



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE issued by CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 30 after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

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72C170A

ALTA Commitment for Title Insurance (07-01-2021)

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- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.

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- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
- This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
- ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
- The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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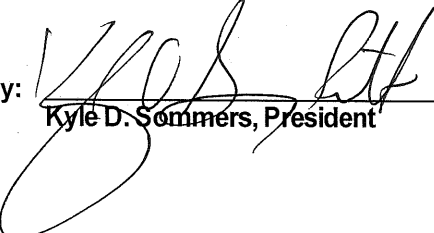
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(BONNELL HASELBY PFD 24/01/10217)

Pulaski County Abstract Co., Inc.

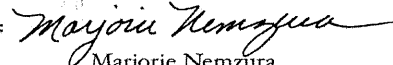
By: 

Kyle D. Sommers, President

Chicago Title Insurance Company

By: 

Michael J. Nolan
President

ATTEST: 

Marjorie Nemzura
Secretary

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CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Pulaski County Abstract Co., Inc.
 Issuing Office: 115 E. Main Street, Winamac, IN 46996
 Issuing Office's ALTA® Registry ID: 2048260
 Loan ID No.:
 Commitment No.: 24/12/731
 Issuing Office File No.: 24/12/731
 Property Address: 1600 W 600 S, Francesville, IN 47946
 Revision No.:

SCHEDULE A

1. Commitment Date: December 2, 2024 at 08:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owners Policy

Proposed Insured: TBD

Proposed Amount of Insurance:

The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Michael R. Dornhecker and Corinne S. Dornhecker, husband and wife.
5. The Land is described as follows:

The West Half (1/2) of the Northwest Quarter (1/4) and the West Half (1/2) of the Southwest Quarter of Section 18, Township 29 North, Range 4 West, containing one hundred eighty (180) Acres, more or less, being located in Salem Township, Pulaski County, Indiana.

EXCEPT:

That part of the West Half of the Northwest Quarter of Section 18, Township 29 North, Range 4 West of the 2nd P.M., in Salem Township, Pulaski County, Indiana, described by:
 Beginning at a railroad spike at the Northwest Corner of said Section 18; Thence North 89° 35' 16" East (Indiana State Plane Coordinate System) along the centerline of CR600S and the Section Line 722.41 Feet to a railroad spike; Thence South 00° 01' 53" East 685.18 Feet to a ½ inch iron pipe; Thence South 89° 35' 16" West 361.59 Feet to a ½ inch iron pipe; Thence South 01° 45' 48" West 1175.36 Feet to a ½ inch iron pipe; Thence South 89° 58' 07" West 324.00 Feet to a railroad spike on the section line; Thence North 00° 01' 53" West along CR1700W and the Section Line 1172.67 Feet to a railroad spike; Thence North 88° 58' 37" East 228.17 Feet to a ½ inch iron pipe; Thence North 01° 45' 01" East 225.38 Feet to a ½ inch iron pipe; Thence South 89° 58' 07" West 28.10 Feet to a ½ inch iron pipe; Thence North 00° 01' 53" West 42.60 Feet to a PK nail; Thence South 87° 27' 00" East 35.45 Feet to a ½ inch iron pipe; Thence North 00° 52' 24" East 215.66 Feet to a ½ inch iron pipe; Thence North 89° 29' 22" West 23.63 Feet to a ½ inch iron pipe; Thence North 01° 33' 00" West 40.07 Feet to a ½ inch iron pipe; Thence North 88° 02' 17" West 221.65 Feet to a railroad spike on the Section Line; Thence North 00° 01' 53" West 151.06 Feet to the point of beginning.

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72C170 Sch. A

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(DORNHECKERPRELIMFORAUCT.PFD/24/12/731/3)

SCHEDULE A
(Continued)

Commitment No.: 24/12/731

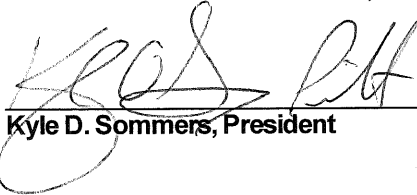
File No. 24/12/731

EXCEPT:

That part of the West Half of the Northwest Quarter of Section 18, Township 29 North, Range 4 West, Pulaski County, Indiana, described by: Commencing at the railroad spike at the Northwest Corner of said Section 18, Thence South 00° 01' 53" East along CR1700W and the Section Line 151.06 Feet to a railroad spike and the point of beginning; Thence South 00° 01' 53" East 533.83 Feet to a railroad spike; Thence North 88° 58' 37" East 228.17 Feet to a capped ½ inch iron pipe; Thence North 01° 45' 01" East 225.38 Feet to a capped ½ inch iron pipe; Thence South 89° 58' 07" West 28.10 Feet to a capped ½ inch iron pipe; Thence North 00° 01' 53" West 42.60 Feet to a capped ½ inch iron pipe; Thence South 87° 27' 00" East 35.45 Feet to a capped ½ inch iron pipe; Thence North 00° 52' 24" East 215.66 Feet to a capped ½ inch iron pipe; Thence North 89° 29' 22" West 23.63 Feet to a capped ½ inch iron pipe; Thence North 01° 33' 00" West 40.07 Feet to a capped ½ inch iron pipe; Thence North 88° 02' 17" West 221.65 Feet to the point of beginning, containing 2.832 Acres more or less.

PULASKI COUNTY ABSTRACT CO., INC.

By:



Kyle D. Sommers, President

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(DORNHECKERPRELIMFORAUCT.PFD/24/12/731/3)



CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I - Requirements

Commitment No.: 24/12/731

File No. 24/12/731

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. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
 - b. By virtue of I.C. 27-7-3.6 a fee of \$5 will be collected from the purchase of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
 - c. Note: Please notify Pulaski County Abstract Company, Inc. prior to closing of any information you become aware of that is different than shown on this commitment (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTRY, ESTATES or DECEASED PARTIES, ETC.) We reserve the right to make additional requirements and/or exceptions based upon any new information provided.
 - d. Payment in full and release of mortgages and liens included on Schedule B-ii.

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SCHEDULE B

(Continued)

Commitment No.: 24/12/731

File No. 24/12/731

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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.
3. Easements, or claims of easements, not shown by the public records.
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.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the public records.
 - a. Computer Records indicate taxes for the year 2023 due and payable in 2024 in the amount of \$826.60 each installment. Being assessed in the name of MICHAEL R. & CORINNE S. DORNHECKER. Based upon assessed value of land 148,100; No Improvements; No Exemptions; Parcel No. 013-00223-00 State Parcel Number 66-12-18-200-001.000-013 (PT W/2 NW FRAC SEC. 18 71.445A) Both Tax Installments shown PAID.
 - b. Computer Records indicate taxes for the year 2023 due and payable in 2024 in the amount of \$1,073.28 each installment. Being assessed in the name of MICHAEL R. & CORINNE S. DORNHECKER. Based upon assessed value of land 192,300; No Improvements; No Exemptions; Parcel No. 013-00222-00 State Parcel Number 66-12-18-300-006.000-013 (W/2 SW FRAC SEC. 18 89.81A) Both Tax Installments shown PAID.
 - c. The above as shown on the computerized assessment records in the Office of the Treasurer of Pulaski County. Any possible additional or retroactive assessments or amounts billed including a reconciling statement, under IC 6-1.1 for taxes against the land, and all interest and penalties that may accrue. Informational Note: The Commitment and/or Policy does not insure the accuracy of tax information.
 - d. NOTE: The real estate tax information set out above was taken from the Pulaski County Treasurer computer system on the date searched. This information, while believed to be accurate, at this time is subject to change without notice. Neither the Company nor its agent assumes or accepts any responsibility for loss, damage, cost or expense due to any change in the information reflected above.

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SCHEDULE B
(Continued)

Commitment No.: 24/12/731

File No. 24/12/731

- e. The acreage/square footage indicated in the legal description is solely for the purpose of identifying the land. This commitment/policy does not insure acreage or the exact quantity of land.
- f. The land described in this commitment shall not be deemed to include any house trailer, mobile home, or mobile dwelling on the subject property.
- g. Taxes for the year 2024 payable in 2025 are a lien not yet due and payable.
- h. The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits or deductions. This commitment/policy does not insure against any loss or damage arising out of the subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.
- i. NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.
- j. Computer Records indicate that Annual Maintenance for the M.P. HILL DITCH shown due as follows: May 2024 \$69.11 PAID. November 2024 \$69.11 PAID. May be perpetual.
- k. Computer Records indicate that Annual Maintenance for the HILL-BROWN DITCH Ditch shown nothing currently due. May be perpetual.
- l. Rights of the Public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes, including utility right of way.
- m. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- n. Right of way for drainage, flow and maintenance of M.P. HILL DITCH and HILL-BROWN DITCH, together with an additional 75 foot right of way as provided by IC 36-9-27-33.
- o. Survey by Registered land surveyor James L. Milligan dated May 25, 2019 and recorded on April 11, 2000 as document number 20000778 and in plat book 8-76.
- p. MEMORANDUM OF RIGHT OF FIRST REFUSAL TO PURCHASE REAL ESTATE by Nathaniel Gutwein and the Adeline M. Gutwein Trust and Agriculture Alliance Group LLC dated February 25, 2000, and recorded March 10, 2000 at 11:25 AM as Document Number 20000540.
- q. County Health Ordinance, regulating the installation, construction, maintenance and operation of private sewage disposal systems in closely built-up areas and providing penalties for violation thereof, dated June 15, 1981, recorded September 4, 1985 in Miscellaneous Record No. 6, page 210.
- r. Pulaski County Flood Plain Zoning Ordinance, for the regulation of land use through zoning of the area within the unincorporated areas of the County of Pulaski, the jurisdiction of the Pulaski County Flood Plain Commission, and the establishment of improvement location permit procedures, adopted September 3, 1985 and recorded September 4, 1985 in Miscellaneous Record No. 6, page 211, and as revised September 22, 1992 and recorded September 23, 1992 in Miscellaneous Record No. 8, page 390, and revised May 15, 2000 and recorded May 26, 2000 as Document No. 20001115 and re-recorded June 13, 2000 at 9:06 AM as Document No. 20001245.

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SCHEDULE B
(Continued)

Commitment No.: 24/12/731

File No. 24/12/731

- s. By virtue of I.C. 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
- t. Effective July 1, 2006, any documents requiring a preparation statement which are executed or acknowledged in Indiana must contain the following affirmation statement as required by IC36-2-11-15: "I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. (Sign, Print or Type Name)." Additionally, pursuant to IC 35-2-73.5-6, a \$2.00 fee for each recorded document must be collected and deposited into the "County Identification Protection Fee" fund. Said fee has been collected by the County recorder since the law's inception in 2005 and will continue to be collected until further notice."
- u. Note: This commitment is based upon a search and examination of the public record information by Pulaski County Abstract Company, Inc., and also dba Fulton County Title. Utilization of the information contained herein by an entity other than Pulaski County Abstract Company, Inc. For the purpose of issuing a title commitment or policy for any or all of the proposed insured names on Schedule "A" shall be considered a violation of the proprietary rights of Pulaski County Abstract Company, Inc. and dba Fulton County Title of its search and examination work product.
- v. Note: Please notify Pulaski County Abstract Company, Inc., and also dba Fulton County Title prior to closing, of any information you become aware of that is different than shown on this commitment (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ESTATES or DECEASED PARTIES, ETC.). We reserve the right to make additional requirements and/or exceptions based upon any new information provided.
- w. NOTE: The Company takes no liability for unapproved land splits, unrecorded surveys or other matters that may lead to denial of land transfer by the county Auditor; nor for the accuracy of the address in Schedule A.
- x. This commitment or foreclosure guarantee commitment is furnished by Chicago Title Insurance Company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of Chicago Title Insurance Company. This commitment is not an abstract of 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. Persons and entities not listed above as proposed insured's are not entitled to rely upon this commitment for any purpose.
- y. Subject to Unified Development Document Zoning Ordinance Subdivision Control Ordinance Right to Farm Ordinance Wind Energy Convergence Ordinance Definitions & Procedures as recorded on June 18, 2012 at 1:46 PM as Document No. 20121243.
- z. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, or reservation of interests that are not listed.
- Aa. Liens or financing statements, if any, affecting crops growing or to be grown on the land.
- Ab. Rights or claims of parties in possession not shown by the public records.
- Ac. 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

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170 Sch. B

ALTA Commitment for Title Insurance (07-01-2021)

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(DORNHECKERPRELIMFORAUCT.PFD/24/12/731/13)