 1	Cap 2	Cap 3	Value
	4	Α	BN	0	0.3700	1.06	\$2,280	\$2,417	\$894	0%	1.0000	0.00	100.00	0.00	\$890

Owner

01/26/2024 BENNETT, STEVEN A

10/11/2004 Bennett, Alan G Etal &

01/01/1900 LILLPOP LARRY

Land Computation	8
Calculated Acreage	0.37
Actual Frontage	C
Developer Discount	
Parcel Acreage	0.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.37
Farmland Value	\$890
Measured Acreage	0.37
Avg Farmland Value/Acre	2405
Value of Farmland	\$890
Classified Total	\$0
Farm / Classifed Value	\$900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$900
CAP 3 Value	\$0
Total Value	\$900



Appraiser 11/15/2022 TYLER



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (month, day, year) 9-4-2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.
 Selfer states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is form are the representations of the owner and are not the representations of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and subnit the form to a prospective buyer before an offer is accepted for the sale of the real estate.
 Property address (number and street, city, state, and ZIP code)

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	~				Cistern	Reineu				
Clothes Dryer	V				Septic Field/Bed	-	25		100.01	
Clothes Washer	V				Hot Tub					
Dishwasher				L	Plumbing		Eleverating the	Armes 42		. /
Disposal	101176.2			-	Aerator System	V	man an entrent		Contract and	
Freezer	1/			4	Sump Pump		June 1 Barrier		S. Harton	/
Gas Grill					Irrigation Systems	11	Instruction of the	- he the		ing and an
Hood	12				Water Heater/Electric		CONTRACT CONTRACTOR			
Microwave Oven	-		- 104-2	~	Water Heater/Gas					
Oven					Water Heater/Solar		and the second	-	-	-
Range	S LONGS 20				Water Purifier	~				
Refrigerator				~				-	and the	~
Room Air Conditioner(s)	12	while we as			Water Softener					V
Trash Compactor					Well	~				
TV Antenna/Dish		gru uting attend	COM NO LOUGH		 Septic and Holding Tank/Septic Mound 	-				~
	2				Geothermal and Heat Pump	V	internete in a	Minim	m lo m	and up a
Other:	1	ing printing of	and a first		Other Sewer System (Explain)	~	- Vriedo	1 241 11	o on ou	
	1 and a		and being and		Swimming Pool & Pool Equipment	~				
	These	torillo you ito	DAVID BORDED	water, trans	and [1.22	Yes	No	Do Not
1 No.	.20251	a been book	of num legitin	an the se	Are the structures connected to a pr	ublic water s	vstem?	2		Know
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a pr				~	
System	Included/ Rented		Defective	Know	Are there any additions that may red					
Air Purifier			plane) Reboow	ADMINISTIC STOC	the sewage disposal system?					~
Burglar Alarm	V				If yes, have the improvements been sewage disposal system?	completed o	on the			V
Ceiling Fan(s)			~	A COMPANY	Are the improvements connected to a private/community				800.	MOTHO:
Garage Door Opener / Controls		100000			water system? NONE TIFFLE				1	in all the
Inside Telephone Wiring and Blocks/Jacks					Are the improvements connected to sewer system?	mmunity		~		
Intercom		and the second second second	0		D. HEATING & COOLING None/Not SYSTEM Included Defective				ot ctive	Do Not Know
Light Fixtures	~				STSTEM	Rented				raion
Sauna			~		Attic Fan	~				
Smoke/Fire Alarm(s)	~			V	Central Air Conditioning			1.	/	
Switches and Outlets		10000	Nevoeril tong		Hot Water Heat			2	/	12.43
				~	Furnace Heat/Gas			2	/	
Vent Fan(s)	1 0	In advect (1) an	p hat he based	V	Furnace Heat/Electric	1			-	
60/100/200 Amp Service (Circle one)				~	Solar House-Heating	V				
Generator	1/	New Jordstow	ante entre		Woodburning Stove	1	In this Ob	- nietz	ep no.	hurso ha
NOTE: Means a condition th	at would ha	ave a signif	icant"Defect	adverse	Fireplace	Contractions of the	the set of second of		and the second	11
effect on the value of the prope	erty, that wo	uld significa	ntly impair t	he health	Fireplace Insert		stranger and	No. or	111.	
or safety of future occupants of or replaced would significant	of the proper	ty, or that if	not repaired	, removed	Air Cleaner			SYN NG		~
normal life of the premises.	iy shorten o	or adversely	anect the	expected	Humidifier				-	ALC: MAR
					Propane Tank	V	a and a second	1		
				to encla	Other Heating Source	V				the second

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
		it was when the Seller's Disclosure form was origina	ally provided to the Buyer.
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller Auco Thus	to Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

 Sohn & Associates, Ltd, 12600 N Green River Road Evansville IN 47725
 Phone: 812-467-0227
 Fax: (812) 467-0232

 Karen Webb
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
 www.lwolf.com



2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
Age, if known Years.	and the second	and married	1		159	NU	KNOW
Does the roof leak?				Do structures have aluminum wiring?	Kennen Red state	off shower	V
Is there present damage to the roof?			2	Are there any foundation problems with the structures?		ering soft se	V
Is there more than one layer of shingles on the	- 11-			Are there any encroachments?	Inders man		V
house?			~	Are there any violations of zoning, building codes, or restrictive covenants?			1
f yes, how many layers?				Is the present use of non-conforming use?			~
	_		DONOT	Explain:		uneles.c	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				V
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			~				
Is there any contamination caused by the			automation in	Is the access to your property via a private road?		V	Service Byrger
manufacture or a controlled substance on the property that has not been certified as	~		/	Is the access to your property via a public road?	V		
decontaminated by an inspector approved			V	Is the access to your property via an easement?		V	
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		(eponerio)	~
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?			V
Explain:		in man mit		Have any substantial additions or alterations been made without a required building permit?			V
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			~
			to an tests of	Is there any damage due to wind, flood, termites, or rodents?			V
				Have any structures been treated for wood destroying insects?	1		~
			integral of even	Are the furnace/woodstove/chimney/flue all in working order?			~
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:	algetineo p	primeronaria en	Is the property in a flood plain?		V	10-10-2
(Use additional pages, if necessary)	Sha Tran	3401	A Province	Do you currently pay for flood insurance?	- Watt	V	a second
			Venukeya u	Does the property contain underground storage tank(s)?		Contract of	V
				Is the homeowner a licensed real estate salesperson or broker?		V	m
				Is there any threatened or existing litigation regarding the property?		V	minted
			and the	Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		~	al A ini Ra D Dria se
			stand itenities	Is the property located within one (1) mile of an airport?	V	and a	inini MA 0005
KNOWLEDGE. A disclosure form is not a w inspections or warranties that the prospectiv	arranty by ve buyer c rtify to th	the owner or owner m e purchas ereby ackn	er or the owner hay later obtain. er at settlemen owledge receip	Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? Is the property located within one (1) mile of an airport? er, who certifies to the truth thereof, based on the 's agent, if any, and the disclosure form may not b At or before settlement, the owner is required to d t that the condition of the property is substantially t of this Disclosure by signing below.	e used as isclose ar	a substit ny materia	ute for I chang s when
Signature of Seller	Trus	Ge 9/1	(mm/dd/yy) 4/2020 (mm/dd/yy)	Signature of Buyer		Date (mm	
The Seller hereby certifies that the condition o	f the prop		stantially the sa (mm/dd/yy)	me as it was when the Seller's Disclosure form was of Signature of Seller (at closing)	riginally p	Date (mm	
Signature of Seller (at closing)		Date	(mmadayy)	Signature of Seller (at closing)		Date (IIII	(du/yy)
Signature of Seller (at closing)	C SUPER PLAN			s comprises of one property is substantianty for antical	NUT TONI TH	NUTREN I	

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (month, day, year) 9 - 4 - 2c 24

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form. Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indicate two events in the residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate. Property address (number and street, city, state, and ZIP code) 4/6/9 1/4 1/6/4/w they 6/2 wsgr Bconverce (This form)

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	~			an)	Cistern	v				a series and the series of
Clothes Dryer	V				Septic Field/Bed	37	EN.	omo	IOD all	4
Clothes Washer	./				Hot Tub	./		-		
Dishwasher	1/				Plumbing		tion and with	1000	-	. /
Disposal		V			Aerator System	~	Des 10 mentor	11 060	noban n	r
Freezer	~				Sump Pump	./		. and on the low		IN THE OWNER
Gas Grill	~				Irrigation Systems		Industri acuar		names.	and leader
Hood	12				Water Heater/Electric	L.				
Microwave Oven	V				Water Heater/Gas	1				~
Oven				~	Water Heater/Solar	V	too wanted a			
Range				V	Water Purifier		as postor	0.00%	201 80	
Refrigerator					Water Softener		1.2.2	1000		
Room Air Conditioner(s)		Arristant Press	Party and the	1 ALCONTRACT	Well	~				~
Trash Compactor	1		a second	of the first	Septic and Holding Tank/Septic Mound	-	1			
TV Antenna/Dish		ITTE DEVELOPMENT	And moneys	a yene unbill	Geothermal and Heat Pump		a strategic			~
Other:	1					V		-		
			and the Parlies		Other Sewer System (Explain)	~				
			in the second second		Swimming Pool & Pool Equipment	1/				
			AND TRADE AND					Yes	No	Do Not
			of suit activ							Know
B. Electrical	None/Not	Dot - II	Not	Do Not	Are the structures connected to a pu			V		
System	Included/	Defective	Defective	Know	Are the structures connected to a pu Are there any additions that may red				V	
Air Purifier	Rented				the sewage disposal system?	quire improve	ements to		1	~
Burglar Alarm				-	If yes, have the improvements been	completed of	on the			
Ceiling Fan(s)	~				sewage disposal system? Are the improvements connected to a private/community					-
Garage Door Opener / Controls			The second second	~	water system?				4	
Inside Telephone Wiring	~				Are the improvements connected to a private/community				V	
and Blocks/Jacks					sewer system? D. HEATING & COOLING	None/Not	Defection	N	ot	Do Not
Intercom	V			Contraction of the local division of the loc	SYSTEM Included				ctive	Know
Light Fixtures	10000	or the Base of the set	size to benefit	14	Aut. 7	Rented				
Sauna	V			The second	Attic Fan	~				
Smoke/Fire Alarm(s)	1		and the second second		Central Air Conditioning			-		~
Switches and Outlets		TOTACON	CTROOMS		Hot Water Heat			_		2
Vent Fan(s)	~	The strength and	a section have	~	Furnace Heat/Gas			r	-	
60/100/200 Amp Service	-				Furnace Heat/Electric	~				
(Circle one)				V	Solar House-Heating	V				
Generator	V		Partie and an	Sector 19	Woodburning Stove	V	NI and SI	invision in	107 N24	informet
NOTE: Means a condition the					Fireplace	r	the second last			And the second
effect on the value of the prop or safety of future occupants					Fireplace Insert	~	divigent mi	to m	librat	
or replaced would significant					Air Cleaner	V	a sellere ave.	- mag		an estreso
normal life of the premises.				and to ouse	Humidifier	V		Carry	100	and the
				And to part the	Propane Tank	V				Sec. and
					Other Heating Source	1/				

	Lister 9/12/200	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the pro	pperty is substantially the same as	it was when the Seller's Disclosure form was origina	Ily provided to the Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Page 1 of 2

 Sohn & Associates, Ltd, 12600 N Green River Road Evansville IN 47725
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 www.lwolf.com



. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
ge, if known Years.		and complete	V	Do structures have aluminum wiring?	-	-	
Does the roof leak?		1/		Are there any foundation problems with the		YOU IN THE	0
s there present damage to the roof?		n X	1	structures?			~
s there more than one layer of shingles on the		- M - 4		Are there any encroachments?	a new rate of the		-
ouse? METAL ROOF				Are there any violations of zoning, building codes, or restrictive covenants?			1
yes, how many layers?			~	Is the present use of non-conforming use?			
			DONOT	Explain:	-	and and	
HAZARDOUS CONDITIONS	YES	NO	KNOW				
lave there been or are there any hazardous			brid				i
conditions on the property, such as methane gas, lead paint, radon gas in house or well,	4		in fighter				
adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other	4		V	8			
biological contaminants, asbestos insulation, or PCB's?	1		and Symposium				
	-			In the excess to your property via a private road?		1	INU OL RO
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			Hoster/Sole	Is the access to your property via a private road? Is the access to your property via a public road?	~	-	
			V	Is the access to your property via an easement?		~	
		-	Portanet	Have you received any notices by any governmental or quasi-governmental agencies			
Has there been manufacture of				affecting this property?			L
The manufacture of manufacture of waste from the manufacture of methamphetamine in a residential structure on the property?		ore of	V	Are there any structural problems with the			V
		(resign(3)	niejęró wsatł	building? Have any substantial additions or alterations			
Explain:				been made without a required building permit?	_		-
			Diser & Korn Busic	Are there moisture and/or water problems in the basement, crawl space area, or any other area?			-
				Is there any damage due to wind, flood, termites,			~
the system? Les to the system?			no emusicante e	or rodents? Have any structures been treated for wood	Ą		
			collibor year are	destroying insects? Are the furnace/woodstove/chimney/flue all in			
			using end even	working order?	~		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?		~	14944
(Use additional pages, if necessary)			(mailty)	Do you currently pay for flood insurance?		~	N
			Tensteve	Does the property contain underground storage tank(s)?		Bellow	~
				Is the homeowner a licensed real estate salesperson or broker?		-	
			N	Is there any threatened or existing litigation regarding the property?		V	000.039
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V	
	-		anterell terret i	Is the property located within one (1) mile of an airport?	V		(#309 (200 Ani
KNOWLEDGE. A disclosure form is not a v	ive buyer	or owner be purcha	er or the owne may later obtai ser at settleme	eller, who certifies to the truth thereof, based on t er's agent, if any, and the disclosure form may not in. At or before settlement, the owner is required to ent that the condition of the property is substantial ipt of this Disclosure by signing below.	disclose a	ny materi ne as it w	al chang as when
Signature of Seller Junity, Junite	Signature of Buyer	Date (mm/dd/yy)					
Signature of Seller Date (mm/dd/yy)				Signature of Buyer		Date (mm/dd/yy)	
The Seller hereby certifies that the condition	of the pro	perty is su	bstantially the s	same as it was when the Seller's Disclosure form was	originally p	provided to	o the Buy
Signature of Seller (at closing)	and the second		e (mm/dd/yy)	Signature of Seller (at closing)		Date (m	m/dd/yy)
			to realize parts of	november of the property is inductionally the part in the algorithm sectors.	n faunt sina Disectoreum		nin egiter Gina Giter

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Bosse Title Company, LLC



Jeffrey H. Bosse, President



Frederick H. Eppinger President and CEO

David Hisey Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I Requirements;
 - f. Schedule B. Part II Exceptions; and
 - g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, 20 E. 91st Street, Indianapolis, IN 46240.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.: Bosse Title Company **Issuing Agent:** Issuing Office: 4799 Rosebud Lane, Newburgh, IN 47630 Issuing Office's ALTA® Registry ID: 1003043 Loan ID No .: Commitment No.: 24-06103-1 Issuing Office File No.: 24-06103 **Property Address:** 4677 Hwy 62 W., Boonville, IN 47601 W. ST RD 62, Boonville, IN 47601 4699 W. ST RD 62, Boonville, IN 47601 4455 W. ST RD 62, Boonville, IN 47601 4677 HWY 62 W., Boonville, IN 47601

- 1. Commitment Date: July 1, 2024 at 08:00 AM
- 2. Policy to be issued:
 - a. ALTA Owners Policy (7/1/2021) Proposed Insured: TBD \$0.00 The estate or interest to be insured: Fee Simple
 - ALTA Loan Policy (7/1/2021) Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear. The estate or interest to be insured: Fee Simple
- 3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
- 4. The Title is, at the Commitment Date, vested in:

Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust U/T/A December, 12, 1994

5. The Land is described as follows:

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SCHEDULE A

(Continued)

The Northwest Quarter of Section Thirty-two (32), and also the Northwest Quarter of the Northeast Quarter of Section Thirty-two (32), both in Township Five (5) South, Range Eight (8) West, less the following five (5) exceptions:

EXCEPTION #1: Part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, commencing in the center of U. S. Highway #460 (also now known as Indiana State Road #62) at a point which is 1461.48 feet east of the intersection of the center line of a public road running North and South adjacent to and east of Center Cemetery and the center line of said State Road #62, at a point which is 50 feet North of the Northeast corner of Tract #6 as designated on a plat of survey for Alan G. Bennett of part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West dated September 4,1955 by Edward G. Bottomly and recorded October 1,1955 in Plat Book 4 page 25 in the Office of the Recorder of Warrick County, Indiana; thence South along the East line of said Tract #6 a distance of 300 feet to a point which is the southeast corner of said tract #6; thence West and parallel to the centerline of State Road #62 a distance of 600 feet to a point which is the southwest corner of Tract #1 in the above described plat [Plat Book 4 page 25]; thence continuing West and parallel to the centerline of State Road #62 a distance of 200 feet to a point which is the northwest corner of a tract reconveyed to the above grantors from Jeffrey T. Gore and Susan E. Gore by Warranty deed dated May 24,1993 and appearing of record in Deed File #3, Card #14621 in the office of the Warrick County Recorder; thence North 300 feet to the center of State Road #62; thence East along the center line of said road 800 feet to the place of beginning, said to contain 5.52 acres more or less in said exception #1; AND ALSO

EXCEPTION #2: Part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West bounded as follows:

Commencing at a point in the center of Indiana State Road #62 a distance of one thousand nine hundred sixty-four and forty-eight hundredths (1964.48) feet East of the Northwest corner of the Northwest Quarter of said Section Thirty-two (32); thence South 500 feet to an iron pin; thence East 200 feet to an iron pin; thence North 500 feet to the center of the above described State Road #62; thence West 200 feet to the Place of Beginning, and containing 2.3 acres more or less in said exception #2, being the same realty conveyed by the Grantors herein to James Otto Hormuth, et ux, by Warranty Deed dated December 29,1962 and recorded January 2,1963 in Deed Record 128 page 115 in the Office of the Recorder of Warrick County, Indiana; AND ALSO

EXCEPTION #3: A tract of land 200 feet of even width off of the entire East side of the Northwest Quarter of the Northeast Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West said to contain 6.0 acres more or less in said exception #3; AND ALSO

EXCEPTION #4: A part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, Warrick County, Indiana, described as follows: Commencing at the northwest corner of said quarter section; thence South 88 degrees 38 minutes 31 Seconds East 208.142 meters (682.88 feet) along the north line of said quarter section to the northwest corner of a 2.5-acre tract of land described in Deed File 2, card 16370, in the Office of the Recorder of Warrick County, Indiana; thence South 0 degrees 52 minutes 36 seconds West 15.241 meters (50.00 feet) along the west line of said 2.5-acre tract to the south boundary of S.R. 62 and the point of beginning of this description: thence South 0 degrees 52 minutes 36 seconds West 14.317 meters (46.97 feet) along said west line; thence North 87 degrees 38 minutes 29 seconds west 96.359 meters (316.14 feet); thence North 85 degrees 43 minutes 32 seconds West 80.777 meters (265.02 feet); thence South 6 degrees 21 minutes 21 seconds West 151.265 meters (496.28 feet); thence North 87 degrees 50 minutes 47 seconds West 4.539 meters (14.89 feet) to the east boundary of County Road 500 west;

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SCHEDULE A

(Continued)

thence North 0 degrees 52 minutes 36 seconds East 151.625 meters (497.46 feet) along the east boundary of said County Road 500 West to the southeastern boundary of the intersection of said County Road 500 West and S.R. 62; thence North 40 degrees 27 minutes 05 seconds East 9.705 meters (31.84 feet) along the boundary of the intersection of said County Road 500 West and said S.R. 62 to the south boundary of said S.R. 62; thence South 88 degrees 38 minutes 31 seconds East 189.766 meters (622.59 feet) along said south boundary to the point of beginning and said to contain 0.4062 hectares (1.004 acres), more or less.

Also, a part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, Warrick County, Indiana, described as follows: Commencing at the northwest corner of said guarter section: thence South 88 degrees 38 minutes 31 seconds East 451.982 meters (1.482.88 feet) along the north line of said guarter section; thence South 0 degrees 52 minutes' 36 seconds West 15.241 meters (50.00 feet) to the south boundary of S.R. 62 and the point of beginning of this description, which point is also the northeast corner of Tract 6 as designated on a plat of survey for Alan G. Bennett, the plat of which survey is recorded in Plat Book 4, page 25, in the Office of the Recorder of Warrick County, Indiana: thence South 88 degrees 38 minutes 31 seconds East 152.633 meters (500.76 feet) along the boundary of said S.R. 62 to the west line of a 2.3-acre tract of land described in Deed Record 128, page 115, in the Office of the Recorder of Warrick County, Indiana; thence South 0 degrees 40 minutes 52 seconds West 7.770 meters (25.49 feet) along the west line of said 2.3-acre tract; thence North 88 degrees 17 minutes 57 seconds West 133.659 meters (438.51 feet); thence South 1 degree 32 minutes 16 seconds West 5.000 meters (16.40 feet); thence North 88 degrees 33 minutes 25 seconds West 18.952 meters (62.18 feet) to the east line of said Tract 6; thence North 0 degrees 52 minutes 36 seconds East 11.943 meters (39.18 feet) along said east line to the point of beginning and said to contain 0.1212 hectares (0.299 acres), more or less.

Also, a part of the Northwest Quarter and a part of the Northwest Quarter of the Northeast Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, Warrick County, Indiana, described as follows: Commencing at the northeast corner of said quarter-quarter section; thence North 88 degrees 38 minutes 31 seconds West 60.960 meters (200.00 feet) along the north line of said guarter-guarter section to the northwest corner of a 1.12-acre tract of land described in Deed Record 129, page 431, in the Office of the Recorder of Warrick County, Indiana; thence South 0 degrees 34 minutes 59 seconds West 15.241 meters (50.00 feet) along the west line of said 1.12-acre tract to the south boundary of S.R. 62 and the point of beginning of this description: thence South 0 degrees 34 minutes 59 seconds West 15.210 meters (49.90 feet) along said west line; thence South 87 degrees 35 minutes 32 seconds West 81.857 meters (268.56 feet); thence North 88 degrees 19 minutes 57 seconds West 100.000 meters (328.08 feet); thence North 86 degrees 02 minutes 31 seconds West 200.160 meters (656.69 feet); thence North 88 degrees 10 minutes 48 seconds West 87.284 meters (286.37 feet-) to- the east line-of a 2.3 acre tract of land described in Deed Record 128, page 115, in the Office of the Recorder of Warrick County, Indiana; thence North 0 degrees 40 minutes 52 seconds East 10.262 meters (33.67 feet) along said east line to the south boundary of said S.R. 62; thence South 88 degrees 38 minutes 31 seconds East 468.830 meters (1,538.15 feet) along said south boundary to the point of beginning and said to contain 0.7519 hectares (1.858 acres), more or less; AND ALSO

EXCEPTION #5: Part of the Northwest guarter of the Northwest guarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, more particularly described as follows:

Commencing at a point 861.48 feet east and 300 feet south of the Northwest corner of said guarter guarter section, thence South 75 feet; thence West 200 feet parallel with the center line of Indiana State Road #62; thence North 75 feet; thence East parallel with the center line of Indiana State Road #62 200 feet to the point

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SCHEDULE A

(Continued)

of beginning, said to contain 0.344 acre, more or less.

This conveyance is also made SUBJECT TO the Railroad originally known as Lake Erie, Evansville and Southwestern Railway Company (now Southern Railway) originally set out in a Quit Claim Deed dated August 12, 1880 and appearing of record in Deed Volume #35 at page #330 in the office of the Warrick County Recorder, said to contain 6.49 acres more or less, for such railway;

and said to contain in all after said exceptions, and after said railway, 176.182 acres, more or less.

STEWART TITLE GUARANTY COMPANY

Bosse Title Company, LLC

Jeffrey H. Bosse, President

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 24-06103

All of the following Requirements must be met:

- The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
 - Trustee's Deed from Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust U/T/A December, 12, 1994 to TBD.
 - Mortgage from TBD to TBD, securing the principal amount of \$0.00.
- Company must be furnished that portion of Alan G. Bennett Revocable Living Trust U/T/A 12/12/94, as amended, establishing the trustee of said trust and any portion of the trust setting forth the guidelines that the trustee must follow in the execution of deeds. Upon review of such, Company reserves the right to make additional requirements.
- NOTE: IF THE OWNERSHIP OF THE INSURED PARCELS IS SEVERED, THERE MAY NOT BE LEGAL ACCESS TO A PUBLIC ROADWAY, ABSENT AN EASEMENT AGREEMENT. CURRENTLY, THE PARCELS ALL GAIN ACCESS VIA PARCELS 87-09-32-100-001.000-002, 87-09-32-100-003.000-002 and 87-09-32-200-006.000-002.
- 7. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured which is acceptable to the Company. The Company may amend this commitment to add, among other matters, additional exceptions or requirements after being provided the designation of the Proposed Insured.
- 8. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.

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010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



SCHEDULE B PART I

(Continued)

- 9. You must tell us in writing if the determination is made that the property to be insured includes a mobile home or any type of manufactured housing. Additional requirements may be imposed after said determination, including, but not limited to the proposed mortgage must state that it is securing the land and the mobile/manufactured unit as part of the real estate.
- 10. Title Company must be provided evidence that the Homeowners Association fees are paid current.

NOTE: Pursuant to the "Real Property Sales Disclosure Act", the disclosure of sale information form must be filed with the County Auditor and County Recorder before the above required deed(s) will be accepted for recording.

Note for Information: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

NOTE: By virtue of I.C. 27-7-3.6, a Title Insurance Enforcement Fund Fee (TIEFF) of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006.

NOTE: Documents presented for recordation should have the following statement to be located near the foot of the document near the preparation statement.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Signature) and (Printed Name).

INFORMATIONAL NOTE: In order to delete the standard survey exceptions from the loan policy, for new construction, the Title Company must be furnished with a foundation survey for review. Upon review, Title Company reserves the right to make additional requirements/exceptions.

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010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 24-06103

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- 2. Rights or claims of parties in possession not shown by the Public Records.
- 3. Easements, or claims of easements, not shown by the Public Records.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an
 accurate survey or inspection of the premises.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Taxes or special assessments which are not shown as existing liens by the Public Records.

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



SCHEDULE B, PART II (Continued)

 Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-32-100-108.000-003; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$7,300; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$73.00, paid; November installment \$73.00, paid.

Storm Water Special Assessment for the year 2023, payable in 2024, and all assessments for subsequent years. Boon Township; Tax Code No. 87-09-32-100-108.000-003; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; May installment \$30.00 paid; November installment \$30.00 paid.

Assessed on PT NW S32 T5 R8 6 A

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-32-100-039.000-002; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$1,300; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$19.17, paid; November installment \$0.

Assessed on PT NW S32 T5 R8 .776 A EXC OIL & GAS

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-32-100-003.000-002; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$800; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$11.80, paid; November installment \$0.

Assessed on PT NW NE S32 T5 R8 .37 A Easement no longer exists

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-32-200-006.000-002; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$41,700; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$307.46, paid; November installment \$307.46, paid.

Assessed on PT NW NE S32 T5 R8 31.602 A

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-32-100-001.000-002; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Cash Grain/General Farm; Assessed Value of Land \$246,900; Assessed Value of Improvements \$141,800; Homestead Exemption \$48,000; Homestead Supplemental \$41,480; May installment \$2,206.16, paid; November installment \$2,206.16, paid.

Storm Water Special Assessment for the year 2023, payable in 2024, and all assessments for subsequent years. Boon Township; Tax Code No. 87-09-32-100-001.000-002; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; May installment \$27.00 paid; November installment \$27.00 paid.

Assessed on PT NW S32 T5 R8 137.427 A

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



SCHEDULE B, PART II

(Continued)

Taxes for the year 2024, payable in 2025, are now a lien, but not yet due and payable.

Because of the reassessment of Indiana real estate, no guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

- 8. Rights-of-way for drainage tiles, ditches, feeders and laterals, if any.
- Rights of the public, State of Indiana, County of Warrick and the municipality in and to that part of the premises taken or used for road purposes.
- Right-of-Way granted to Kentucky Natural Gas Corporation dated October 17, 1933 and recorded January 29, 1934 in Misc Record 18, Pages 495-597.
- 11. Terms and provisions set forth in the Warranty Deed dated Octber 4, 1963 and recorded October 11, 1963 in Deed Record 129, Page 431.
- Right of Way Deed granted to Aluminum Company of America dated September 28, 1987 and recorded October 5, 1987 in Deed File #3, Card #1479.
- 13. Deed of Right of Way granted to S.B. Stegall recorded November 3, 1986 in Deed File #2, Card #18315.
- Amendment to Deed of Right of Way between Alan G. Bennett, Patricia A. Bennett and Aluminum Company of America dated July 30, 1988 and recorded August 5, 1988 in Deed File #3, Card #3195.
- 15. Easement for Right of Way granted to Southern Indiana Gas and Electric Company dated October 10, 1961 and recorded January 11, 1990 in Deed File #3, Card #8318.
- Right of Way Agreement granted to Texas Gas Transmission Corporation, a Delaware Corporation, dated August 30, 2002 and recorded September 6, 2002 as Document No. 2002R-012450.
- Meter Site Easement granted to Texas Gas Transmission Corporation, a Delaware Corporation, dated August 20, 2002 and recorded September 6, 2002 as Document No. 2002R-012451.
- Meter Site Easement granted to Boonville Gas Corporation dated September 10, 2009 and recorded September 10, 2009 as Document No. 2009R-009142.
- Oil and Gas Lease by and between Alan Gough Bennett and Patricia Bennett, husband and wife, Lessor and John Burley Scales, Lessee, dated July 27, 1984 and recorded July 27, 1984 in Misc. File #2, Card #13760.
- Agreement for Right of Way granted to Boonville Natural Gas Corporation, an Indiana corporation, dated March 6, 1990 and recorded March 8, 1990 in Deed File #3, Card #8734.
- Agreement for Right of Way granted to Boonville Natural Gas Corporation, an Indiana corporation, dated March 13, 1996 and recorded December 3, 1996 as Document No. 1996R-011433.
- Terms and provisions set forth in the Warranty Deed dated March 4, 1999 and recorded June 11, 1999 as Document No. 1999R-007453.

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⁰¹⁰⁻UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

SCHEDULE B, PART II

(Continued)

23. Access from that part of the insured premises described as 87-09-32-100-108.000-003 and 87-09-32-100-039.000-002 to S.R. 62, which is gained over adjacent property described as 87-09-32-100-001.000-002, 87-09-32-100-003.000-002 and 87-09-32-200-006.000-002.

NOTE: In the event that the ownership of the parcels is severed without an adequate easement for ingress and egress, there will be no access to that part described as 87-09-32-100-108.000-003 and 87-09-32-100-039.000-002

- 24. Any right, title or interest of railroad in and to right-of-way for railroad switch track, spur, track railway facilities and other related easements, if any, on or across the land, including, but not limited to the conveyance in Quitclaim Deed dated August 12, 1880 and recorded in Deed Volume 35, Page 330.
- 25. Rights of all upper and lower riparian owners and the public in general in and to the waters of and to the uninterrupted natural unpolluted flow thereof. The policy to be issued will not guarantee nor insure riparian rights.
- 26. Any mobile/manufactured home located upon the real estate set out in Schedule A is not to be considered a part of said real estate and no insurance is afforded to said mobile/manufactured home.
- 27. The reference to acreage is shown merely to aid in the identification of the insured premises and this policy shall not be construed as insuring such quantity of land.
- 28. Any loss incurred by reason of split of real estate set forth in Schedule A without prior approval of the County Area Plan Commission and County Assessor.
- 29. Covenants, conditions, agreements, declarations and restrictions, if any, appearing in the public record.
- 30. Any easements or servitudes appearing in the public records.
- 31. Any lease, grant, exceptions or reservation of minerals or mineral rights appearing in the public records.
- 32. The address, if any, is set forth for informational purposes only. The company assumes no liability and no insurance is granted for the common address of the insured premises.
- 33. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservation of interests that are not listed.
- Any discrepancies between the actual boundaries of the land and the apparent boundaries indicated by fences, planting or other improvements.
- 35. All existing sewer agreements and any easement, either created thereby or used pursuant thereto.
- 36. Any possible charges for sewer services, charges and/or connection charges.

Any possible ditch assessments or special assessments.

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⁰¹⁰⁻UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

SCHEDULE B, PART II (Continued)

38. There is the possibility of easements in favor of Southern Indiana Gas and Electric Company, its successors and/or assigns, which have been recorded outside the chain of title and which are expressly excluded from coverage of this title policy. (APPLIES TO OWNER'S POLICY ONLY).

Note: Upon request, Title Company will provide client with an "Outside the Chain of Title Application Form" which client may choose to submit, at their expense, to CenterPoint Energy, successor in interest to Southern Indiana Gas and Electric Company. Upon receipt of a letter from CenterPoint Energy either stating that there are no easements outside the chain of title, or listing specific easements that are of record outside the chain of title, the above exception regarding possible easements will be deleted, and said specific easements, if any, will be added as exceptions to the title commitment.

NOTE: All recording references herein pertain to the records of the Office of the Recorder of Warrick County, Indiana.

FOR COMMITMENT AND OWNER'S POLICY ONLY, TO BE DELETED ON FINAL LOAN POLICY:

NOTE: Indiana Code 8-1-26 provides for the recordation of a Notice of Underground Facilities. The proposed insured is invited to make inquiry of all operators of such facilities if the possibility of underground facilities is of concern to the proposed insured. No search has been made for Notices of Underground Facilities which may have been recorded.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

 Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

 Rights or claims of parties other than Insured in actual possession of any or all of the property.
 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

- 4. Unfiled mechanics' or materialmen's liens.
- 5. Easements or claims of easements, not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public record.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) EXHIBIT A

ISSUED BY STEWART TITLE GUARANTY COMPANY

EXHIBIT A

The Land is described as follows:

The Northwest Quarter of Section Thirty-two (32), and also the Northwest Quarter of the Northeast Quarter of Section Thirty-two (32), both in Township Five (5) South, Range Eight (8) West, less the following five (5) exceptions:

EXCEPTION #1: Part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, commencing in the center of U. S. Highway #460 (also now known as Indiana State Road #62) at a point which is 1461.48 feet east of the intersection of the center line of a public road running North and South adjacent to and east of Center Cemetery and the center line of said State Road #62, at a point which is 50 feet North of the Northeast corner of Tract #6 as designated on a plat of survey for Alan G. Bennett of part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West dated September 4,1955 by Edward G. Bottomly and recorded October 1,1955 in Plat Book 4 page 25 in the Office of the Recorder of Warrick County, Indiana; thence South along the East line of said Tract #6 a distance of 300 feet to a point which is the southeast corner of said tract #6; thence West and parallel to the centerline of State Road #62 a distance of 600 feet to a point which is the northwest corner of a tract reconveyed to the above grantors from Jeffrey T. Gore and Susan E. Gore by Warranty deed dated May 24,1993 and appearing of record in Deed File #3, Card #14621 in the office of the Warrick County Recorder; thence North 300 feet to the center of State Road #62; thence East along the center line of said road 800 feet to the place of beginning, said to contain 5.52 acres more or less in said exception #1; AND ALSO

EXCEPTION #2: Part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West bounded as follows:

Commencing at a point in the center of Indiana State Road #62 a distance of one thousand nine hundred sixty-four and forty-eight hundredths (1964.48) feet East of the Northwest corner of the Northwest Quarter of said Section Thirty-two (32); thence South 500 feet to an iron pin; thence East 200 feet to an iron pin; thence North 500 feet to the center of the above described State Road #62; thence West 200 feet to the Place of Beginning, and containing 2.3 acres more or less in said exception #2, being the same realty conveyed by the Grantors herein to James Otto Hormuth, et ux, by Warranty Deed dated December 29,1962 and recorded January 2,1963 in Deed Record 128 page 115 in the Office of the Recorder of Warrick County, Indiana; AND ALSO

EXCEPTION #3: A tract of land 200 feet of even width off of the entire East side of the Northwest Quarter of the Northeast Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West said to contain 6.0 acres more or less in said exception #3; AND ALSO

EXCEPTION #4: A part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, Warrick County, Indiana, described as follows: Commencing at the northwest corner of said quarter section; thence South 88 degrees 38 minutes 31 Seconds East 208.142 meters (682.88 feet) along the north line of said quarter section to the northwest corner of a 2.5-acre tract of land described in Deed File 2, card 16370, in the Office of the Recorder of Warrick County, Indiana; thence South 0 degrees 52 minutes 36 seconds West 15.241 meters (50.00 feet) along the west line of said 2.5-acre tract to the south boundary of S.R. 62 and the point of beginning of this description: thence South 0 degrees 52 minutes 36 seconds West 14.317 meters (46.97 feet) along said west line; thence North 87 degrees 38 minutes 29 seconds west 96.359 meters (316.14 feet); thence North 85 degrees 43 minutes 32 seconds West 80.777 meters (265.02 feet); thence South 6 degrees 21 minutes 21 seconds West 151.265 meters (496.28 feet); thence North 87 degrees 50 minutes 47 seconds West 4.539 meters (14.89 feet) to the east boundary of County Road 500 west; thence North 0 degrees 52 minutes 36



EXHIBIT A

(Continued)

seconds East 151.625 meters (497.46 feet) along the east boundary of said County Road 500 West to the southeastern boundary of the intersection of said County Road 500 West and S.R. 62; thence North 40 degrees 27 minutes 05 seconds East 9.705 meters (31.84 feet) along the boundary of the intersection of said County Road 500 West and said S.R. 62 to the south boundary of said S.R. 62; thence South 88 degrees 38 minutes 31 seconds East 189.766 meters (622.59 feet) along said south boundary to the point of beginning and said to contain 0.4062 hectares (1.004 acres), more or less.

Also, a part of the Northwest Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, Warrick County, Indiana, described as follows: Commencing at the northwest corner of said quarter section; thence South 88 degrees 38 minutes 31 seconds East 451.982 meters (1,482.88 feet) along the north line of said quarter section; thence South 0 degrees 52 minutes' 36 seconds West 15.241 meters (50.00 feet) to the south boundary of S.R. 62 and the point of beginning of this description, which point is also the northeast corner of Tract 6 as designated on a plat of survey for Alan G. Bennett, the plat of which survey is recorded in Plat Book 4, page 25, in the Office of the Recorder of Warrick County, Indiana: thence South 88 degrees 38 minutes 31 seconds East 152.633 meters (500.76 feet) along the boundary of said S.R. 62 to the west line of a 2.3-acre tract of land described in Deed Record 128, page 115, in the Office of the Recorder of Warrick County, Indiana; thence South 0 degrees 40 minutes 52 seconds West 7.770 meters (25.49 feet) along the west line of said 2.3-acre tract; thence North 88 degrees 17 minutes 57 seconds West 133.659 meters (438.51 feet); thence South 1 degree 32 minutes 16 seconds West 5.000 meters (16.40 feet); thence North 88 degrees 33 minutes 25 seconds West 18.952 meters (62.18 feet) to the east line of said Tract 6; thence North 0 degrees 52 minutes 36 seconds East 1.943 meters (39.18 feet) along said east line to the point of beginning and said to contain 0.1212 hectares (0.299 acres), more or less.

Also, a part of the Northwest Quarter and a part of the Northwest Quarter of the Northeast Quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, Warrick County, Indiana, described as follows: Commencing at the northeast corner of said quarter-quarter section; thence North 88 degrees 38 minutes 31 seconds West 60.960 meters (200.00 feet) along the north line of said quarter-quarter section to the northwest corner of a 1.12-acre tract of land described in Deed Record 129, page 431, in the Office of the Recorder of Warrick County, Indiana: thence South 0 degrees 34 minutes 59 seconds West 15.241 meters (50.00 feet) along the west line of said 1.12-acre tract to the south boundary of S.R. 62 and the point of beginning of this description: thence South 0 degrees 34 minutes 59 seconds West 15.210 meters (49.90 feet) along said west line; thence South 87 degrees 35 minutes 32 seconds West 81.857 meters (268.56 feet); thence North 88 degrees 19 minutes 57 seconds West 100,000 meters (328,08 feet); thence North 86 degrees 02 minutes 31 seconds West 200,160 meters (656.69 feet); thence North 88 degrees 10 minutes 48 seconds West 87,284 meters (286.37 feet-) to- the east line-of a 2.3 acre tract of land described in Deed Record 128, page 115, in the Office of the Recorder of Warrick County, Indiana; thence North 0 degrees 40 minutes 52 seconds East 10.262 meters (33,67 feet) along said east line to the south boundary of said S.R. 62; thence South 88 degrees 38 minutes 31 seconds East 468.830 meters (1,538.15 feet) along said south boundary to the point of beginning and said to contain 0.7519 hectares (1.858 acres), more or less; AND ALSO

EXCEPTION #5: Part of the Northwest quarter of the Northwest quarter of Section Thirty-two (32), Township Five (5) South, Range Eight (8) West, more particularly described as follows:

Commencing at a point 861.48 feet east and 300 feet south of the Northwest corner of said quarter quarter section, thence South 75 feet; thence West 200 feet parallel with the center line of Indiana State Road #62; thence North 75 feet; thence East parallel with the center line of Indiana State Road #62 200 feet to the point of beginning, said to contain 0.344 acre, more or less.

This conveyance is also made SUBJECT TO the Railroad originally known as Lake Erie, Evansville and Southwestern Railway Company (now Southern Railway) originally set out in a Quit Claim Deed dated August 12, 1880 and appearing of record in Deed Volume #35 at page #330 in the office of the Warrick County Recorder, said to contain 6.49 acres more or less, for such railway;



EXHIBIT A

(Continued)

and said to contain in all after said exceptions, and after said railway, 176.182 acres, more or less.

File No.: 24-06103 010-UN ALTA Commitment for Title Insurance Exhibit A (07-01-2021)



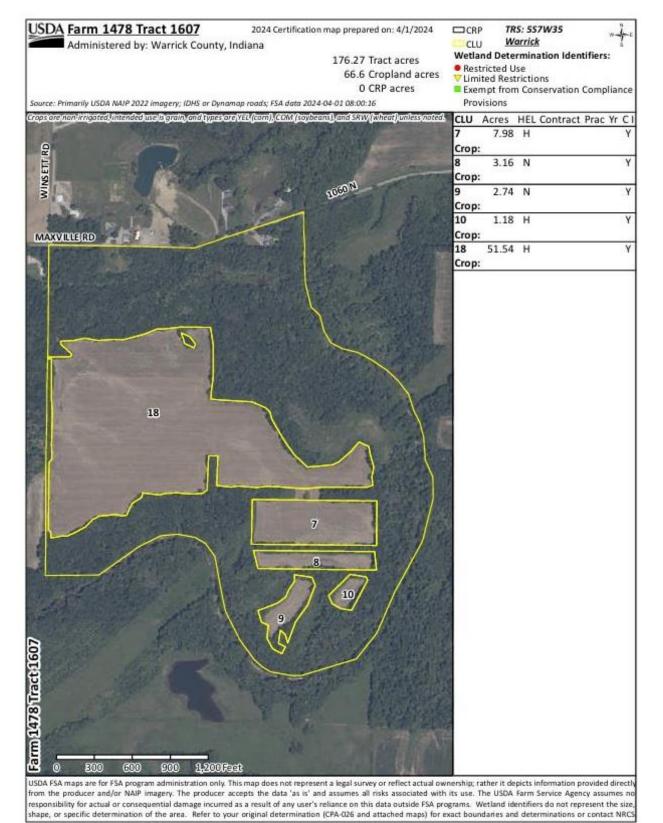
Tract 6 – "East Farm" Totaling 170+/- Acres

Property Location: From the intersection of E. Main St & N Rockport Rd at the east edge of Boonville, continue East on 62 approximately 3.9 miles to SR 161 (by the Put N Take), at the curve, continue straight on Maxville Rd to property on your right.





FSA Data





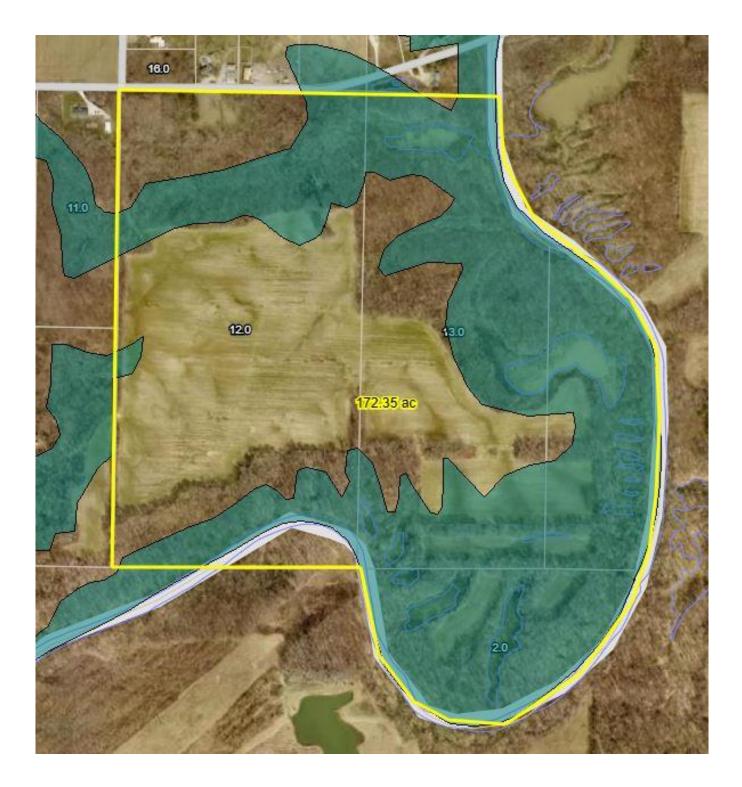
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escription SA Physical Loca NSI Physical Loca IA Unit Range No EL Status Vetland Status /L Violations whers ther Producers	: 35-55 ation : INDIA artion : INDIA umber : : HEL1 : Wetla : None : : None	TW INAWARRICK INAWARRICK field on tract Conserv and determinations n	2		y applied				
escription SA Physical Loca NSI Physical Loca IA Unit Range No EL Status Vetland Status /L Violations whers ther Producers	: 35-55 ation : INDIA ation : INDIA umber : : HEL 1 : Wetta : None :	TW INAWARRICK INAWARRICK field on tract Conserv and determinations n	ot complete						
lescription SA Physical Loc. INSI Physical Loc IA Unit Range N IEL Status Vedand Status VL Violations hwners Hher Producers lecon ID	: 35-55 ation : INDIA attion : INDIA amber : : HEL1 : Wetla : None : None : None	-7W WAWARRICK NAWARRICK lefd on tract Conserv Ind determinations in	ot complete			WR	•]	GRP	Sugarcane
lescription SA Physical Loc. INSI Physical Loc IA Unit Range Nu IEL Status Vedand Status VL Violations hwners hwners tecon ID Farm Land	: 35-55 ation : INDIA ation : INDIA : HEL 1 : Wetta : None : : None : None : None	-7W WAAWARRICK WAAWARRICK Ield on tract Conserv and determinations in DCP Cropts	ot complete	Tract Land [WBP	Data EWP	-			Sugarcane
lescription SA Physical Loc. INSI Physical Loc IA Unit Range Nu IEL Status Vedland Status V/L Violations Hear Status V/L Violations Hear Producers Lecon ID Farm Land 176-27	: 35-55 ation : INDIA attion : INDIA amber : : HEL1 : Wetla : None : None : None	-7W WAWARRICK NAWARRICK lefd on tract Conserv Ind determinations in	ot complete	Tract Land [Data	WRJ 0.00		0.00	Sugarcane 0.0
escription SA Physical Loc. NSI Physical Loc IA Unit Range Nu EL Status Keland Status // Violations wmens ther Producers econ ID Farm Land 176-27	: 35-55 ation : INDIA ation : INDIA : HEL 1 : Wetta : None : : None : None : None	TW WAAWARRICK WAAWARRICK Iteld on tract Conserv and determinations in DCP Cropts 66-60	and United	Tract Land I WBP 0.00	Data EWP 0.00 Iment of Agricu y	0.00	FARN	0.00 1 : 1478 d: 9/9/24 8:	
escription SA Physical Loc. NSI Physical Loc. IA Unit Range Nu EL Status Iedand Status /L Violations wmers tecor ID Farm Land 176-27	: 35-55 ation : INDIA ation : INDIA : HEL 1 : Wela : None : None : None : None : None : 66.60	TW WAAWARRICK WAAWARRICK Iteld on tract Conserv and determinations in DCP Cropts 66-60	and United	Tract Land I WBP 0.00 States Depart service Agency	Data EWP 0.00 Iment of Agricu y	0.00	FARM	0.00 1 : 1478 d: 9/9/24 8:	0.0
escription SA Physical Loc. INSI Physical Loc IA Unit Range Nu EL Status Vedand Status V/L Violations where Producers tecon ID Farm Land 176-27 IANA RRICK m: FSA-156EZ act 1607 Contin State	: 35-55 ation : INDIA ation : INDIA : HEL 1 : Wela : None : None : None : None : None : 66.60	TW WAAWARRICK WAAWARRICK Iteld on tract Conserv and determinations in DCP Cropts 66-60	and United Farm S	Tract Land I WBP 0.00 States Depart service Agency	Data EWP 0.00 trent of Agricu y Record	0.00	FARN Prepare Crop Yea	0.00 1 : 1478 d: 9/9/24 8:	0.0
escription SA Physical Loc. INSI Physical Loc IA Unit Range Nu EL Status Vedand Status V/L Violations where Producers tecon ID Farm Land 176-27 IANA RRICK m: FSA-156EZ act 1607 Contin State	: 35-55 ation : INDIA ation : INDIA 	5-7W WAAWARRICK WAAWARRICK Ineld on tract Conserv and determinations in DCP Cropts 66.60	and United Farm S	Tract Land I WBP 0.00 States Depart States Depart States Depart States Depart	Data EWP 0.00 trent of Agricu y Record	l 0.00	FARN Prepare Crop Yea	0.00 A: 1478 d: 9/9/24 8: r: 2024	0.0 51 AM CST
Vescription SA Physical Loc. INSI Physical Loc. INSI Physical Loc. AL Unit Range Nu IEL Status Vedand Status VL Violations Werners Ether Producers Recorn ID Farm Land 176-27 UANA RBICK m: FSA-156EZ Conservation	: 35-55 ation : INDIA ation : INDIA 	TW WAAWARRICK WAAWARRICK Ield on tract Conserving of the tract Conserving Indeterminations in DCP Cropts 66-60	and and Farm 3	Tract Land I WBP 0.00 States Depart Service Agency d 156 Farm	Data EWP 0.00 Itment of Agricu y Record Id CRP 0.00	dure	FARN Prepare Crop Yea	0.00 A : 1478 d : 9/9/24 8: mr : 2024 p. Rel Activity	0.0 51 AM CST SOD
Vescription SA Physical Loc. INSI Physical Loc. INSI Physical Loc AL Unit Range Nu IEL Status Vedand Status VI Violations Wreners tecon ID Farm Land 176-27 IANA RRICK m: FSA-156EZ ALNA RRICK m: FSA-156EZ Conservation 0.00	: 35-55 ation : INDIA ation : INDIA 	TW UNA/WARRICK UNA/WARRICK Indid on tract Conservation Indideterminations in DCP Cropta 66.60 Effective DCP Cr 66.60 Base / Base /	and Inited Farm Subreviate	Tract Land I WBP 0.00 States Depart Service Agency d 156 Farm Double Croppe 0.00 DCP Crop Da	Data EWP 0.00 Itment of Agricu y Record Id CRP 0.00	MPL 0.00	FARN Prepare Crop Yea	0.00 A: 1478 d: 9/9/24 8: r: 2024 p. Rel Activity 0.00 PLC Yiel	0.0 51 AM CST SOD 0.00
Vescription SA Physical Loc. INSI Physical Loc. INSI Physical Loc. AL Unit Range Nu IEL Status Vedand Status Winers Winers Team Land 176-27 IANA RRICK m: FSA-156EZ Conservation 0.00 Top Name	: 35-55 ation : INDIA ation : INDIA 	TW UNAWARRICK UNAWARRICK Ineld on tract Conservation Ind determinations in DCP Cropts 66.60 Effective DCP Cr 66.60 Base / Base /	and and Farm 3 breviate optand [Acres 33.00	Tract Land I WBP 0.00 States Depart Service Agency d 156 Farm Double Croppe 0.00 DCP Crop Da	Data EWP 0.00 tment of Agricu y Record sd CRP 0.00 ata	4ture MPL 0.00 duction Ac 0.00	FARN Prepare Crop Yea	0.00 A: 1478 d: 9/9/24 8: r: 2024 p. Rel Activity 0.00 PLC Yiel 118	0.0 51 AM CST SOD 0.00
Vescription SA Physical Loc. INSI Physical Loc. INSI Physical Loc. AL Unit Range Nu IEL Status Vedand Status Winers Winers Team Land 176-27 IANA RRICK m: FSA-156EZ Conservation 0.00 State Conservation 0.00 Top Name	: 35-55 ation : INDIA ation : INDIA 	5-7W UNAWARRICK UNAWARRICK Ineld on tract Conservation DCP Cropts 66.60 Effective DCP Cr 66.60 Base /	and Inited Farm Subreviate	Tract Land I WBP 0.00 States Depart Service Agency d 156 Farm Double Croppe 0.00 DCP Crop Da	Data EWP 0.00 tment of Agricu y Record sd CRP 0.00 ata	MPL 0.00	FARN Prepare Crop Yea	0.00 A: 1478 d: 9/9/24 8: r: 2024 p. Rel Activity 0.00 PLC Yiel	0.0 51 AM CST SOD 0.00
Anna RRICK Market Status VL Violations Status VL Violations Status VL Violations Status Recon ID Transformer Status Recon ID Transformer Status RRICK RRICK RRICK Status S	: 35-55 ation : INDIA ation : INDIA 	5-7W UNAWARRICK UNAWARRICK Ineld on tract Conservation DCP Cropts 66.60 Effective DCP Cr 66.60 Base /	and and Farm 5 breviate optand [Acres 33.00 29.60	Tract Land I WBP 0.00 States Depart Service Agency d 156 Farm Double Croppe 0.00 DCP Crop Da	Data EWP 0.00 tment of Agricu y Record sd CRP 0.00 ata	4ture MPL 0.00 duction Ac 0.00 0.00	FARN Prepare Crop Yea	0.00 A: 1478 d: 9/9/24 8: r: 2024 p. Rel Activity 0.00 PLC Yiel 118	0.0 51 AM CST SOD 0.00
176-27 IANA RRICK m: FSA-156EZ act 1607 Contin State Conservation	: 35-55 ation : INDIA ation : INDIA 	5-7W UNAWARRICK UNAWARRICK Ineld on tract Conservation DCP Cropts 66.60 Effective DCP Cr 66.60 Base /	and and Farm 5 breviate optand [Acres 33.00 29.60	Tract Land I WBP 0.00 States Depart service Agence d 156 Farm Double Croppe 0.00 DCP Crop D: C C	Data EWP 0.00 tment of Agricu y Record sd CRP 0.00 ata	4ture MPL 0.00 duction Ac 0.00 0.00	FARN Prepare Crop Yea	0.00 A: 1478 d: 9/9/24 8: r: 2024 p. Rel Activity 0.00 PLC Yiel 118	0.0 51 AM CST SOD 0.00

Persons with disabilities who mayine alternative means of communication for program information (e.g., Braile, large phrt, audicippe, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2000 (vsice and TTY) or contact USDA through the Federal Relay Sension at (900) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complete the USDA Program Discrimination Complete Form, AD-3927, band online at http://www.ascr.usda.gov/completer_Ring_cut/Atmi and at any USDA office or write a lative advisesed to USDA and provide in the lative at of the Information requested in the form. To request a copy of the complete flow, cut (RING, 502-5942; Submit your completed form or lative to USDA by (1) mater. U.S. Operationer of Agriculture Office of the Assistent Secondary for Cut Rights 1400 independence Avenue, SW Washington, D.C. 20205-9410; (2) forc (202) 650-7442; or (8) e-meit: program.iniate@usob.gov. USDA is an equal opportunity provider, employer, and interest of the Cut of the Assistent Secondary for Cut of the Assistent Secondary

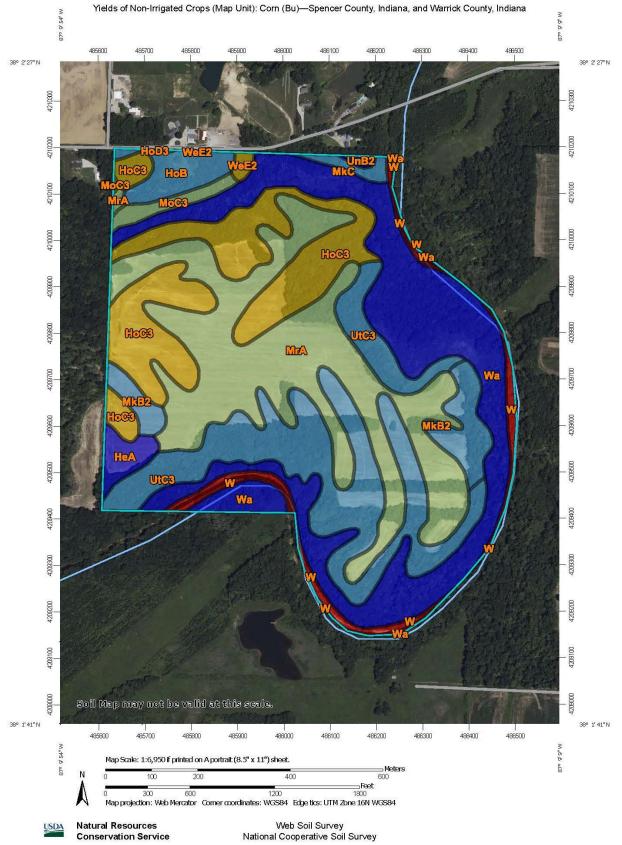


Flood Map



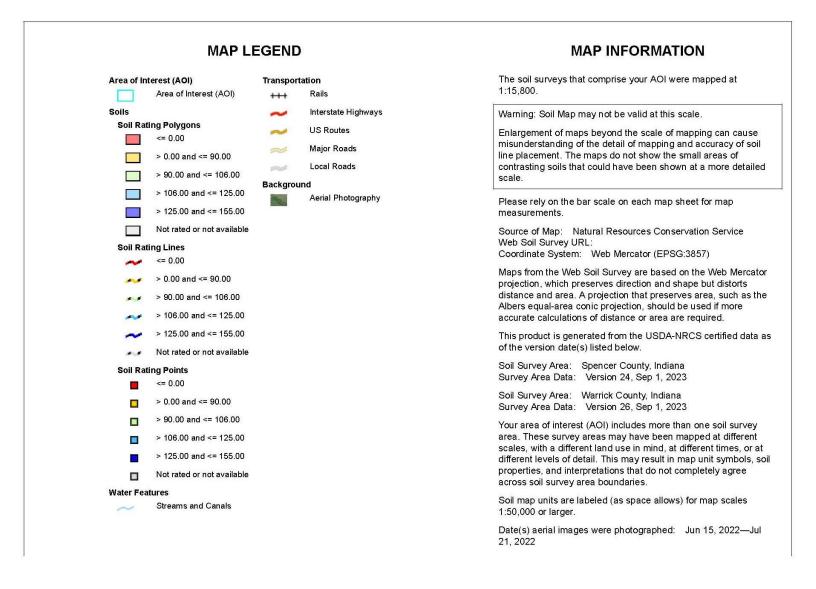


Soils Map





Yields of Non-Irrigated Crops (Map Unit): Corn (Bu)-Spencer County, Indiana, and Warrick County, Indiana



USDA

Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey



Yields of Non-Irrigated Crops (Map Unit): Corn (Bu)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
UnB2	Uniontown silt loam, 2 to 6 percent slopes, eroded	140.00	0.0	0.0%
W	Water	0.00	1.1	0.7%
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	136.00	2.6	1.5%
Subtotals for Soil Surv	vey Area		3.8	2.2%
Totals for Area of Inter	est		172.5	100.0%
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HeA	Henshaw silt loam, 0 to 2 percent slopes, rarely flooded	155.00	2.5	1.5%
НоВ	Hosmer silt loam, 2 to 5 percent slopes	121.00	4.5	2.6%
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	90.00	28.0	16.2%
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	82.00	0.0	0.0%
MkB2	Markland silt loam, 2 to 6 percent slopes, eroded	120.00	6.8	3.9%
MkC	Markland silt loam, 6 to 18 percent slopes	120.00	1.2	0.7%
MoC3	Markland silty clay loam, 6 to 18 percent slopes, severely eroded	105.00	2.2	1.3%
MrA	McGary silt loam, 0 to 2 percent slope	106.00	45.3	26.3%
UnB2	Uniontown silt Ioam, 2 to 6 percent slopes, eroded	140.00	0.3	0.2%
UtC3	Uniontown silty clay loam, 6 to 12 percent slopes, severely eroded	125.00	33.0	19.1%
W	Water	0.00	4.4	2.6%
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	136.00	39.7	23.0%
WeE2	Wellston silt loam, 18 to 25 percent slopes, eroded	90.00	0.6	0.3%
Subtotals for Soil Surv	ey Area		168.7	97.8%
Totals for Area of Inter	est		172.5	100.0%



Property Cards

General Information			wnershi					Transf	er of Owners	hip			Notes	
Parcel Number 87-10-35-300-012.000-017	4677	W STATE	ROUTE		Date 01/0	• Ow 1/1900 Ben		Ftal &		de Bool	k/Page Adj Sal	le Price V/I \$0 I	8/14/2017 TR18: changed prop clas 100. Removed all bldgs. kdh/wsc 08/14/17	iss from 199
Local Parcel Number 87-10-35-300-012.000-017	BOOM	IVILLE, IN	1 47601-8	8421	0110	1/1000 Dell	nett, ruun o	Luru		10		ψ0 I	2/6/2013 TR13: Removed Homesite never been a dwelling charged	
Tax ID:	E 1/2 S	W S35 T5 R7	Legal										on this property to have a Homesite. Review Reports. MS 2/6/13	 Allocation
Routing Number 063-017	L 1/2.0	W 555 TO KI											10/21/2011 TR12: Added T3AW. ts	
Property Class 100 Vacant Land								C	Agricult		an an an		4/15/2008 TR08: Removed one bld grade on the other tjp 4-15-08 3/26/2002 ChID: Previous parcel ic	
Year: 2023		2023	_	n Records (Woi ssment Year	'k In Pr	ogress valu 2023	es are not	t certified va 2022	alues and are 2021	e subject	to change) 2020	2019	3/26/2002 ChiD: Previous parcei_lo	d: 090-3557
Location Information		WIF		on For Change		AA		AA	AA	c	GenReval	GenReval		
County	0	4/13/2023				01/01/2023	01/0	01/2022	01/01/2021		/01/2020	01/01/2019		
Warrick	Indian	a Cost Mod	d Valua	tion Method	India	ina Cost Mod	Indiana Co	ost Mod Indi	iana Cost Mod	Indiana (Cost Mod Indiar	na Cost Mod		
Township		1.0000) Equa	lization Factor		1.0000		1.0000	1.0000		1.0000	1.0000		
SKELTON TOWNSHIP	~			e Required			-1							
District 017 (Local 090) SKELTON TOWNSHIP		\$68,900 \$(d Res (1)		\$68,900 \$0	\$3	54,400 \$0	\$46,800 \$0		\$46,400 \$0	\$56,600 \$0		
School Corp 8130		\$68,900		d Non Res (2)		\$68,900	\$5	54,400	\$46,800		\$46,400	\$56,600		
WARRICK COUNTY		\$() Land	d Non Res (3)		\$0		\$0	\$0	-	\$0	\$0		
Neighborhood 5017001 AV		\$0 \$0		vement Res (1)		\$0 \$0		\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0		
SKELTON TWP MARKET AREA 00		\$(Non Res (2)		\$0		\$0	\$0		\$0	\$0		
Section/Plat		\$() Imp	Non Res (3)		\$0		\$0	\$0		\$0	\$0		
oodonintat		\$68,900 \$(I Res (1)		\$68,900 \$0	\$3	54,400 \$0	\$46,800 \$0		\$46,400 \$0	\$56,600 \$0	Land Computation	ions
Location Address (1)		\$68,900		I Non Res (2)		\$68,900	\$5	54,400	\$46,800		\$46,400	\$56,600	Calculated Acreage	ę
MAXVILLE RD		\$(I Non Res (3)		\$0		\$0	\$0		\$0	\$0	Actual Frontage	
BOONVILLE, IN 47601				Land Data (Sta	ndard I	Depth: Res 1	120', CI 12		ot: Res 0' X 0				Developer Discount	
Zoning		Pricing Method		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl.	Res Market lig % Factor	Value	Parcel Acreage	8
zoning	ype	A	HOC3		1.0370	0.64	\$1,900	\$1,216	\$1,261	% ⊑ 0%	0% 1.0000	\$1,260	81 Legal Drain NV	
Subdivision	4	A	нов		0.0370	0.89	\$1,900	\$1,691	\$63	0%	0% 1.0000	\$60	82 Public Roads NV	
CabarMalon	4	A	MOC3		6.2720	0.50	\$1,900	\$950	\$15,458	0%	0% 1.0000	\$15,460	83 UT Towers NV	
Lot	4	A	MRA		7.8880	0.85	\$1,900	\$1,615	\$28,889	0%	0% 1.0000	\$28,890	9 Homesite	
	4	A	HEA		2.7550	1.15	\$1,900	\$2,185	\$6,020	0%	0% 1.0000	\$6,020	91/92 Acres	
Market Model	4	A	MKB2		2.4240	0.68	\$1,900	\$1,292	\$3,132	0%	0% 1.0000	\$3,130	Total Acres Farmland Farmland Value	869 \$69
5017001 - 017 MARKET AREA 001	4	A	UTC3		0.7350	0.85	\$1,900	\$1,615	\$1,187	0%	0% 1.0000	\$1,190	Measured Acreage	φ0: {
Characteristics	5	A	MOC3		0.2200	0.50	\$1,900	\$950		-60%	0% 1.0000	\$80	Avg Farmland Value/Acre	
Topography Flood Hazard	5	A	MRA		0.0730	0.85	\$1,900	\$1,615	\$118		0% 1.0000	\$50	Value of Farmland	\$68
	5	A	НОСЗ		0.1470	0.64	\$1,900	\$1,216		-60%	0% 1.0000	\$70	Classified Total	
Public Utilities ERA	5	A	нов		2.0570	0.89	\$1,900	\$1,691	\$3,478		0% 1.0000	\$1,390	Farm / Classifed Value	\$68
	5	A	HOD3		0.0730	0.51	\$1,900	\$969		-60%	0% 1.0000	\$30	Homesite(s) Value	
Streets or Roads TIF	5	A	WEE2		0.0730	0.55	\$1,900	\$1,045		-60%	0% 1.0000	\$30	91/92 Value	
	6	A	WEE2		0.7710	0.55	\$1,900	\$1,045		-80%	0% 1.0000	\$160	Supp. Page Land Value	
Neighborhood Life Cycle Stage	6	A	MKC		0.1100	0.55	\$1,900	\$1,045	\$115		0% 1.0000	\$20	CAP 1 Value	0.00
Improving Printed Saturday, May 6, 2023				-			07.100						CAP 2 Value CAP 3 Value	\$68
the company of the second se	Data	Source	External	Only Coll	ector	06/28/2017	WSC		Appraiser	10/12/2	021 TYLER		Total Value	\$68
Review Group 2025														

	, and the second second												100
			Land Data (S	tandard I	Depth: Res	5 120', CI 120'	Base Lot	t: Res 0' X 0	', CI 0	' X O')			
Land Type	Pricing Method		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %		Market Factor	Value	
6	А	HOC3	0	1.3220	0.64	\$1,900	\$1,216	\$1,608	-80%	0%	1.0000	\$320	
6	A	HOD3	0	0.0370	0.51	\$1,900	\$969	\$36	-80%	0%	1.0000	\$10	
6	A	нов	0	3.0120	0.89	\$1,900	\$1,691	\$5,093	-80%	0%	1.0000	\$1,020	
6	А	WA	0	7.1990	1.15	\$1,900	\$2,185	\$15,730	-80%	0%	1.0000	\$3,150	
6	A	мосз	0	10.1010	0.50	\$1,900	\$950	\$9,596	-80%	0%	1.0000	\$1,920	
6	А	UTC3	0	7.4560	0.85	\$1,900	\$1,615	\$12,041	-80%	0%	1.0000	\$2,410	
6	A	MRA	0	3.4890	0.85	\$1,900	\$1,615	\$5,635	-80%	0%	1.0000	\$1,130	
6	А	HEA	0	1.5430	1.15	\$1,900	\$2,185	\$3,371	-80%	0%	1.0000	\$670	
6	А	ZAB2	0	0.0370	0.72	\$1,900	\$1,368	\$51	-80%	0%	1.0000	\$10	
6	А	W	0	0.8450	0.50	\$1,900	\$950	\$803	-80%	0%	1.0000	\$160	
71	А	HOC3	0	0.4040	0.64	\$1,900	\$1,216	\$491	-40%	0%	1.0000	\$290	
71	А	нов	0	0.4780	0.89	\$1,900	\$1,691	\$808	-40%	0%	1.0000	\$480	



														10
87-10-35-400-013.000-017	Benn	ett, Ala	n G Etal	& Steven A	A MA	XVILLE RD			100, Vacar	nt Lan	d		SKELTON TWP MARK	ET A ^{1/2}
General Information			Dwnershi					Trans	fer of Owners	hip			Notes	
Parcel Number 87-10-35-400-013.000-017	4677	W STATE	ROUTE		- one e		<mark>ner</mark> nett. Alan G	Etal &		ode Bo ND	ok/Page Adj	Sale Price V/I \$0 I	3/26/2012 ChID: Previous parcel_id	d: 090-3557-0130
Local Parcel Number 87-10-35-400-013.000-017	Boonv	/ille, IN 47	7601-8421	1										
Tax ID:			Legal											
Routing Number 063-015	WPLW	/ 1/2 SE S35	i T5 R7. 55 A	A.										
Property Class 100 Vacant Land								4	Agricult	outra con				
Year: 2023		202		sment Year		2023	es are no	2022	values and are 2021	e subje	2020	2019		
Location Information		202. Wi		on For Chan		2023 AA		2022 AA	2021 AA		GenReval	GenReval		
County	0	4/13/202			ye	01/01/2023	01/	01/2022	01/01/2021		01/01/2020	01/01/2019		
Warrick		a Cost Mo		tion Method	India	ina Cost Mod	Indiana C		diana Cost Mod			diana Cost Mod		
Township	manan	1.000		ization Facto		1.0000	indiana o	1.0000	1.0000	maian	1.0000	1.0000		
SKELTON TOWNSHIP			3080	e Required										
District 017 (Local 090) SKELTON TOWNSHIP		\$41,40 \$		Res (1)		\$41,400 \$0	\$	32,700 \$0	\$28,100 \$0		\$27,900 \$0	\$33,900 \$0		
School Corp 8130		\$41,40		Non Res (2)		\$41,400	\$	32,700	\$28,100		\$27,900	\$33,900		
WARRICK COUNTY		\$ \$		Non Res (3)		\$0 \$0		\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0		
Neighborhood 5017001_AV		5		Res (1)		\$0		\$0	\$0 \$0		\$0 \$0	\$0 \$0		
SKELTON TWP MARKET AREA 00		\$		Non Res (2)		\$0		\$0	\$0		\$0	\$0		
Section/Plat	2	\$41.40		Non Res (3)		\$0 \$41.400		\$0 32,700	\$0 \$28.100		\$0	\$0 \$33.900		
		\$41,40 \$		Res (1)		\$41,400 \$0	Ð	32,700 \$0	\$28,100		\$27,900 \$0	\$33,900 \$0	Land Computati	ons
Location Address (1)		\$41,40	0 Total	Non Res (2)		\$41,400	\$	32,700	\$28,100		\$27,900	\$33,900	Calculated Acreage	55.87
MAXVILLE RD		\$		Non Res (3)		\$0		\$0	\$0		\$0	\$0	Actual Frontage	0
BOONVILLE, IN 47601				and Data (S.	tandard	Depth: Res 1	120', CI 12	THE STANDARD	Lot: Res 0' X 0		- 19 C		Developer Discount	
Zoning	Land Type	Pricing Method		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl.	Res Marke Elig % Facto		Parcel Acreage	55.00
Zohing	Type	A	MRA	0	10.1010	0.85	\$1,900	\$1,615		76 0%	0% 1.000		81 Legal Drain NV	0.00
Subdivision	4	A	MOC3	0	0.2570	0.50	\$1,900	\$950	\$10,313	0%	0% 1.000		82 Public Roads NV	0.00
Suburvision	4	A	UTC3	0	5.9140	0.85	\$1,900	\$950		0%	0% 1.000		83 UT Towers NV	0.00
Lot	4	A	ZAB2	0	2.3880	0.85	\$1,900	\$1,368	\$3,351	0%	0% 1.000	229 A. M	9 Homesite	0.00
LOI	4	A	WA VA	0	0.4410	1.15		\$1,368		0%	0% 1.000		91/92 Acres	0.00
Market Model	4	A	MRA	0	9.9910	0.85	\$1,900		\$964		0% 1.000		Total Acres Farmland	55.00
5017001 - 017 MARKET AREA 001	6	A	W	0	0.2200		\$1,900	\$1,615		-80%	0% 1.000		Farmland Value	\$42,020
Characteristics	6		ZAB2	0		0.50	\$1,900	\$950			0% 1.000		Measured Acreage	55.87 752
Topography Flood Hazard	6	A		0	0.9550	0.72	\$1,900	\$1,368		-80%			Avg Farmland Value/Acre Value of Farmland	\$41,360
Π		A	UTC3		7.5670	0.85	\$1,900	\$1,615			0% 1.000		Classified Total	\$0
Public Utilities ERA	6	A	MOC3	0	8.9260	0.50	\$1,900	\$950	\$8,480		0% 1.000		Farm / Classifed Value	\$41,400
	6	A	MKC	0	0.6240	0.55	\$1,900	\$1,045		-80%	0% 1.000		Homesite(s) Value	\$0
Streets or Roads TIF	6	A	UNB2	0	0.2200	0.98	\$1,900	\$1,862		-80%	0% 1.000		91/92 Value	\$0
	6	A	WA	0	6.7950	1.15	\$1,900	\$2,185	\$14,847		0% 1.000		Supp. Page Land Value	* *
Neighborhood Life Cycle Stage	72	A	WA	0	0.7350	0.50	\$1,900	\$950		-40%	0% 1.000		CAP 1 Value	\$0
Improving	72	A	MKC	0	0.2570	0.50	\$1,900	\$950	\$244	-40%	0% 1.000	0 \$150	CAP 2 Value	\$41,400
Printed Saturday, May 6, 2023 Review Group 2025	Dete	.	Enterna 1.2	O-1-1		00 00 0047	14/00			00/47	20004 TV/	-0	CAP 3 Value	\$0
Review Group 2025	Data	source	External	Uniy Ci	ollector	06/26/2017	WSC		Appraiser	09/17	/2021 TYLE	=R	Total Value	\$41,400

87-10-35-400-013.000-017	Benn	ett, Ala	an G Etal 8	Steven A T	rus MAX	VILLE R	D	17	Supplemen	tal Lai	nd Page			SKELTON TWP MARKET ARE	2/2
G.				Land Data (Standard	Depth: Re	es 120', CI 12	0' Base Lot	t: Res 0' X (0', CI 0	' X 0')		2		
			ng Soil od ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %		Market Factor	Value		
	72	А	MOC3	0	0.4780	0.50	\$1,900	\$950	\$454	-40%	0%	1.0000	\$270		
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SOHN & Associates, Ltd

87-14-02-200-002.000-017	BEN	NETT	2 2	VEN A TI	RUSTEE	MA	XVILLE RE)		_	0, Vacai		d			SKELTON TWP MARK	ET A ^{1/2}
General Information	DEN	NETT		ership			_		Tra	Contraction of a log	of Owners	ACCOUNT OF A	=			Notes 3/8/2006 ChID: Previous parcel_id:	000 0267 0020
Parcel Number 87-14-02-200-002.000-017	TRU		SIEVE	N A TRUS	TEE OF	Date		/ner NNETT, S				ode Bo TD	ok/Page	Adj Sa	le Price V/I	3/6/2006 CHID. Previous parcer_id.	090-0207-0020
Local Parcel Number 87-14-02-200-002.000-017				OUTE 62 7601-8421				nnett, Alan		2024R		WD	1		1		
Tax ID:		-		egal	_												
	PT NV	WNE S2	T6 R7. 15														
Routing Number 072-001																	
Property Class 100 Vacant Land				uation Reg		ork in Pi	ogress valı	les are n	ot certifie	d valu	Agricul		et to cha	ande)	_		
Year: 2024	3			Assessm	NG 2012		2024		2023	u valu	2022	e subje	202	1.11	2020		
Location Information			000000000000000000000000000000000000000	Reason F		е	AA		AA		AA		A		GenReval		
County		04/14/2		As Of Dat	100		01/01/2024	0	1/01/2023	0	1/01/2022		01/01/202		01/01/2020		
Warrick	India	ana Cost	Mod	Valuation	Method	India	ana Cost Mod	Indiana	Cost Mod	Indiana	Cost Mod	Indian	a Cost Mo	d Indiar	na Cost Mod		
Township		1.0	0000	Equalizati	ion Facto	r	1.0000		1.0000		1.0000		1.000	o	1.0000		
SKELTON TOWNSHIP				Notice Re	quired												
District 017 (Local 090)		\$10	,800	Land			\$10,800	-	\$9,000		\$7,100	-	\$6,10	0	\$6,100		
SKELTON TOWNSHIP		640	\$0	Land Res			\$0		\$0		\$0		\$0		\$0		
School Corp 8130		\$10	,800 \$0	Land Nor Land Nor			\$10,800 \$0		\$9,000 \$0		\$7,100 \$0		\$6,100 \$0		\$6,100 \$0		
WARRICK COUNTY			\$0	Improvem	ient		\$0		\$0		\$0		\$(0	\$0		
Neighborhood 5017001_AV			\$0	Imp Res			\$0		\$0 ©0		\$0 \$0		\$0		\$0		
SKELTON TWP MARKET AREA 00			\$0 \$0	Imp Non Imp Non			\$0 \$0		\$0 \$0		\$0 \$0		\$(\$(\$0 \$0		
Section/Plat	-	\$10		Total	1100 (07		\$10,800	-	\$9,000		\$7,100		\$6,10		\$6,100		
			\$0	Total Res			\$0		\$0		\$0		\$0		\$0	Land Computation	
Location Address (1) MAXVILLE RD		\$10	,800 \$0	Total Nor Total Nor			\$10,800 \$0		\$9,000 \$0		\$7,100 \$0		\$6,100 \$0		\$6,100 \$0	Calculated Acreage	15.68
BOONVILLE, IN 47601						andard	Depth: Res	120'. CI '		e Lot:	Res 0' X (0'. CI 0'	4.3		ţ.	Actual Frontage	0
	Land	Pricin Metho	g _{Boil}	Act				Adj.	Ext.		Market					Developer Discount	15.00
Zoning	Туре		ID	Front.	Size	Factor	Rate	Rate	Value	%	Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage 81 Legal Drain NV	0.00
	4	A	UTC3	0	2.3880	0.85	\$2,280	\$1,938	\$4,628	0%	1.0000	0.00	100.00	0.00	\$4,630	82 Public Roads NV	0.00
Subdivision	4	A	MRA	0	0.0730	0.85	\$2,280	\$1,938	\$141	0%	1.0000		100.00	0.00	\$140	83 UT Towers NV	0.00
	4	A	WA	0	0.3670	1.15	\$2,280	\$2,622	\$962	0%	1.0000	0.00		0.00	\$960	9 Homesite	0.00
Lot	6	A	MRA	0	2.4240	0.85	\$2,280	\$1,938	\$4,698	-80%	1.0000		100.00	0.00	\$940	91/92 Acres	0.00
	6	A	W	0	0.4410	0.50	\$2,280	\$1,140	\$503	-80%	1.0000		100.00	0.00	\$100	Total Acres Farmland	15.00
Market Model	6	A	WA	0	5.0320	1.15	\$2,280	\$2,622	\$13,194	-80%	1.0000	0.00	100.00	0.00	\$2,640	Farmland Value	\$11,330
5017001 - SKELTON TWP - MARK	6	А	UTC3	0	4.9590	0.85	\$2,280	\$1,938	\$9,611		1.0000		100.00	0.00	\$1,920	Measured Acreage	15.68
Characteristics																Avg Farmland Value/Acre	722
Topography Flood Hazard																Value of Farmland	\$10,830
Public Utilities ERA																Classified Total	\$0
Public ounties ERA																Farm / Classifed Value	\$10,800
Streets or Roads TIF																Homesite(s) Value	\$0 \$0
Streets or Roads TIF																91/92 Value	\$0
Neighborhood Life Cycle Stage																Supp. Page Land Value CAP 1 Value	\$0
Improving																CAP 1 Value	\$10,800
Printed Friday, April 26, 2024																CAP 3 Value	\$0
Review Group 2025	Data	Sourc	e Exte	ernal Only	Co	llector	06/26/2017	WSC		1	Appraiser	09/17	/2021	TYLER		Total Value	\$10,800



87-10-35-400-014.000-017 General Information	BEN	NETT		VEN A TH	RUSTEE	MA	XVILLE	RD		Tra	_	0, Vacar f Owners	_	d		_	SKELTON TWP MARKE	
Parcel Number			STEVE	N A TRUS	TEE OF	Dat	e	Own	er	0000000000	D	oc ID Co	ode Bo	ok/Page	Adj Sal	e Price V/I	3/26/2002 ChID: Previous parcel_id:	090-3557-0140
87-10-35-400-014.000-017	TRU 4677		TE RC	OUTE 62			26/2024			EVEN A	2024R-		TD	ં	(1		
Local Parcel Number 87-10-35-400-014.000-017				7601-8421		01/0	01/1900	Benne	ett, Alan	G Etal &		١	ND	c.	¢	1		
Tax ID:	S 1/2 :	SW SE S3		egal 20 A														
Routing Number 063-016																		
Property Class 100 Vacant Land				uation Red			rograss	value	is are n	ot certifie	d value	Agricul		ct to ch	ande)	_		
Year: 2024	c	2		Assessm				024	salein	2023	u value	2022	e subje	202		2020		
Location Information				Reason F		ie	_	AA		AA		AA		A		GenReval		
County		04/14/2		As Of Dat	1000	80	01/01/2	024	01	/01/2023	0	1/01/2022		01/01/202	:1	01/01/2020		
Warrick	India	ana Cost	Mod	Valuation	Method	Indi	ana Cost I	Mod	Indiana (Cost Mod	Indiana	Cost Mod	Indian	a Cost Mo	d Indian	a Cost Mod		
Township		1.0	000	Equalizati	ion Facto	or	1.0	000		1.0000		1.0000		1.000	0	1.0000		
SKELTON TOWNSHIP				Notice Re	quired		T	1										
District 017 (Local 090)		\$14,	900	Land			\$14,9	900		\$12,400		\$9,800		\$9,30	0	\$9,300		
SKELTON TOWNSHIP			\$0	Land Res				\$0		\$0		\$0		\$		\$0		
School Corp 8130		\$14,	900 \$0	Land Nor Land Nor			\$14,9	900 \$0		\$12,400 \$0		\$9,800 \$0		\$9,30 \$		\$9,300 \$0		
WARRICK COUNTY				Improvem				\$0		\$0 \$0		\$0		\$		\$0		
Neighborhood 5017001_AV			\$0	Imp Res				\$0		\$0		\$0			0	\$0		
SKELTON TWP MARKET AREA 00			\$0 \$0	Imp Non Imp Non				\$0 \$0		\$0 \$0		\$0 \$0		\$ \$		\$0 \$0		
Section/Plat		\$14.		Total	Res (3)		\$14,			\$0 \$12,400		\$9,800		» \$9,30		\$9,300		
			\$0	Total Res	s (1)			\$0		\$0		\$0		\$		\$0	Land Computation	ns
Location Address (1)		\$14,		Total Nor			\$14,9		ę	\$12,400		\$9,800		\$9,30		\$9,300	Calculated Acreage	20.00
MAXVILLE RD BOONVILLE. IN 47601		_	\$0	Total Nor	5 (1997) A. A.		Danálas	\$0		\$0	- I - 41 I	\$0		\$	U	\$0	Actual Frontage	0
BOONVILLE, IN 47801		Pricing Metho	1		Data (St	andard	Deptn: r	tes 12				Res 0' X (ט וט, כו ט	x 0)			Developer Discount	
Zonina	Land Type	Mento	' Soil ID	Act Front.	Size	Factor	Rate)	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	20.00
ar the constants	type	a															81 Legal Drain NV	0.00
Subdivision	4	A	WA	0	0.0730	1.15	\$2,280		62,622	\$191	0%	1.0000		100.00	0.00	\$190	82 Public Roads NV	0.00
	4	A	UTC3		2.4980	0.85	\$2,280		51,938	\$4,841	0%	1.0000		100.00	0.00	\$4,840	83 UT Towers NV	0.00
Lot	4	A	MRA	0	1.599	0.85	\$2,280		51,938	\$3,099	0%	1.0000	0.00	100.00	0.00	\$3,100	9 Homesite	0.00
	4	А	мкв	0	0.1100	0.68	\$2,280		51,550	\$171	0%	1.0000		100.00	0.00	\$170	91/92 Acres Total Acres Farmland	0.00 20.00
Market Model	6	A	WA	0	5.8030	1.15	\$2,280		62,622	\$15,215	-80%	1.0000			0.00	\$3,040	Farmland Value	\$14,850
5017001 - SKELTON TWP - MARK	6	A	UTC3	0	1.3220	0.85	\$2,280	\$	51,938	\$2,562	-80%	1.0000		100.00	0.00	\$510	Measured Acreage	20.00
Characteristics	6	A	мкв	0	4.2610	0.68	\$2,280	\$	51,550	\$6,605	-80%	1.0000	0.00	100.00	0.00	\$1,320	Avg Farmland Value/Acre	743
Topography Flood Hazard	6	А	MRA	0	4.3340	0.85	\$2,280	\$	61,938	\$8,399	-80%	1.0000	0.00	100.00	0.00	\$1,680	Value of Farmland	\$14,860
																	Classified Total	\$0
Public Utilities ERA																	Farm / Classifed Value	\$14,900
																	Homesite(s) Value	\$14,300
Streets or Roads TIF																	91/92 Value	\$0 \$0
П																	Supp. Page Land Value	\$ 0
Neighborhood Life Cycle Stage																	CAP 1 Value	\$0
Improving																	CAP 2 Value	\$14,900
Printed Friday, April 26, 2024	_	_										-					CAP 3 Value	\$0
Review Group 2025	Data	Source	e Ext	ernal Only	Co	llector	06/26/2	017	WSC		A	\ppraiser	09/17.	/2021	TYLER		Total Value	\$14,900





ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Bosse Title Company, LLC

Jeffrey H. Bosse, President



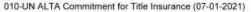
//Frederick H. Eppinger President and CEO

David Hisey Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I Requirements;
 - f. Schedule B, Part II Exceptions; and
 - g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, 20 E. 91st Street, Indianapolis, IN 46240.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.: Bosse Title Company **Issuing Agent:** Issuing Office: 4799 Rosebud Lane, Newburgh, IN 47630 Issuing Office's ALTA® Registry ID: 1003043 Loan ID No .: Commitment No.: 24-06092-1 Issuing Office File No.: 24-06092 **Property Address:** Maxville Rd., Boonville, IN 47601 1. Commitment Date: July 1, 2024 at 07:00 AM 2. Policy to be issued: Proposed Amount of Insurance: a. ALTA Owners Policy (7/1/2021) Proposed Insured: TBD \$0.00 The estate or interest to be insured: Fee Simple

- ALTA Loan Policy (7/1/2021) Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear.
 The estate or interest to be insured: Fee Simple
- 3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
- 4. The Title is, at the Commitment Date, vested in:

Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994

5. The Land is described as follows:

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SCHEDULE A

(Continued)

All that part of the Northwest Quarter of the Northeast Quarter of Section Two (2), Township Six (6) South, Range Seven (7) West, which lies North of Little Pigeon Creek, said to contain fifteen (15) acres, more or less;

ALSO all that part of the West Half of the Southeast Quarter of Section Thirty-five (35), Township Five (5) South, Range Seven (7) West which lies either South or West of the present course of Little Pigeon Creek said to contain Seventy-five (75) acres, regardless of the course of the stream of Little Pigeon Creek;

ALSO the East Half of the Southwest Quarter of Section Thirty-five (35), Township Five (5) South, Range Seven (7) West said to contain Eighty (80) acres, regardless of the course of the stream of Little Pigeon Creek; said to contain in all One Hundred Seventy (170) acres, more or less.

STEWART TITLE GUARANTY COMPANY

Bosse Title Company, LLC

Jeffrey H. Bosse, President

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 24-06092

All of the following Requirements must be met:

- The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
 - Trustee's Deed from Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994 to TBD.
 - Mortgage from TBD to TBD, securing the principal amount of \$0.00.
- 5. Company must be furnished that portion of Alan G. Bennett Revocable Living Trust U/T/A 12/12/94, as amended, establishing the trustee of said trust and any portion of the trust setting forth the guidelines that the trustee must follow in the execution of deeds. Upon review of such, Company reserves the right to make additional requirements.
- NOTE: IF THE OWNERSHIP OF THE INSURED PARCELS IS SEVERED, THERE MAY NOT BE LEGAL ACCESS TO A PUBLIC ROADWAY, ABSENT AN EASEMENT AGREEMENT. CURRENTLY, THE PARCELS ALL GAIN ACCESS VIA PARCEL 87-10-35-300-012.000-017.
- 7. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured which is acceptable to the Company. The Company may amend this commitment to add, among other matters, additional exceptions or requirements after being provided the designation of the Proposed Insured.
- 8. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.

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SCHEDULE B PART I

(Continued)

- 9. You must tell us in writing if the determination is made that the property to be insured includes a mobile home or any type of manufactured housing. Additional requirements may be imposed after said determination, including, but not limited to the proposed mortgage must state that it is securing the land and the mobile/manufactured unit as part of the real estate.
- 10. Title Company must be provided evidence that the Homeowners Association fees are paid current.

NOTE: Pursuant to the "Real Property Sales Disclosure Act", the disclosure of sale information form must be filed with the County Auditor and County Recorder before the above required deed(s) will be accepted for recording.

Note for Information: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

NOTE: By virtue of I.C. 27-7-3.6, a Title Insurance Enforcement Fund Fee (TIEFF) of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006.

NOTE: Documents presented for recordation should have the following statement to be located near the foot of the document near the preparation statement.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Signature) and (Printed Name).

INFORMATIONAL NOTE: In order to delete the standard survey exceptions from the loan policy, for new construction, the Title Company must be furnished with a foundation survey for review. Upon review, Title Company reserves the right to make additional requirements/exceptions.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 24-06092

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- 2. Rights or claims of parties in possession not shown by the Public Records.
- 3. Easements, or claims of easements, not shown by the Public Records.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an
 accurate survey or inspection of the premises.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Taxes or special assessments which are not shown as existing liens by the Public Records.

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SCHEDULE B, PART II (Continued)

 Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Skelton Township; Tax Code No. 87-10-35-400-013.000-017; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$41,400; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$274.40, paid; November installment \$274.40, paid.

Assessed on W PT W 1/2 SE S35 T5 R7. 55 A.

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Skelton Township; Tax Code No. 87-10-35-300-012.000-017; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$68,900; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$456.67, paid; November installment \$456.67, paid.

Assessed on E 1/2 SW S35 T5 R7 80A.

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Skelton Township; Tax Code No. 87-10-35-400-014.000-017; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$12,400; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$82.18, paid; November installment \$82.18, paid.

Assessed on S 1/2 SW SE S35 T5 R7 20 A

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Skelton Township; Tax Code No. 87-14-02-200-002.000-017; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as Agricultural- Vacant Land; Assessed Value of Land \$9,000; Assessed Value of Improvements \$0; Homestead Exemption \$0; Homestead Supplemental \$0; May installment \$59.65, paid; November installment \$59.65, paid.

Assessed on PT NW NE S2 T6 R7 15 A

Taxes for the year 2024, payable in 2025, are now a lien, but not yet due and payable.

Because of the reassessment of Indiana real estate, no guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

- 8. Rights-of-way for drainage tiles, ditches, feeders and laterals, if any.
- Rights of the public, State of Indiana, County of Warrick and the municipality in and to that part of the premises taken or used for road purposes.
- Easement granted to Southern Indiana Gas and Electric Company recorded October 20, 1967 in Deed Record 139, Page 291.
- 11. Terms and provisions as set forth in the Warranty Deed dated November 29, 1989 and recorded November 30, 1989 as Document No. 1989R-27453.

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SCHEDULE B, PART II

(Continued)

12. The following oil and gas leases:

a. dated April 22, 1993 and recorded April 23, 1993 in Misc File 3, Card 12646 b. dated March 5, 1965 and recorded June 17, 1965 in Record 17, Page 60; c. dated June 6, 1966 and recorded June 20, 1966 in Record 17, Page 159; d. dated January 8, 1968 and recorded January 26, 1968 in Record 17, Page 254

and all assignments thereof and agreements related thereto;

- Easement for Right of Way granted to Southern Indiana Gas and Electric Company dated October 2, 1967 and recorded October 20, 1967 as Document No. 1967R-509926 in Deed Record 139, Page 291.
- 14. Easements, restrictions, possible assessments for maintenance, and rights of others entitled to the continued uninterrupted flow of water through the Little Pigeon Creek.
- 15. Rights of all upper and lower riparian owners and the public in general in and to the waters of and to the uninterrupted natural unpolluted flow thereof. The policy to be issued will not guarantee nor insure riparian rights.
- Access from that part of the insured premises described as 87-10-35-400-013.000-017, 87-10-35-400-014.000-017, 87-14-02-200-002.000-017 to E Maxwel Road, which is gained over adjacent property described as 87-10-35-300-012.000-017.

NOTE: In the event that the ownership of the parcels is severed without an adequate easement for ingress and egress, there will be no access to that part described as 87-10-35-400-013.000-017, 87-10-35-400-014.000-017, 87-14-02-200-002.000-017.

- The reference to acreage is shown merely to aid in the identification of the insured premises and this
 policy shall not be construed as insuring such quantity of land.
- Any loss incurred by reason of split of real estate set forth in Schedule A without prior approval of the County Area Plan Commission and County Assessor.
- 19. Covenants, conditions, agreements, declarations and restrictions, if any, appearing in the public record.
- 20. Any easements or servitudes appearing in the public records.
- 21. Any lease, grant, exceptions or reservation of minerals or mineral rights appearing in the public records.
- 22. The address, if any, is set forth for informational purposes only. The company assumes no liability and no insurance is granted for the common address of the insured premises.
- 23. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservation of interests that are not listed.

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SCHEDULE B, PART II

(Continued)

- 24. Any discrepancies between the actual boundaries of the land and the apparent boundaries indicated by fences, planting or other improvements.
- All existing sewer agreements and any easement, either created thereby or used pursuant thereto. 25.
- 26. Any possible charges for sewer services, charges and/or connection charges.
- 27. Any possible ditch assessments or special assessments.

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SCHEDULE B, PART II (Continued)

28. There is the possibility of easements in favor of Southern Indiana Gas and Electric Company, its successors and/or assigns, which have been recorded outside the chain of title and which are expressly excluded from coverage of this title policy. (APPLIES TO OWNER'S POLICY ONLY).

Note: Upon request, Title Company will provide client with an "Outside the Chain of Title Application Form" which client may choose to submit, at their expense, to CenterPoint Energy, successor in interest to Southern Indiana Gas and Electric Company. Upon receipt of a letter from CenterPoint Energy either stating that there are no easements outside the chain of title, or listing specific easements that are of record outside the chain of title, the above exception regarding possible easements will be deleted, and said specific easements, if any, will be added as exceptions to the title commitment.

NOTE: All recording references herein pertain to the records of the Office of the Recorder of Warrick County, Indiana.

FOR COMMITMENT AND OWNER'S POLICY ONLY, TO BE DELETED ON FINAL LOAN POLICY:

NOTE: Indiana Code 8-1-26 provides for the recordation of a Notice of Underground Facilities. The proposed insured is invited to make inquiry of all operators of such facilities if the possibility of underground facilities is of concern to the proposed insured. No search has been made for Notices of Underground Facilities which may have been recorded.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

 Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

- 4. Unfiled mechanics' or materialmen's liens.
- 5. Easements or claims of easements, not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public record.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) EXHIBIT A

ISSUED BY STEWART TITLE GUARANTY COMPANY

EXHIBIT A

The Land is described as follows:

All that part of the Northwest Quarter of the Northeast Quarter of Section Two (2), Township Six (6) South, Range Seven (7) West, which lies North of Little Pigeon Creek, said to contain fifteen (15) acres, more or less;

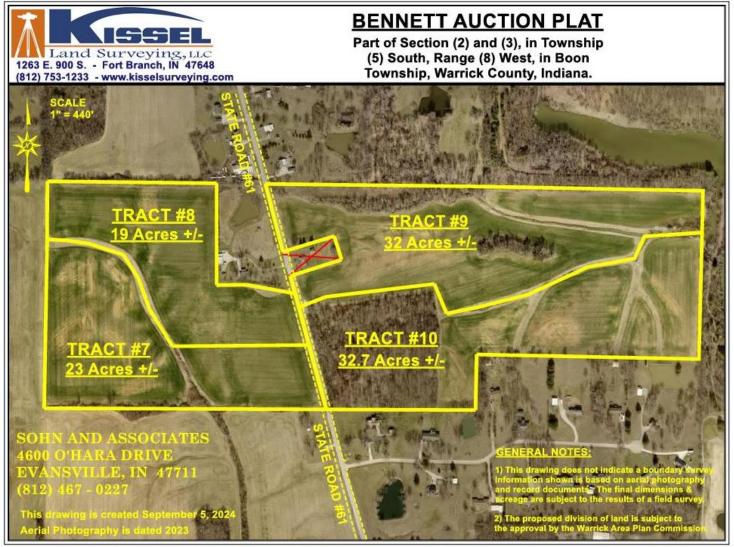
ALSO all that part of the West Half of the Southeast Quarter of Section Thirty-five (35), Township Five (5) South, Range Seven (7) West which lies either South or West of the present course of Little Pigeon Creek said to contain Seventy-five (75) acres, regardless of the course of the stream of Little Pigeon Creek;

ALSO the East Half of the Southwest Quarter of Section Thirty-five (35), Township Five (5) South, Range Seven (7) West said to contain Eighty (80) acres, regardless of the course of the stream of Little Pigeon Creek; said to contain in all One Hundred Seventy (170) acres, more or less.



<u>Tracts 7-10 – "North Farm" Totaling</u> <u>106.72+/- Acres</u>

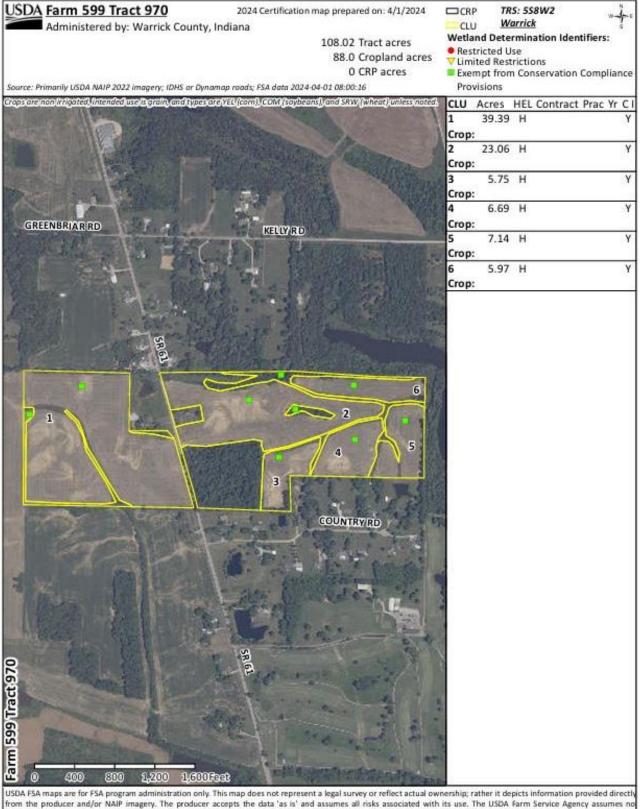
<u>Property Location</u>: "Next To" 5699 N State Route 61 Boonville, IN; The land is located on both sides of Hwy 61 between the Boonville Country Club & Kelly Rd; (Greenbriar)



Traverse PC



FSA Data



from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS



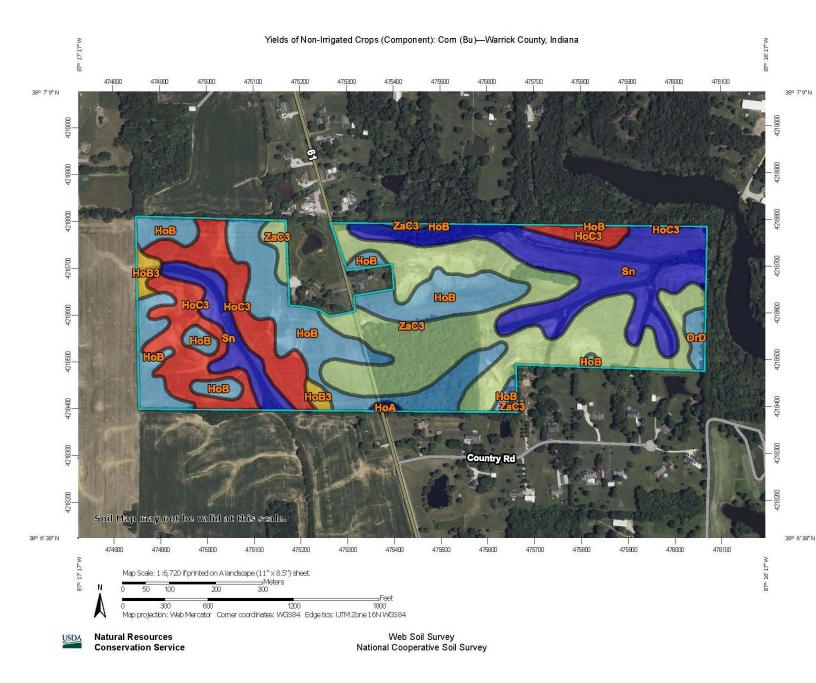
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Vescription SA Physical Loca NSI Physical Loca NSI Physical Loca SIA Unit Range Nu HEL Status Wetland Status Wetland Status Worrers Durners Durners Durners Durners Durners Cher Producers Recon ID Farm Land 108.02 NDIANA WARRICK Form: FSA-156EZ Tract 970 Contin	: G5 SI ation : INDIA ation : INDIA imber : : HEL f : Wetla : None : None : None : None : None : None : None : None : : None : : None : : None : : None : : None : : : None : : : : : : : : : : : : : : : : : : :	NAWARRICK NAWARRICK ield on tract.Consi nd determinations DCP Crop 88.00	pland p D D Abbrevia	e Tract Land Data WBP 0.00 ted States Departmm m Service Agency ated 156 Farm R	EWP 0.00 ent of Agrice ecord	0.00	Prepare Crop Ye	0.00 M: 599 ed: 9/9/24 8 ar: 2024	0.0
Description SA Physical Loca ANSI Physical Loca SIA Unit Range Nu IEL Status Wetland Status WL Violations Dwners Dither Producers Recon ID Farm Land 108.02 NDIANA WARRICK Form: FSA-156E2 Tract 970 Contin State Conservation	: G5 SE stion : INDIA ation : INDIA imber :	NAWARRICK NAWARRICK ield on tract.Cons nd determinations DCP Croj 885.01	pland pland p D D D D D D D D D D D D D D D D D D	e Tract Land Data WBP 0.00 ted States Departm m Service Agency ated 156 Farm R Double Cropped	EWP 0.00 ent of Agrice ecord CRP	0.00	Prepare Crop Ye	0.00 M: 599 ed: 9/9/24 8 ar: 2024 g. Rel Activity	0.0
Vescription SA Physical Loca NISI Physical Loca INSI Physical Loca SIA Unit Range Nu IEL Status Wetland Status Wetland Status Wetland Status Wetland Status Notana Farm Land 108.02 NDIANA WARRICK Form: FSA-156E2 Tract 970 Contin State	: G5 SE tion : INDIA ation : INDIA imber : HEL f Wetla None None	NAWARRICK NAWARRICK ield on tract.Consi nd determinations DCP Crop 88.00	pland pland p D D D D D D D D D D D D D D D D D D	e Tract Land Data WBP 0.00 ted States Departmm m Service Agency ated 156 Farm R	EWP 0.00 ent of Agrice ecord	0.00	Prepare Crop Ye	0.00 M: 599 ed: 9/9/24 8 ar: 2024	0.0
Description SA Physical Loca ANSI Physical Loca SIA Unit Range Nu IEL Status Wetland Status WL Violations Dwners Dither Producers Recon ID Farm Land 108.02 NDIANA WARRICK Form: FSA-156E2 Tract 970 Contin State Conservation	: G5 SE stion : INDIA ation : INDIA imber :	NAWARRICK NAWARRICK ield on tract.Cons nd determinations DCP Croj 885.01	pland pland p D D D D D D D D D D D D D D D D D D	e Tract Land Data WBP 0.00 ted States Departm m Service Agency ated 156 Farm R Double Cropped	EWP 0.00 ent of Agrice ecord CRP 0.00	0.00	Prepare Crop Ye	0.00 M: 599 ed: 9/9/24 8 ar: 2024 g. Rel Activity	0.0
Vescription SA Physical Loca NNSI Physical Loca SIA Unit Range Nu IEL Status Vietland Status VI Violations Dwners Dither Producers Recon ID Farm Land 108.02 NDIANA VARRICK Form: FSA-156E2 Tract 970 Contin State Conservation	: G5 SE stion : INDIA ation : INDIA imber :	NAWARRICK NAWARRICK Ield on tract.Consi determinations DCP Crop 88.00 Effective DCI 88.0	pland pland p D D D D D D D D D D D D D D D D D D	e Tract Land Data WBP 0.00 ted States Departmen Service Agency ated 156 Farm R Double Cropped 9.70 DCP Crop Data	EWP 0.00 ent of Agrice ecord CRP 0.00	0.00 ulture MPL 0.00	Prepare Crop Ye	0.00 M: 599 ed: 9/9/24 8 ar: 2024 g. Rel Activity	0.0
Vescription SA Physical Loca NSI Physical Loca NSI Physical Loca SIA Unit Range Nu IEL Status Vetland Status VL Violations Dwmers Dither Producers Recon ID Farm Land 108.02 NDIANA VARRICK Form: FSA-156E2 Tract 970 Contin State Conservation 0.00	: G5 SE stion : INDIA ation : INDIA imber :	NAWARRICK NAWARRICK Ield on tract.Consi determinations DCP Crop 88.00 Effective DCI 88.0	pland 0 D D D D D D D D D D D D D D D D D D	e Tract Land Data WBP 0.00 ted States Departmen Service Agency ated 156 Farm R Double Cropped 9.70 DCP Crop Data	EWP 0.00 ent of Agrice ecord CRP 0.00	0.00 ulture MPL 0.00	Prepare Crop Ye	0.00 M: 599 ed: 9/9/24 8 ar: 2024 g. Rel Activity 0.00	0.0 -50 AM CST 500 0.00
Vescription SA Physical Loca NSI Physical Loca NSI Physical Loca SIA Unit Range Nu IEL Status Wetland Status WL Violations Dwiners Dwiners Stere Producers Recon ID 108.02 NDIANA WARRICK Form: FSA-156E2 Tract 970 Contin Conservation 0.00 Crop Name	: G5 SE stion : INDIA ation : INDIA imber :	NAWARRICK NAWARRICK Ield on tract.Consi determinations DCP Crop 88.00 Effective DCI 88.0	pland pland p P Cropland p ase Acres	e Tract Land Data WBP 0.00 ted States Departmen Service Agency ated 156 Farm R Double Cropped 9.70 DCP Crop Data	EWP 0.00 ent of Agrice ecord CRP 0.00	MPL 0.00	Prepare Crop Ye	0.00 M : 599 ed : 9/9/24 a ar : 2024 g. Rel Activity 0.00 PLC Yie	0.0 -50 AM CST 500 0.00
Description SA Physical Loca ANSI Physical Loca ANSI Physical Loca SIA Unit Range Nu HEL Status Wetland Status WL Violations Dwners Durners Durners Durners Durners Conservation 0.00 Crop Name Com	: G5 SE stion : INDIA ation : INDIA imber :	NAWARRICK NAWARRICK Ield on tract.Consi determinations DCP Crop 88.00 Effective DCI 88.0	pland pland p D D D D D D D D D D D D D D D D D D	e Tract Land Data WBP 0.00 ted States Departmen Service Agency ated 156 Farm R Double Cropped 9.70 DCP Crop Data	EWP 0.00 ent of Agrice ecord CRP 0.00	MPL 0.00 0.00	Prepare Crop Ye	0.00 M : 599 ed : 9/9/24 8 ar : 2024 g. Rel Activity 0.00 PLC Yie 105	0.0 -50 AM CST 500 0.00

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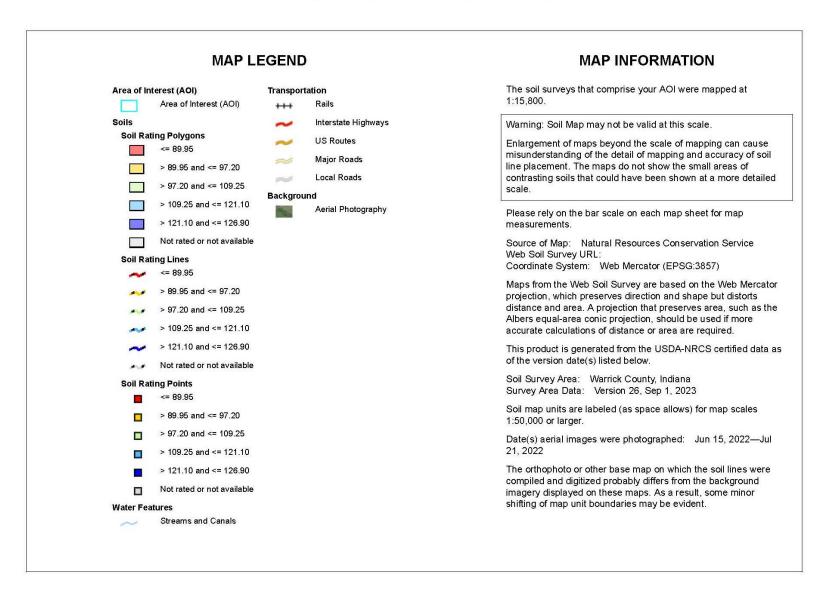


Soils Map





Yields of Non-Irrigated Crops (Component): Corn (Bu)-Warrick County, Indiana





Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
НоА	Hosmer silt loam, 0 to 2 percent slopes	126.90	0.3	0.2%
НоВ	Hosmer silt loam, 2 to 5 percent slopes	121.10	27.6	26.2%
HoB3	Hosmer silt loam, 2 to 5 percent slopes, severely eroded	97.20	1.5	1.5%
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	89.95	17.0	16.2%
OrD	Orthents, 8 to 25 percent slopes	120.00	1.2	1.2%
Sn	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	124.20	24.3	23.1%
ZaC3	Apalona-Zanesville silt loams, 6 to 12 percent slopes, severely eroded	109.25	33.2	31.6%
Totals for Area of Inter	est		105.1	100.0%

Yields of Non-Irrigated Crops (Component): Corn (Bu)



Property Cards

87-09-03-201-001.000-002	BEN	INETT,	STE	VEN A T	RUSTEE	561	1 STATE F	RD 61 N		1	00, Vaca	nt Lan	ıd			BOON TWP MARKET A	RE ^{1/2}
General Information				nership					Tra	nsfer	of Owners	ship		_		Notes	
Parcel Number			STEVE	EN A TRUS	STEE OF	Date	e Ov	wner			Doc ID Co	ode Bo	ook/Page	Adj Sa	ale Price V/I	6/8/2018 COE: FORM 133 16/17, 17 Removed all bldgs per aerial & taxpa	/18, 18/19 /er 2016 &
87-09-03-201-001.000-002	TRU8			DUTE 62		12/1	3/2023 BE	NNETT, S	STEVEN A	2023	R-008804	TA	-	(1	forward. kdh	
Local Parcel Number 010-7069-0001				7601-842	I			NNETT, A	LAN G	2023	R-008803	AE	2	(1	06/08/18	
Tax ID:								nnett, Pati					15R-/008454	्र	5141,667 I	7/30/2012 TR13: Removed T3AW 52 all improvements condition	6x49. Changed
Tax ID.				egal				EIER, RON					15R-/008453		141,667 I	to VP. ts 7-30-12	
Routing Number 310-001	Pt Parc APPRC	cel 1 Greei OVED BUI	nbriar M LDING	linor Sub 76.7 SITE	2 A NOTAN			BINSON, binson, Ka				Pe 202 WD	15R-/008452	2 5	141,667 I I	3/16/2010 TR10: Changed property 199. Changed barn grade D+2 to D. ts 3-16-10	dass 100 to
Property Class 100 Vacant Land											Agricul	- 100 CON				7/29/2000 ChID: Previous parcel_id: ADD GIS # 87-09-02-104-001.000-00	
Year: 2024						ork In P	rogress val			ed valu	155775353	e subje	224323				
				Assessm		-	2024		2023		2022		202		2020		
Location Information County		04/14/20	WIP	As Of Da	or Chang	e	AA 01/01/2024		AA 1/01/2023		AA 01/01/2022		A 01/01/202		GenReval 01/01/2020		
Warrick		na Cost I		Valuation		Indi	ana Cost Mod		Cost Mod		a Cost Mod	Indian	a Cost Mo		ina Cost Mod		
Township	india	1.00			ion Facto		1.0000		1.0000	maram	1.0000	Indian	1.000		1.0000		
BOON TOWNSHIP		1.0		Notice Re													
District 002 (Local 010)	2	\$85,1	800	Land	squireu		\$85,800	-	\$71,600	6	\$56,500		\$48,60	0	\$48,200		
BOON TOWNSHIP		<i>400,</i>	\$0	Land Re	s (1)		\$0		\$0		\$0,500		\$40,00 \$		\$0		
School Corp 8130		\$85,8			n Res (2)		\$85,800		\$71,600		\$56,500		\$48,60		\$48,200		
WARRICK COUNTY			\$0 \$0	Land No Improver	n Res (3)		\$0 \$0		\$0 \$0		\$0 \$0		\$		\$0 \$0		
Neighborhood 5002002_AV			\$0	Imp Res			\$0		\$0 \$0		\$0 \$0		, \$		\$0		
BOON TWP MARKET AREA 002_A			\$0	Imp Non	Res (2)		\$0		\$0		\$0			0	\$0		
Section/Plat		\$85.1	\$0 800	Imp Non Total	Res (3)		\$0 \$85,800		\$0 \$71.600		\$0 \$56,500		\$ \$48.60		\$0 \$48,200		
		40J,0	\$0	Total Re	s (1)		\$0 5,800 \$0		\$0		\$30,300		ə40,00 \$		\$40,200 \$0	Land Computatio	ns
Location Address (1)		\$85,8	800 [Total No	n Res (2)		\$85,800		\$71,600		\$56,500		\$48,60	0	\$48,200	Calculated Acreage	76.17
5611 STATE RD 61 N	_	_	\$0		n Res (3)		\$0	_	\$0		\$0		\$	0	\$0	Actual Frontage	0
BOONVILLE, IN 47601		Deisia a	_	Land	l Data (St	andard	Depth: Res	100', CI	100' Bas	se Lot:	Res 0' X	0', CI 0	' X 0')			Developer Discount	
Zoning		Pricing Metho	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value			Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	76.72
_ 0	Туре	d														81 Legal Drain NV	0.00
Subdivision	4	A	нов	0	14.1503	0.89	\$2,280	\$2,029	\$28,711	0%			100.00	0.00	\$28,710	82 Public Roads NV	1.24
	4	A	нов	0	0.5559	0.72	\$2,280	\$1,642	\$913			0.00		0.00	\$910	83 UT Towers NV	0.00
Lot	4	A	нос	0	7.8893	0.64	\$2,280	\$1,459	\$11,510				100.00	0.00	\$11,510	9 Homesite	0.00
	4	A	SN	0	4.1559	1.11	\$2,280	\$2,531	\$10,519			0.00		0.00	\$10,520	91/92 Acres Total Acres Farmland	0.00 75.48
Market Model	4	A	ZAC3		10.9486	0.55	\$2,280	\$1,254	\$13,730	0%			100.00	0.00	\$13,730	Farmland Value	\$85,210
5002002_AV - BOON TWP - MARK	4	A	нов	0	0.0515	0.89	\$2,280	\$2,029	\$104	0%		0.00		0.00	\$100	Measured Acreage	74.93
Characteristics	4	A	ZAC3		0.1489	0.55	\$2,280	\$1,254	\$187	0%			100.00	0.00	\$190	Avg Farmland Value/Acre	1137
Topography Flood Hazard	5	A	нов	0	6.0278	0.89	\$2,280	\$2,029	\$12,230		1.0000	0.00		0.00	\$4,890	Value of Farmland	\$85,820
	5	A	нов	0	0.2022	0.72	\$2,280	\$1,642	\$332		1.0000		100.00	0.00	\$130	Classified Total	\$0
Public Utilities ERA	5	A	нос	0	3.4879	0.64	\$2,280	\$1,459	\$5,089		1.0000	0.00		0.00	\$2,040	Farm / Classifed Value	\$85,800
	5	Α	SN	0	1.8514	1.11	\$2,280	\$2,531	\$4,686		1.0000		100.00	0.00	\$1,870	Homesite(s) Value	\$0
Streets or Roads TIF	5	A	W	0	0.4054	0.50	\$2,280	\$1,140	\$462		1.0000	0.00		0.00	\$180	91/92 Value	\$0
	5	Α	ZAC3		3.1814	0.55	\$2,280	\$1,254	\$3,989			0.00		0.00	\$1,600	Supp. Page Land Value	
Neighborhood Life Cycle Stage	6	Α.	HOA	0	0.2942	0.89	\$2,280	\$2,029	\$597	-80%	1.0000	0.00		0.00	\$120	CAP 1 Value	\$0
Static Printed Friday, April 26, 2024	6	A	HOB	0	6.7749	0.89	\$2,280	\$2,029	\$13,746	-80%	1.0000	0.00	100.00	0.00	\$2,750	CAP 2 Value CAP 3 Value	\$85,800 \$0
Review Group 2022	Data	Source	e Ext	ernal Only	Co	llector	08/20/2018	TYL	ER		Appraise	r 10/18	8/2022	TYLER	2	Total Value	\$85,800
																	2/2
87-09-03-201-001.000-002	BÉ	NNETT,	STE\		USTEE OF		1 STATE RI		1001	\$3.9.7	upplement		•			BOON TWP MARKET AREA	0 2/2
		Drivin			nd Data (Si	andard	Depth: Res	100', CI	100' Bas	e Lot:	Res 0' X 0	", CI 0".	X 0')				
	Lan		^{ng} Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value		Market Factor	Cap 1	Cap 2	Cap 3	Value		
	Тур	u									ractor				100000		
	6	A	HOI		1.1385	0.72	\$2,280	\$1,642	\$1,869		1.0000		100.00	0.00	\$370		
	6	A	HO		1.1899	0.64	\$2,280	\$1,459	\$1,736		1.0000		100.00	0.00	\$350		
	6	A	SN	0	2.5000	1.11	\$2,280	\$2,531	\$6,328		1.0000		100.00	0.00	\$1,270		
	6	A	ZAC		7.9653	0.55	\$2,280	\$1,254	\$9,988		1.0000		100.00	0.00	\$2,000		
	71 71	A	HO		0.8673 0.3539	0.89	\$2,280 \$2,280	\$2,029 \$1,459	\$1,760	-40%	1.0000		100.00	0.00	\$1,060 \$310		
	71	A	SN	0	0.3539	1.11	\$2,280	\$1,459		-40%	1.0000		100.00	0.00	\$310		
	72	A	HO		0.0753	0.50	\$2,280	\$2,551		-40%	1.0000		100.00	0.00	\$110		
	72	A	W	5 0 0	0.0007	0.50	\$2,280	\$1,140		-40%	1.0000		100.00	0.00	\$120		
	72	A	ZAC		0.5376	0.50	\$2,280	\$1,140		-40%	1.0000		100.00	0.00	\$370		
	82	A	BA	0	1.2388	0.98	\$2,280	\$2,234	\$2,767		1.0000		100.00	0.00	\$00		
			2011	Ŭ		5.00	42,200		41 , 7 0 7			0.00		0.00			



87-09-02-100-035.000-002	BEN	INETT	, STE	VEN A TR	RUSTEE	NS	5T RD 61			10	0, Vaca	nt Lan	d			BOON TWP MARKET	ARE ¹
General Information			Ow	nership					Tra	nsfer o	f Owners	ship				Notes	
Parcel Number			STEVE	ENATRUS	TEE OF	Dat	e ()wner		D	oc ID C	ode Bo	ok/Page	e Adj Sa	le Price V/I	2/2/2012 ChID: Previous parcel_id:	010-0258-035
87-09-02-100-035.000-002	TRU		TE D	DUTE 62		12/1	13/2023 E	ENNETT, S	STEVEN A	2023R-	008804	ТА		1	1		
Local Parcel Number				7601-9421		12/	12/2023 E	ENNETT, A	LAN G	2023R-	008803	AE		1	1		
010-0258-0350	500		-,	1001 0121		09/2	29/2015 E	ennett, Pat	ricia Ann			Wa 201	5R-/008453	з \$	141,667 I		
Tax ID:			n	egal		09/2	28/2015 F	OBINSON,	KAREN			Wa 201	5R-/008454	پ	141,667 I		
	N 1/2	SENW S	2 T5 R8	20 A		09/2	28/2015 M	EIER, RON	ALD A &			Pe 201	5R-/008452	2 \$	141,667 I		
Routing Number 005-020						12/2	21/2001 F	tobinson, Ka	aren M &			WD		1	1		
Property Class 100 Vacant Land											Agricul	tural					
Year: 2024			Val	uation Rec			Cont.		111101111010	d value	0100000000	e subje	221.01	Concept and			
		2	2024	Assessme	ent Year		202	4	2023		2022		202	21	2020		
Location Information			WIP	Reason F	or Chang	le	A	A	AA		AA		A	A	GenReval		
County		04/14/2	024	As Of Dat	0		01/01/202	.4 (01/01/2023	0	1/01/2022	3	01/01/202	21	01/01/2020		
Warrick	India	ina Cost	Mod	Valuation	Method	Indi	ana Cost Mo	d Indiana	Cost Mod	Indiana	Cost Mod	Indiana	a Cost Mo	od India	na Cost Mod		
Township		1.0	000	Equalizati	on Facto	r	1.000	0	1.0000		1.0000		1.000	00	1.0000		
BOON TOWNSHIP				Notice Re	quired												
District 002 (Local 010)		\$31,	300	Land			\$31,30	0	\$26,100		\$20,600		\$17,70	0	\$17,600		
BOON TOWNSHIP			\$0	Land Res				0	\$0		\$0			0	\$0		
School Corp 8130		\$31,	,300 \$0	Land Nor			\$31,30	0	\$26,100		\$20,600		\$17,70		\$17,600 \$0		
WARRICK COUNTY	-		\$0 \$0	Land Nor				0	\$0 \$0		\$0 \$0			i0 i0	\$0 \$0		
Neighborhood 5002002 AV			\$0	Imp Res				ō	\$0		\$0			0	\$0		
BOON TWP MARKET AREA 002_A			\$0	Imp Non				0	\$0		\$0			0	\$0		
Section/Plat	_		\$0	Imp Non	Res (3)			0	\$0		\$0				\$0		
2		\$31,	300 \$0	Total Total Res	. (1)		\$31,30	0	\$26,100 \$0		\$20,600 \$0		\$17,70	0	\$17,600 \$0	Land Computatio	ons
Location Address (1)		\$31		Total Nor			\$31,30		\$26,100		\$20,600		\$17,70		\$17,600	Calculated Acreage	20.0
N ST RD 61			\$0	Total Nor			\$	0	\$0		\$0		\$	0	\$0	Actual Frontage	
BOONVILLE, IN 47601				Land	Data (St	andard	Depth: Re	s 100', Cl	100' Bas	e Lot: l	Res 0' X ()', CI 0'	X 0')			Developer Discount	Γ
	Land	Pricing	Soli	Act	122			Adj.	Ext.	infi.	Market				122.2	Parcel Acreage	20.0
Zoning	Туре	Metho	ID	Front.	Size	Factor	Rate	Rate	Value		Factor	Cap 1	Cap 2	Cap 3	Value	81 Legal Drain NV	0.
	4	A	SN	0	8.5580	1.11	\$2,280	\$2,531	\$21,660	0%	1.0000	0.00	100.00	0.00	\$21,660	82 Public Roads NV	0.0
Subdivision	4	A	нос		1.7630	0.64	\$2,280	\$1,459	\$2,572	0%	1.0000	0.00	100.00	0.00	\$2,570	83 UT Towers NV	0.0
	4	A	нов	0	0.4410	0.89	\$2,280	\$2,029	\$895	0%	1.0000	0.00	100.00	0.00	\$890	9 Homesite	0.0
Lot	4	A	ZAC		3.4890	0.55	\$2,280			0%	1.0000	0.00	100.00	0.00	\$4,380	91/92 Acres	0.
		100				262.2	1997 - 1997	\$1,254	\$4,375							Total Acres Farmland	20.
Market Model	6	A	HOB	0	0.1840	0.89	\$2,280	\$2,029	\$373	-80%	1.0000	0.00	100.00	0.00	\$70	Farmland Value	\$32,2
5002002_AV - BOON TWP - MARK	6	A	SN	0	4.5550	1.11	\$2,280	\$2,531	\$11,529	-80%	1.0000	0.00	100.00	0.00	\$2,310	Measured Acreage	20.
Characteristics	6	Α	ZAC	30	1.6160	0.55	\$2,280	\$1,254	\$2,026	-80%	1.0000	0.00	100.00	0.00	\$410	Avg Farmland Value/Acre	15
Flood Hazard																Value of Farmland	\$31,3
																Classified Total	ψ01,0
Public Utilities ERA																Farm / Classifed Value	\$31,3
																Homesite(s) Value	φ01,0
Streets or Roads TIF																91/92 Value	1
																Supp. Page Land Value CAP 1 Value	
Neighborhood Life Cycle Stage Static																CAP 1 Value CAP 2 Value	\$31.3
Printed Friday, April 26, 2024																CAP 3 Value	φ01,0
rinueu riluay, April 20, 2024																	



87-09-02-100-036.000-002	BEN	NETT	, STE	VEN A T	RUSTEE	NS	ST RD 61			10	0, Vaca	nt Lane	d			BOON TWP MARKET	ARE ¹
General Information			Own	ership					Tra	nsfer o	f Owners	ship				Notes	
Parcel Number			STEVE	N A TRUS	TEE OF	Dat	e C	wner		D	oc ID Co	ode Bo	ok/Page	Adj Sal	e Price V/I	8/2/2006 ChiD: Previous parcel_id:	010-0258-036
87-09-02-100-036.000-002	TRU					12/1	13/2023 B	ENNETT, S	TEVEN A	2023R-	008804	ТА		1	1		
Local Parcel Number				OUTE 62 7601-8421		12/	12/2023 B	ENNETT, A	LAN G	2023R-	008803	AE		,	T		
010-0258-0360			=, IN 4/	001-0421		09/2	28/2015 B	ENNETT, F	ATRICIA			Wa 201	5R-/008454	\$1	41.667 I		
Tax ID:		_	n.	egal	_			EIER, RON				Wa 201	5R-/008453	•	41,667 I		
	N 1/2	S 1/2 SE				1000000		OBINSON,				1990 - 1997	5R-/008452		41,667 I		
Routing Number 005-021								obinson, Ka				WD			1		
Property Class 100 Vacant Land							I				Agricul	1000000000					
rear: 2024				0.110	13.03.25.M	ork in P	rogress va	7.5.	Table Street Street	d value	100000000000	e subje	201073	STATE OF THE OWNER OF THE OWNER			
	-		0.0202-02	Assessm			202		2023		2022		202		2020		
Location Information				Reason F		je	A		AA		AA		A		GenReval		
County Varrick		04/14/2	*3255 DB	As Of Dat			01/01/202		1/01/2023		1/01/2022		01/01/202		01/01/2020		
	India	ana Cost		Valuation			ana Cost Mo		Cost Mod	Indiana	Cost Mod	Indiana	a Cost Mo		a Cost Mod		
		1.0	0000	Equalizat	Ion Facto	r	1.000	0	1.0000		1.0000		1.000	0	1.0000		
BOON TOWNSHIP				Notice Re	quired			<i>C14</i>					\checkmark				
District 002 (Local 010)		\$13,		Land			\$13,30		\$11,000		\$8,700		\$7,50		\$7,400		
BOON TOWNSHIP			\$0	Land Re			\$		\$0		\$0		\$		\$0		
ichool Corp 8130		\$13	\$0	Land No Land No			\$13,30 \$		\$11,000 \$0		\$8,700 \$0		\$7,50 \$		\$7,400 \$0		
VARRICK COUNTY	-			Improven			\$		\$0		\$0		\$		\$0		
Neighborhood 5002002_AV			\$0	Imp Res			\$		\$0		\$0			ō	\$0		
BOON TWP MARKET AREA 002	_A		\$0	Imp Non			\$		\$0		\$0		\$		\$0		
Section/Plat	-		\$0	Imp Non	Res (3)		\$		\$0		\$0		\$		\$0		
2		\$13,	,300 \$0	Total Total Re	e (1)		\$13,30 \$		\$11,000 \$0		\$8,700 \$0		\$7,50 \$		\$7,400 \$0	Land Computatio	ons
ocation Address (1)		\$13	.300	Total No			\$13,30		\$11.000		\$8,700		\$7.50		\$7,400	Calculated Acreage	10.
N ST RD 61			\$0	Total No	n Res (3)		\$	0	\$0		\$0		\$	0	\$0	Actual Frontage	1.71
SOONVILLE, IN 47601				Land	I Data (Sf	andard	Depth: Re	s 100', Cl	100' Bas	e Lot: F	Res 0' X (D', CI 0'	X 0')			Developer Discount	ĺ
	Land	Pricing	9 Soli	Act			-	Adj.	Ext	infi.	Market				(22.2 B	Parcel Acreage	10.
Coning	Туре		ID	Front.	Size	Factor	Rate	Rate	Value	%	Factor	Cap 1	Cap 2	Cap 3	Value	81 Legal Drain NV	0.
	4	A	SN	0	1.5060	1.11	\$2,280	\$2,531	\$3,812	0%	1.0000	0.00	100.00	0.00	\$3,810	82 Public Roads NV	0.0
iubdivision		A	ZAC3		7.2360	0.55	\$2,280	\$1,254	\$9.074	0%	1.0000	0.00	100.00	0.00	\$9.070	83 UT Towers NV	0.
	4	A	HOB	0	0.1840	0.35	\$2,280	\$2,029	\$373	0%	1.0000	0.00	100.00	0.00	\$370	9 Homesite	0.
ot	4		SN	0					2		1.0000		100.00		\$60 \$60	91/92 Acres	0.
	-	A		-	0.1100	1.11	\$2,280	\$2,531	\$278	-80%		0.00		0.00	***	Total Acres Farmland	10.
Market Model	6	A	HOB	0	0.7710	0.89	\$2,280	\$2,029	\$1,564	-80%	1.0000	0.00	100.00	0.00	\$310	Farmland Value	\$13,7
002002_AV - BOON TWP - MAI	RK ⁶	Α	ZAC3	0	0.5880	0.55	\$2,280	\$1,254	\$737	-80%	1.0000	0.00	100.00	0.00	\$150	Measured Acreage	413,7 10.
Characteristics																Avg Farmland Value/Acre	13
opography Flood Haz	ard															Value of Farmland	\$13,2
	_															Classified Total	φ13,2
ublic Utilities E	RA															Farm / Classifed Value	
	7																\$13,3
treets or Roads																Homesite(s) Value	
ILEELS OF ROZUS	TIF															91/92 Value	
																Supp. Page Land Value	
leighborhood Life Cycle Stage Static																CAP 1 Value CAP 2 Value	£12.2
																CAP 2 Value CAP 3 Value	\$13,3
rinted Friday, April 26, 2024																	





ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Bosse Title Company, LLC

Jeffrey H. Bosse, President



//Frederick H. Eppinger President and CEO

David Hisey Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I Requirements;
 - f. Schedule B, Part II Exceptions; and
 - g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, 20 E. 91st Street, Indianapolis, IN 46240.

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010-UN ALTA Commitment for Title Insurance (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY

STEWART TITLE GUARANTY COMPANY

 Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

 Issuing Agent:
 Bosse Title Company

 Issuing Office:
 4799 Rosebud Lane, Newburgh, IN 47630

 Issuing Office's ALTA® Registry ID:
 1003043

 Loan ID No.:
 24-06091-1

 Issuing Office File No.:
 24-06091

 Property Address:
 N. St Rd 61, Boonville, IN 47601

 N. St Rd 61, Boonville, IN 47601
 5611 State Rd 61 N., Boonville, IN 47601

1. Commitment Date: July 1, 2024 at 08:00 AM

2. Policy to be issued:

Proposed Amount of Insurance:

TBD

- ALTA Owners Policy (7/1/2021)
 Proposed Insured: TBD
 The estate or interest to be insured: Fee Simple
- ALTA Loan Policy (7/1/2021) Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear. The estate or interest to be insured: Fee Simple
- 3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
- 4. The Title is, at the Commitment Date, vested in:

Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994

5. The Land is described as follows:

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010-UN ALTA Commitment for Title Insurance Schedule A (07-01-2021)



SCHEDULE A

(Continued)

87-09-02-100-036.000-002 and 87-09-02-100-035.000-002

The North Half of the Southeast Quarter of the Northwest Quarter; and the North Half of the South Half of the Southeast Quarter of the Northwest Quarter all in Section Two (2), Township Five (5) South, Range Eight (8) West, said to contain 30 acres, more or less.

87-09-03-201-001.000-002

Parcel One (1) in Greenbriar Minor Subdivision, as per plat thereof, recorded as Instrument No. 2005R-003574 on April 8, 2005, and amended Certified Plot Plan recorded as Instrument No. 2006R-000476 on January 12, 2006, in the Office of the Recorder of Warrick County, Indiana.

EXCEPT that part conveyed to Jack T. Stephans and Susan E. Stephans, husband and wife, by Warranty Deed dated March 27, 2006 and recorded April 18, 2006 as Instrument No. 2006R-005065 in the Office of the Recorder of Warrick County, Indiana.

STEWART TITLE GUARANTY COMPANY

Bosse Title Company, LLC

Jeffrey H. Bosse, President

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 24-06091

All of the following Requirements must be met:

- The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
 - Trustee's Deed from Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994 to TBD.
 - b. Mortgage from TBD to TBD, securing the principal amount of \$0.00.
- 5. Company must be furnished that portion of Alan G. Bennett Revocable Living Trust U/T/A 12/12/94, as amended, establishing the trustee of said trust and any portion of the trust setting forth the guidelines that the trustee must follow in the execution of deeds. Upon review of such, Company reserves the right to make additional requirements.
- 6. NOTE: IF THE OWNERSHIP OF THE INSURED PARCELS IS SEVERED, THERE MAY NOT BE LEGAL ACCESS TO A PUBLIC ROADWAY, ABSENT AN EASEMENT AGREEMENT. CURRENTLY, THE PARCELS ALL GAIN ACCESS VIA PARCEL 87-09-03-201-001.000-002.
- 7. NOTE: PER THE PLAT OF GREENBRIAR MINOR SUBDIVISION, PARCEL 1 IS NOT CURRENTLY AN APPROVED BUILDABLE SITE.
- 8. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured which is acceptable to the Company. The Company may amend this commitment to add, among other matters, additional exceptions or requirements after being provided the designation of the Proposed Insured.

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010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



SCHEDULE B PART I

(Continued)

- 9. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
- 10. You must tell us in writing if the determination is made that the property to be insured includes a mobile home or any type of manufactured housing. Additional requirements may be imposed after said determination, including, but not limited to the proposed mortgage must state that it is securing the land and the mobile/manufactured unit as part of the real estate.
- 11. Title Company must be provided evidence that the Homeowners Association fees are paid current.

NOTE: Pursuant to the "Real Property Sales Disclosure Act", the disclosure of sale information form must be filed with the County Auditor and County Recorder before the above required deed(s) will be accepted for recording.

Note for Information: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

NOTE: By virtue of I.C. 27-7-3.6, a Title Insurance Enforcement Fund Fee (TIEFF) of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006.

NOTE: Documents presented for recordation should have the following statement to be located near the foot of the document near the preparation statement.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Signature) and (Printed Name).

INFORMATIONAL NOTE: In order to delete the standard survey exceptions from the loan policy, for new construction, the Title Company must be furnished with a foundation survey for review. Upon review, Title Company reserves the right to make additional requirements/exceptions.

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010-UN ALTA Commitment for Title Insurance Schedule BI (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 24-06091

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- 2. Rights or claims of parties in possession not shown by the Public Records.
- 3. Easements, or claims of easements, not shown by the Public Records.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an
 accurate survey or inspection of the premises.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Taxes or special assessments which are not shown as existing liens by the Public Records.

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



SCHEDULE B, PART II (Continued)

 Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-02-100-035.000-002; Assessed in the name of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994; Assessed as Agricultural - Vacant Land; Assessed Value of Land \$26,100; Assessed Value of Improvements \$0.00; Homestead Exemption \$0.00; Homestead Supplemental \$0,00; May installment \$192.44 paid; November installment \$192.44 paid.

Assessed on N 1/2 SE NW S2 T5 R8 20 A

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-02-100-036.000-002; Assessed in the name of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994; Assessed as Agricultural - Vacant Land; Assessed Value of Land \$11,000; Assessed Value of Improvements \$0.00; Homestead Exemption \$0.00; Homestead Supplemental \$0,00; May installment \$81.10 paid; November installment \$81.10 paid.

Assessed on N 1/2 S 1/2 SE NW S2 T5 R8 10A

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Boon Township; Tax Code No. 87-09-03-201-001.000-002; Assessed in the name of The Alan G. Bennett Revocable Living Trust U/T/A December 12, 1994; Assessed as Agricultural - Vacant Land; Assessed Value of Land \$71,600; Assessed Value of Improvements \$0.00; Homestead Exemption \$0.00; Homestead Supplemental \$0,00; May installment \$527.90 paid; November installment \$527.90 paid.

Assessed on Pt Parcel 1 Greenbriar Minor Sub 76.72A NOT AN APPROVED BUILDING SITE.

Taxes for the year 2024, payable in 2025, are now a lien, but not yet due and payable.

Because of the reassessment of Indiana real estate, no guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

- Rights-of-way for drainage tiles, ditches, feeders and laterals, if any.
- Rights of the public, State of Indiana, County of Warrick and the municipality in and to that part of the premises taken or used for road purposes.
- All building setback lines and public utility easements, existing notices, dedications, easements and other information set forth on the recorded plat of Greenbriar Minor Subdivision, appearing of record in Document No. 2005R-003574.
- Matters Contained on Survey by William Y. Bivins IN Reg. No. 910003 dated January 9, 2006 and recorded January 12, 2006 as Document No. 2006R-000476.
- 12. Easement granted to Boonville Natural Gas Corporation dated August 8, 1986 and recorded January 21, 1988 in Deed File 3, Card 2044.

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⁰¹⁰⁻UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

SCHEDULE B, PART II (Continued)

(Continued)

- 13. Coal Mining Lease dated October 8, 1994 a Memorandum of which was recorded October 14, 1994 in Miscellaneous File 3, Card 15988; as affected by the partial release recorded May 24, 2006 as Document No. 2006R-006546; as amended by the amendment recorded May 24, 2006 as Document No. 2006R-006545, as affected by the Affidavit to Cancel recorded September 28, 2015 as Document No. 2015R-008451 and all additional agreements relating thereto or assignments thereof.
- 14. Access from that part of the insured premises described as 87-09-02-100-036.000-002 and 87-09-02-100-035.000-002 to State Road 61, which is gained over adjacent property described as 87-09-03-201-001.000-002.

NOTE: In the event that the ownership of the is severed without an adequate easement for ingress and egress, there will be no access to that part described as <u>8</u>7-09-02-100-036.000-002 and 87-09-02-100-035.000-002

- 15. Easements, restrictions, possible assessments for maintenance, and rights of others entitled to the continued uninterrupted flow of water through the Little Pigeon Creek.
- 16. Rights of all upper and lower riparian owners and the public in general in and to the waters of and to the uninterrupted natural unpolluted flow thereof. The policy to be issued will not guarantee nor insure riparian rights.
- 17. The reference to acreage is shown merely to aid in the identification of the insured premises and this policy shall not be construed as insuring such quantity of land.
- Any loss incurred by reason of split of real estate set forth in Schedule A without prior approval of the County Area Plan Commission and County Assessor.
- 19. Covenants, conditions, agreements, declarations and restrictions, if any, appearing in the public record.
- 20. Any easements or servitudes appearing in the public records.
- 21. Any lease, grant, exceptions or reservation of minerals or mineral rights appearing in the public records.
- 22. The address, if any, is set forth for informational purposes only. The company assumes no liability and no insurance is granted for the common address of the insured premises.
- 23. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservation of interests that are not listed.
- Any discrepancies between the actual boundaries of the land and the apparent boundaries indicated by fences, planting or other improvements.
- 25. All existing sewer agreements and any easement, either created thereby or used pursuant thereto.
- 26. Any possible charges for sewer services, charges and/or connection charges.

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010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



SCHEDULE B, PART II (Continued)

27. Any possible ditch assessments or special assessments.

28. There is the possibility of easements in favor of Southern Indiana Gas and Electric Company, its successors and/or assigns, which have been recorded outside the chain of title and which are expressly excluded from coverage of this title policy. (APPLIES TO OWNER'S POLICY ONLY).

Note: Upon request, Title Company will provide client with an "Outside the Chain of Title Application Form" which client may choose to submit, at their expense, to CenterPoint Energy, successor in interest to Southern Indiana Gas and Electric Company. Upon receipt of a letter from CenterPoint Energy either stating that there are no easements outside the chain of title, or listing specific easements that are of record outside the chain of title, the above exception regarding possible easements will be deleted, and said specific easements, if any, will be added as exceptions to the title commitment.

NOTE: All recording references herein pertain to the records of the Office of the Recorder of Warrick County, Indiana.

FOR COMMITMENT AND OWNER'S POLICY ONLY, TO BE DELETED ON FINAL LOAN POLICY:

NOTE: Indiana Code 8-1-26 provides for the recordation of a Notice of Underground Facilities. The proposed insured is invited to make inquiry of all operators of such facilities if the possibility of underground facilities is of concern to the proposed insured. No search has been made for Notices of Underground Facilities which may have been recorded.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

 Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

4. Unfiled mechanics' or materialmen's liens.

5. Easements or claims of easements, not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public record.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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the date of use.	All other uses are prohibited.	Reprinted under license from the American Land Title Association.	
Eile No - 24.08	091		

010-UN ALTA Commitment for Title Insurance Schedule BII (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) EXHIBIT A

ISSUED BY STEWART TITLE GUARANTY COMPANY

EXHIBIT A

The Land is described as follows:

87-09-02-100-036.000-002 and 87-09-02-100-035.000-002

The North Half of the Southeast Quarter of the Northwest Quarter; and the North Half of the South Half of the Southeast Quarter of the Northwest Quarter all in Section Two (2), Township Five (5) South, Range Eight (8) West, said to contain 30 acres, more or less.

87-09-03-201-001.000-002

Parcel One (1) in Greenbriar Minor Subdivision, as per plat thereof, recorded as Instrument No. 2005R-003574 on April 8, 2005, and amended Certified Plot Plan recorded as Instrument No. 2006R-000476 on January 12, 2006, in the Office of the Recorder of Warrick County, Indiana.

EXCEPT that part conveyed to Jack T. Stephans and Susan E. Stephans, husband and wife, by Warranty Deed dated March 27, 2006 and recorded April 18, 2006 as Instrument No. 2006R-005065 in the Office of the Recorder of Warrick County, Indiana.



<u>Tract 11 – Spencer County River Cabin with</u> <u>Double Lot</u>

Property Location: 8628 W River Rd, Rockport, IN 47635; From Reo, IN, go South on IN-161 approximately 4 miles to Right on Patronville Rd (200 S), continue West 5.8 miles to Left on County Rd 850 W, to Left on River Rd. Property will be on your left.





Property Cards

74-18-05-301-041.000-016

ADMINISTRATIVE INFORMATION PARCEL NUMBER 74-18-05-301-041.000-016 Parent Parcel Number

Property Address RIVER RD Neighborhood 8049 AV BOAT CLUB & RIVER CAMPS Property Class 510 One Family Dwelling Platted TAXING DISTRICT INFORMATION Jurisdiction 74 Агеа 008 Luce Corporation N District 016 Section & Plat Routing Number 8-54-025

Site Description Topography: Level Public Utilities: Water, Electric Street or Road: Paved

Steven A. Bennett, Trustee of the Alan G. Bennett Revocable Uter RD

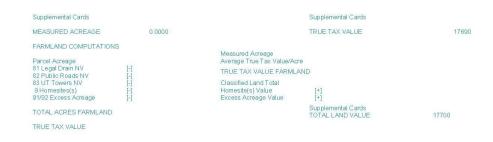
OWNERSHIP	Tax ID 74-18-	05-301-041.000-016	F	Printed 4/19/2024	
Steven A. Bennett, Trustee of the Alan C	 Bennett Revocable Livi 	TRANSFER	OF OWNERSHIP		
ng Trust 4677 Hwy 62 W		Date	Transfer From	Book/Page-Document	Consideration
Boonville, IN 47601		12/14/2023	Bennett, Alan G & Patricia A	A. Bk: 2023R - Pg: 03344	\$0.00
BOONVILLE BOAT CLUB ORIG SUB D	IV LOT 25 (54' X 77')				

RESIDENTIAL

Assessment Year		01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/202
Reason For Chang	ie 19	⊢ Annual Adju	19- Annual Adju	19- Annual Adju	19- Annual Adju	09- General Rev	19- Annual Adju	19- Annual Adju	19- Annual Adj
VALUATION Appraised Value	L B T	17700 15000 32700	17700 16200 33900	17700 16800 34500	17700 16800 34500	17700 16800 34500	17700 14900 32600	17700 21600 39300	1770 2480 4250
VALUATION True Tax Value	L B T	17700 15000 32700	17700 16200 33900	17700 16800 34500	17700 16800 34500	17700 16800 34500	17700 14900 32600	17700 21600 39300	1770 2480 4250

LAND DATA AND CALCULATIONS

Neighborhood:				LA	ND DATA A	ND CALCU	LATIONS			
Static		Rating	Measured		Prod. Factor					
Zoning:		Soil ID	Acreage	Table 120	-or- Depth Factor					
Legal Acres: 0.0000	Land Type	Actual Frontage	Effective Frontage	Effective Depth	-or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	1 FRONT LOT	54.00	54.0000	77.00	0.90	364.00	327.60	17690		17690





510

PHYSICAL CHARACTERISTICS			IMPROV	/EMENT	DATA				74-18-05-301-041.000- RIVE	016 ER RD		Property Class:	510
Style: 1 Lv1 0.100 SqFt Occupancy: Single family Story Height 1.0 Finished Area: 672 Attic: None Basement: None								1	Construction Wood frame	Base Area 672	Floor 1.0	Finished Area Sq Ft 672	Value 60620
ROOFING										0	Crawl		0
Material: Asphalt shingles Type:										TOTAL BASE			60620
FLOORING										Row Type	Adjustment SUB-TOTAL		1.00%
Carpet 1.0 Sub and joists 1.0											Interior Finish Ext Lvg Units Basement Fil	в	0 0
EXTERIOR COVER Wood siding 1.0			[Fireplace(s) Heating Air Condition Frame/Siding Plumbing Fix	WRoof	0 -2990 0 0 0
INTERIOR FINISH Drywall 1.0			24	1 s	s Fr						1.50.000		100
				~	572)				Exterior Features		SUB-TOTAL SUB-TOTAL	ONE UNIT 0 UNITS	57630 57630
ACCOMMODATIONS Finished Rooms: 3 Bedrooms: 2			L		0FP 10			Descr OFP-{	iption Value 3 6150	0	Integral Att Garage Att Carports Bsmt Garage ures	e	0 0 0 6150
HEATING AND AIR CONDITIONING					\rightarrow						SUB-TOTAL		63780
Primary Heat: No heat gravity Lower Full Part										Quality Class			03700
/Bsmt 1 Upper Upper										GRADE ADJ	USTED VALUE		35210
PLUMBING													
# 3 Fixt. Baths 1 3													
# 3 Fixt. Baths 1 3 Kit Sink 1 1 Water Heat 1 1			1			eu							
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION	SPECIAL FE	ATURES			Strv Const					iputed Phys	Obsol Ma	rket %	
# 3 Fixt: Baths 1 3 Kit Sink 1 1 Water Heat 1 1 TOTAL 5	SPECIAL FE	ATURES Value	ID	Use H	Stry Const Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	14400	Depr Adj	6	/alue
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			ID D DWVE	Use H		Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Size or Com	e Depr		Comp \	/alue 24800
# 3 3 Firt. Baths 1 3 Kil Sink 1 1 Water Heat 1 1 TOTAL 5 5 REMODELING AND MODERNIZATION 5			C.	Use H	Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr	Depr Adj	Comp \	State Annual State
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			C.	Use H	Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr	Depr Adj	Comp \	State Annual State
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			C.	Use H	Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr	Depr Adj	Comp \	State Annual State
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			C.	Use H	Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr	Depr Adj	Comp \	State Annual State
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			C.	Use H	Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr	Depr Adj	Comp \	State Annual State
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			C.	Use H	Hgt Type Gr	Year Eff ade Const Yea	Bas ar Cond Rati	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr	Depr Adj	Comp \	State Annual State
* 3 Fixt. Baths 1 3 Kil Sink 1 1 Water Heat 1 TOTAL 5 REMODELING AND MODERNIZATION			C.	Use i	H <u>gi Type</u> Gr	Year Eff ade Const Yea	ar Cond Bas	se Feat- / e ures l	Adj Sizeor Com Rate Area Valu	e Depr 210 47	Depr Adj	Comp \	State Annual State



74-18-05-301-040.000-016

ADMINISTRATIVE INFORMATION PARCEL NUMBER 74-18-05-301-040.000-016

Parent Parcel Number

Property Address RIVER RD

Neighborhood 8049 AV BOAT CLUB & RIVER CAMPS

Property Class 500 Residential Vacant Platted Lot

TAXING DISTRICT INFORMATION Jurisdiction 74 Area 008 Luce

Corporation N 016 District

Section & Plat

Routing Number 8-54-024

Site Description

Topography: Level

Public Utilities: Water

Street or Road: Unpaved

Neighborhood: Improving

Zoning:

Legal Acro

Steven A. Bennett, Trustee of the Alan G. Bennett Revocable IVER RD OWNERSHIP Tax ID 74-18-05-301-040.000-016

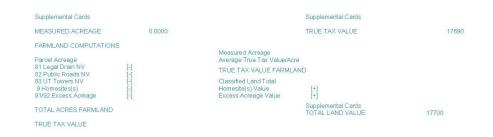
Printed 4/19/2024 Steven A, Bennett, Trustee of the Alan G. Bennett Revocable Livi ng Trust 4677 HWW 62 W Boorwille, IN 47601 TRANSFER OF OWNERSHIP Transfer From Book/Page-Document
Bennett, Alan G. & Patricia T Revocable Living TBikt 2023R - Pg: 03344 Consideration Date _ 12/14/2023 \$0.00 BOONVILLE BOAT CLUB LOT 24 ORIG SUB DIV 54 X 77

RESIDENTIAL

				VALUAT	ION RECO	RD			
Assessment Year		01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/202
Reason For Chang	je 19	- Annual Adju	19- Annual Adju	19- Annual Adju	19- Annual Adju	09- General Rev	19- Annual Adju	19- Annual Adju	19- Annual Adju
VALUATION Appraised Value	L B T	17700 0 17700	1770((1770(
VALUATION True Tax Value	L B T	17700 0 17700	17700 (17700						

LAND	DATA	AND	CALC	ULAT	IONS

kores:	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 120 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value	
	1 FRONT LOT	54.00	54.0000	77.00	0.90	364.00	327.60	17690		17690	





500



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) ? / 20 / 2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form. Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate. Property address (*number and street, city, state, and ZIP code)* 86-28 W-Ruger RobA, Rock RobA, Rock RobA, Cock Pare, IS, 477635

1. The following are in the conditions indicated: None/Not None/Not Not Do Not Not Do Not A. APPLIANCES Defective Included/ C. WATER & SEWER SYSTEM Included Defective Defective Know Defective Know Rented Rented Built-in Vacuum System V Cistern V Clothes Drver Septic Field/Bed 1 V **Clothes Washer** 1 Hot Tub V Dishwasher Plumbing V Disposal 1 Aerator System Freezer 1 Sump Pump V Gas Grill 1 Irrigation Systems V Hood 1 Water Heater/Electric Microwave Oven 1 Water Heater/Gas Oven .1 Water Heater/Solar V Range 1 Water Purifier Refrigerator V Water Softener 1 Room Air Conditioner(s) Well V V Trash Compactor V Septic and Holding Tank/Septic Mound TV Antenna/Dish V Geothermal and Heat Pump Other: Other Sewer System (Explain) Swimming Pool & Pool Equipment 1 Do Not Yes No Know Are the structures connected to a public water system? V **B. Electrical** None/Not Do Not Not Defective Are the structures connected to a public sewer system? V System Included/ Defective Know Are there any additions that may require improvements to 1 Rented Air Purifier the sewage disposal system? 1 yes, have the improvements been completed on the Burglar Alarm sewage disposal system? V Ceiling Fan(s) Are the improvements connected to a private/community V water system? Garage Door Opener / Controls V Are the improvements connected to a private/community Inside Telephone Wiring sewer system? and Blocks/Jacks V **D. HEATING & COOLING** None/Not Do Not Not Defective Intercom Included Defective SYSTEM Know Light Fixtures Rented Attic Fan V Sauna 1 Central Air Conditioning V Smoke/Fire Alarm(s) 1 Hot Water Heat V Switches and Outlets 1 Furnace Heat/Gas V Vent Fan(s) 1 Furnace Heat/Electric V 60/100/200 Amp Service) Solar House-Heating (Circle one) V Generator Woodburning Stove ./ ν NOTE: Means a condition that would have a significant"Defect Fireplace V effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Fireplace Insert Air Cleaner V normal life of the premises. Humidifier V Propane Tank V Other Heating Source V The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below. Signature of Seller Date (mm/dd/vv) Signature of Buver Date (mm/dd/vv)

an evening h	Mester 9/20/2020		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the	ne property is substantially the same as	it was when the Seller's Disclosure form was origina	ally provided to the Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
	Dee	ad of 2	

 Sohn & Associates, Ltd, 12600 N Green River Road Evansville IN 47725
 Phone: 812-467-0227
 Fax: (812) 467-0232

 Karen Webb
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
 www.lwolf.com



✓ NO	DO NOT KNOW	Do structures have aluminum wiring? Are there any foundation problems with the structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants? Is the present use of non-conforming use? Explain:	×		
	DO NOT	Are there any foundation problems with the structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants? Is the present use of non-conforming use?			v v
	DO NOT	Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants? Is the present use of non-conforming use?			V V
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1		Is the access to your property via a private road?	,	V	
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	Signation	Have you received any notices by any governmental or quasi-governmental agencies			Arr Cond
V	nal (nibbrito) acti (ne leme	Are there any structural problems with the building?			~
(Esperation)	Cover System	Have any substantial additions or alterations been made without a required building permit?	1	\checkmark	
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		Is there any damage due to wind, flood, termites, or rodents?	V		
	noo senutounte or noolicitie yne en o	Have any structures been treated for wood destroying insects?	1.1.4.	\checkmark	1
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and the second second	•	Is the property in a flood plain?	V		Tables 1
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terrere i	ningen ementionen regelerer	Does the property contain underground storage tank(s)?		- GARAN C	V
	11111	Is the homeowner a licensed real estate salesperson or broker?	-	V	
		Is there any threatened or existing litigation regarding the property?	_	V	Sec. 1
	An Conditions	Is the property subject to covenants, conditions and/or		V	NA 40 ¹⁰
	en finalite Nami Plantite	Is the property located within one (1) mile of an		V	
	the owner n	the owner or the owner owner may later obtain	Is the access to your property via a public road? Is the access to your property via an easement? Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building? Have any substantial additions or alterations been made without a required building permit? Are there moisture and/or water problems in the basement, crawl space area, or any other area? Is there any structures been treated for wood destroying insects? Have any structures been treated for wood destroying insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property on a flood plain? Do you currently pay for flood insurance? Does the property contain underground storage tank(s)? Is there any threatened or existing litigation regarding the property? Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? Is the property located within one (1) mile of an airport? In furnished by the Seller, who certifies to the truth thereof, based on the downer's agent, if any, and the disclosure form may not bowner may later obtain. At or before settlement, the owner is required to downer may later obtain.	Is the access to your property via a public road? ✓ Is the access to your property via an easement? Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building? Have any substantial additions or alterations been made without a required building permit? Are there moisture and/or water problems in the basement, crawl space area, or any other area? ✓ Is there any damage due to wind, flood, termites, or rodents? ✓ Have any structures been treated for wood destroying insects? ✓ Are the furnace/woodstove/chimney/flue all in working order? ✓ Is the property ontain underground storage tank(s)? ✓ Is there any threatened or existing litigation regarding the property? ✓ Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? ✓ Is the property located within one (1) mile of an airport? ✓ Is the property located within one (1) mile of an airport? ✓	Is the access to your property via a public road? ✓ Is the access to your property via an easement? ✓ Have you received any notices by any governmental or quasi-governmental agencies affecting this property? ✓ Are there any structural problems with the building? ✓ Have any substantial additions or alterations been made without a required building permit? ✓ Are there moisture and/or water problems in the basement, crawl space area, or any other area? N I A Is there any structures been treated for wood destroying insects? ✓ Have any structures been treated for wood destroying insects? ✓ Are the furnace/woodstove/chimney/flue all in working order? N I A Is the property in a flood plain? ✓ Do you currently pay for flood insurance? ✓ Does the property contain underground storage tank(s)? ✓ Is the property contain underground storage tank(s)? ✓ Is the property? ✓ Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? ✓ Is the property located within one (1) mile of an ✓



Page 2 of 2 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

1	For use only by members of the Indiana Association of REALTORS®
2	PROPERTY ADDRESS: 8628 W River Rd Rockport, IN 47635
3	
4	LEAD WARNING STATEMENT
5	Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
6	such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
7	poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
8	reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
9	pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information
10	on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
11	known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
12	prior to purchase.
13	
14	SELLER'S DISCLOSURE
15	(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)
16	
17	(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
18	
19	(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
20	(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
21	
22	
23	 (b.) Records and reports available to the seller: (check (i) or (ii) below) (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales
24	(i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales
25	Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26	attach documents below):
27	
28	(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
29 30	
31	BUYER'S ACKNOWLEDGEMENT (initial)
32	(c.) Buyer has received copies of all information listed above.
33	(d.) Buyer has received the pamphlet <u>Protect Your Family From Lead In Your Home.</u>
34	(e.) Buyer has (check (i) or (ii) below):
35	(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36	the presence of lead-based paint and/or lead-based paint hazards;
37	OR
38	(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39	lead-based paint hazards.
40	BROKER'S ACKNOWLEDGMENT (initial)
41	(f.)Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42	of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word
43	"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44	
45	
	BE28 W River Rd Rockport
	(Property Address)
	Page 1 of 2 (Lead-Based Paint - Sales)
	COPYRIGHT IAR 2024
	Dhono: 912 467 0137 Eav. (913) 467 0132

 Sohn & Associates, Ltd, 12600 N Green River Road Evansville IN 47725
 Phone: 812-467-0227
 Fax: (812) 467-0222

 Karen Webb
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
 www.lwolf.com



46 CERTIFICATION OF ACCURACY

47 48	The following parties have reviewed the information above a have provided is true and accurate.	nd certify, to the best of their knowledge, that the informat	ion they		
49 50	This Certification and Acknowledgment may be executed sim	ultaneously or in two or more counterparts, each of which	shall he		
51	deemed an original, but all of which together shall consti	for Tarren and a second sec			
52	Certification and Acknowledgment may be transmitted between them electronically or digitally. The parties intend that				
53	electronically or digitally transmitted signatures constitute original signatures and arebinding on the parties. The original				
54	document shall be promptly delivered, if requested.				
55	ERCI 2.				
56	Sen 4 1 mester 128/202				
57	BUYER'S SIGNATURE DATE	SELLER'S SIGNATURE	DATE		
58					
59					
60	PRINTED	PRINTED			
61					
62	·				
63	BUYER'S SIGNATURE DATE	SELLER'S SIGNATURE	DATE		
64					
65					
66	PRINTED	PRINTED			
67	Trent John 8-28-24				
68					
69	SELLING BROKER	LISTING BROKER	DATE		
	(



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8628 W River Rd Rackport

(Property Address)

Page 2 of 2 (Lead-Based Paint - Sales)

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ALTA Commitment for Title Insurance (7-1-2021) (ARB-CLS) Form: C.GU.4001



760 Northwest 107th Avenue, Suite 401, Miami, FL 33172 (800)869-3434 OR (800)374-8475

COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Doma Title Insurance, Inc., a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

DOMA TITLE INSURANCE, INC.

PRESIDENT domo ATTEST din SECRETARY

This page is only a part of a 2021 ALTA[®] Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.



COMMITMENT CONDITIONS

- 1. DEFINITIONS
 - a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I Requirements; and
 - f. Schedule B, Part II Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

- 5. LIMITATIONS OF LIABILITY
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.



- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.





760 Northwest 107th Avenue, Suite 401, Miami, FL 33172

General Inquiries: (800)374-8475 Claims: (800)869-3434 www.doma.com

ORAF





Doma Title Insurance, Inc.

760 Northwest 107th Avenue, Suite 401, Miami, FL 33172 (800)374-8475

COMMITMENT - Schedule A

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Bosse Title Company Issuing Office: 4799 Rosebud Lane, Newburgh, IN 47630 Issuing Office's ALTA® Registry ID: 1003043 Loan ID No .: Commitment No .: 24-06104-1 Issuing Office File No .: 24-06104 Property Address: River Rd., Rockport, IN 47635

SCHEDULE A

- 1. Commitment Date: June 14, 2024 at 08:00 AM
- 2. Policy to be issued:
 - a. ALTA Owners Policy (7/1/2021) Proposed Insured: TBD-SOHN AUCTION Proposed Amount of Insurance: The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (7/1/2021) Proposed Insured: to be determined, its successors and/or assigns as their respective interests may appear. Proposed Amount of Insurance: \$ The estate or interest to be insured: Fee Simple
- 3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Steven A. Bennett, Trustee of the Alan G. Bennett Revocable Living Trust under an Agreement dated December 12, 1994

5. The Land is described as follows:

Lots number Twenty-four (24) and number Twenty-five (25) in Boonville Boat Club Subdivision, as per plat thereof, recorded in Plat Book 1, page 65 in the Office of the Recorder of Spencer County, Indiana.



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SCHEDULE A

(Continued)

Bosse Title Company, LLC

Jeffrey H. Bosse, President

Doma Title Insurance, Inc. Emilio Fernandez President



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Schedule A - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001





Doma Title Insurance, Inc.

760 Northwest 107th Avenue, Suite 401, Miami, FL 33172 (800)374-8475

COMMITMENT - Schedule B-I

File No.: 24-06104

Commitment No.: 24-06104-1

SCHEDULE B, PART I

REQUIREMENTS

All of the following Requirements must be met:

- The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- 5. Company must be furnished that portion of Alan G. Bennett Revocable Living Trust dated December 12, 1994, establishing the trustee of said trust and any portion of the trust setting forth the guidelines that the trustee must follow in the execution of deeds. Upon review of such, Company reserves the right to make additional requirements.
- 6. You must tell us in writing if the determination is made that the property to be insured includes a mobile home or any type of manufactured housing. Additional requirements may be imposed after said determination, including, but not limited to the proposed mortgage must state that it is securing the land and the mobile/manufactured unit as part of the real estate.
- Title Company must be provided evidence that the Homeowners Association fees are paid current.

NOTE: Pursuant to the "Real Property Sales Disclosure Act", the disclosure of sale information form must be filed with the County Auditor and County Recorder before the above required deed(s) will be accepted for recording.

Note for Information: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft or misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

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Schedule B, Part I - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001



SCHEDULE B, PART I (Continued)

NOTE: By virtue of I.C. 27-7-3.6, a Title Insurance Enforcement Fund Fee (TIEFF) of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006.

NOTE: Documents presented for recordation should have the following statement to be located near the foot of the document near the preparation statement.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Signature) and (Printed Name).

INFORMATIONAL NOTE: In order to delete the standard survey exceptions from the loan policy, for new construction, the Title Company must be furnished with a foundation survey for review. Upon review, Title Company reserves the right to make additional requirements/exceptions.

RAF

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Schedule B, Part I - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001





Doma Title Insurance, Inc. 760 Northwest 107th Avenue, Suite 401, Miami, FL 33172 (800)374-8475

COMMITMENT - Schedule B-II

File No.: 24-06104

Commitment No.: 24-06104-1

SCHEDULE B, PART II

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 3. Rights or claims of parties in possession not recorded in the Public Records.
- 4. Easements, or claims of easements, not recorded in the Public Records.
- Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
- 6. Taxes or special assessments required to be paid in the year 2024 and subsequent years.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.



SCHEDULE B, PART II

(Continued)

 Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Luce Township; Tax Code No. 74-18-05-301-040.000-016; Assessed in the name of Steven A. Bennett, Trustee of The Alan G. Bennett Revocable Living Trust; Assessed as vacant-platted lot; Assessed Value of Land \$17,700; Assessed Value of Improvements \$none; Homestead Exemption \$none; Homestead Supplemental \$none; May installment \$132.59 paid; November installment \$132.59 paid.

Assessed on BOONVILLE BOAT CLUB LOT 24 ORIG SUB DIV 54 X 77

Taxes for the year 2023, payable in 2024 and all taxes for subsequent years. Luce Township; Tax Code No. 74-18-05-301-041.000-016; Assessed in the name of Steven A. Bennett, Trustte of The Alan G. Bennett Revocable Living Trust; Assessed as 1 family dwell-platted lot; Assessed Value of Land \$17,700; Assessed Value of Improvements \$24,800; Homestead Exemption \$none; Homestead Supplemental \$none; May installment \$318.37 paid; November installment \$318.37 paid.

Assessed on BOONVILLE BOAT CLUB ORIG SUB DIV LOT 25 (54' x 77')

Taxes for the year 2024, payable in 2025, are now a lien, but not yet due and payable.

Because of the reassessment of Indiana real estate, no guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

- 8. Rights-of-way for drainage tiles, ditches, feeders and laterals, if any.
- Rights of the public, State of Indiana, County of Spencer and the municipality in and to that part of the premises taken or used for road purposes.
- All building setback lines and public utility easements, existing notices, dedications, easements and other information set forth on the recorded plat of Boonville Boat Club Subdivision, appearing of record in Plat Book 1, page 65.
- Wastewater Utility Easement (Permanent and Temporary granted to Luce Township Regional Sewer District dated July 27, 2005 and recorded August 25, 2005 as Document No. 2005R-03827, in Book 211, page 719.
- Wastewater Utility Easement (Permanent and Temporary granted to Luce Township Regional Sewer District dated July 27, 2005 and recorded August 25, 2005 as Document No. 2005R-03828, in Book 211, page 726.
- Covenants, conditions, agreements, declarations and restrictions, if any, appearing in the public record.
- 14. Any easements or servitudes appearing in the public records.
- Any lease, grant, exceptions or reservation of minerals or mineral rights appearing in the public records.
- The address, if any, is set forth for informational purposes only. The company assumes no liability and no insurance is granted for the common address of the insured premises.
- 17. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservation of interests that are not listed.

This page is only a part of a 2021 ALTA[®] Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Schedule B, Part II - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001



SCHEDULE B, PART II

(Continued)

- Any discrepancies between the actual boundaries of the land and the apparent boundaries indicated by fences, planting or other improvements.
- All existing sewer agreements and any easement, either created thereby or used pursuant thereto.
- 20. Any possible charges for sewer services, charges and/or connection charges.
- 21. Any possible ditch assessments or special assessments.
- 22. There is the possibility of easements in favor of Southern Indiana Gas and Electric Company, its successors and/or assigns, which have been recorded outside the chain of title and which are expressly excluded from coverage of this title policy. (APPLIES TO OWNER'S POLICY ONLY).

Note: Upon request, Title Company will provide client with an "Outside the Chain of Title Application Form" which client may choose to submit, at their expense, to CenterPoint Energy, successor in interest to Southern Indiana Gas and Electric Company. Upon receipt of a letter from CenterPoint Energy either stating that there are no easements outside the chain of title, or listing specific easements that are of record outside the chain of title, the above exception regarding possible easements will be deleted, and said specific easements, if any, will be added as exceptions to the title commitment.

NOTE: All recording references herein pertain to the records of the Office of the Recorder of Spencer County, Indiana.

FOR COMMITMENT AND OWNER'S POLICY ONLY, TO BE DELETED ON FINAL LOAN POLICY:

NOTE: Indiana Code 8-1-26 provides for the recordation of a Notice of Underground Facilities. The proposed insured is invited to make inquiry of all operators of such facilities if the possibility of underground facilities is of concern to the proposed insured. No search has been made for Notices of Underground Facilities which may have been recorded.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

 Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

4. Unfiled mechanics' or materialmen's liens.

5. Easements or claims of easements, not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public record.

Note: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

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Schedule B, Part II - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001



SCHEDULE B, PART II

(Continued)

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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Schedule B, Part II - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001





Doma Title Insurance, Inc. 760 Northwest 107th Avenue, Suite 401, Miami, FL 33172 (800)374-8475

COMMITMENT - Exhibit A

File No.: 24-06104

Commitment No.: 24-06104-1

The Land is described as follows:

Lots number Twenty-four (24) and number Twenty-five (25) in Boonville Boat Club Subdivision, as per plat thereof, recorded in Plat Book 1, page 65 in the Office of the Recorder of Spencer County, Indiana.

RAN

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Exhibit A - ALTA Commitment for Title Insurance (7/1/2021) Form: C.GU.4001



SAMPLE REAL ESTATE PURCHASE AGREEMENT (SOLD AT PUBLIC AUCTION)

The undersigned ______, ("Purchaser"), agrees to purchase from Steven A. Bennett, Trustee of The Alan G Bennett Living Trust U/T/A December 12, 1994 ("Seller"), through SOHN & ASSOCIATES, LTD., ("Broker") the following Property for the consideration and subject to the following terms, provisions, and conditions:

1. **PROPERTY:** The Purchaser agrees to purchase and Seller agrees to sell the real estate known as:

	, in the Warrick, C	County,	Indiana,	and	legally
described as: _	(th	ne "Prop	erty").		

2. **PRICE:** Purchaser agrees to pay the following Purchase Price as provided:

PURCHASER'S PREMIUM	% (if applicable)	\$ Not Applicable
PURCHASE PRICE		\$
EARNEST MONEY DEPOSIT		\$
BALANCE DUE AT CLOSING		\$

3. EARNEST MONEY: Purchaser submits \$______ as earnest money which shall be applied to the purchase price at the time of closing. Broker shall deposit earnest money received into an escrow account within two (2) banking days of acceptance of this Agreement and hold it until time of closing the transaction or termination of this Agreement. The Broker holding any earnest money is absolved from any responsibility to make payment to the Seller or Purchaser unless the parties enter into a Mutual Release or a Court issues an Order for payment, except as permitted in 876 IAC 8-2-2 (release process for earnest money). Upon notification that Purchaser or Seller intends not to perform, Broker holding the earnest money may release the earnest money as provided in this Agreement. If no provision is made in this Agreement, Broker may initiate the release process. The release process shall require the selling or listing broker to notify all parties at their last known address by letter sent by certified mail (Certified Letter) that the earnest money deposit shall be distributed to the parties specified in the Certified Letter unless within sixty (60) days after the mailing date of the Certified Letter (1) the parties enter into a mutual release; or (2) one (1) or more parties initiate litigation. If neither the Purchaser nor the Seller initiates litigation or enters into a written release within sixty (60) days after the mailing date of the Certified Letter, the Broker may release the earnest money deposit to the party identified in the Certified Letter. Purchaser and Seller agree to hold the Broker harmless from any liability, including attorney's fees and costs, for good faith disbursement of earnest money in accordance with this Agreement and licensing regulations.

4. **FINANCING:** <u>THIS SALE IS NOT SUBJECT TO FINANCING</u>. IF PURCHASER FAILS TO COMPLETE THIS TRANSACTION DUE TO A FAILURE TO OBTAIN FINANCING, THE EARNEST MONEY DEPOSIT SHALL BE FORFEITED BY PURHCASER, WITHOUT AFFECTING ANY OF SELLER'S FURTHER REMEDIES.

5. **TITLE INSURANCE:** Evidence of good and merchantable title shall be furnished by Seller to Purchase in the form of a commitment for an owner's policy of title insurance in the name of Purchaser or Purchaser's designee, as owner, in an amount not less than the purchase price. Purchaser acknowledges receipt of a preliminary commitment for title insurance for the Property issued by Bosse Title Company a copy of which is attached hereto, made a part hereof, and labeled Exhibit A and which is hereafter referred to as the "Preliminary Commitment". Purchaser further acknowledges that Purchaser shall accept title to the Property subject to all exceptions listed in Schedule B, Part II of the Preliminary Commitment (collectively the



"Exceptions"). Seller will pay that portion of the title insurance costs for the service which is equivalent to the abstract extension or search, and the Purchaser will pay the balance of the fees (usually the attorney's examination, premium, final search, and lender's policy, if needed). If a survey is required, the Seller will not furnish the title insurance commitment to Purchaser until the survey has been completed. A survey to convey title will be required only if Purchaser is purchasing a parcel of Property for which no discrete legal description existed prior to the execution of this Agreement. The cost of the survey in such instance shall be paid by Seller. All acreages shown in the auction advertising materials are approximate and have been estimated based on existing legal descriptions and/or aerial photographs. If a survey is required to convey title and the actual difference between the advertised acreage and the surveyed acreage is greater than 5%, an adjustment will be made on the purchase price by applying the per acre purchase price as bid to the actual acres as surveyed.

6. **CLOSING:** Closing of the sale shall be within sixty (60) days after the date of this Agreement, or within twenty-one (21) days after the completion of any necessary survey/subdivision work, whichever is later. The Closing Fee payable to the title company that acts as the Closing Agent for this transaction shall be paid equally by Seller and Purchaser. Closing shall occur at the offices of Bosse Title in Evansville, Indiana.

7. **DEED:** At the closing, upon the purchase price being paid as provided in Paragraph 2 above, Seller shall deliver to Purchaser a Trustee's deed conveying the real estate to the Purchaser, subject to ad valorem property taxes and to all Exceptions:

8. **POSSESSION:** Possession of the Property shall be delivered to Purchaser at closing. Seller shall retain all rents payable by Seller's farm tenant for the 2024 crop year. The rights of Seller's farm tenant terminate/terminated upon completion of the harvest of the corn and/or soybeans planted on the Property in the Spring of 2024 for harvest in the Fall of 2024 ("2024 Crops"). If Seller's farm tenant has not completed harvest of the 2024 Crops at the date of closing, Purchaser's possession shall be subject to the right of the current farm tenant to complete the harvest of the 2024 Crops.

9. **REAL ESTATE TAXES:** Purchaser will assume the ad valorem real estate taxes payable respecting the property for 2024 due and payable in May and November, 2025.

10. **RISK OF LOSS:** Risk of loss by damage or destruction to the Property prior to the closing shall be borne by Seller. Seller agrees to deliver the property in the same condition as when this Agreement is signed, normal wear and tear excepted.

11. PROPERTY SOLD IN "AS IS" CONDITION: Property is sold "AS IS, WITH ALL FAULTS".

12. FURTHER CONDITIONS: ______

13. **CONSULT YOUR ADVISORS:** Purchaser and Seller acknowledge they have been advised that, prior to signing this document, they may seek the advice of an attorney for the legal or tax consequences of this document and the transaction to which it relates. In any real estate transaction, it is also recommended that you consult with a professional, such as a civil engineer, environmental engineer, or other person with experience in evaluating the condition of the Property.

14. **ACKNOWLEDGEMENT:** By signing below, Purchaser and Seller acknowledge they have read the foregoing Agreement and fully understand the contents. Additionally, Purchaser and Seller have read and agree to the Terms and Conditions attached hereto which are made a part of this contract. Moreover, Purchaser and Seller acknowledge receipt of a copy of this Agreement and give their permission to a Multiple Listing Service, Internet or other advertising media, if any, to publish information regarding this transaction.



15. RECEIPT BY BROKER: I, selling Broker, acknowledge receipt of earnest money deposit of \$_____
 □ cash □ check No. ______.

SOHN & ASSOCIATES, LTD By: Title:

16. **ACCEPTED** by the Purchaser and Seller, this _____ day of November, 2024.

Seller:		Purchaser:
Printed:	Steven A. Bennett, Trustee of the Alan G.	Printed:
	Bennett Revocable Living Trust U/T/A	
	December 12, 1994	
Address:	103 Villa Drive	Address:
	Henderson, KY 42420	
Phone:		Phone:
Seller:		Purchaser:
Printed:		Printed:
Address:		Address:
Address.		Address.
Phone:		Phone:

TERMS AND CONDITIONS

- 1. **Lead Base Paint:** Federal law required the seller of homes built before 1978 to make disclosures regarding leadbase paint, provide information dealing with lead hazards, and allow the Purchaser an opportunity to inspect and test. All inspection on auction properties need to be made prior to the auction date; therefore, by signing this Agreement, Purchaser is waiving any rights to a post-auction inspection for lead-base paint.
- 2. Flood Area/Zoning Restrictions: Purchaser may not terminate this Agreement if the Property requires flood insurance, and Purchaser may not terminate this Agreement if the Property is subject to building or use limitations by reason of the location.
- 3. Attorney's Fees: If legal action is instituted to enforce this Agreement, the prevailing party shall be entitled to recover all costs of such legal action, including reasonable attorney's fees.
- 4. **Severability:** If any part of these Terms and Conditions are held to be invalid or unenforceable, all other Terms and Conditions shall nevertheless continue in full force and effect.
- 5. **Execution of Agreement:** This Agreement may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Agreement may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.
- 6. **Miscellaneous:** (a) Underground mining has occurred in Southwest Indiana and Purchaser is advised of the availability of subsidence insurance, (b) All oral statements or representations are merged into this agreement, (c) Any reference to singular shall include the plural where applicable, (d) Seller represents and warrants that Seller is not a "foreign person" (individual or entity) and therefore, is not subject to the Foreign Investment in Real Property Tax Act.

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