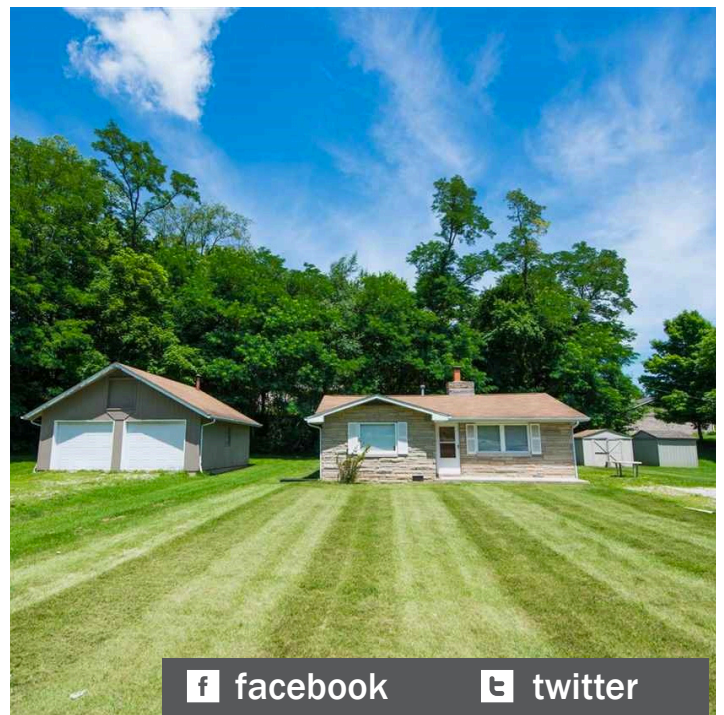




**30
Nov.**



 facebook  twitter

Investment Real Estate Auction

ONLINE REAL ESTATE INVESTMENT AUCTION. 2 INVESTMENT/FIXER UPPER HOMES IN ELLETTSVILLE, INDIANA.

UnitedCountryIN.com
812.822.3200

Internet Bidding now through November 30, 2016 at 3:00pm

920 W. Temperance Ellettsville, IN

WATCH THE MONROE COUNTY FALL FESTIVAL PARADE FROM THE COMFORTS OF YOUR OWN FRONT PORCH. THIS HOME IS ALSO A GREAT INCOME OPPORTUNITY AS A RENTAL OR A HANDY MAN SPECIAL. LOCATED IN A CONVENIENT LOCATION ONLY A SHORT WALK TO EDGEWOOD HIGH SCHOOL AND THE DOWNTOWN ELLETTSVILLE AREA. THIS HOME HAS TWO BEDROOMS, ONE BATHROOM WITH A BASEMENT STORAGE AREA, LARGE PARKING AREA AND LARGE BACK YARD LOCATED ALONG HWY 46 IN ELLETTSVILLE, IN.

207 S. Edgewood Ellettsville, IN

TWO BEDROOM, ONE BATHROOM LIMESTONE BUNGALOW WITH PATIO, LOCATED WITHIN WALKING DISTANCE OF EDGEWOOD SCHOOLS AND THE DOWNTOWN ELLETTSVILLE AREA. THIS WOULD MAKE A GREAT STARTER HOME OR RENTAL PROPERTY, ON A NICE SIZE LOT WITH DETACHED TWO CAR GARAGE AND SHED. AS IS, OR WITH A FEW UPDATES, THE CHARM OF THIS QUAINST LIMESTONE BUNGALOW IS UNLIMITED. ALL ROOMS OFFER PLENTY OF SPACE WITH ENDLESS POSSIBILITIES TO TURN THIS INTO THE PERFECT PLACE FOR A NEW OWNER. LARGE WINDOWS ALLOW FOR LOTS OF NATURAL LIGHT DURING THE DAY AND A THERE'S A COZY FIREPLACE TO SIT AROUND IN THE EVENING. YOU DON'T WANT TO OVERLOOK THIS ONE !



**Coffey Realty
& Auction**

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

UNITEDCOUNTRYIN.COM



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PROPERTY DESCRIPTION

REAL ESTATE AUCTION | ELLETTSVILLE, INDIANA

INVESTMENT & FIXER UPPER HOMES SELLING AT AUCTION | ELLETTSVILLE, INDIANA

BID NOW THROUGH TUESDAY NOVEMBER 30, 2016 AT 3:00PM (SOFT CLOSE)

920 W. TEMPERANCE
ELLETTSVILLE, IN 47429

WATCH THE MONROE COUNTY FALL FESTIVAL PARADE FROM THE COMFORTS OF YOUR OWN FRONT PORCH. THIS HOME IS ALSO A GREAT INCOME OPPORTUNITY AS A RENTAL OR A HANDY MAN SPECIAL. LOCATED IN A CONVENIENT LOCATION ONLY A SHORT WALK TO EDGEWOOD HIGH SCHOOL AND THE DOWNTOWN ELLETTSVILLE AREA. THIS HOME HAS TWO BEDROOMS, ONE BATHROOM WITH A BASEMENT STORAGE AREA, LARGE PARKING AREA AND LARGE BACK YARD LOCATED ALONG HWY 46 IN ELLETTSVILLE, IN.

207 S. EDGEWOOD
ELLETTSVILLE, IN 47429

TWO BEDROOM, ONE BATHROOM LIMESTONE BUNGALOW WITH PATIO, LOCATED WITHIN WALKING DISTANCE OF EDGEWOOD SCHOOLS AND THE DOWNTOWN ELLETTSVILLE AREA. THIS WOULD MAKE A GREAT STARTER HOME OR RENTAL PROPERTY, ON A NICE SIZE LOT WITH DETACHED TWO CAR GARAGE AND SHED. AS IS, OR WITH A FEW UPDATES, THE CHARM OF THIS QUANT LIMESTONE BUNGALOW IS UNLIMITED. ALL ROOMS OFFER PLENTY OF SPACE WITH ENDLESS POSSIBILITIES TO TURN THIS INTO THE PERFECT PLACE FOR A NEW OWNER. LARGE WINDOWS ALLOW FOR LOTS OF NATURAL LIGHT DURING THE DAY AND A THERE'S A COZY FIREPLACE TO SIT AROUND IN THE EVENING. YOU DON'T WANT TO OVERLOOK THIS ONE!

PREVIEW BY APPOINTMENT - CONTACT OUR OFFICE AT 812-822-3200

SELLER: LANE ESTATE | AUCTION MANAGER: JIMMIE DEAN COFFEY | LIC. # AC30200042

TERMS & CONDITIONS

Lane Revocable Living Trust - Real Estate Auction

#1 - 920 W Temperance St

#2 – 207 Edgewood Drive

Ellettsville, IN 47429

Monroe County – Richland Township

Legal Description

#1 009-12500-00 SHARPS 2ND LOT 172 & PT 171 (NW 10')

#2 009-05850-00 PT NW NW 10-9-2W .46A

- The property will be sold at Public “Online Only - Internet Auction” ending Wednesday November 30, 2016 @ 3:00pm (soft close)
- To be approved as an online bidder a signed copy of the terms and conditions along with a signed bidder’s 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 **10%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 10% buyer’s premium will establish the final sales price.
- **A \$7,500.0000 Down payment** on each property 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 10:00AM December 30, 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 Trustee’s 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 – December 30, 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

TERMS AND CONDITIONS

- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- Seller: Everett Lane Revocable Living Trust – Jonathan Lane, Trustee
- 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: Preview: By Appointment

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 Dena 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

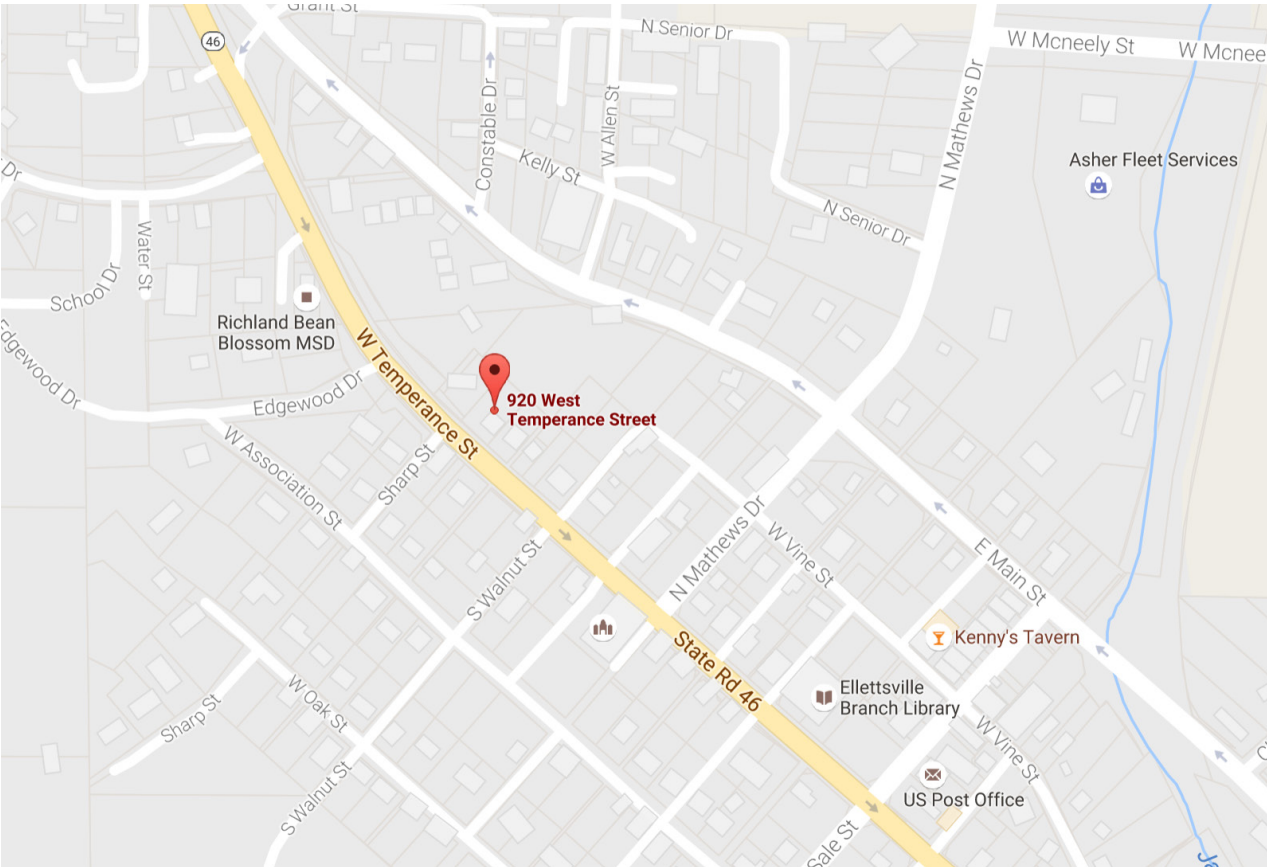
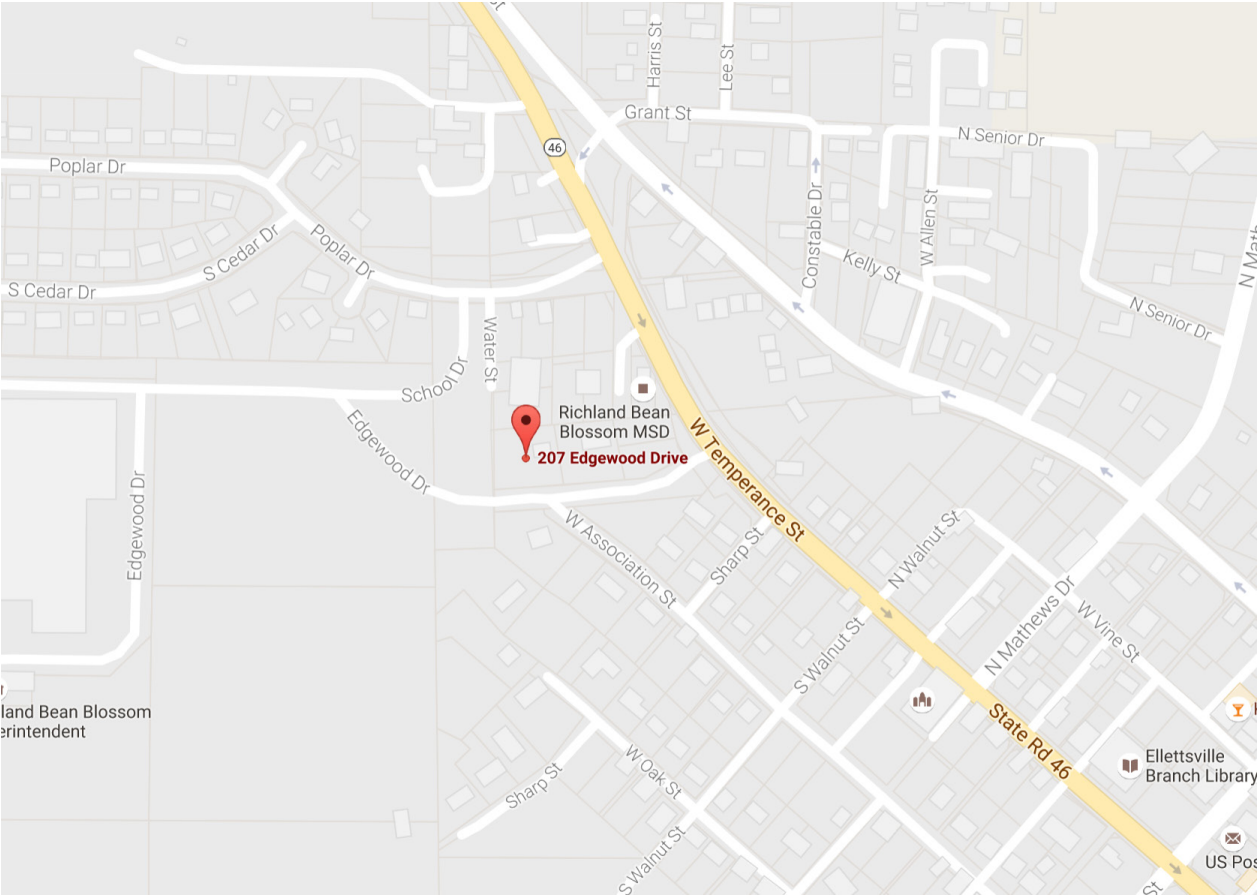
Buyer

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.

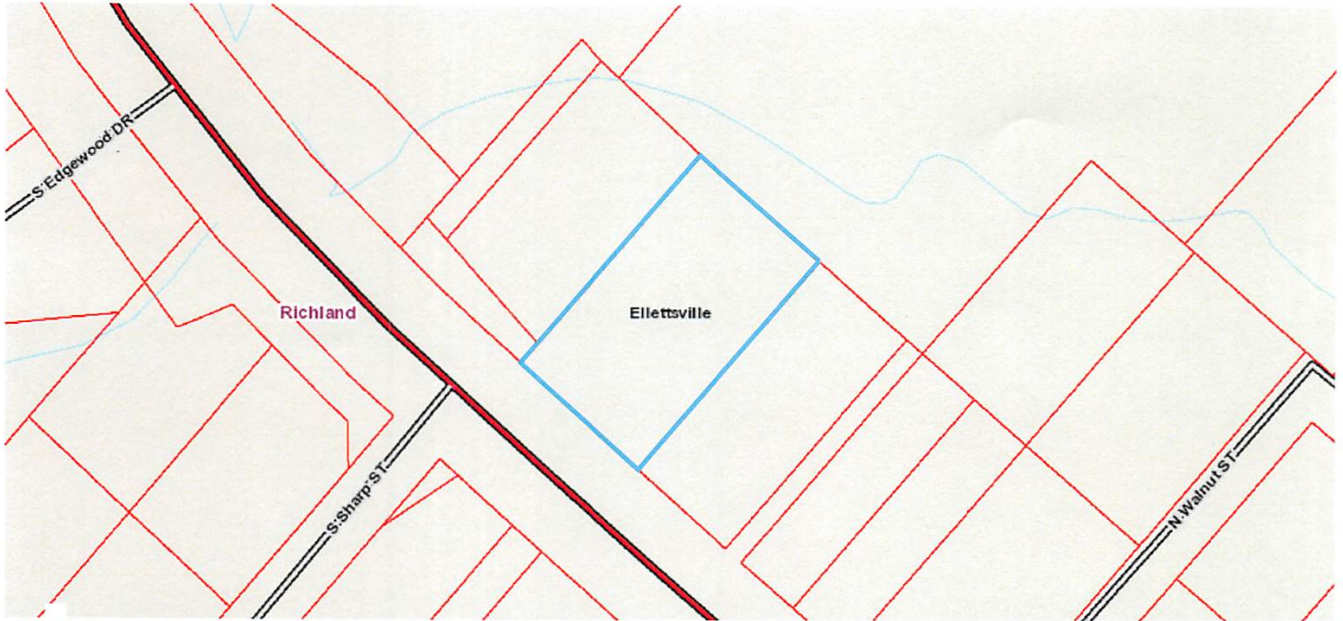
THE FIRST RECORDED WHITE SETTLERS ARRIVED IN 1815, BUT WERE UNDOUBTEDLY PRECEDED BY HUNTERS AND REFUGEES FROM THE LAW. A TYPICAL LANDHOLDER FARMED A FEW ACRES CLAIMED FROM THE WOODS AND HARVESTED THE PLENTIFUL WILD GAME OF THE AREA. MANY OF THE ORIGINAL SETTLERS WERE THRIFTY AND INDUSTRIOUS, ALTHOUGH 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.

PROPERTY CARD

6/10/2016

Parcel Information



PROPERTY CARD

6/10/2016

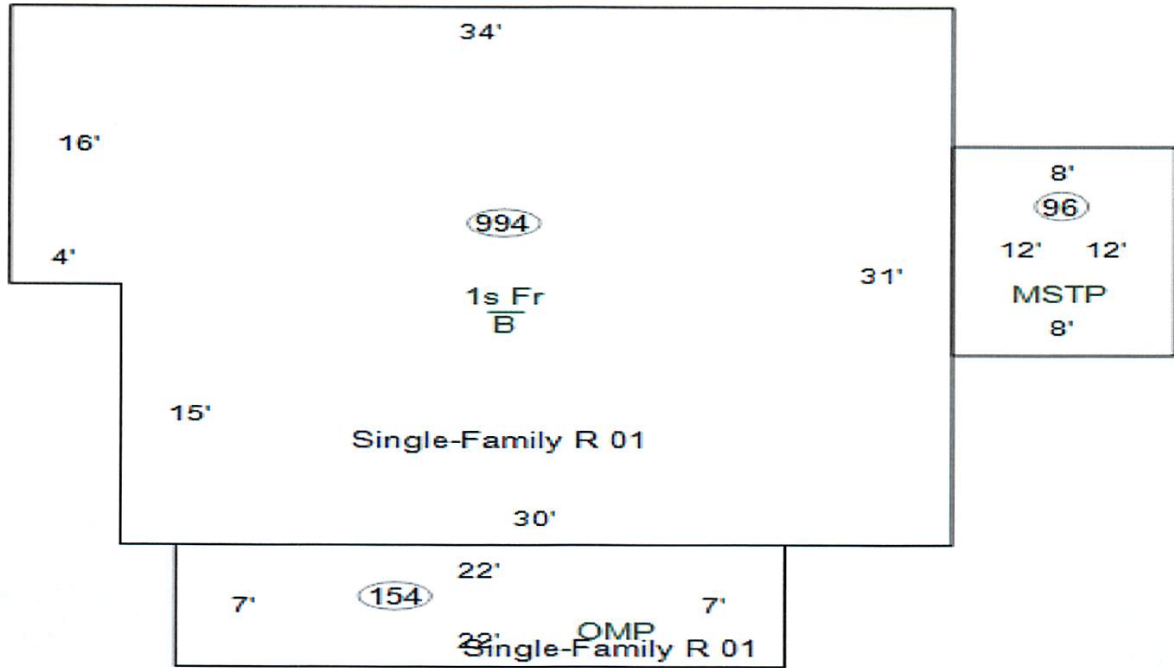
Parcel Information



PROPERTY CARD

6/10/2016

Parcel Information



| Parcel Information | | Land Description | | |
|--------------------|--|------------------|---------|------------|
| | | Land Type | Acreage | Dimensions |
| Owner Name | Lane, Everett Trust | F | | 76x132 |
| Parcel Number | 53-04-10-207-110.000-013 | | | |
| Alt Parcel Number | 009-12500-00 | | | |
| Property Address | 920 W Temperance ST, Ellettsville, IN 47429 | | | |
| Neighborhood | Ellettsville Old Area - F, 53013012-013 | | | |
| Legal Description | 009-12500-00 SHARPS 2ND LOT 172 & PT 171(NW 10') | | | |
| Taxing District | | | | |
| Township | RICHLAND TOWNSHIP | | | |
| Corporation | RICHLAND-BEAN BLOSSOM COMMUNITY | | | |

| Transfer Of Ownership | | | | | |
|-----------------------|------|-------|----------|-----------|------------|
| Date | Name | Buyer | Document | Deed Type | Sale Price |
| | | | | | |

PROPERTY CARD

6/10/2016

Parcel Information

| | | | |
|------------|--------------------------------------|---|----|
| 2004-04-03 | LANE, SANDRA TRUST | 0 | QC |
| 1992-07-28 | LANE, EVERETT & SANDRA | 0 | MI |
| 1988-10-05 | SIMPSON, RICHARD ERIC & MELISSA L | 0 | MI |
| 1978-03-01 | WRIGHT, DOVIE FAYE | 0 | MI |
| 1900-01-01 | UNKNOWN | | WD |
| 2010-07-02 | LANE, SANDRA TRUST & LANE, RITA | | WD |
| 2011-02-08 | LANE, RITA | | TD |
| 2015-08-03 | Lane, Everett Trust | | QC |

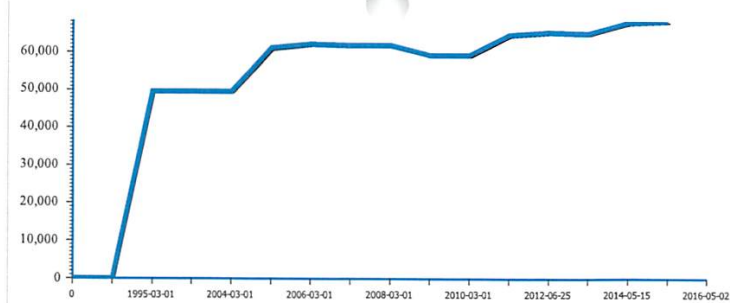
Valuation Record

| Assessment Date | Reason for Change | Land | Improvements | Total Valuation |
|-----------------|---------------------|-------|--------------|-----------------|
| 2016-05-02 | Annual Adjustment | 17100 | 51,200.00 | 68,300.00 |
| 2015-05-27 | GENERAL REVALUATION | 17100 | 50,700.00 | 67,800.00 |
| 2014-05-15 | Annual Adjustment | 17100 | 47,900.00 | 65,000.00 |
| 2013-06-03 | Annual Adjustment | 17100 | 48,200.00 | 65,300.00 |
| 2012-06-25 | Annual Adjustment | 17100 | 47,500.00 | 64,600.00 |
| 2011-06-06 | Annual Adjustment | 17100 | 42,200.00 | 59,300.00 |
| 2010-03-01 | Annual Adjustment | 17100 | 42,200.00 | 59,300.00 |
| 2009-03-01 | MISCELLANEOUS | 17100 | 44,700.00 | 61,800.00 |
| 2008-03-01 | MISCELLANEOUS | 17100 | 44,700.00 | 61,800.00 |
| 2007-03-01 | MISCELLANEOUS | 17100 | 45,000.00 | 62,100.00 |
| 2006-03-01 | MISCELLANEOUS | 17100 | 44,000.00 | 61,100.00 |
| 2005-03-01 | MISCELLANEOUS | 11800 | 37,800.00 | 49,600.00 |
| 2004-03-01 | Homestead Change | 11800 | 37,800.00 | 49,600.00 |
| 2002-03-01 | GENERAL REVALUATION | 11800 | 37,800.00 | 49,600.00 |
| 1995-03-01 | GENERAL REVALUATION | | 0.00 | 0.00 |
| 1994-03-01 | GENERAL REVALUATION | | 0.00 | 0.00 |

PROPERTY CARD

6/10/2016

Parcel Information



Sales

| Sale Date | Sale Price | Buyer Name | Seller Name |
|-----------|------------|------------|-------------|
|-----------|------------|------------|-------------|

Public Utilities

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

Exterior Features

| Exterior Feature | Size/Area |
|---------------------|-----------|
| Porch, Open Masonry | 154 |
| Stoop, Masonry | 96 |

Special Features

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

Summary Of Improvements

| Buildings | Grade | Condition | Construction Year | Effective Year | Area |
|--------------------|-------|-----------|-------------------|----------------|------|
| Single-Family R 01 | D+1 | A | 1899 | 1899 | 994 |

Accommodations

| | |
|----------------|---|
| BedRooms | 2 |
| Finished Rooms | 3 |

Plumbing

| | |
|---------------------|---|
| Full Baths | 1 |
| Full Baths Fixtures | 3 |
| Kitchen Sinks | 1 |

Other Residential Dwelling

| | |
|------------------|------------------|
| Heat Type | Central Warm Air |
| Attached Garages | |

PROPERTY CARD

6/10/2016

Parcel Information

| Floors | | | |
|--------|--------------|------|----------|
| Floor | Construction | Base | Finished |
| 1 | Wood Frame | 994 | 994 |
| B | | 994 | |

PROPERTY CARD

6/10/2016

Parcel Information

Parcel Information

| | |
|-------------------|--|
| Tax ID | 009-12500-00 |
| Owner Name | Lane, Everett Trust |
| Owner Address | 4630 N Thomas Rd Bloomington, IN 47404 |
| Legal Description | 009-12500-00 SHARPS 2ND LOT 172 & PT 171(NW 10') |

Deductions

| Type | Amount |
|------------------|-----------|
| Standard Hmst | 40,680.00 |
| Supplemental HSC | 9,492.00 |

Payments

| Tax Set | Charge Type | Total Charge | Posted Pay. | Balance Due |
|-------------------|--------------------|--------------|-------------|-------------|
| Ellettsville Town | Spring installment | 205.19 | 205.19 | 0.00 |
| Ellettsville Town | Fall installment | 205.19 | 0.00 | 205.19 |
| Ellettsville Town | Year total | 410.38 | 205.19 | 0.00 |

PROPERTY CARD

6/10/2016

Parcel Information

| | | | | |
|-----------------------------|---------------|---------------------------|-------------|--------------|
| Overlay by Landuse and Soil | | | | |
| Total Acreage | 0.229 | | | |
| Total Adj. Acreage | 0.230 | | | |
| Soil Type | Land Use Code | Land Type | GIS Acreage | Adj. Acreage |
| Bu | 5 | Non-Tillable Land | 0.229 | 0.230 |
| Bu | 82 | Agric Support-Public Road | 0.000 | 0.000 |

| | | | |
|--------------------|---------------------------|-------------|--------------|
| Overlay by Landuse | | | |
| Total Acreage | 0.229 | | |
| Total Adj. Acreage | 0.230 | | |
| Land Use Code | Land Type | GIS Acreage | Adj. Acreage |
| 5 | Non-Tillable Land | 0.229 | 0.230 |
| 82 | Agric Support-Public Road | 0.000 | 0.000 |

PROPERTY CARD

6/3/2016

Property Report Card for parcel 53-04-10-200-040.000-013

Monroe County, IN

Property Assessment Detail Report
Parcel Number: 53-04-10-200-040.000-013
39°North- 855.GIS.3939



Parcel Information

Parcel Number: 53-04-10-200-040.000-013
Alt Parcel Number: 009-05950-00
Property Address: 207 S Edgewood DR Ellettsville, IN 47429-1201
Neighborhood: Ellettsville Old Area - A
Property Class: Other Commercial Housing
Legal Description: 009-05950-00 PT NW NW 10-9-2W .46A; PLAT 36; CONTR J LANE 4/21/05
Owner Name: Lane, Everett Trust
Owner Address: 4630 N THOMAS ROAD
Bloomington, IN 47404

Taxing District

Township: RICHLAND TOWNSHIP
Corporation: RICHLAND-BEAN BLOSSOM COMMUNITY

Land Description

| Land Type | Acreage | Dimensions |
|-----------|---------|------------|
| 9 | 0.4600 | |

Transfer Of Ownership

PROPERTY CARD

6/3/2016

Property Report Card for parcel 53-04-10-200-040.000-013

| Date | Name | Buyer | Document | Deed Type | Sale Price |
|------------|----------------------|-------|-------------|-----------|------------|
| 10-13-2004 | LANE EVERETT | | 1 - 1 | WD | |
| 12-06-1988 | COMSTOCK, MICHAEL T. | | 1988 - 1245 | MI | |
| 03-01-1978 | HOWARD, JEFFREY L | | 1978 - 1055 | MI | |
| 01-01-1900 | UNKNOWN | | | WD | |

Sales

| Sale Date | Sale Price | Buyer Name | Seller Name |
|------------|-------------|-------------------------------------|---------------------|
| 10-13-2004 | \$65,000.00 | EVERETT LANE REVOCABLE LIVING TRUST | Michael T. COMSTOCK |

Sales Disclosures [18229_redact.pdf](#)

Valuation Record

| Assessment Date | Reason for Change | Land | Improvements | Total Valuation |
|-----------------|---------------------|-------|--------------|-----------------|
| 05-02-2016 | Annual Adjustment | 15500 | 68600 | 84100 |
| 05-27-2015 | GENERAL REVALUATION | 15500 | 72400 | 87900 |
| 05-15-2014 | Annual Adjustment | 15500 | 68100 | 83600 |
| 06-03-2013 | Annual Adjustment | 15500 | 73400 | 88900 |
| 06-25-2012 | Annual Adjustment | 15500 | 73400 | 88900 |
| 06-06-2011 | Annual Adjustment | 15500 | 69600 | 85100 |
| 03-01-2010 | Annual Adjustment | 15500 | 69600 | 85100 |
| 03-01-2009 | MISCELLANEOUS | 15500 | 69600 | 85100 |
| 03-01-2008 | MISCELLANEOUS | 15500 | 66600 | 82100 |
| 03-01-2007 | MISCELLANEOUS | 15500 | 65500 | 81000 |
| 03-01-2007 | MISCELLANEOUS | 15500 | 67100 | 82600 |
| 03-01-2006 | Homestead Change | 16800 | 56400 | 73200 |
| 03-01-2006 | MISCELLANEOUS | 15500 | 65500 | 81000 |
| 03-01-2005 | Homestead Change | 16800 | 56400 | 73200 |
| 03-01-2002 | GENERAL REVALUATION | 16800 | 56400 | 73200 |
| 03-01-1995 | GENERAL REVALUATION | 0 | 0 | 0 |
| 03-01-1994 | GENERAL REVALUATION | 0 | 0 | 0 |

Public Utilities

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

Exterior Features

| Exterior Feature | Size/Area |
|------------------|-----------|
| Patio, Concrete | 72 |

Special Features

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

Summary Of Improvements

| Buildings | Grade | Condition | Construction Year | Effective Year | Area |
|----------------------|-------|-----------|-------------------|----------------|------|
| Detached Garage R 01 | D | A | 1984 | 1984 | 576 |
| Utility Shed | C | A | 1999 | 1999 | 80 |
| Single-Family R 01 | C-1 | A | 1959 | 1970 | 824 |

Residential Dwelling Information

PROPERTY CARD

6/3/2016

Property Report Card for parcel 53-04-10-200-040.000-013

Single-Family R 01

Accommodations

BedRooms: 2
Finished Rooms: 5

Plumbing

Full Baths: 1
Full Baths Fixtures: 3
Kitchen Sinks: 1

Other

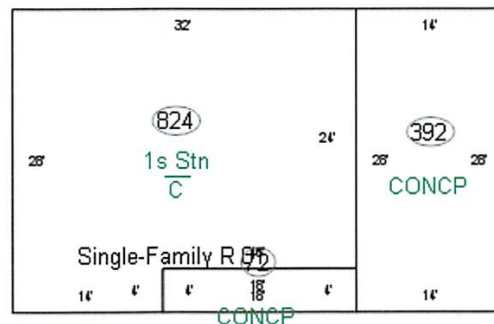
Fireplaces: 1
Heat Type: Central Warm Air

Floors

| Floor | Construction | Base | Finished |
|-------|--------------|------|----------|
| C | | 824 | 0 |
| 1 | Stone | 824 | 824 |

Photos and Sketches

etached Garage R 01



PROPERTY CARD

6/3/2016

Property Report Card for parcel 53-04-10-200-040.000-013



PROPERTY CARD

6/3/2016

Property Report Card for parcel 53-04-10-200-040.000-013



PROPERTY CARD

6/3/2016

Tax Information - Monroe County, IN

[Print](#)



2015 PAYABLE 2016 TAX INFORMATION - Monroe County, IN

Property : 53-04-10-200-040.000-013

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

Spring Due Date: May 10, 2016

Fall Due Date: November 10, 2016

| Parcel Information | |
|---------------------------|---|
| Tax ID: | 009-05950-00 |
| Owner Name: | Lane, Everett Trust |
| Owner Address: | 4630 N THOMAS ROAD Bloomington, IN 47404 |
| Legal Description: | 009-05950-00 PT NW NW 10-9-2W .46A; PLAT 36; CONTR J LANE 4/21/05 |

| Deductions | |
|------------|--------|
| Type | Amount |
| Mortgage | 3000 |

| Payments | | | | |
|-------------------|--------------------|--------------|----------------|-------------|
| Tax Set | Charge Type | Total Charge | Posted Payment | Balance Due |
| Ellettsville Town | Spring installment | \$899.80 | \$899.80 | \$0.00 |
| Ellettsville Town | Fall installment | \$899.80 | \$0.00 | \$899.80 |
| Ellettsville Town | Year total | \$1,799.60 | \$899.80 | \$0.00 |

SELLER'S DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-175037550-5-291T



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/ 6-14)

Date (month, day, year)

07/13/2016

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)

920 West Temperance Street, Ellettsville, IN 47429

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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cistern | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Clothes Dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic Field/Bed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Clothes Washer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hot Tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aerator System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sump Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Gas Grill | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Irrigation Systems | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Hood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater/Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Microwave Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater/Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater/Solar | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Range | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Purifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Refrigerator | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Softener | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Room Air Conditioner(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Well | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Trash Compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic and Holding Tank/Septic Mound | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| TV Antenna/Dish | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Geothermal and Heat Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other Sewer System (Explain) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swimming Pool & Pool Equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" 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 type="checkbox"/> | <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"/> | <input type="checkbox"/> | D. HEATING & COOLING SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Attic Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Central Air Conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hot Water Heat | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Furnace Heat/Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Furnace Heat/Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Solar House-Heating | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Woodburning Stove | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Insert | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Air Cleaner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Propane Tank | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other Heating Source | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 | <i>Everett Lane Roushable Living Trust, Jonathan R. Lane, Trustee</i> | dotloop verified 07/13/16 11:09AM EDT UZ06-FL68-CB1B-LB2N | 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) | |
|----------------------------------|--|----------------------------------|--|

SELLER'S DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-175037550-5-291T

| | | | |
|--|---|--------------------------|-------------------------------------|
| Property address (number and street, city, state, and ZIP code) 920 West Temperance Street, Ellettsville, IN 47429 | | | |
| 2. ROOF | YES | NO | DO NOT KNOW |
| Age, if known: _____ Years. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the roof leak? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there present damage to the roof? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there more than one layer of shingles on the house? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, how many layers? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. HAZARDOUS CONDITIONS | 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Explain: | | | |
| | | | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) | | | |
| | | | |
| <p>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.</p> | | | |
| Signature of Seller | <i>Everett Lane Removable Living Trust; Jonathan R. Lane, Trustee</i> <small>dotloop verified 07/13/16 11:09AM EDT DIYK-LMAU-ULDX-XOOP</small> | | 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.



SELLER'S DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-175041871-8-291T



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/ 6-14)

Date (month, day, year)
07/13/2016

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)

207 Edgewood Drive, Ellettsville, IN 47429

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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cistern | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Clothes Dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic Field/Bed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Clothes Washer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hot Tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Disposal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aerator System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sump Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Gas Grill | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Irrigation Systems | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Hood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater/Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Microwave Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater/Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Heater/Solar | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Range | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Purifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Refrigerator | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Softener | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Room Air Conditioner(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Well | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Trash Compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic and Holding Tank/Septic Mound | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| TV Antenna/Dish | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Geothermal and Heat Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other Sewer System (Explain) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Swimming Pool & Pool Equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 checked="" 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 type="checkbox"/> | <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"/> | <input type="checkbox"/> | D. HEATING & COOLING SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Attic Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Central Air Conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hot Water Heat | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Furnace Heat/Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Furnace Heat/Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Solar House-Heating | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Woodburning Stove | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Insert | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Air Cleaner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Propane Tank | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other Heating Source | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 | <i>Everett Lane Roushelle Living Trust, Jonathan R. Lane, Trustee</i> | dotloop verified 08/11/16 1:52PM EDT 8FG0-AQMIN-XPVJ-BUTA | 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) | |
|----------------------------------|--|----------------------------------|--|

SELLER'S DISCLOSURE

dotloop signature verification: www.dotloop.com/my/verification/DL-175041871-8-291T

| | | | |
|---|---|--------------------------|-------------------------------------|
| Property address (number and street, city, state, and ZIP code) 207 Edgewood Drive, Ellettsville, IN 47429 | | | |
| 2. ROOF | YES | NO | DO NOT KNOW |
| Age, if known: _____ Years. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the roof leak? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there present damage to the roof? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there more than one layer of shingles on the house? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, how many layers? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. HAZARDOUS CONDITIONS | 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Explain: | | | |
| | | | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) | | | |
| Buyer's agent please note that this property lies within the FEMA 100-year floodplain map and may require supplemental federally-regulated flood insurance in order to obtain financing. | | | |
| 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 | Everett Lane Revocable Living Trust; Jonathan R. Lane, Trustee <small>dotloop verified 08/11/16 1:52PM EDT TYSF-OKFM-450J-4ZVH</small> | | 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 CERTIFICATION

dotloop signature verification: www.dotloop.com/my/verification/DL-175037638-8-EZ2N



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

1 **PROPERTY ADDRESS:** 920 West Temperance Street, Ellettsville, IN 47429

2 **LEAD WARNING STATEMENT**

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

11 **SELLER'S DISCLOSURE**

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

13 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

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

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

19 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

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

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


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

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

26 **OR**

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

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

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

33 920 West Temperance Street, Ellettsville, IN 47429

(Property Address)

LEAD BASED PAINT CERTIFICATION

dotloop signature verification: www.dotloop.com/my/verification/DL-175037638-8-EZ2N

CERTIFICATION OF ACCURACY

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

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

Everett Lane Revocable Living Trust, Jonathan R. Lane, Trustee dotloop verified
07/13/16 11:09AM EDT
HOF6-SWHQ-PYTV-R1RO

SELLER'S SIGNATURE DATE

Everett Lane Revocable Living Trust, Jonathan R. Lane, Trustee

PRINTED

SELLER'S SIGNATURE DATE

PRINTED

Jimmie Coffey dotloop verified
07/13/16 3:05PM EDT
CTVZ-L6Z9-HEU0-A2MS

LISTING BROKER DATE

BUYER'S SIGNATURE DATE

PRINTED

BUYER'S SIGNATURE DATE

PRINTED

SELLING BROKER DATE



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Form #37. Copyright IAR 2016



920 West Temperance Street, Ellettsville, IN 47429

(Property Address)

LEAD BASED PAINT CERTIFICATION



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

1 **PROPERTY ADDRESS:** 207 Edgewood Drive, Ellettsville, IN 47429

2 **LEAD WARNING STATEMENT**

3
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 **SELLER'S DISCLOSURE**

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

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

15
16 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

17
18
19 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

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

23
24 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

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

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

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

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

31 **OR**

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

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

35 (f.) ☐ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
36 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
37 (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
38
39
40
41
42
43
44

207 Edgewood Drive, Ellettsville, IN 47429

(Property Address)

LEAD BASED PAINT CERTIFICATION

CERTIFICATION OF ACCURACY

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

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

Everett Lane Revocable Living Trust, Jonathan R. Lane, Trustee
dotloop verified
07/13/16 10:41AM EDT
1MT5-35B5-VZ9G-ACIS

SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

Everett Lane Revocable Living Trust, Jonathan R. Lane, Trustee

PRINTED

PRINTED

SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

PRINTED

PRINTED

Janice Lee Poffey
LISTING BROKER DATE

SELLING BROKER DATE



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Form #37. Copyright IAR 2016



207 Edgewood Drive, Ellettsville, IN 47429

(Property Address)

SAMPLE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 30th day of November, 2016, by and between Everett Lane Revocable Living Trust, by Jonathan R Lane, Trustee 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: 920 W Temperance St
in the City of Ellettsville, County of Monroe, and State of Indiana.

Legally described as: 009-12500-00 SHARPS 2ND LOT 172 & PT 171 (NW 10')

Buyer herewith agrees to deposit with John Bethell Title Company, \$7,500.00 dollars, 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 Representatives 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 December 30, 2016 and shall take place at the office of John Bethell Title Company, 329 South Walnut, 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.

SAMPLE 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 10% 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: December 1, 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 _____
Everett Lane Revocable Living Trust, by Jonathan R Lane, Trustee
Printed Time: _____

Seller Date _____

Printed

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

**920 W Temperance St., Richland Township
Monroe County, Ellettsville, Indiana 47429**

\$7,500.00

Amount

November 30, 2016

Date

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

John Bethell Title Company

329 South Walnut
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

SAMPLE CONTRACT



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 30th day of November, 2016, by and between Everett Lane Revocable Living Trust, by Jonathan R Lane, Trustee 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: 207 Edgewood Dr
in the City of Ellettsville, County of Monroe, and State of Indiana.

Legally described as: 009-05950-00 PT NW NW 10-9-2W .46A

Buyer herewith agrees to deposit with John Bethell Title Company, \$7,500.00 dollars, 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 Representatives 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 December 30, 2016 and shall take place at the office of John Bethell Title Company, 329 South Walnut, 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.

SAMPLE 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 10% 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: December 1, 2016 at 5:00pm

Purchased By:

| | |
|----------------------|----------------------------------|
| _____ | Date _____ |
| Buyer | |
| _____ | Phone _____ |
| Printed | |
| Buyer Address: _____ | City _____ State _____ Zip _____ |
| _____ | Date _____ |
| Buyer | |
| _____ | Phone _____ |
| Printed | |
| Buyer Address: _____ | City _____ State _____ Zip _____ |
| _____ | Date _____ |
| Buyer's Agent | |
| _____ | Phone _____ |
| Printed | |
| Agent Address: _____ | City _____ State _____ Zip _____ |

Names for Deed: _____

Accepted By:

| | |
|--|-------------|
| _____ | Date _____ |
| Seller | |
| Everett Lane Revocable Living Trust, by Jonathan R Lane, Trustee | Time: _____ |
| Printed | |
| _____ | Date _____ |
| Seller | |
| _____ | |
| Printed | |

SAMPLE CONTRACT



Coffey Realty
& Auction

PROMISSORY NOTE

**207 Edgewood Dr, Richland Township
Monroe County, Ellettsville, Indiana 47429**

\$7,500.00

Amount

November 30, 2016

Date

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

John Bethell Title Company

329 South Walnut
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

JIMMIE DEAN COFFEY

(812) 287-7016

JCOFFEY@UNITEDCOUNTRYIN.COM



**Coffey Realty
& Auction**

UNITEDCOUNTRYIN.COM