 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE 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 EXTRACTIONAL 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

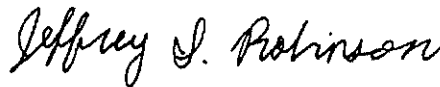
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment 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 Policy Amount 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.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "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.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. 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.

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 shall not be 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 shall not be 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.

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- (c) The Company will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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 the purpose of providing closing or settlement services.

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. ARBITRATION


The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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>.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	


Transaction Identification Data for reference only:

Issuing Agent: Courtland Title & Escrow
 Issuing Office: 1090 St Rd 39 Bypass, Martinsville, IN 46151
 Issuing Office's ALTA® Registry ID:
 Loan ID No.: CASH
 Commitment No.: T19090557
 Issuing Office File No.: T19090557
 Property Address: 9565 Southeastern Ave., Indianapolis, IN 46239
 Revision No.:

SCHEDULE A

1. Commitment Date: September 8, 2019 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA® ALTA Own. Policy (06/17/06)
 Proposed Insured: TBD
 Proposed Policy Amount: \$ 116,900.00
 - (b) ALTA® ALTA Loan Policy (06/17/06)
 Proposed Insured:
 Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
 Kenneth E. Young and Helen Joan Young, husband and wife
5. The Land is described as follows:
 See Schedule C attached hereto and made a part hereof.

FIRST AMERICAN TITLE INSURANCE COMPANY


By: 

 Courtland Title & Escrow

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 First American Title™	ALTA Commitment for Title Insurance
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Schedule BI	

Commitment No.: T19090557

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. 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.
4. 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. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
6. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
7. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
8. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
9. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
10. By virtue of I.C. 27-7-3.6, a fee 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. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.

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SCHEDULE B, PART I
(Continued)

Commitment No.: T19090557

11. Note: Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
12. Note: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
13. Issuance of Title Policy will be made upon the satisfactory closing by Courtland Title & Escrow, Inc closing department. Should any closing not be handled by Courtland Title & Escrow, Inc closing department, this commitment is subject to such further requirements as may then be deemed necessary. All requirements will be met prior to recording of any and all documents and issuance of a Title Policy.
14. Indiana Code 36-2-11-15, effective July 1, 2006, provides that any document presented for recording, by statute, must have a "prepared by" statement.
15. Upon a conveyance or mortgage of the premise, we must be furnished with a certificate or letter from the Association, if any, stating there are no unpaid assessments which constitute a lien on the subject premises.
16. Warranty Deed from the present owner as show in Schedule A, Paragraph 3, to the Proposed Insured as shown in Schedule A, Paragraph 2 (a).

THE FOLLOWING MUST BE CLEARED BEFORE CLOSING OR ISSUANCE OF A FINAL POLICY:


1. No Tenancy has been established for proposed buyer. Courtland Title & Escrow will not assume any loss or liability due to wrong tenancy. Please inform Courtland Title & Escrow of tenancy for the proposed buyer.
2. Title Commitment is not an effective commitment until the identity of proposed insured and amount is entered.
3. Satisfaction and Release of Mortgage in the principal sum of \$95,950.00 from Kenneth E. Young, Sr. and Helen J. Young a/k/a Kenneth E. Young and Helen Joan Young, husband and wife to Fifth Third Mortgage Company recorded September 11, 2013 as Instrument Number A201300110567.
4. Satisfaction and Release of Mortgage in the principal sum of \$5,169.00 from Kenneth E. Young, Sr and Helen J. Young to Indianapolis Neighborhood Housing Partnership, Inc. recorded February 11, 2014 as Instrument Number A201400011465.

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Schedule BII	

Commitment No.: T19090557

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. 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. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Taxes for the year 2018 due and payable in 2019 are assessed in the name of Young, Kenneth E. & Helen Joan, each half for \$419.14,
May installment PAID
November installment UNPAID
Taxing Unit: Franklin
Parcel # 49-09-32-112-007.000-300
Assessed Value: Land \$20,500, Improvement \$96,400, Exemptions \$83,265.

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SCHEDULE B, PART II
(Continued)

Commitment No.: T19090557

8. Storm Water Assessment for the year 2018 due and payable in 2019 are assessed in the name of Young, Kenneth E. & Helen Joan, each half for \$62.40,
May installment PAID
November installment UNPAID
Taxing Unit: Franklin
Parcel # 49-09-32-112-007.000-300
9. Solid Waste Assessment for the year 2018 due and payable in 2019 are assessed in the name of Young, Kenneth E. & Helen Joan, each half for \$16.00,
May installment PAID
November installment UNPAID
Taxing Unit: Franklin
Parcel # 49-09-32-112-007.000-300

*****ALTERNATE TAX PARCEL ID# 3004061*****

10. NOTE: Due to inaccuracy of Public Information on Treasurer computers, Please contact your local Treasurer for tax information.

NOTE: The real estate information set out above is all that is currently available. This information may not be sufficient for the purpose of establishing a proper real estate tax escrow. Courtland Title & Escrow, Inc will not assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the present unavailability of accurate tax information.
11. Taxes for the year 2019 due and payable 2020 and all subsequent years, not yet due and payable.

NOTE: Added improvement in place as of January 1, 2019 are subject to assessment which could increase the tax amounts due in May 10, 2019. In such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
12. Covenants, conditions and restrictions, if any, appearing in the public records, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
13. Any easements or servitudes appearing in the public record.
14. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
15. Possible municipal assessments, sewer use charge and/or impact fee levied by local governmental authority.
16. Rights of the public, the State of Indiana, the County of Marion and the Municipality in and to that part of the premises taken or used for road purposes.
17. Rights-of-way for drainage tiles, ditches, feeders or laterals, if any.
18. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.

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SCHEDULE B, PART II
(Continued)

Commitment No.: T19090557

19. Grant of Perpetual Drainage Easement and Right of Way granted to the Consolidated City of Indianapolis, Marion County, Indiana, by and through its Department of Public Works recorded June 17, 2013 as Instrument Number A201300071929.
20. Grant of Easement to the Consolidated City of Indianapolis, Marion County, Indiana, through its Department of Public Waterworks recorded June 23, 2004 as Instrument Number 2004-0126261.
21. Terms and Provisions of General Durable Power of Attorney by Helen J. Young appointing Kenneth Young recorded January 10, 2014 as Instrument Number A201400002394.
22. Terms and Provisions of General Durable Power of Attorney by Helen J. Young appointing Kenneth Young recorded September 11, 2013 as Instrument Number A201300110566.
23. Judgments of the Federal District Court not transcribed to the County Clerk.
24. This Company DOES NOT insure any loss or damage arising out of the Indiana State Tax Warrants filed in the Clerk's Office nor at the State Level.

NOTE:


Judgment Search has been made in the name(s) of: Young, Kenneth & Helen : Jointly: NONE WERE FOUND.

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Schedule C	

Commitment No.: T19090557

LEGAL DESCRIPTION

The Land referred to in this Commitment is described as follows:

Part of the South Half of Section 32, Township 15 North, Range 5 East in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the south line of said Section distant 2800.44 feet East of the southwest corner thereof and running thence East along and with said South line 101.55 feet to a point; thence North 28 degrees 26 minutes East 277 feet to a point in the Southwesterly right-of-way line of U.S. Road 421 (as said road is located on November 12, 1954); thence Northwesterly along and with said right-of-way line 91.1 feet to a point; thence Southwesterly 323.27 feet to the place of beginning.

FOR INFORMATIONAL PURPOSE ONLY:

9565 Southeastern Ave.
Indianapolis, IN 46239