



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 47-09099-H-1

SCHEDULE A

Address Reference:

379 Spencer Pike Rd.
Springville, IN 47462

1. Commitment Date: **August 26, 2026 at 12:00 AM**

2. Policy (or policies) to be issued:

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

Policy Amount
To Be Determined

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:

4XB LLC, a Texas limited liability company

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

The Southeast Quarter of the Northwest Quarter of Section 22, Township 6 North, Range 2 West, Lawrence County, Indiana, containing 40 acres, more or less, EXCEPTING THEREFROM, the following parcel; Beginning at the Southeast corner of said Quarter Quarter Section; thence West with the Quarter Section line 198 feet; thence North, parallel with the East line of said Quarter Section, 220 feet; thence East, parallel with the South line of said Quarter Section, 198 feet to the East line of said Quarter Section; thence South with the East line of said Quarter Section 220 feet to the point of beginning; containing One (1) acre, more or less.

ALSO EXCEPTING THEREFROM: A part of the Northwest Quarter of Section 22, Township 6 North, Range 2 West, described as follows: Beginning at a P.K. nail on the East line of said Quarter Section, North 00 degrees 32.4 minutes West 220.00 feet from the Southeast corner of said Northwest Quarter; thence parallel with the

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SCHEDULE A
(Continued)

South line of said Quarter Section, due West 141.00 feet; thence along a fence line, North 00 degrees 32.4 minutes West 114.00 feet to a fence corner; thence along a fence line, due East 141.00 feet to a PK. nail on the East line of said Quarter Section; thence South 00 degrees 32.4 minutes East 114.00 feet to the beginning. Containing 0.37 acres, more or less.

ALSO EXCEPTING THEREFROM: A part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 6 North, Range 2 West, described as follows: Beginning at the Northeast corner of said Quarter Quarter Section; thence along the East line of said Quarter Quarter Section, South 165 feet; thence parallel with the North line of said Quarter Quarter Section, West 264 feet; thence parallel with the East line of said Quarter Quarter Section; North 165 feet to the North line of said Quarter Quarter Section; thence East 264 feet to the beginning. Containing 1.00 acres, more or less.

Containing in all, less said exception, 39 acres, more or less.

ALSO EXCEPTING THEREFROM: A part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 6 North, Range 2 West, Lawrence County, Indiana described as:
COMMENCING at the Northeast corner of said Quarter Quarter; thence West 264 feet along the North line of said Quarter Quarter to the POINT OF BEGINNING; thence SOUTH 165 feet parallel with the East line of said Quarter Quarter; thence WEST 86 feet, parallel with the North line of said Quarter Quarter; thence NORTH 165 feet to the North line of said Quarter Quarter, thence EAST 86 feet to the POINT OF BEGINNING, and containing 0.32 acres, more or less.

Leaving herein contained after said exceptions, 37.31 acres, more or less.

TOGETHER WITH: A non-exclusive easement for ingress and egress over and along the following described real estate, to-wit: A part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 6 North, Range 2 West and being a 12 foot wide Ingress/Egress Easement per a Survey by Travis Norman Group, LLC, dated May 14th, 2024 and described as follows: Beginning at a Mag Nail set at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22, Township 6 North, Range 2 West; thence South 01 degrees 00 minutes 34 Seconds East, along the East line of said Quarter Quarter Section, 12.00 feet; thence South 89 degrees 30 minutes 36 seconds West, 350.00 feet; thence North 01 degrees 00 minutes 34 seconds West, 12.00 feet to the North line of the said Quarter Quarter Section; thence North 89 degrees 30 minutes 36 seconds East, along said North line, 350.00 feet to the Point of Beginning of this Easement.

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. 47-09099-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 Warranty Deed from 4XB LLC, a Texas limited liability company, to A Legally Qualified Entity Yet To Be Determined.
 - 3. Vendor's Affidavit in satisfactory form executed by 4XB LLC, a Texas limited liability company, should be furnished us at closing.
 - 4. A copy of the Operating Agreement, all Amendments and the Articles of Organization for 4XB LLC should be furnished to establish the identity and authority of the Managing Member or Members of 4XB LLC to complete the proposed transaction.
 - 5. We should be furnished satisfactory evidence that 4XB LLC is a duly registered limited liability company in good standing in its state of domicile and if a foreign limited liability company authorized to do business in Indiana.
 - 6. Payment in full by cashiers or certified check to the County Auditor of the amount necessary to redeem the property from the tax sale for unpaid taxes for the year 2025 payable 2026, interest, penalties and costs. Contact the auditor before closing for the total amount due.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

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SCHEDULE B - SECTION I
(Continued)

End of Schedule B - I
Chicago Title Insurance Company

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SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 47-09099-H-1

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. Rights of tenants in possession as tenants only under unrecorded leases.
10. Terms and conditions of the easement(s) insured on Schedule A.
11. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
12. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.
13. An oil and gas lease, executed by Ronald E. and Phyllis E. Thompson as lessor and Ohio Oil & Gas as lessee, recorded September 2, 1964 in Record Book 64, page 723, along with the terms and provisions of subsequent assignments and/or amendments from time to time.
14. An oil and gas lease, executed by Ronald E. Thompson and Phyllis E. Thompson as lessor and Indigas Energy, LLC as lessee, recorded October 31, 1997 in Record Book 84, page 504, along with the terms and provisions of subsequent assignments and/or amendments from time to time.
15. An oil and gas lease, executed by Ronald E. Thompson and Phyllis E. Thompson as lessor and Aurora Energy, Ltd. as lessee, recorded May 19, 2005 as Instrument No. 200500004143, along with the terms and provisions of subsequent assignments and/or amendments from time to time.

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SCHEDULE B - SECTION II
(Continued)

16. Easement in favor of North Lawrence Water Corporation for water lines and incidental purposes recorded May 20, 1985 in Record Book 219, page 362.
17. Easement in favor of Utilities District of Western Indiana REMC for electrical transmission and incidental purposes recorded March 4, 2016 as Instrument No. 2016001144.
18. Matters shown on a survey by Travis A. Norman, RLS# 20500020, dated May 13, 2024, and recorded September 23, 2024 as Instrument No. 2024005482.
19. Rights of lower and upper riparian owners to the free and unobstructed flow of the stream running across the land.
20. 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: 47-04-22-200-044.000-007.
Assessed Value - Land: \$61,600;
Improvements: \$465,600;
Exemptions: \$22,398-2%D, Credits: \$0
May installment in the amount of \$3,608.95 is UNPAID;
November Installment in the amount of \$3,608.95 is UNPAID;
Prior Year Delinquencies: \$5,201.46 . Penalties and/or Adjustments: \$1,401.18
TAX SALE FEES:
Tax Sale Vendor Fee in the amount of \$125.00 is UNPAID. Tax Sale Fee in the amount of \$25.00 is UNPAID.
Total amount due to pay all outstanding taxes, delinquencies and penalties \$13,970.54.
21. 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.

End of Schedule B - II
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