

Fidelity National Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: Hendrich Title Company  
Issuing Office: 498 Ohio Street, Terre Haute, IN 47807  
ALTA® Universal ID: 0001126  
Loan ID Number:  
Commitment Number: V23255330V  
Issuing Office File Number: V23255330V  
Property Address: Vacant 81.04 ac +/-, Dana, IN 47847

**SCHEDULE A**

1. Commitment Date: January 23, 2023 at 07:00 AM
2. Policy to be issued:
  - (a) Owners Policy  
Proposed Insured: Purchaser with Contractual Rights under a Purchase Agreement with the Vested Owner identified at Item 4 below.  
Proposed Policy Amount: \$ 100,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
Cindy Sue Robinson and Kerry Gayle Aikman and James Kurtis Aikman and John Kevin Aikman, Tenants in Common. Owner acquired title by:  
Trustee's Deed dated October 7, 2022 and recorded October 11, 2022 at Instrument Number 2022002016,  
Warranty Deed dated February 8, 2023 and recorded February 15, 2023 at Instrument Number 2023000264,  
records of the Recorder's Office of Vermillion County, Indiana.
5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

**Hendrich Title Company**

By: \_\_\_\_\_  
**Hendrich Title Company**

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(V23255330V. PFD.PFD/V23255330V. PFD/17)

Commitment Number: V23255330V

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

The North One-Half of the Southeast Quarter of Section 2, Township 15 North, Range 10 West, in Helt Township, Vermillion County, Indiana, containing 81.04 acres, more or less, as per survey recorded on December 14, 1998 in Survey Record 1, Page 468, in the records of the Office of the Recorder of Vermillion County, Indiana.

## Fidelity National Title Insurance Company

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed, in recordable form, vesting fee simple title, from Cindy Sue Robinson and Kerry Gayle Aikman and James Kurtis Aikman and John Kevin Aikman, Tenants in Common, to Purchaser with Contractual Rights under purchase Agreement with the vested Owner identified on Schedule A.
5. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it 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.
6. Duly executed and appropriate Vendor's Affidavit is required.
7. State Form 46021 (R9/7-09) "DISCLOSURE OF SALES INFORMATION" must be completed by the Buyer and Seller and attached to the deed or other document transferring title before the document will be recorded by the County Recorder.

**SCHEDULE B, PART II  
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.

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**SCHEDULE B**  
(Continued)

3. 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.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of the accompanying arbitration rules prior to the closing of the transaction.
6. Easements, or claims of easements, not shown by the public records.
7. Property Taxes are as follows:

Tax Year: 2021

Due and Payable: 2022

May Installment: \$1,263.00 Paid

November Installment: \$1,263.00 Paid

Name of Taxpayer: First Merchants Bank NA as Successor Trustee of The J Patrick Aikman Irrevocable Trust dated November 20, 1999 1/2 Int., & ETAL 1/2 Int.

Land: \$126,300.00

Improvements: \$0

Exemptions: \$0

Taxing Unit: Helt

Tax Identification No.: 83-11-02-400-001.001-007

Description: N 1/2 SE 1/4 2-15-10 81.04 AC per Survey

Taxes for 2022 due and payable in 2023, and for 2023 due and payable in 2024, are a lien, but the duplicates are not yet available in the Treasurer's Office. See Treasurer's Office for Amounts due. NOTE: The parcel numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

8. Proceedings of any Federal Court, including but not limited to bankruptcy proceedings, that are not transcribed to the county in which the insured premises are situated.
9. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended 7 USC 181 et seq., or any similar state laws.
10. All prior conveyances, leases, grants, exceptions and/or reservations of the coal, oil, gas, coalbed methane, coal mine methane, any and all other hydrocarbons, and any and all other minerals and mineral substances, whether in solid, liquid, or gaseous state, without regard to whether the same is associated with any other mineral, along with surface rights as the same may appear in public records.

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**SCHEDULE B**  
(Continued)

11. Matters disclosed on Survey recorded December 14, 1998 in Survey Record 1, Page 468, also attached to and made a part of Deed Record 168, Page 324, as Instrument Number 99-160.
12. One-Half (1/2) interest to all coal, oil, gas and mineral rights as reserved in Warranty Deed to Herbert L. Aikman and Charlotte A. Aikman, Tenants in Common, dated January 20, 1999 and recorded January 22, 1999 in Deed Record 168, Page 324.
13. Rights of Tenants under unrecorded leases.
14. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
15. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.
16. Judgment Search performed in the names of sellers, and none found.

NOTE: Due to the fact this is a Cash Sale, No Judgment Search was done on the proposed purchaser.

/bp

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