



**Coffey Realty
& Auction**



**2
March**

facebook

twitter

Real Estate Auction

THIS IS A SINGLE-FAMILY, RANCH STYLE HOME. CHARMING HOME HAS 3 BEDS, 1 BATH, AND FEATURES APPROXIMATELY 1,164 SQUARE FEET. FEATURES A LARGE KITCHEN WITH LOTS OF STORAGE AND COUNTER SPACE. THE BATHROOM HAS A LARGE STAND UP SHOWER AND NICE TILED FLOORS.

UnitedCountryIN.com
812.822.3200

Internet Bidding now through March 2, 2015 at 2:00pm EST



6363
W. DELAP ROAD
ELLETTSVILLE
INDIANA

AUCTION MANAGER
JIMMIE DEAN COFFEY
(812) 287-7016
JCOFFEY@UNITEDCOUNTRYIN.COM

UNITED COUNTRY
COFFEY REALTY & AUCTION
(812) 822-3200
434 S. WALNUT
BLOOMINGTON, INDIANA

UNITEDCOUNTRYIN.COM



TABLE OF CONTENTS

| | |
|----|-------------------------|
| 3 | PROPERTY DESCRIPTION |
| 4 | TERMS & CONDITIONS |
| 6 | STATE MAP |
| 7 | LOCAL MAP |
| 8 | CONTACTS |
| 9 | CITY/COUNTY INFORMATION |
| 11 | MLS SHEET |
| 12 | PROPERTY CARD |
| 19 | TITLE COMMITMENT |
| 25 | LEAD BASED PAINT |
| 27 | CONTRACT |
| 30 | AUCTION ADVANTAGES |

The information contained herein has been obtained from other third party sources. We have not verified its accuracy. Seller and United Country Coffey Realty and auction make no guarantee, representation or warranty whatsoever concerning any of the materials or information contained herein. It is the sole responsibility of anyone reviewing this material to evaluate the accuracy, completeness and usefulness of all information contained herein. The seller and United Country Coffey Realty and Auction make no express or implied warranties, representations or endorsements whatsoever concerning the material presented or the proposed transaction referenced in herein, including without limitation any warranties of title, non-infringement, merchantability or fitness for a particular purpose and seller and United Country Coffey Realty and Auction shall in no event be liable for any damages whatsoever resulting from the use of our reliance on any information contained herein.

PROPERTY DESCRIPTION

HOME FOR SALE | ELLETTSVILLE, INDIANA

ONLINE ONLY BIDDING ENDS MARCH 2, 2015 AT 2:00 PM EDT

633 W. DELAP ROAD
ELLETTSVILLE, IN 47404

THIS IS A SINGLE-FAMILY, RANCH STYLE HOME. CHARMING HOME HAS 3 BEDS, 1 BATH, AND FEATURES APPROXIMATELY 1,164 SQUARE FEET. FEATURES A LARGE KITCHEN WITH LOTS OF STORAGE AND COUNTER SPACE. THE BATHROOM HAS A LARGE STAND UP SHOWER AND NICE TILED FLOORS. DON'T MISS OUT ON THIS CUTE HOME!

FOR MORE INFORMATION:
JIMMIE DEAN COFFEY
JCOFFEY@UNITEDCOUNTRYIN.COM
812-287-7016

SELLER: YOUNG ESTATE | AUCTION MANAGER: JIMMIE DEAN COFFEY | Lic. # AC30200042



TERMS & CONDITIONS

Vivian L. Young, Estate - Real Estate Auction

**6363 W. Delap Road – Ellettsville, IN 47429 Zip
Monroe County – Richland Township**

Legal Description

PT NW NE 3-9-2W 1.00A

- The property will be sold at Public “Online Only - Internet Auction” ending Wednesday, March 2, 2016 at 2:00pm (soft close)
- To be approved as an online bidder a signed copy of the terms and conditions along with a signed bidders certification must be received and approved by the auction office.
- The property will be Sold Subject to Seller’s Confirmation. The seller reserves the right to reject any and all bids.
- Property sells as-Is with no warranties expressed or implied
- Property included in the sale is the real estate only.
- The auction is Subject to prior sale (the property can be purchased prior to the end of the auction)
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyers Premium
 - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% buyer’s premium will establish the final sales price.
- A **\$10,000.00 Down payment** must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the auction contract by the Sellers payable to John Bethell Title Company. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer’s premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before April 1, 2016 – 5:00pm.
 - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Personal Representatives Deed
- The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Closing:
 - Closing shall take place at the office of: **John Bethell Title – 329 S. Walnut Street, Bloomington, IN**
 - Closing fee will be paid by the buyer
 - Closing will be held on or before 5:00pm – April 1, 2016
- Possession will be granted on day of final closing.
- The successful Bidder shall execute a “Real Estate Auction Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer. An electronic copy with electronic signature capability will be emailed to the high bidder after the bidding closes. Bidder is responsible to have the sales contract signed and returned to United Country Coffey Realty & Auction within 24 hrs. of receipt.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
 - Further; Property sells as-is with no warranties expressed or implied
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: Estate of Vivian L. Young, David R. Young personal representative

TERMS AND CONDITIONS

- Eric Slotegraaf, Attorney for the estate
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All marketing information and PIP materials were gathered from reliable sources and are believed to be correct as of the date they were published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only

VIEWING INSTRUCTIONS: Open House / Preview: Sun. January 31, 2016 from 1:00 to 3:00pm and Thurs February 18th from 4:00-6:00pm

The viewing of the property will be at the viewer's own risk the Seller, neither Auctioneer nor the Listing Agency be held responsible for accidents.

For questions call Jimmie Dean Coffey at United Country Coffey Realty & Auction (812) 822-3200 office (812) 287-7016 direct line.

I do hereby agree to these Auction Terms & Conditions.

Seller

Date

Seller

Date

Bidder

Date

Buyer

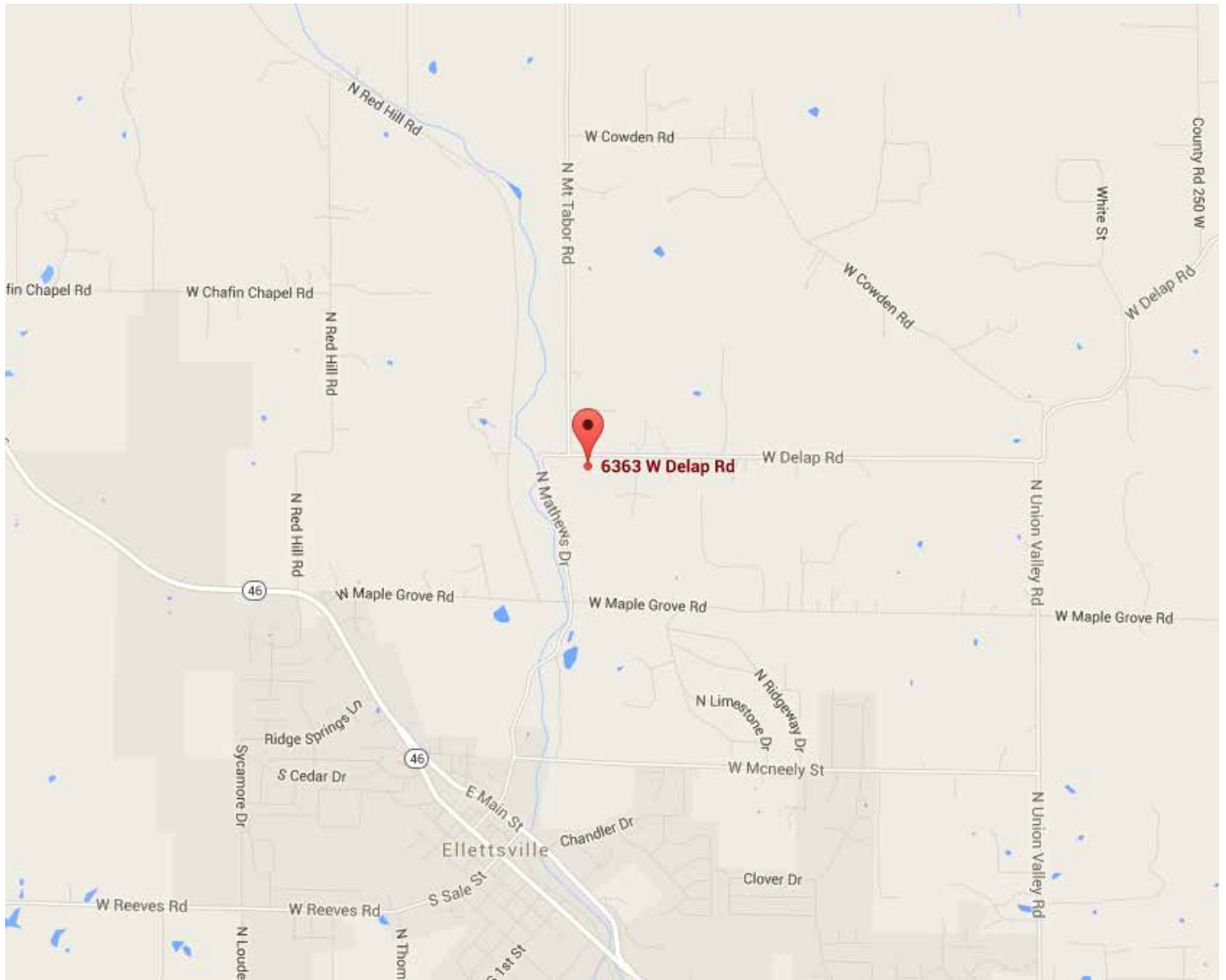
Date

Buyer

STATE MAP



LOCAL MAP



PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION

JIMMIE DEAN COFFEY

812.822.3200

JCOFFEY@UNITEDCOUNTRYIN.COM

WWW.UNITEDCOUNTRYIN.COM

COUNTY ASSESSOR

812•349•2502

COUNTY EXTENSION OFFICE

812•349•2575

COUNTY SURVEYOR

812•349•2570

AUDITOR OFFICE

812•349•2510

TREASURER

812•349•2502

CITY POLICE DEPARTMENT

812•339•4477

SHERIFF OFFICE

812•349•2780

STATE POLICE DEPARTMENT

812•332•4411

CHAMBER OF COMMERCE

812•336•6381

ECONOMIC DEVELOPMENT

[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://WWW.MONROECOUNTYINDIANA.ORG)

DNR FISH & WILDLIFE

[HTTP://WWW.IN.GOV/DNR/WATER/3844.HTM](http://WWW.IN.GOV/DNR/WATER/3844.HTM)

WEBSITES OF INTEREST

[HTTP://WWW.MONROECOUNTY.IN.GOV/HTML](http://WWW.MONROECOUNTY.IN.GOV/HTML)

[HTTP://WWW.MONROECOUNTYINDIANA.ORG](http://WWW.MONROECOUNTYINDIANA.ORG)

BLOOMINGTON INDIANA/MONROE COUNTY

THE COUNTY WAS NAMED FOR PRESIDENT JAMES MONROE AND IS ONE OF 92 COUNTIES IN INDIANA.

THE COUNTY IS IN THE BLOOMINGTON METRO AREA. THE ESTIMATED POPULATION IN 2004 WAS 121,013. THIS WAS AN INCREASE OF .37% FROM THE 2000 CENSUS.

NESTLED IN THE ROLLING HILLS OF SOUTHERN INDIANA, BLOOMINGTON IS A BEST-LOVED CITY THAT BOASTS SPECTACULAR SCENERY, WORLD-CLASS EDUCATIONAL INSTITUTIONS AND UNIQUE SHOPPING AND DINING EXPERIENCES. BLOOMINGTON IS ONE OF THE GREAT PLACES TO LIVE, WORK AND PLAY. ITS UNIQUE CHARACTER AND FRIENDLY AND SAFE ENVIRONMENT ARE MATCHED BY FEW COMMUNITIES IN THE NATION.

WHILE YOU'RE IN BLOOMINGTON BE SURE TO EXPERIENCE THE CITY'S CHARACTER AND ALL ITS SIGHTS, SOUNDS AND TASTES. FROM SHOPPING AND MUSEUMS TO BIKING AND ART EXHIBITIONS, THE ACTIVITIES AVAILABLE FOR ALL TO ENJOY ARE ENDLESS.

WHETHER YOU'RE A NEW OR LONGTIME RESIDENT OF THE CITY OR JUST VISITING FOR BUSINESS OR RECREATION, BLOOMINGTON IS A PERFECT LOCATION. IF SEVERAL SITES LOOK FAMILIAR TO YOU, THE MOVIE **BREAKING AWAY** WAS FILMED HERE. BLOOMINGTON ALSO IS THE SETTING FOR AUTHOR **KAREN KINGSBURY'S** "FIRSTBORN" AND "REDEMPTION" SERIES.

THE CITY IS DEDICATED TO ENSURING THAT BLOOMINGTON REMAINS A CHARISMATIC, DIVERSE COMMUNITY THAT HAS BECOME A DESTINATION FOR MANY. BY OFFERING A VAST ARRAY OF OPPORTUNITIES IN EMPLOYMENT, EDUCATION, ARTS AND CULTURE, THE CITY IS CONTINUALLY ENHANCING THE QUALITY OF LIFE FOR EVERYONE.

IF YOU'RE LOOKING FOR A WORLD-CLASS EDUCATION, YOU'LL FIND ONE IN BLOOMINGTON. HOME TO AN AWARD-WINNING UNIVERSITY AND COMMUNITY COLLEGE, BLOOMINGTON'S UNIQUE TOWN-GOWN RELATIONSHIP CREATES AN ATMOSPHERE WHERE EDUCATION IS EASY TO COME BY AND ALWAYS AVAILABLE.

INDIANA UNIVERSITY

ESTABLISHED IN 1820 AS THE FIRST STATE COLLEGE WEST OF THE ALLEGHENY MOUNTAINS, INDIANA UNIVERSITY HAS TRANSFORMED OVER THE YEARS FROM AN OUTPOST OF KNOWLEDGE IN THE WILDERNESS TO A VIBRANT CENTER OF LEARNING FOR STUDENTS FROM ALL CULTURES AND BACKGROUNDS. IU OFFERS SEVERAL NATIONALLY RECOGNIZED PROGRAMS FOR STUDENTS OF EVERYTHING FROM MUSIC TO MEDICINE. PLUS, IU OFFERS A WORLD OF THINGS TO SEE AND DO FOR THE CASUAL VISITOR, INCLUDING MUSEUMS, PERFORMANCE VENUES, **BIG TEN** ATHLETICS AND SO MUCH MORE!

THE ABUNDANCE OF NATURAL BEAUTY IN THE AREA MAKE BLOOMINGTON A GREAT PLACE FOR AN OUTDOOR EXCURSION, WHETHER IT'S A SIMPLE DAY AT THE BEACH OR A TRUE NATURAL ADVENTURE. HOME TO THE STATE'S LARGEST INLAND LAKE, ONLY NATIONAL FOREST, AND A VARIETY OF CITY AND COUNTY PARKS, BLOOMINGTON'S GOT HIKING, FISHING, BOATING, BIKING, KAYAKING, HOT AIR BALLOONING AND MORE! OF COURSE, IF YOU'RE LOOKING FOR A LITTLE LESS ADVENTURE AND A LITTLE MORE RELAXATION, WE'VE GOT SOME GREAT BEACHES AND GOLF COURSES AS WELL.

CITY/COUNTY INFORMATION

LOOKING FOR THINGS YOU CAN'T SEE OR DO ANYWHERE ELSE? YOU'LL FIND THINGS IN BLOOMINGTON THAT YOU'VE NEVER IMAGINED! MANY PEOPLE ALREADY KNOW ABOUT BLOOMINGTON'S UNIQUE LIMESTONE HERITAGE AND BEAUTIFUL SCENERY, BUT HOW ABOUT THE COUNTRY'S ONLY TIBETAN CULTURAL CENTER, THE STATE'S OLDEST AND LARGEST WINERY, LOADS OF ANTIQUES OR A WORLD MUSIC FESTIVAL? YOU'LL FIND ALL THESE THINGS AND MORE AMONG BLOOMINGTON'S UNIQUE ATTRACTIONS!

LAKE MONROE

INDIANA'S LARGEST LAKE, NEAR THE INDIANA UNIVERSITY CAMPUS, FEATURES A SCENIC STONE-BLUFFED SHORELINE AND WOODED HILLS. MONROE LAKE IS LOCATED IN SOUTH CENTRAL INDIANA. THE LAKE WAS COMPLETED BY THE CORPS OF ENGINEERS IN 1965. WHILE THIS AREA OF SOUTHERN INDIANA IS KNOWN AS THE "THE LIMESTONE CAPITAL OF THE WORLD," AT ONE TIME IT ALSO HAD SEVERAL SALT DEPOSITS, CREATING A LUCRATIVE TRADE BY RAFTING THE MINED SALT DOWN THE CREEK THAT WOULD ONE DAY BECOME MONROE LAKE. HENCE THE NAME, SALT CREEK.

MONROE RESERVOIR IS 10,750 ACRES WATER WITH 23,952 TOTAL. LAKE MONROE HAS THREE STATE RECREATIONAL AREAS: HARDIN RIDGE, PAYNETOWN, AND FAIRFAX. THE LAKE IS SERVED BY A FULL SERVICE MARINA.

THE MONROE LAKE AREA WAS, UNTIL THE EARLY 1700'S, UNDISPUTED MIAMI INDIAN LAND, EVEN THOUGH OCCUPIED BY BOTH THE MIAMI AND DELAWARE TRIBES. THE LAKE AREA WAS ACQUIRED LEGALLY FROM THE INDIANS AS PART OF HARRISON'S PURCHASE, BY THE TREATY OF FORT WAYNE, ON SEPTEMBER 30, 1809.

THE FIRST RECORDED WHITE SETTLERS ARRIVED IN 1815, BUT WERE UNDOUBTEDLY PRECEDED BY HUNTERS AND REFUGEES FROM THE LAW. A TYPICAL LANDHOLDER FARMED A FEW ACRES CLAIMED FROM THE WOODS AND HARVESTED THE PLENTIFUL WILD GAME OF THE AREA. MANY OF THE ORIGINAL SETTLERS WERE THRIFTY AND INDUSTRIOUS, ALTHOUGH SQUATTERS AND LAND SPECULATORS ABOUNDED, SEEKING TO MAKE A FORTUNE IN THE NEW TERRITORY.

THE ROLLING HILLS OF SOUTHERN INDIANA PRODUCED TREMENDOUS AMOUNTS OF LUMBER FROM NATIVE STANDS OF POPLAR, MAPLE, CHERRY, WALNUT, AND ASH. FOREST CLEARING ALLOWED DEVELOPMENT OF A FARMING ECONOMY WHICH STILL A LOCAL MAINSTAY.

1/29/2016

View Listings



Residential Client Full Detail Report

Listings as of 01/29/2016

Page 1 of 1

| | | |
|---|---|---|
| Property Type RESIDENTIAL | Status Active | Auction No |
| MLS # 201601497 | 6363 W Delap Rd. | Ellettsville IN 47429 |
| Area Monroe County | Parcel ID 53-04-03-100-013.000-011 | Type Site-Built Home |
| Sub | Cross Street | Bedrms 3 F Baths 1 H Baths 0 |
| Location Rural | Style One Story | |
| School District RICHL Elem | Stinesville | JrH Edgewood SrH Edgewood |
| Legal Description 007-30890-00 PT NW NE 3-9-2W 1.00A; PLAT 38 | | |
| Directions From Bloomington (SR-37 / SR-46 intersection) go West approx. 6 miles and turn right onto Matthews Dr. go approx. 1.3 miles then road name changes to W Delap Rd. 2nd house on right, watch for sign. | | |

Remarks 3 Bedroom 1 Bath home with detached garage on 1 acre lot being auctioned at internet only auction ending Wednesday March 2, 2016 at 2:00pm (soft close).

| | | | | | |
|--------------------------|------------------------------|---|---|--|-------------------------|
| Sec | Lot | Zoning | Lot Ac/SF/Dim 1.0000 / 43,560 1 acre | Src N | Lot Des 0-2.9999 |
| Township Richland | Abv Gd Fin SqFt 1,186 | Below Gd Fin SqFt 0 | Ttl Below Gd SqFt 0 | Ttl Fin SqFt 1,186 | Year Built 1949 |
| Age 67 | NewNo | Date Complete | Ext Aluminum | Fndtn Crawl | # Rooms 7 |
| Room Dimensions | | | | | |
| DIM | L | M | Baths | Full | Half |
| LR 17 x 12 | M | Baths | Water PUBL | Dryer Hookup Gas | No |
| DR 12 x 10 | M | B-Main 1 0 | Sewer Septic | Dryer Hookup Elec | Yes |
| FR x | | B-Upper 0 0 | Fuel / Heating Electric, Propane Tank Rented | Dryer Hook Up Gas/Elec | No |
| KT 10 x 12 | M | B-Blw G 0 0 | Heating | Disposal | No |
| BK x | | | Cooling Central Air | Water Soft-Owned | No |
| DN x | | Laundry Rm Main | 10 x 8 | Water Soft-Rented | No |
| MB 12 x 11 | M | AMENITIES Cable Available, Cable Ready, Detector-Smoke, Dryer Hook Up Electric, Range/Oven Hook Up Gas, Washer Hook-Up | | Alarm Sys-Sec | No |
| 2B 13 x 11 | M | | | Alarm Sys-Rent | No |
| 3B 9 x 11 | M | | | Jet/Grdn Tub | No |
| 4B x | | Garage 1.0 / Detached / 20 x 16 / 320.00 | | Pool | No |
| 5B x | | Outbuilding None | x | Pool Type | |
| RR x | | Outbuilding | x | Off Street Pk | No |
| LF x | | Assn Dues | Not Applicable | SALE INCLUDES Oven-Gas, Range-Gas | |
| EX x | | Other Fees | | | |
| WtrType | | Restrictions | | | |
| Water Features | Water Access | Wtr Name | | | |
| | Wtr Frtg | Channel Frtg | | | |

| | | | |
|---|---|--------------------------------|-------------------------------|
| Virtual Tours: Branded Virtual Tour Unbranded Virtual Tour | | | |
| Auction No | Auction Reserve Price \$ | Auction Date 3/2/2016 | Auction Time Ends at 2 |
| Auctioneer Name Jimmie Dean Coffey | Auctioneer License # AU01049934 | | |
| Financing: Proposed | Exemptions | Year Taxes Payable 2015 | |
| Annual Taxes \$435.00 | Is Owner/Seller a Real Estate Licensee No | Possession At Closing | |
| List Office United Country Coffey Realty & Auction - Offc: 812-822-3200 | | | |
| Pending Date | Closing Date | Selling Price | How Sold |
| Ttl Concessions Paid | Sold/Concession Remarks | | |
| Presented by: Mary Garvin, NMSP | / United Country Coffey Realty & Auction - Offc: 812-822-3200 | | |

Information is deemed reliable but not guaranteed.
 MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.

PROPERTY CARD

Property Report Card for parcel 53-04-03-100-013.000-011

Page 1 of 1

Monroe County, IN
Property Assessment Detail Report
Parcel Number: 53-04-03-100-013.000-011
39°North- 855.GIS.3939



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geograph

| | | | |
|---------------------------|--|-------------------------|---------------------------------|
| Parcel Information | | Taxing District | |
| Parcel Number: | 53-04-03-100-013.000-011 | Township: | RICHLAND TOWNSHIP |
| Alt Parcel Number: | 007-30890-00 | Corporation: | RICHLAND-BEAN BLOSSOM COMMUNITY |
| Property Address: | 6363 W Delap RD Ellettsville, IN 47429-9672 | Land Description | |
| Neighborhood: | Delap Road - RT - A | Land Type | Acreege Dimensions |
| Property Class: | 1 Family Dwell - Unplatted (0 to 9.99 Acres) | 9rr | 1.0000 |
| Legal Description: | 007-30890-00 PT NW NE 3-9-2W 1.00A; PLAT 38 | | |
| Owner Name: | Young, Vivian L | | |
| Owner Address: | 6363 W Delap Rd Ellettsville, IN 47429 | | |

PROPERTY CARD

Property Report Card for parcel 53-04-03-100-013.000-011

Page 2 of 6

Sales

| Sale Date | Sale Price | Buyer Name | Seller Name |
|------------|------------|--------------|------------------------|
| 04-23-2015 | \$0.00 | Vivian Young | DAVID R YOUNG GUARDIAN |
| 04-23-2015 | \$0.00 | Vivian Young | DAVID R YOUNG GUARDIAN |

Sales Disclosures [53-04-03-100-013.000-011.pdf](#)

Valuation Record

| Assessment Date | Reason for Change | Land | Improvements | Total Valuation |
|-----------------|---------------------|-------|--------------|-----------------|
| 05-27-2015 | GENERAL REVALUATION | 30000 | 57300 | 87300 |
| 05-15-2014 | Annual Adjustment | 30000 | 56300 | 86300 |
| 06-03-2013 | Annual Adjustment | 30000 | 55700 | 85700 |
| 06-25-2012 | Annual Adjustment | 30000 | 54600 | 84600 |
| 06-06-2011 | Annual Adjustment | 30000 | 53300 | 83300 |
| 03-01-2010 | Annual Adjustment | 30000 | 53300 | 83300 |
| 03-01-2009 | MISCELLANEOUS | 30000 | 53100 | 83100 |
| 03-01-2008 | MISCELLANEOUS | 30000 | 53100 | 83100 |
| 03-01-2007 | MISCELLANEOUS | 28800 | 54800 | 83600 |
| 03-01-2006 | MISCELLANEOUS | 25000 | 55200 | 80200 |
| 03-01-2005 | MISCELLANEOUS | 18500 | 43400 | 61900 |
| 03-01-2002 | GENERAL REVALUATION | 18500 | 43400 | 61900 |
| 03-01-1995 | GENERAL REVALUATION | 0 | 0 | 0 |
| 03-01-1994 | GENERAL REVALUATION | 0 | 0 | 0 |

Public Utilities

| | |
|--------------|---|
| Water: | Y |
| Sewer: | N |
| Gas: | N |
| Electricity: | Y |
| All: | N |

Exterior Features

| Exterior Feature | Size/Area |
|------------------|-----------|
| Patio, Concrete | 168 |

Special Features

| Description | Size/Area |
|-------------|-----------|
|-------------|-----------|

Summary Of Improvements

| Buildings | Grade | Condition | Construction Year | Effective Year | Area |
|----------------------|-------|-----------|-------------------|----------------|------|
| Detached Garage R 01 | D | A | 1949 | 1949 | 480 |
| Utility Shed R 01 | D | A | 1990 | 1990 | 100 |
| Single-Family R 01 | D+1 | A | 1949 | 1949 | 1164 |

Residential Dwelling Information

Single-Family R 01

| Accommodations | | Plumbing | | Other | |
|-----------------|---|-------------------------|---|------------|------------------|
| BedRooms: | 3 | Full Baths: | 1 | Heat Type: | Central Warm Air |
| Finished Rooms: | 5 | Full Baths Fixtures: | 3 | | |
| | | Kitchen Sinks: | 1 | | |

Floors

| Floor | Construction | Base | Finished |
|-------|--------------|------|----------|
|-------|--------------|------|----------|

PROPERTY CARD

Property Report Card for parcel 53-04-03-100-013.000-011

Page 3 of 6

| Floors | | | | |
|--------|--------------|--|------|----------|
| Floor | Construction | | Base | Finished |
| C | | | 1164 | 0 |
| 1 | Wood Frame | | 1164 | 1164 |

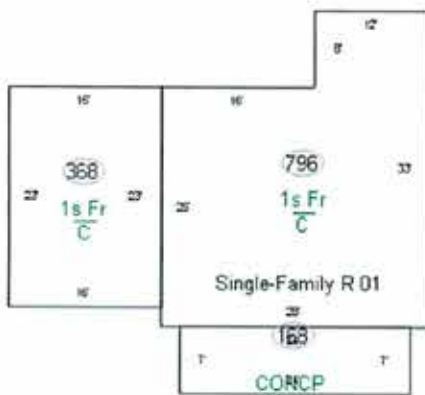
Photos and Sketches

PROPERTY CARD

Property Report Card for parcel 53-04-03-100-013.000-011

Page 4 of 6

detache 013.000-011



PROPERTY CARD

53-04-03-100-013.000-011
General Information

Parcel Number
 53-04-03-100-013.000-011
 Local Parcel Number
 007-30890-00
 Tax ID:

Routing Number
 03.01-0041.000
 Property Class 511
 1 Family Dwell - Unplatted (0 to 9.9

Year: 2015

Location Information
 County
 Monroe
 Township
 RICHLAND TOWNSHIP
 District 011 (Local 011)
 RICHLAND TOWNSHIP
 School Corp 5705
 RICHLAND-BEAN BLOSSOM COM
 Neighborhood 53011062-011
 Delap Road - RT - A

Section/Plat
 03
 Location Address (1)
 6363 W Delap RD
 Ellettsville, IN 47429-9572

Zoning
 Subdivision

Lot
 Market Model
 N/A

Characteristics
 Topography
 Level

Public Utilities
 Water, Electricity
 Streets or Roads
 Paved

Neighborhood Life Cycle Stage
 Other
 Printed Friday, June 19, 2015

Ownership
 Young, Vivian L
 6363 W Delap Rd
 Ellettsville, IN 47429

Transfer of Ownership
 Date
 04/30/2015
 Owner
 Young, Vivian L
 01/01/1900
 Young, Vivian L

Legal
 PT NW NE 3-9-2W 1.00A



Valuation Records (Work In Progress values are not certified values and are subject to change)

Residential

| Year | Assessment Year | Reason For Change | Valuation Method | Equalization Factor | Notice Required | Land | Land Res (1) | Land Non Res (2) | Land Non Res (3) | Improvement | Imp Non Res (1) | Imp Non Res (2) | Imp Non Res (3) | Total | Total Res (1) | Total Non Res (2) | Total Non Res (3) |
|------|-----------------|-------------------|------------------|---------------------|-------------------------------------|----------|--------------|------------------|------------------|-------------|-----------------|-----------------|-----------------|----------|---------------|-------------------|-------------------|
| 2015 | 2015 | WIP | As Of Date | Indiana Cost Mod | 1.0000 | \$30,000 | \$30,000 | \$0 | \$0 | \$57,300 | \$57,300 | \$0 | \$0 | \$87,300 | \$87,300 | \$0 | \$0 |
| 2014 | 2014 | GenReval | Indiana Cost Mod | 1.0000 | <input checked="" type="checkbox"/> | \$30,000 | \$30,000 | \$0 | \$0 | \$56,300 | \$56,300 | \$0 | \$0 | \$86,300 | \$86,300 | \$0 | \$0 |
| 2013 | 2013 | AA | Indiana Cost Mod | 1.0000 | <input checked="" type="checkbox"/> | \$30,000 | \$30,000 | \$0 | \$0 | \$55,700 | \$55,700 | \$0 | \$0 | \$85,700 | \$85,700 | \$0 | \$0 |
| 2012 | 2012 | AA | Indiana Cost Mod | 1.0000 | <input checked="" type="checkbox"/> | \$30,000 | \$30,000 | \$0 | \$0 | \$54,600 | \$54,600 | \$0 | \$0 | \$84,600 | \$84,600 | \$0 | \$0 |
| 2011 | 2011 | AA | Indiana Cost Mod | 1.0000 | <input checked="" type="checkbox"/> | \$30,000 | \$30,000 | \$0 | \$0 | \$53,300 | \$53,300 | \$0 | \$0 | \$83,300 | \$83,300 | \$0 | \$0 |

Land Data (Standard Depth: Res 100', Ct 100')

| Land Pricing Soil Type Method ID | Act Front | Size | Factor | Rate | Adj. Rate | Ext. Value | Inf. % | Res Elig % | Market Factor | Value |
|----------------------------------|-----------|--------|--------|----------|-----------|------------|--------|------------|---------------|----------|
| 9R A | 0 | 1.0000 | 1.00 | \$30,000 | \$30,000 | \$30,000 | 0% | 100% | 1.0000 | \$30,000 |

Delap Road - RT - A/530110 1/2

Notes

5/22/2015 2015 SALES DISCLOSURE: 4/23/15 transferred for \$0 (Invalld) Guardians Deed SDF #8847548 VR
 10/8/2013 2014 FIELD REVIEW: 2014/2015 NO CHANGE. 8/22/2013 JF/A
 1/4/1900 : RR ROLLING REASSESSMENT 2010 PAY 2011 CHANGE MSTP TO CONCP, CHANGE OF DETGAR AND ADD UTL/SHD, PER NEXUS - JF
 8-26-2009 LR

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 1.00 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel/Acreage | 1.00 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.00 |
| Farmland Value | \$0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | \$0 |
| Classified Total | \$0 |
| Farm / Classified Value | \$0 |
| Homesite(s) Value | \$30,000 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | \$30,000 |
| CAP 1 Value | \$0 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$30,000 |

Data Source N/A

Collector

Appraiser 08/22/2013 JF

PROPERTY CARD

Tax Information - Monroe County, IN

Page 1 of 1

[Print](#)



2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

Property : 53-04-03-100-013.000-011

Note: Some of the information provided may be incomplete, particularly delinquent taxes. To verify please contact the Treasurer's office.

Spring Due Date: May 11, 2015

Fall Due Date: November 10, 2015

| Parcel Information | |
|---------------------------|---|
| Tax ID: | 007-30890-00 |
| Owner Name: | Young, Vivian L |
| Owner Address: | 6363 W Delap Rd Ellettsville, IN 47429 |
| Legal Description: | 007-30890-00 PT NW NE 3-9-2W 1.00A; PLAT 38 |

| Credit Rates | |
|------------------|------|
| Type | Rate |
| Homestead credit | 3.58 |

| Deductions | |
|------------------|--------|
| Type | Amount |
| Supplemental HSC | 14455 |
| Standard Hmst | 45000 |

| Payments | | | | |
|-------------------|---------------------------------|--------------|----------------|-------------|
| Tax Set | Charge Type | Total Charge | Posted Payment | Balance Due |
| Richland Township | Spring installment | \$217.34 | \$469.84 | (\$234.92) |
| Richland Township | Spring other assessment tax | \$17.58 | \$0.00 | \$0.00 |
| Richland Township | Fall installment | \$217.34 | \$0.00 | \$0.00 |
| Richland Township | Fall other assessment tax | \$17.58 | \$0.00 | \$0.00 |
| Richland Township | Year total | \$434.68 | \$469.84 | \$0.00 |
| Richland Township | Year total other assessment tax | \$35.16 | \$0.00 | \$0.00 |

PROPERTY CARD

53-04-03-100-013.000-011

Young, Vivian L

6363 W Delap RD

511, 1 Family Dwell - Unplatted (0 to 9.9 Delap Road - RT - A/530110

2/2

General Information

Plumbing

| | | | | |
|---------------|--------------------|---------------|---|----|
| Occupancy | Single-Family | Full Bath | # | TF |
| Description | Single-Family R 01 | Half Bath | 1 | 3 |
| Story Height | 1 | Kitchen Sinks | 0 | 0 |
| Style | N/A | Water Heaters | 1 | 1 |
| Finished Area | 1164 sqft | Add Fixtures | 0 | 0 |
| Make | | Total | 3 | 5 |

Floor Finish

Accommodations

| | | | |
|---|--|--------------|---|
| <input type="checkbox"/> Earth | <input checked="" type="checkbox"/> Tile | Bedrooms | 3 |
| <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet | Living Rooms | 0 |
| <input checked="" type="checkbox"/> Sub & Joint | <input type="checkbox"/> Unfinished | Dining Rooms | 1 |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other | Family Rooms | 0 |
| <input type="checkbox"/> Parquet | | Total Rooms | 5 |

Wall Finish

Heat Type

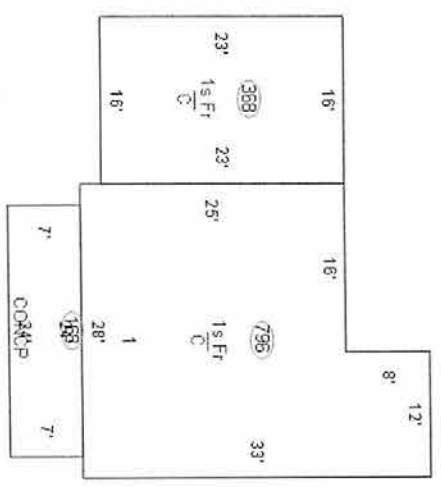
| | | |
|---|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished | Central Warm Air |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other | |
| <input type="checkbox"/> Fiberboard | | |

Roofing

Exterior Features

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | | <input type="checkbox"/> Other | | |

| Description | Area | Value |
|-----------------|------|-------|
| Patio, Concrete | 168 | \$900 |



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

| Cost Ladder | Base | Finish | Value | Totals |
|-----------------------------------|------------------------|--------|----------|----------|
| Floor Constr | 1164 | 1164 | \$79,800 | |
| 1 1Fr | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmnt | | | | |
| Crawl | 1164 | 0 | \$6,000 | |
| Slab | | | | |
| Adjustments | 1 Row Type Adj. x 1.00 | | | \$8,000 |
| Unfin Int (-) | | | | \$0 |
| Ex Lw Units (+) | | | | \$0 |
| Rec Room (+) | | | | \$0 |
| Loft (+) | | | | \$0 |
| Fireplace (+) | | | | \$0 |
| No Heating (-) | | | | \$0 |
| A/C (+) | | | | \$2,900 |
| No Elec (-) | | | | \$0 |
| Plumbing (+/-) | | | | \$0 |
| Spec Plumb (+) | | | | \$0 |
| Elevator (+) | | | | \$0 |
| Sub-Total, One Unit | | | | \$88,700 |
| Sub-Total, 1 Units | | | | \$89,600 |
| Exterior Features (+) | | | | \$900 |
| Garages (+) 0 sqft | | | | \$0 |
| Quality and Design Factor (Grade) | | | | \$0 |
| Location Multiplier | | | | \$0 |
| Replacement Cost | | | | \$70,829 |

Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Eff Co nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC Nbrhd | Mkt Value | Improv Value |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|---------|-----------|-----------|------|----------|---------|----------|----------|---------------|---------|----------|-----------|--------------|
| 1: Single-Family R 01 | 100% | 1 | Wood Frame | D+1 | 1949 | 1949 | 66 | A | \$29.56 | 0.93 | | 10'x10' | \$70,829 | 47% | \$57,540 | 0% | 1.33 | 1,000 | \$49,900 |
| 2: Utility Shed R 01 | 0% | 1 | SV | D | 1990 | 1990 | 25 | A | \$29.56 | 0.93 | | 16'x30' | \$10,556 | 47% | \$5,590 | 0% | 1.33 | 1,000 | \$0 |
| 3: Detached Garage R 01 | 100% | 1 | | D | 1949 | 1949 | 66 | A | \$29.56 | 0.93 | | 16'x30' | \$10,556 | 47% | \$5,590 | 0% | 1.33 | 1,000 | \$7,400 |

Total all pages

\$57,300

Total this page

\$57,300



FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-54367

SCHEDULE A

Address Reference:

6363 W. Delap Road
Ellettsville, IN 47429

1. Commitment Date: **November 12, 2015 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Owners Policy (06/17/06)

Policy Amount
\$0.00

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.

Policy Amount
\$

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by

David R. Young, as Personal Representative of the Estate of Vivian L. Young

4. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

Part of the Northeast Quarter of Section Three (3), Township Nine (9) North, Range Two (2) West, bounded and described as follows, to-wit:

Beginning at a point on the South side of the public highway, Twenty-two Hundred Thirty-three (2233) feet West of the Northeast corner of said quarter section; thence East One Hundred Twenty-five (125) feet along the South side of said public highway; thence South Three Hundred Forty-eight and Forty-eight hundredths (348.48) feet; thence West One Hundred Twenty-five (125) feet; thence North Three Hundred Forty-eight and Forty-eight hundredths (348.48) feet to the place of beginning, containing one (1) acre, more or less.

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

Page 2 of 6

SCHEDULE A
(Continued)

End of Schedule A
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-54367

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

Wire transfer instructions are attached as an exhibit to this commitment. Please contact our closing department with any questions.

1. Execution and recordation of a Personal Representative's Deed from David R. Young, as Personal Representative of the Estate of Vivian L. Young, appointed under Cause Number 53C01-1511-EU-000232 in the Monroe Circuit Court I, to A Legally Qualified Entity Yet To Be Determined.

DEED SHALL CONTAIN THE FOLLOWING CLAUSE:

Grantor herein, David R. Young, as Personal Representative of the Estate of Vivian L. Young states that Vivian L. Young is one and the same as Vivian Young, grantee who took title to the above described real estate as shown in a Warranty Deed recorded April 30, 2015 as Instrument No. 2015005391 in the office of the Recorder of Monroe County, Indiana.

2. Vendor's Affidavit in satisfactory form executed by David R. Young, as Personal Representative of the Estate of Vivian L. Young, should be furnished us at closing.
3. Release of Personal Property Tax Judgment in the principal amount of \$489.98, filed against Vivian Young, as set forth in Personal Property Tax Docket 41, page 36, Certified Date: December 22, 2005, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

Page 4 of 6

SCHEDULE B - SECTION I
(Continued)

End of Schedule B - I
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-54367

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. 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 and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
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 covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. 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.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana in and to that part of the premises taken or used for alley or road purposes.
11. Taxes for the year 2014 due and payable 2015 a lien now paid.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 3.
Taxing Authority: Richland Township.
Duplicate Number: 53-04-03-100-013.000-011.
Assessed Value - Land: \$30,000;
Improvements: \$56,300;
Exemptions: \$0, Credits: \$45,000-H; \$14,455-HSUPP
May installment in the amount of \$217.34 is PAID;
November Installment in the amount of \$217.34 is PAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$17.58 is PAID. November Installment in the amount of \$17.58 is PAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$0.00.

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

SCHEDULE B - SECTION II
(Continued)

12. Taxes for the year 2015 payable 2016 and thereafter, a lien but not yet due or payable.

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. Persons and entities not listed above as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

End of Schedule B - II
First American Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 329 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email:

TITLE COMMITMENT



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

1 PROPERTY ADDRESS: 6363 W. Delap Road, Ellettsville, IN

2
3 **LEAD WARNING STATEMENT**

4 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*
5 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing*
6 *lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning*
7 *disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a*
8 *particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer*
9 *with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and*
10 *notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint*
11 *hazards is recommended prior to purchase.*

12
13 **SELLER'S DISCLOSURE**

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

15
16 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

17
18
19 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

20
21
22 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

23 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate*
24 *Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____

26
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 **BUYER'S ACKNOWLEDGMENT (initial)**

31 (c.) Buyer has received copies of all information listed above.

32 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

33 (e.) Buyer has *(check (i) or (ii) below)*:

34 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
35 the presence of lead-based paint and/or lead-based paint hazards;

36 OR

37 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
38 lead-based paint hazards.

39 **BROKER'S ACKNOWLEDGMENT (initial)**

40 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
41 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
43
44

6363 W. Delap Road, Ellettsville, IN

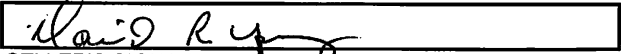

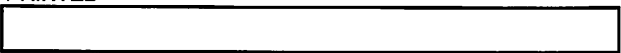
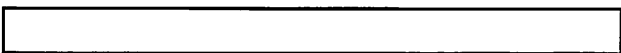
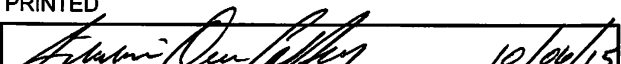
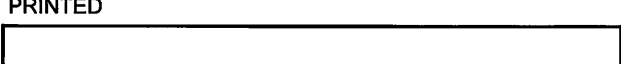
(Property Address)

TITLE COMMITMENT

45 CERTIFICATION OF ACCURACY

46 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
47 have provided is true and accurate.
48

49 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
51 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
52 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
53 document shall be promptly delivered, if requested.

| | | |
|----|--|---|
| 54 |  |  |
| 55 | SELLER'S SIGNATURE | BUYER'S SIGNATURE |
| 56 | DATE | DATE |
| 57 | | |
| 58 | <i>ESTATE OF VIVIAN L. YOUNG</i> | |
| 59 | PRINTED | PRINTED |
| 60 |  |  |
| 61 | SELLER'S SIGNATURE | BUYER'S SIGNATURE |
| 62 | DATE | DATE |
| 63 | | |
| 64 | Jimmie Dean Coffey | |
| 65 | PRINTED | PRINTED |
| 66 |  |  |
| 67 | LISTING BROKER | SELLING BROKER |
| 68 | DATE | DATE |



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice. Form #37. Copyright IAR 2015



6363 W. Delap Road, Ellettsville, IN

(Property Address)

CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 2nd day of March, 2016, by and between
Estate of Vivian Young, by: David R. Young hereinafter called the Seller(s) and
_____ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 6363 W. Delap Rd
in the City of Ellettsville, County of Monroe, and State of Indiana.

Legally described as: 007-30890-00 PT NW NE 3-9-2W 1.00A; PLAT 38

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ Ten-Thousand-dollars
(\$10,000.00), as non-refundable earnest money deposit, and the balance of the purchase price will be
due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representative Deed with insurable title. Free from all
encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear
and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owners Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before April 1, 2016 and shall take place at the office of
John Bethell Title Company, Inc. 329 S. Walnut St., Bloomington, IN.

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title
Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning
ordinance or laws of any governmental authority. These premises are to be in the same condition as
they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk
of loss through the date of deed. In the event the premises are wholly or partially destroyed before the
consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether
or not he will go through with the transactions, and in the event he chooses to go through with it, all
insurance damages collectible as a result of the damage or destruction shall be assigned to him, the
Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be
refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement
of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain
the entire down payment / earnest money as liquidated damages for the breach of this agreement.

434 S. Walnut St., Bloomington, IN
(812) 822-3200 phone
UnitedCountryIN.com

CONTRACT

“All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract.”

Per the terms & conditions as contained herein and announced in “statement of sale”, the property sells as shown below. This contract is subject to clearance of any check presented to **United Country, Coffey Realty & Auction** payable to **JDC Group, Inc.**

| | | |
|---------------------------------|-----------------------------|---------------------|
| High Bid Selling Price | \$ _____ | .00 |
| Plus 11% Buyer's Premium | \$ _____ | .00 |
| | Total Purchase Price | \$ _____ .00 |
| Less Down Payment | \$ _____ | |
| | Total Due at Closing | \$ _____ .00 |

This offer will expire if not accepted on or before: March 4, 2016 at 5:00pm

Purchased By:

Buyer Date _____

Phone _____
Printed
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Phone _____
Printed
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Phone _____
Printed
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____

Time: _____
Printed

Seller Date _____

Printed



Coffey Realty & Auction

PROMISSORY NOTE

**6363 W. Delap Rd., Richland Township
Monroe County, Ellettsville, IN 47429**

\$ 10,000.00
Amount

March 3, 2016
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:

John Bethell Title Company, Inc.

329 S. Walnut St.
Bloomington, IN 47401

The Sum of Ten-Thousand-----dollars

(\$10,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature

_____, 2016
Date

Signature

_____, 2016
Date



AUCTION ADVANTAGES

BUYER BENEFITS

- PURCHASE PROPERTY AT FAIR MARKET VALUE
- ELIMINATE SOMETIMES LONG NEGOTIATION PERIODS
- REDUCE TIME TO PURCHASE PROPERTY
- GAIN CONFIDENCE AS THEY COMPETE
- DO NOT HAVE TO WORRY ABOUT CONTINGENCIES BECAUSE PURCHASING AND CLOSING DATES ARE KNOWN
- FEEL BETTER ABOUT A PURCHASE ± JUST KNOWING THERE IS A CONTENDING BID JUST ONE INCREMENT UNDER PURCHASE PRICE
- BUYERS KNOW PROPERTY OWNERS ARE MOTIVATED TO SELL
- BUYERS KNOW PROPERTY OWNERS SELL AT LOWEST PRICE POSSIBLE
- BUYERS CAN RECEIVE FAVORABLE FINANCING
- BUYERS SET THEIR OWN PURCHASE PRICE



**Coffey Realty
& Auction**

www.UnitedCountryIN.com

812-824-6000

