



CHICAGO TITLE INSURANCE COMPANY

Chicago Title Company, LLC - Commercial CTIC
135 N. Pennsylvania Street Suite 1575B
Indianapolis, IN 46204
317-684-3800 FAX 317-684-3921

Chicago Title Insurance Company

TITLE INSURANCE COMMITMENT

Order No.: 506996

Effective Date: July 25, 2016 at 8:00 a.m.

Schedule A

1. Policy or Policies to be issued:

ALTA Owner's-06/17/06

Proposed Insured: TO BE DETERMINED

Amount: TO BE DETERMINED

2. The estate or interest in the land described or referred to in this Schedule and covered herein is a Fee Simple and title thereto is at the effective date hereof vested in:

Lillie L. Watkins and Kevin L. Watkins

The land referred to in this Commitment is described in Exhibit "A" attached hereto and made part hereof.



SCHEDULE B - SECTION 1 REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. The Company reserves the right to make further requirements and to take such further exceptions to title, as in our opinion, are necessary once the identity of the proposed insured owner is known.
2. Warranty Deed executed by fee simple title holder vesting fee simple title to the proposed insured owners, as shown in Schedule A.
3. Releases/satisfactions of those liens and encumbrances as set forth in Schedule B-2, properly executed, acknowledged, acceptable to the Company and in recordable form.
4. State Form 46021 (R9/7-09) "DISCLOSURE OF SALES INFORMATION" must be completed by the buyer and seller and attached to the deed or other document transferring title before the document will be recorded by the county recorder.
5. Vendors Affidavit to be furnished.

NOTE: If Chicago Title Company, LLC - Commercial CTIC, will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

NOTE: By virtue of I.C. 27-7-3.6, a fee of \$5 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 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

SCHEDULE B - SECTION 2 EXCEPTION

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by public records.
2. Easements, or claims of easements, not shown by public records.
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.
4. 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.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. 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.
7. Taxes for the year 2015 due and payable in 2016 each half for \$816.94 are assessed in the name of Lillie L. Watkins and Kevin L. Watkins due and payable in May and November. May installment PAID. November installment UNPAID. Taxing Unit: Washington. Assessed Value: Land- \$37,900.00; Improvements- \$124,300.00; Exemptions- \$85,810.00 Homestead/Homestead Supplemental. Tax Identification Number 32-10-01-100-005.000-031, Brief Legal Description: PT NW1/4 1-15-1 .813AC CONSERVANCY.
8. Taxes for the year 2015 due and payable in 2016 each half for \$0.00 are assessed in the name of Lillie L. Watkins and Kevin L. Watkins due and payable in May and November. May installment N/A. November installment N/A. Taxing Unit: Washington. Assessed Value: Land- \$0.00; Improvements- \$0.00; Exemptions- \$0.00 Homestead/Homestead Supplemental. Tax Identification Number 32-10-01-100-019.000-022, Brief Legal Description: PT NW1/4 1-15-1 CONSERVANCY.

Possible future assessment for the West Central Conservancy District. None due at this time.
9. Taxes for the year 2016 due in 2017 are not yet due and payable.
10. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

11. Possible municipal and/or sewer assessments which may be levied by the municipality, if any.
12. Rights of way for drainage tiles, feeder and laterals, if any.
13. Rights of the public and others entitled thereto in and to the use of that portion of the property within the bounds of any road or highways.

NOTE FOR INFORMATION: WE HAVE BEEN ADVISED BY THE HENDRICKS COUNTY RECORDER'S OFFICE THAT THE GRANTOR BOOKS ARE BEING REBOUND AND WILL BE UNAVAILABLE UNTIL OCTOBER OF 2016. CHICAGO TITLE COMPANY, LLC SEARCHES BACK FIFTY YEARS FOR ALL COMMERCIAL SEARCHES, BUT NO LIABILITY IS ASSUMED FOR THE TIME PERIOD TO 1974 THAT WILL BE UNAVAILABLE FOR SEARCHING UNTIL THE GRANTOR BOOKS ARE RETURNED TO THE COURTHOUSE AND THE NORMAL SEARCH PROCESS CAN RESUME.

14. Gas Line Easement granted to Indiana Gas Company, Inc., recorded August 21, 2009 as Instrument No. 200921792.
15. Mortgage from Kevin L. Watkins and Lillie L. Watkins, husband and wife to Bank of America, N.A. ("MERS"), in the amount of \$92,373.00 recorded July 15, 2011 as Instrument Number 201115383 of the Hendricks County records.
16. Rights of tenants under unrecorded leases.
17. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
18. A judgment search has been made versus Lillie L. Watkins and Kevin L. Watkins - (search is jointly and not individually) - and none found.
19. The actual value of the estate or interest to be insured must be disclosed to the Company and subject to approval by the Company before entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment, and every person relying on this commitment, the Company cannot be required to approve any such evaluation in excess of \$10,000.00, and the total liability of the Company on account of this commitment shall not exceed said amount.

NOTE: Any exception contained herein omits any covenant or restriction, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

EXHIBIT "A"

Part of the Northwest Quarter of Section 1, Township 15 North, Range 1 East of the Second Principal Meridian in Washington Township, Hendricks County, Indiana and being more particularly described as follows, to-wit:

Commencing at a bolt found marking the Northwest corner of the aforesaid Quarter Section; thence South 00 degrees 09 minutes 36 seconds West on and along the West line of aforesaid Quarter Section, 736.71 feet to a P,K. Nail; thence North 88 degrees 40 minutes 00 seconds East, 208.71 feet to an iron pin; thence South 01 degrees 04 minutes 59 seconds West, 225.87 feet to an iron pin thence North 89 degrees 50 minutes 24 seconds West, 205.00 feet to a P,K. Nail; thence North 00 degrees 09 minutes 36 seconds East, 220.40 feet to the Point of Beginning. Containing 1.06 acres, more or less.

EXCEPTING THEREFROM that part conveyed to the State of Indiana by Warranty Deed recorded November 18, 2008 as Instrument No. 200826077, and more particularly described as follows:

A part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 15 North, Range 1 East, Hendricks County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows; Beginning at a point on the west line of said section, South 00 degrees 27 minutes 32 seconds West 736.71 feet from the northwest corner of said section, which point of beginning is the northwest corner of the grantors' land and which the northwest corner of said section is designated as point "5" on said Exhibit "B"; thence North 88 degrees 59 minutes 39 seconds East 50.02 feet along the north line of the grantors' land; thence South 00 degrees 27 minutes 32 seconds West 164.57 feet to the point designated "137" on said Exhibit "B"; thence South 10 degrees 23 minutes 14 seconds West 58.00 feet to the south line of the grantors' land and the point designated "138" on said Exhibit "B"; thence North 89 degrees 30 minutes 42 seconds West 40.00 feet along said south line to the west line of said section; thence North 00 degrees 27 minutes 32 seconds East 220.40 feet along said west line to the Point of Beginning and containing 0.247 acres, more or less, inclusive of the presently existing right of way which contains 0.050 acres, more or less, for a net additional taking of 0.197 acres, more or less.

Property Address: 873 N. County Road 800E, Avon, IN