



**Coffey Realty  
& Auction**



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March**

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## Real Estate Auction

THIS 3 BEDROOM, 1 BATH RANCH STYLE HOME SITS ON 0.80± ACRES AND BOASTS A 2 CAR ATTACHED GARAGE AS WELL AS A POLE BUILDING. THE PROPERTY IS NEAR SR-37 AND CLOSE TO TOWN, A GREAT LOCATION FOR COUNTRY LIVING BUT CLOSE TO ALL THE AMENITIES OF BLOOMINGTON'S WEST SIDE.

**UnitedCountryIN.com  
812.822.3200**

Internet Bidding now through March 1, 2015 at 2:00pm EST



**155  
W ZIKES ROAD  
BLOOMINGTON  
INDIANA**

**AUCTION MANAGER  
CODY COFFEY  
(812) 287-7017  
CCOFFEY@UNITEDCOUNTRYIN.COM**

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

**UNITEDCOUNTRYIN.COM**



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## PROPERTY DESCRIPTION

### COUNTRY HOME FOR SALE | BLOOMINGTON, INDIANA

ONLINE ONLY BIDDING ENDS MARCH 1, 2015 AT 2:00 PM EDT

155 WEST ZIKES ROAD  
BLOOMINGTON, IN 47401

OPEN HOUSE MONDAY FEBRUARY 15, 2016 FROM 4:00PM TO 6:00PM

THIS 3 BEDROOM, 1 BATH RANCH STYLE HOME SITS ON 0.80± ACRES AND BOASTS A 2 CAR ATTACHED GARAGE AS WELL AS A POLE BUILDING. THE PROPERTY IS NEAR SR-37 AND CLOSE TO TOWN, A GREAT LOCATION FOR COUNTRY LIVING BUT CLOSE TO ALL THE AMENITIES OF BLOOMINGTON'S WEST SIDE.

FOR MORE INFORMATION:

CODY COFFEY

CCOFFEY@UNITEDCOUNTRYIN.COM

812-287-7017

SELLER: DECKARD | AUCTION MANAGER: CODY COFFEY | Lic. # AC30200042





## TERMS & CONDITIONS

### Deckard - Real Estate Auction

**155 W. Zikes Rd. – Bloomington, IN 47403  
Monroe County – Clear Creek Township**

### Legal Description

004-04870-00 PT NE 17-7-1W .80A

- The property will be sold at Public “Online Only - Internet Auction” ending Tuesday – March 1, 2016 at 2:00pm (soft close)
- 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 \$7,500.00 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 Co. 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.
  - 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 Warranty 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 Co. 329 S. Walnut St. Bloomington, IN 47401**
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before 10:00am – 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.
- 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: John L. Deckard, Kenneth R. Deckard, Michael Deckard
- 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



# TERMS AND CONDITIONS

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: February 15, 2016 from 4:00-6:00pm EDT**

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 Cody Coffey at United Country Coffey Realty & Auction (812) 822-3200 office (812) 360-8383 cell

I do hereby agree to these Auction Terms & Conditions.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

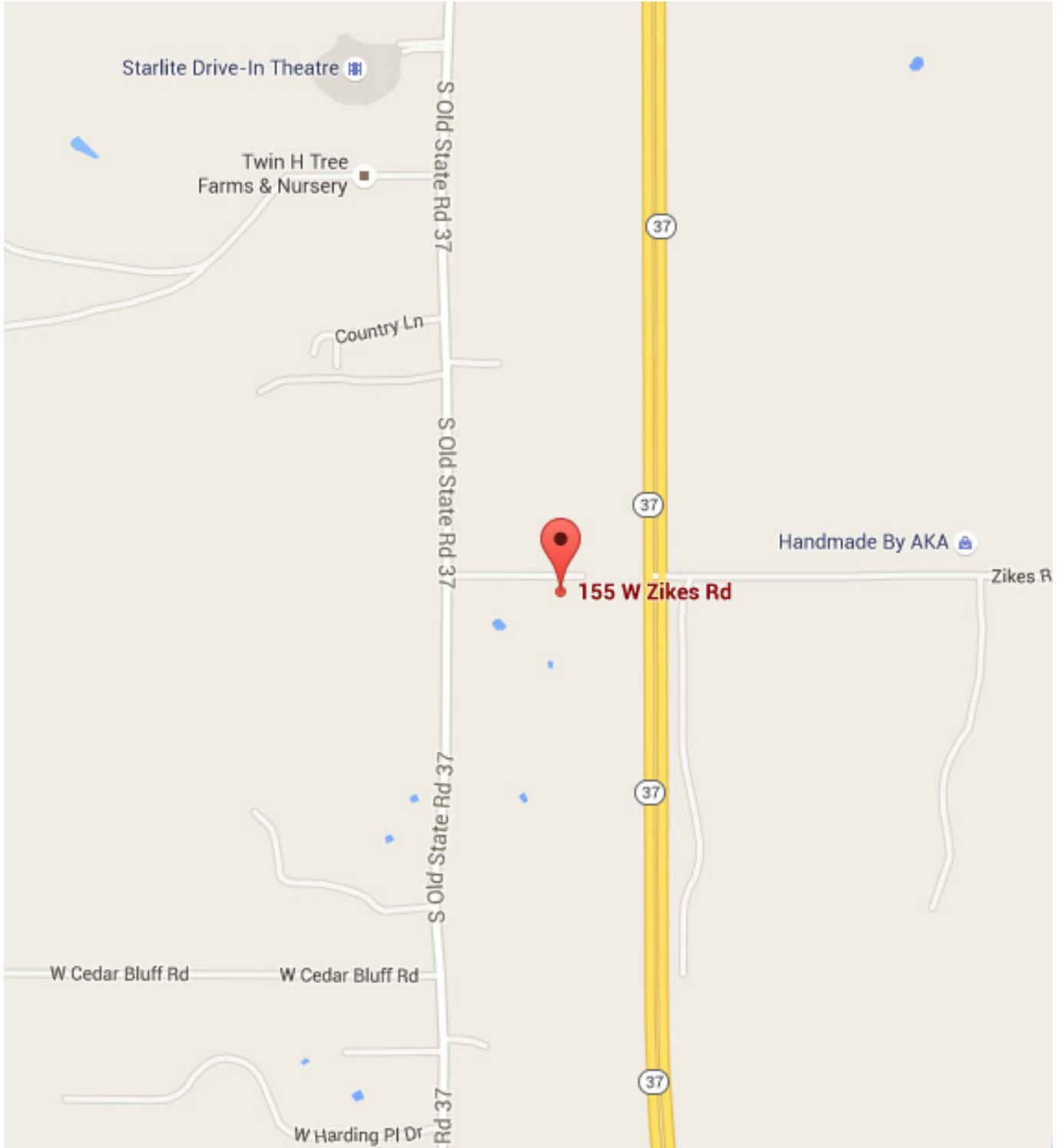
\_\_\_\_\_  
Buyer

\_\_\_\_\_

# STATE MAP



# LOCAL MAP



## PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION

CODY COFFEY

812.822.3200

CCOFFEY@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 AUCTION

Status Active

Auction Yes

<b>MLS #</b> 201603023	155 W Zikes	Bloomington	IN 47403	<b>Status</b> Active	<b>LP \$1</b>
	<b>Area</b> Monroe County	<b>Parcel ID</b> 53-11-17-100-004.000-006	<b>Type</b> Site-Built Home	<b>Bedrms</b> 3	<b>F Baths</b> 1 <b>H Baths</b> 0
	<b>Sub</b>	<b>Cross Street</b>			
	<b>Location</b>	<b>Style</b> One Story			
	<b>School District</b> MO...	<b>Elem</b> Lakeview	<b>JrH</b> Jackson Creek	<b>SrH</b> Bloomington South	
	<b>Legal Description</b> 004-04870-00 PT NE 17-7-1W .80A				
	<b>Directions</b> Driving south on Old 37 on west side of HWY 37, Zikes Rd. will be on left hand side not far past Starlite Drive-In. Last house on the right is the property.				

### Remarks

Sec	Lot	Zoning	Lot Ac/SF/Dim	0.8000 / 34,848 .8 A	Src N	Lot Des
Township	Clear Creek		Abv Gd Fin SqFt 1,416	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,416 Year Built 1970
Age	46	NewNo	Date Complete	Ext	Fndtn	# Rooms 6
<b>Room Dimensions</b>						
	DIM	L				
LR	20 x 15	M	Baths	Full	Half	Water CITY
DR	x		B-Main	1	0	Sewer Septic
FR	22 x 12	M	B-Upper	0	0	Fuel / Gas
KT	20 x 12	M	B-Blw G	0	0	Heating
BK	x					Cooling
DN	x		Laundry Rm	Main		x
MB	11 x 11	M				
2B	10 x 10	M				
3B	15 x 13	M				
4B	x		Garage	2.0 / Attached	24 x 21 / 504.00	Pool No
5B	x		Outbuilding	Pole/Post B...	24 x 40	Pool Type
RR	x		Outbuilding		x	Off Street Pk
LF	x		Assn Dues			Not Applicable
EX	x		Other Fees			
WtrType			Restrictions			
Water Features			Water Access		Wtr Name	
			Wtr Frtg		Channel Frtg	

### Virtual Tours:

Auction	Yes	Auction Reserve Price \$	Auction Date	Auction Time	2:00PM
Auctioneer Name			Auctioneer License #		
Financing:	Proposed		Exemptions	Year Taxes Payable	2015
Annual Taxes	\$657.68	Is Owner/Seller a Real Estate Licensee	No	Possession	At closing
List Office					

Pending Date	Closing Date	Selling Price	How Sold	CDOM	3
Ttl Concessions Paid	Sold/Concession Remarks				

The selected view does not have a layout for the current listing's class.<BR> Please refer to Paragon Help for more information on setting up a class for custom views.

# PROPERTY CARD

Property Report Card for parcel 53-11-17-100-004.000-006

1/27/16, 11:44 AM

## Monroe County, IN

Property Assessment Detail Report  
Parcel Number: 53-11-17-100-004.000-006  
39°North- 855.GIS.3939



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics

### Parcel Information

**Parcel Number:** 53-11-17-100-004.000-006  
**Alt Parcel Number:** 004-04870-00  
**Property Address:** 155 W Zikes RD Bloomington, IN 47403-9448  
**Neighborhood:** Zikes Road - A  
**Property Class:** 1 Family Dwell - Unplatted (0 to 9.99 Acres)  
**Legal Description:** 004-04870-00 PT NE 17-7-1W .80A  
**Owner Name:** Deckard, Mary E  
**Owner Address:** C/O John Deckard 155 W Zikes Rd  
Bloomington, IN 47403

### Taxing District

**Township:** CLEAR CREEK TOWNSHIP  
**Corporation:** MONROE COUNTY COMMUNITY

### Land Description

Land Type	Acreege	Dimensions
9rr	0.8000	



# PROPERTY CARD

Property Report Card for parcel 53-11-17-100-004.000-006

1/27/16, 11:44 AM

## Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
08-06-2012	Deckard, Mary E			QC	
08-06-2012	Deckard, John H & Mary E			QC	
12-08-1998	DECKARD, JOHN H & MARY E		1998 - 864	WD	
04-05-1968	DECKARD, JOHN H & MARY E		1968 - 7	MI	
01-01-1900	UNKNOWN			WD	

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-27-2015	GENERAL REVALUATION	17100	124700	141800
05-15-2014	Annual Adjustment	17100	133900	151000
06-04-2013	Annual Adjustment	17100	129700	146800
06-22-2012	Annual Adjustment	17100	127700	144800
06-07-2011	Annual Adjustment	17100	122400	139500
03-01-2010	Annual Adjustment	17100	122400	139500
03-01-2009	MISCELLANEOUS	17100	122400	139500
03-01-2008	MISCELLANEOUS	17100	122400	139500
03-01-2007	MISCELLANEOUS	17100	105700	122800
03-01-2006	MISCELLANEOUS	14300	111800	126100
03-01-2005	MISCELLANEOUS	12900	107400	120300
03-01-2002	GENERAL REVALUATION	12900	107400	120300
03-01-1997	Homestead Change	0	0	0
03-01-1995	GENERAL REVALUATION	0	0	0
03-01-1994	GENERAL REVALUATION	0	0	0

## Public Utilities

<b>Water:</b>	Y
<b>Sewer:</b>	N
<b>Gas:</b>	Y
<b>Electricity:</b>	Y
<b>All:</b>	N

## Exterior Features

Exterior Feature	Size/Area
Canopy, Shed Type	360
Patio, Concrete	360
Stoop, Masonry	25

## Special Features

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

## Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Detached Garage R 01	D+2	F	1982	1982	960
Single-Family R 01	C	A	1970	1970	1416

## Residential Dwelling Information

**Single-Family R 01**



# PROPERTY CARD

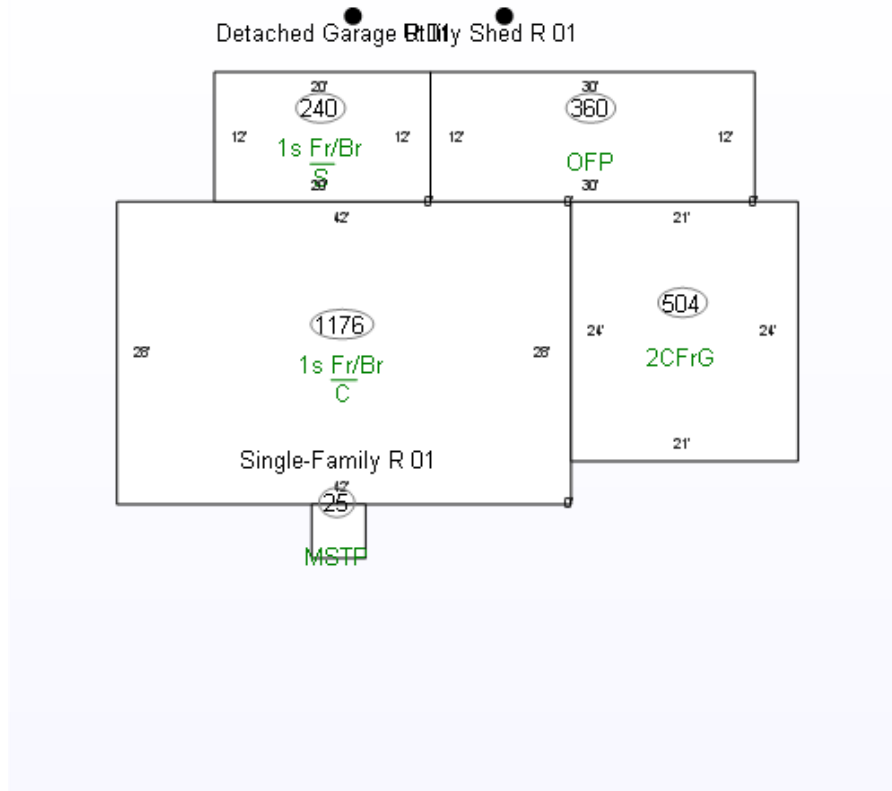
Property Report Card for parcel 53-11-17-100-004.000-006

1/27/16, 11:44 AM

Accommodations		Plumbing		Other	
BedRooms:	3	Full Baths:	1	Fireplaces:	1
Finished Rooms:	5	Full Baths Fixtures:	3	Heat Type:	Heat Pump
		Kitchen Sinks:	1	Attached Garages:	504

Floors			
Floor	Construction	Base	Finished
C		1176	0
1	2/6 Masonry	1416	1416
S		240	0

## Photos and Sketches







# PROPERTY CARD

Property Report Card for parcel 53-11-17-100-004.000-006

1/27/16, 11:44 AM





# PROPERTY CARD

53-11-17-100-004,000-006

**General Information**

**Parcel Number**  
53-11-17-100-004,000-006  
**Local Parcel Number**  
004-04870-00  
**Tax ID:**

**Routing Number**  
17.02 -0001.000

**Property Class 511**  
1 Family Dwell - Unplatted (0 to 9.9

**Year: 2015**

**Location Information**

**County**  
Monroe  
**Township**  
CLEAR CREEK TOWNSHIP  
**District 006 (Local 006)**  
CLEAR CREEK TOWNSHIP  
**School Corp 5740**  
MONROE COUNTY COMMUNITY  
**Neighborhood 53006033-006**  
Zikes Road - A  
**Section/Plat**  
**Location Address (1)**  
155 W Zikes RD  
Bloomington, IN 47403-9448

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography**  
Level  
**Public Utilities**  
Water, Gas, Electricity  
**Streets or Roads**  
Paved  
**Neighborhood Life Cycle Stage**  
Other  
Printed Thursday, June 18, 2015

Deckard, Mary E

**Ownership**

Deckard, Mary E  
155 W Zikes Rd  
Bloomington, IN 47403

155 W Zikes RD

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Sale Price
08/06/2012	Deckard, Mary E		QC	/	\$0
08/06/2012	Deckard, John H & Mary E		QC	/	\$0
12/08/1998	DECKARD, JOHN H & MA	0	WD	1998/864	\$0
04/06/1968	DECKARD, JOHN H & MA	0	MI	1968/7	\$0
01/01/1900	UNKNOWN		WD	/	\$0

PT NE 17-7-1W-80A



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

**Residential**

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2015	W/P	02/01/2015	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2014	GenReval	05/27/2015	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2013	AA	05/15/2014	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2012	AA	06/04/2013	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2011	AA	06/22/2012	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2010	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2009	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2008	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2007	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2006	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2005	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2004	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2003	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2002	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2001	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
2000	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1999	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1998	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1997	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1996	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1995	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1994	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1993	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1992	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1991	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1990	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1989	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1988	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1987	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1986	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1985	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1984	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1983	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1982	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1981	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1980	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1979	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1978	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1977	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1976	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1975	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1974	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1973	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1972	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1971	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1970	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1969	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1968	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1967	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1966	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1965	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1964	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1963	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1962	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1961	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1960	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1959	AA	06/07/2011	Indiana Cost Mod	1.0000		\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$0
1958	AA	06/07/2011	Indiana Cost Mod	1.0000</													

# PROPERTY CARD

53-11-17-100-004,000-006

Deckard, Mary E

155 W Zikes RD

511, 1 Family Dwell - Unplatted (0 to 9.9 Zikes Road - A/53006033-0

2/2

### General Information

### Plumbing

### Cost Ladder

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	1416 sqft	Add Fixtures	1	1
Make		Total	0	0

### Floor Finish

### Accommodations

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

### Wall Finish

### Heat Type

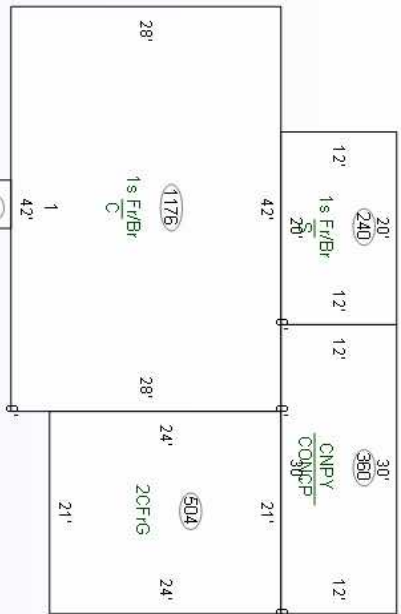
Plaster/Drywall	<input checked="" type="checkbox"/>	Unfinished	<input type="checkbox"/>
Paneling	<input type="checkbox"/>	Other	<input type="checkbox"/>
Fiberboard	<input type="checkbox"/>	Heat Pump	

### Roofing

### Exterior Features

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

Description	Area	Value
Patio, Concrete	360	\$1,700
Canopy, Shed Type	360	\$1,700
Stoop, Masonry	25	\$1,300



Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1	92	1416	1416	\$92,200
2				
3				
4				

1/4				
1/2				
3/4				
Attic				
Bsmt	1176	0	\$6,000	
Crawl	240	0	\$0	
Slab				

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$98,200
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)	MS-1 MO-1		\$4,400
No Heating (-)			\$0
A/C (+)	1:1416		\$3,100
No Elec (-)			\$0
Plumbing (+/-)	5 - 5 = 0 x \$0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

### Summary of Improvements

Description	Res Eligibi	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	216 Masonry	C	1970	1970	45	A	\$16.32	0.93	\$16.32	24'x40'	\$115,320	30%	\$80,720	0%	100%	1,40	1,0000	\$113,000
2- Detached Garage R 01	0%	1		D+2	1982	1982	33	F	\$16.32	0.93	\$16.32	24'x40'	\$13,113	36%	\$8,390	0%	100%	1,40	1,0000	\$11,700

Sub-Total, One Unit	\$105,700
Sub-Total, 1 Units	\$4,700
Exterior Features (+)	\$13,600
Garages (+) 504 sqft	\$124,000
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.93
Replacement Cost	\$115,320

Total all pages

\$124,700

Total this page

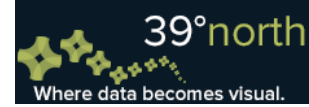
\$124,700

# PROPERTY CARD

Tax Information - Monroe County, IN

1/27/16, 11:45 AM

[Print](#)



## 2014 PAYABLE 2015 TAX INFORMATION - Monroe County, IN

**Property : 53-11-17-100-004.000-006**

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	
<b>Tax ID:</b>	004-04870-00
<b>Owner Name:</b>	Deckard, Mary E
<b>Owner Address:</b>	C/O John Deckard 155 W Zikes Rd Bloomington, IN 47403
<b>Legal Description:</b>	004-04870-00 PT NE 17-7-1W .80A

Credit Rates	
Type	Rate
Homestead credit	3.58

Deductions	
Type	Amount
Over 65	12480
Supplemental HSC	31815
Standard Hmst	45000

Payments				
Tax Set	Charge Type	Total Charge	Posted Payment	Balance Due
Clear Creek Township	Spring installment	\$328.84	\$346.42	\$0.00
Clear Creek Township	Spring other assessment tax	\$17.58	\$0.00	\$0.00
Clear Creek Township	Fall installment	\$328.84	\$346.42	\$0.00
Clear Creek Township	Fall other assessment tax	\$17.58	\$0.00	\$0.00
Clear Creek Township	Year total	\$657.68	\$692.84	\$0.00
Clear Creek Township	Year total other assessment tax	\$35.16	\$0.00	\$0.00

## Listing Information Packet

**•• Please completely fill out the documents enclosed in this packet to the best of your ability ••**

Directions are included below to help.

Use the following checklist to track each form as you complete it.

### Directions:

**Seller's Residential Real Estate Disclosure:**

Please mark every line of this document on the front and back with the most accurate answer. Be as honest and descriptive as possible, then sign both pages at the bottom next to "Signature of Seller".

**Lead Based Paint Certification and Acknowledgement:**

Only complete this document if your home was built in 1978 or prior.

Please complete the section on the first page under "Seller's Disclosure" then sign the second page next to "Seller's Signature".

**Utility Usage:**

Please complete this form with the utility company name and average monthly payments for your utilities. Also, please complete the bottom section of this form with information about any neighborhood association or other utilities.

**Home Fact Sheet:**

Please complete this form as accurately as possible so I may use the information in my marketing materials.

**Special Features Sheet:**

Now is the time to brag about your home. Please complete this form with special features and updates that will impress buyers.

*Thank you for your time!!*



**Coffey Realty  
& Auction**



# PROPERTY INFORMATION PACKET

## Home Fact Sheet

\*\*\* Please fill out the information below for my marketing material \*\*\*

Please provide company name:

ELECTRIC: Duke  
50.00

GAS: Vectren  
140.00

WATER: Southern  
Monroe Water Authority  
13.77

SEWER: \_\_\_\_\_

Please fill out utility form attached. Thanks!

HOA Fees:            N/A    Mandatory    Voluntary            Amount: \_\_\_\_\_

Amenities Included with the Fee:    Pool    Rec-Area    Trash Pick-Up    Other: \_\_\_\_\_  
Neighborhood Activities: \_\_\_\_\_  
Website or Treasurer's Name: \_\_\_\_\_  
Contact Name & Number: \_\_\_\_\_

Cable Provider: Comcast

Water Softener:     N/A    Not Included    Included: rental / contract    or    Owned  
Brand: \_\_\_\_\_    Age: \_\_\_\_\_

Trash Pickup:    Day: \_\_\_\_\_    Provider: \_\_\_\_\_    Fee: \_\_\_\_\_  
Fee included in HOA / Fee included in Property taxes / Owner selects company and pays directly

Yard Care:     Self    or    Company: \_\_\_\_\_    Amount: \_\_\_\_\_

Alarm Service:     N/A    Rental Contract    Paid  
Company: \_\_\_\_\_    Amount: \_\_\_\_\_

Internet:    Home Internet Ready?  Yes / No    If Yes, Provider: Comcast (fiber)

Schools:    Elementary: Lake View  
Middle: Jackson Creek  
High School: Bluffs South High School

Age of Mechanicals:    Furnace (Electric/Gas) Gas 1987    A/C: 1987  
Water Heater (Electric/Gas) Gas 2011    Roof: 2011 (# layers 0)  
Other: \_\_\_\_\_

Miscellaneous:    (additional items included or excluded; anything you want the buyer to know about your home)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recent Updates:    Please use enclosed "Special Features Sheet" to list all home improvements.

# Special Features Sheet

••• Please fill out the information below for my marketing material •••

If I were the buyer, what are the "Top 10" features that would excite me about this property?

Address: 155 W Lakes Rd Blgtn, Ind. 47403

1. Quiet
2. 5 mins from 37 10 min from Lake Monroe
3. 15 mins from 69
4. Solid Home
5. Nice yard for kids
6. Good School District
7. Large Garage
8. Plenty room for dogs
9. Fenced on 3 sides
10. Nice black topped Driveway

List your improvements and updates (INDICATE DATE / YEAR IMPROVED)

New Roof 2011  
 New Hot Water heater 2011  
 New Garage Door 2011  
 Been ~~charmily~~ <sup>termitish</sup> treated 2015-  
 New Vapor Barrier under Craw Space 2015-

What improvements or repairs do you feel need to be taken care of in order to get maximum dollar from your home???

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

(Circle the items you are willing to take care of)

# PROPERTY INFORMATION PACKET

## Utility Costs Form

•• Please fill out the information below for my marketing material ••

UTILITY COSTS FOR THE PAST 12 MONTHS:

Month	Electric	Gas	Water/Sewer	Other
Jan	129.35	134.40	13.77	
Feb.	110.17	118.62	13.77	
March	24.93	204.88	13.77	
April	34.89	204.88	13.77	
May	28.38	97.99	13.77	
June	18.37	53.32	13.77	
July	12.51	17.55	13.77	
Aug.	11.44	12.72	13.77	
Sept Sept	20.27	12.88	13.77	
Oct.	10.06	20.27	13.77	
Nov	11.44	19.72	13.77	
Dec.	10.89	18.20	13.77	
<b>Totals</b>	401.17	38.43	165.24	
<b>Monthly Average</b>	33.43	82.82	13.77	

Club Facilities \$ \_\_\_\_\_

Trash Removal \$ \_\_\_\_\_

Homeowners Assoc. \$ \_\_\_\_\_

Other \$ \_\_\_\_\_

Cable TV \$ \_\_\_\_\_

Other \$ \_\_\_\_\_



# SELLER'S DISCLOSURE



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

Date (month, day, year)  
**JAN. 16, 2016**

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. 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)

155 West Zikes Road, Bloomington, IN 47403

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cistern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Field/Bed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerator System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater/Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater/Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Room Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic and Holding Tank/Septic Mound	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TV Antenna/Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geothermal and Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Sewer System (Explain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Yes	No	Do Not Know
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public water system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any additions that may require improvements to the sewage disposal system?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If yes, have the improvements been completed on the sewage disposal system?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the improvements connected to a private/community water system?			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the improvements connected to a private/community sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>B. ELECTRICAL SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Water Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Garage Door Opener / Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Heat/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Inside Telephone Wiring and Blocks/Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnace Heat/Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Smoke/Fire Alarm(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Switches and Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Air Cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vent Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
60 (100) 200 Amp Service (Circle one)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Heating Source	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NOTE: "Defect" means a condition that would have a significant adverse 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 normal life of the premises.

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: *[Handwritten Signature]* Signature of Buyer: \_\_\_\_\_  
 Signature of Seller: *[Handwritten Signature]* Signature of Buyer: \_\_\_\_\_

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing): \_\_\_\_\_ Signature of Seller (at closing): \_\_\_\_\_



# SELLER'S DISCLOSURE

Property address (number and street, city, state, and ZIP code) 155 West Zikes Road, Bloomington, IN 47403			
<b>2. ROOF</b>	YES	NO	DO NOT KNOW
Age, if known: <u>2011</u> Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. HAZARDOUS CONDITIONS</b>	YES	NO	DO NOT KNOW
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			
<b>4. OTHER DISCLOSURES</b>			
Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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			Signature of Buyer
Signature of Seller			Signature of Buyer
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)			Signature of Seller (at closing)



Form #03.



# LEAD BASED PAINT DISCLOSURE



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

1 **PROPERTY ADDRESS:** 155 West Zikes Road, Bloomington, IN 47403

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

155 West Zikes Road, Bloomington, IN 47403

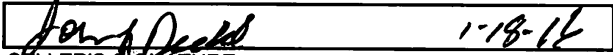

(Property Address)

# LEAD BASED PAINT DISCLOSURE

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

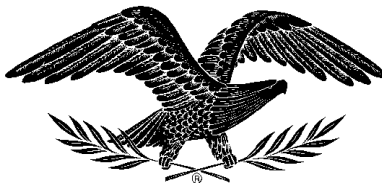
49 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
51 *Certification and Acknowledgment* may be 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		1-18-16		
55	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
56				
57	John DeKard			
58	PRINTED		PRINTED	
59				
60				
61	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
62				
63				
64	PRINTED		PRINTED	
65				
66		1-18-16		
67	LISTING BROKER	DATE	SELLING BROKER	DATE
68				



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## FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-54902

### SCHEDULE A

**Address Reference:**  
155 W. Zikes Road  
Bloomington, IN 47403

1. Commitment Date: **January 15, 2016 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

**Mary E. Deckard, of legal age**

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

A part of the Northeast quarter of the Northeast quarter of Section Seventeen (17), Township Seven (7) North, Range One (1) West in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Nine Hundred Seventy-three and Seventy Hundredths (973.70) feet West of the Northeast corner of the said Northeast quarter of the Northeast quarter and in the center line of the Zike Road; thence running East over and along the said center line of the said Zike Road for One Hundred Seventy-five (175) feet; thence leaving the center line of the said Road and running South Three (3) degrees West for Two Hundred (200) feet; thence running West for One Hundred Seventy-five (175) feet; thence running North Three (3) degrees East for Two Hundred (200) feet and to the place of beginning. Containing in all Eighty Hundredths (0.80) acres, 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 7

**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. 53-54902

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. A Transfer on Death Affidavit regarding the death of Mary E. Deckard should be recorded to include a copy of the death certificate, the legal description of the property, the recorded document conferring the property on the beneficiaries, and the name and address of each designated beneficiary.
- 2. We should be furnished a complete copy of the Purchase Agreement executed by John L. Deckard, Kenneth R. Deckard and Michael Deckard and the proposed purchaser.
- 3. Execution and recordation of a Warranty Deed from Mary E. Deckard, as tenants in common, to A Legally Qualified Entity Yet to Be Determined.
- 4. Vendor's Affidavit in satisfactory form executed by John L. Deckard, Kenneth R. Deckard and Michael Deckard as tenants in common, should be furnished us at closing.
- 5. Release of Judgment Lien in favor of Indiana University Employees Federal Credit Union against Karen Deckard and Kenneth Deckard in the amount of \$666.69 plus costs, attorney's fees and interest filed May 9, 2006 in Cause Number 53C08-0603-SC-02161, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
- 6. Release of Judgment Lien in favor of Smithville Telephone Company against Kenneth Deckard in the amount of \$527.42 plus costs, attorney's fees and interest filed July 17, 2007 in Cause Number 53C04-0704-SC-01634, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.

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**Phone: (812)339-8434 Fax: (812)333-5063**  
**Email: customerservice@johnbtitle.com**

## SCHEDULE B - SECTION I (Continued)

7. Release of Judgment Lien in favor of IMA against Ken Deckard in the amount of \$799.46 plus costs, attorney's fees and interest filed March 3, 2009 in Cause Number 53C05-0805-SC-02414, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  8. Release of Judgment Lien in favor of Bloomington Endoscopy Center against Karen Deckard and Kenneth Deckard in the amount of \$1,339.00 plus costs, attorney's fees and interest filed October 26, 2010 in Cause Number 53C08-1009-SC-03525, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  9. Release of Judgment Lien in favor of Monroe County Animal Management against Kenneth Deckard in the amount of \$375.00 plus costs, attorney's fees and interest filed April 19, 2011 in Cause Number 53C04-1102-OV-000207, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  10. Release of Judgment Lien in favor of Santa's Rentals, LLC against Kenneth Deckard in the amount of \$6,370.00 plus costs, attorney's fees and interest filed December 14, 2015 in Cause Number 53C04-1510-PL-001954, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  11. Release of Judgment Lien in favor of Vernon M. Sullivan against Heather Deckard and Mike Deckard in the amount of \$1,995.00 plus costs, attorney's fees and interest filed November 21, 2006 in Cause Number 53C08-0610-SC-05643, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  12. Release of Judgment Lien in favor of Millennium Bloomington Apartments against Dwight E. Deckard, Michael Deckard, et al in the amount of \$6,330.28 plus costs, attorney's fees and interest filed May 16, 2011 in Cause Number 53C01-1103-PL-000520, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  13. Release of Judgment Lien in favor of Midland Funding LLC against Michael Deckard in the amount of \$1,186.62 plus costs, attorney's fees and interest filed October 14, 2011 in Cause Number 53C01-1108-CC-001672, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  14. Release of Judgment Lien in favor of IU Credit Union against Michael Deckard in the amount of \$591.50 plus costs, attorney's fees and interest filed June 16, 2015 in Cause Number 53C04-1504-SC-001217, or satisfactory evidence that the party named debtor is not one and the same as the party named in Schedule A of this commitment.
  15. Release of Personal Property Tax Judgment in the principal amount of \$225.98, filed against Mike Deckard, as set forth in Personal Property Tax Docket Book 8, Page 106, Certified Date: October 31, 2008, 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.

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

Page 5 of 7

**SCHEDULE B - SECTION I**  
**(Continued)**

- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**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. 53-54902

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: Clear Creek Township.  
Duplicate Number: 53-11-17-100-004.000-006.  
Assessed Value - Land: \$17,100;  
Improvements: \$133,900;  
Exemptions: \$12,480 - OVER 65, Credits: \$45,000 - H; \$31,815 - HSUPP  
May installment in the amount of \$328.84 is PAID;  
November Installment in the amount of \$328.84 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**

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## **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:**



Coffey Realty  
& Auction

## REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 1<sup>st</sup> day of March, 2016, by and between  
John L. Deckard, Kenneth R. Deckard, & Michael Deckard 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: 155 W. Zikes Rd.  
in the City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 004-04870-00PT NE 17-7-1W .80A

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., Seven-Thousand-Five-Hundred dollars (\$7,500.00), 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 Warranty 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.

# CONTRACT

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. "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: Wednesday March 2, 2016 at 5:00pm

**Purchased By:**

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_

Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_

Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer's Agent* Date \_\_\_\_\_

\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_

Agent Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Names for Deed:** \_\_\_\_\_

**Accepted By:**

\_\_\_\_\_  
*Seller* Date: \_\_\_\_\_

John L. Deckard \_\_\_\_\_ Kenneth R. Deckard \_\_\_\_\_ Date: \_\_\_\_\_

*Printed*

\_\_\_\_\_  
*Seller* Date: \_\_\_\_\_

Michael Deckard \_\_\_\_\_

*Printed*





Coffey Realty & Auction

**PROMISSORY NOTE**

**115 W. Zikes Rd., Clear Creek Township  
Monroe County, Bloomington, Indiana 47403**

\$7,500.00  
Amount

March 1, 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 Seven-Thousand-Five-Hundred----- dollars

(\$7,500.00), 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



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**Coffey Realty  
& Auction**

[www.UnitedCountryIN.com](http://www.UnitedCountryIN.com)

812-824-6000

