



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-08964-H-1

SCHEDULE A

Address Reference:

2557 S. Smith Rd.
Bloomington, IN 47401

1. Commitment Date: **June 30, 2026 at 12:00 AM**

2. Policy (or policies) to be issued:

a. ALTA Owners Policy (07/01/21)

Policy Amount
To Be Determined

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA Homeowners Policy One-to-Four Family (07/01/21) policy will be issued. For all other transactions an ALTA Owners Policy (07/01/21) policy will be issued.

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

b.

Policy Amount
\$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is *Fee Simple*.

4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:

**Charles R. Sinn, Jr. and Alan Lee Sinn, as Successor Co-Trustees of the Sue Ann Sinn Trust
Agreement dated February 11, 1993, as amended**

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

A part of the West one half of the Southwest quarter of Section 12, Township 8 North, Range 1 West, Monroe County, Indiana bounded and described as follows: Beginning at a point on the East line of said West one half, said point of beginning being 146.50 feet North of the Southeast corner of said West one half of the Southwest quarter; thence from said point of beginning and leaving said East line and running North 61 degrees 05 minutes 15 seconds West for 906.74 feet; thence North 08 degrees 26 minutes 57 seconds West for 63.86

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401

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SCHEDULE A
(Continued)

feet; thence North 84 degrees 34 minutes 49 seconds East for 818.72 feet and to the East line of said West one half; thence with said East line and running South 01 degree 11 minutes 02 seconds West for 579 feet and to the point of beginning. Containing 5.93 acres, more or less.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

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SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-08964-H-1

The following requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- C. Pay us the premiums, fees and charges for the policy.
- D. 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.

- 1. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- 2. Execution and recordation of a Trustee's Deed from Charles R. Sinn, Jr. and Alan Lee Sinn, as Successor Co-Trustees of the Sue Ann Sinn Trust Agreement dated February 11, 1993, as amended, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clause:

Grantors herein, Charles R. Sinn, Jr. and Alan Lee Sinn, as Successor Co-Trustees of the Sue Ann Sinn Trust Agreement dated February 11, 1993, as amended hereby represent that Sue Ann Sinn, holder of a life estate as shown in a deed recorded February 1, 2024 as Instrument No. 2024001076, in the office of the Recorder of Monroe County, Indiana died in Bloomington, Indiana on August 31, 2024.

- 3. Vendor's Affidavit in satisfactory form executed by Charles R. Sinn, Jr. and Alan Lee Sinn, as Successor Co-Trustees of the Sue Ann Sinn Trust Agreement dated February 11, 1993, as amended, should be furnished us at closing.
- 4. Release of Mortgage from Sue Ann Sinn & Charles Robert Sinn Sr, Husband and Wife, and Sue Ann Sinn & Charles Robert Sinn Sr, Trustee of the Charles Robert Sinn Sr. Trust Agreement dated February 11, 1993 for the benefit of Charles Robert Sinn Sr, and Sue Ann Sinn & Charles Robert Sinn Sr, Trustee of the Sue Ann Sinn Trust Agreement dated February 11, 1993 for the benefit of Sue Ann Sinn to JPMorgan Chase, N.A., in the amount of \$288,854.00 and recorded November 20, 2012 as Instrument No. 2012019691.

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SCHEDULE B - SECTION I
(Continued)

5. The Company must be furnished a Certificate of Trust or a copy of the Trust documents which designate the trustee and confer upon the trustee the power to act in the pending transaction, together with copies of any amendments, modifications, or revocations. The Company will require a Statement from the Trustee that the Trust has not been amended or modified, except as heretofore disclosed, and that the Trust is still in full force and effect. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.
- 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
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SCHEDULE B - SECTION II EXCEPTIONS

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The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

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. Terms and conditions of the easement(s) insured on Schedule A.
10. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
11. Easement in favor of PSI Energy, Inc. for electric and/or telecommunication underground line and incidental purposes recorded February 5, 1996 in Deed Record 441, page 661.
12. Grant of Easement in favor of Charles R. Sinn, Jr. and Lynn Sinn for septic system and incidental purposes recorded April 11, 1996 in Deed Record 444, page 68.
13. Taxes for the year 2025 due and payable 2026 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Perry Township.
Duplicate Number: 53-08-12-300-007.000-008.
Assessed Value - Land: \$74,700;
Improvements: \$449,100;
Exemptions: \$1,482-2%D, Credits: \$48,000-H; \$180,440-HSUPP
May installment in the amount of \$2,003.28 is PAID;
November Installment in the amount of \$2,003.28 is UNPAID;
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00
STORM WATER FEES:
May Installment in the amount of \$37.88 is PAID. November Installment in the amount of \$37.88 is

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SCHEDULE B - SECTION II
(Continued)

UNPAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$2,041.16.

14. Taxes for the year 2026 payable 2027 and thereafter, a lien but not yet due or payable.

NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.

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. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed 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
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