



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-07010-H-1

SCHEDULE A

Address Reference:

7716 N. Lydy Road
Bloomington, IN 47408

1. Commitment Date: **March 27, 2025 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 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

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

b.

Policy Amount
\$

Proposed Insured:

3. 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:

Devisees under the Last Will and Testament of Raymond Dale Long

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 half of the Northwest quarter of Section 25, Township 10 North, Range 1 West, Monroe County, Indiana, described as follows, to-wit: Beginning at the Northwest corner of the cemeteries 20.00 foot drive with said point being in the centerline of a county road and 786.95 feet East and 1849.50 feet South of the Northwest corner of the West half of the said Northwest quarter, thence North 15 degrees 17 minutes West on the road centerline for 301.37 feet, thence North 20 degrees 43 minutes West on the road centerline for 120.25 feet, thence leaving the road and running East for 647.80 feet, thence South for 420.00 feet, thence South 76 degrees 20 minutes West for 522.33 feet and to the point of beginning. Containing in all 5.32 acres,

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

Phone: (812)339-8434 Fax: (812)333-5063

Email: customerservice@johnbtitle.com

SCHEDULE A
(Continued)

more or less.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTitle.com

SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-07010-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. The Company directs your attention to Exception 13.
- 2. We must be furnished with a fully executed copy of a Purchase Agreement for PT SW NW 25-10-1W 5.32A, Parcel ID(s): 53-02-25-200-024.000-017.
- 3. Execution and recordation of a Personal Representative's Deed from Joyce A. Clark and Ronda G. Dobson, as Co-Personal Representatives of the Estate of Raymond Dale Long, appointed under Cause Number 53C01-2409-EU-000171 in the Monroe County Circuit Court, to A Legally Qualified Entity Yet To Be Determined.

The deed shall contain the following clauses:

THE PROPERTY BEING CONVEYED ABUTS AND ADJOINS A CEMETERY AND THE CONVEYANCE FROM GRANTOR AND THE ACT OF ACCEPTANCE OF THE DEED BY GRANTEE SUBJECTS THE PROPERTY TO THE RIGHTS AND RESTRICTIONS CREATED AND SET OUT IN IC 14-21-1-26.5 AND AS DEFINED IN IC 14-21-3-1 AND ALL APPLICABLE RIGHTS PURSUANT TO CURRENT INDIANA LAW.

Grantors herein, Joyce A. Clark and Ronda G. Dobson, as Co-Personal Representatives of the Estate of Raymond Dale Long hereby represent that Raymond Dale Long and Patricia Carol Long, as husband and wife, were the grantees in a certain deed for the above described real estate, recorded April 29, 1968, in Deed Record 183, page 331, in the office of the Recorder of Monroe County, Indiana; and that they continued living together in the relationship as husband and wife until the date of death of said Patricia Carol Long, on March 5, 2013.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

SCHEDULE B - SECTION I
(Continued)

4. Vendor's Affidavit in satisfactory form executed by Joyce A. Clark and Ronda G. Dobson, as Co-Personal Representatives of the Estate of Raymond Dale Long, should be furnished us at closing.
 5. Release of Mortgage (Revolving Line of Credit) from Raymond Dale Long and Patricia Carol Long to JPMorgan Chase Bank, N.A., in the amount of \$50,000.00 and recorded October 23, 2006 as Instrument No. 2006020729.
- 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
Chicago Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@JohnBTitle.com

SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-07010-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 Way for drainage ditches, tiles, feeders and laterals, if any.
10. 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.
11. Easement in favor of Washington Township Water Corporation for water lines and incidental purposes recorded March 11, 1992 in Deed Record 397, page 619.
12. A cemetery abuts the land on the east side. This policy is subject to all rights and restrictions relating to said cemetery, including but not limited to the rights of others for access to and maintenance of said burial site and restrictions on development within One Hundred feet of the burial site as set out in Indiana Code Section 14-21-1-26.5.
13. The Company insures access along N. Lydy Road, but the current driveway appears to run across the adjacent property to the south. The Company does not insure access over the portion of the existing driveway over the southern property line.
14. Taxes for the year 2024 due and payable 2025 a lien now payable.
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.
Taxing Authority: Washington Township.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com

SCHEDULE B - SECTION II
(Continued)

Duplicate Number: 53-02-25-200-024.000-017.

Assessed Value - Land: \$57,300;

Improvements: \$95,100;

Exemptions: \$14,000-Over65, Credits: \$48,000-H; \$31,050-HSUPP

May installment in the amount of \$62.56 is UNPAID;

November Installment in the amount of \$62.56 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 UNPAID. November Installment in the amount of \$37.88 is UNPAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$200.88.

15. Taxes for the year 2025 payable 2026 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
Chicago Title Insurance Company

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401
Phone: (812)339-8434 Fax: (812)333-5063
Email: customerservice@johnbtitle.com