

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 108 W. Main Street Warsaw, IN 46580 Main Phone: (574)268-0065	Fidelity National Title Company, LLC 108 W. Main Street Warsaw, IN 46580 Main Phone: (574)268-0065 Main Fax: (574)268-0095

Order Number: 702101525**Property Address: 4116 N SR 15, Warsaw, IN 46582****SCHEDULE A**

1. Commitment Date: November 3, 2021 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$10,000.00
 - (b) ALTA Short Form Residential Loan Policy 2012
Proposed Insured: Lender with contractual obligations under a loan agreement with the proposed insured owner identified in Item 2 above, its successors and/or assigns as their respective interests may appear
Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:

Robert F. Bush and James J. Bush, as Co-Successor Trustees of The Joyce Ann Bush Revocable Trust dated August 5, 2011, an undivided 2/3 interest

James J. Bush, an undivided 1/3 interest
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 43-07-20-300-309.000-016

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT WHERE THE SOUTH LINE OF SAID SECTION 20 INTERSECTS THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 15; THENCE NORTHERLY, ON AND ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 15, A DISTANCE OF 65.3 FEET TO A RAILROAD SPIKE FOUND; THENCE SOUTH 89 DEGREES 35 MINUTES EAST (RECORDED SOUTH 88 DEGREES 43 MINUTES EAST) A DISTANCE OF 284.4 FEET TO AN IRON PIN FOUND; THENCE NORTH 01 DEGREE 09 MINUTES WEST (RECORDED NORTH), A DISTANCE OF 520.5 FEET (RECORDED 521.2 FEET) TO AN IRON PIPE AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 07 MINUTES WEST, A DISTANCE OF 159.7 FEET (RECORDED 160 FEET) TO AN IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 15; THENCE NORTH 22 DEGREES 39 MINUTES EAST, ON AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 396.5 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 47 MINUTES 20 SECONDS EAST (RECORDED SOUTH 87 DEGREES 58 MINUTES EAST), A DISTANCE OF 252.7 FEET TO AN IRON PIN; THENCE SOUTH 05 DEGREES 41 MINUTES 40 SECONDS WEST (RECORDED SOUTH 06 DEGREES 43 MINUTES WEST), A DISTANCE OF 352.2 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 07 MINUTES WEST, A DISTANCE OF 210.6 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.565 ACRES, MORE OR LESS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



**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.
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. In the event any document is to be notarized using remote online notary, the following requirements apply:
 - A. Confirmation prior to closing that the County Recorders Office of Kosciusko, Indiana will accept and approve authorized electronic recording of electronically signed and notarized instruments in the form and format being used.
 - B. Electronic recordation in the Recorders Office of Kosciusko of the documents required herein to create the insured estates or interests.
 - C. Execution of instruments in accordance with Indiana law.
 - D. Acknowledgment of the documents required herein to create the insured estates or interests by a notary public properly commissioned as an online notary public by the Indiana Secretary of State with the ability to perform electronic and online notarial acts under IC 33-42-17.
7. Any conveyance or mortgage by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.
8. Furnish for recordation a deed as set forth below:

Type of deed: Trustees Deed
Grantor(s): The Joyce Ann Bush Revocable Trust dated August 5, 2011, an undivided 2/3 interest
Grantee(s): Proposed Insured as shown on Schedule A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

9. Furnish for recordation a deed as set forth below:
- Type of deed: Warranty Deed
Grantor(s): James J. Bush, an undivided 1/3 interest
Grantee(s): Proposed Insured as shown on Schedule A
10. Disclosure of Sales Information form(s) prescribed by the State Board of Tax Commissioners pursuant to IC 6-1.1-5.5 must be filed with the Auditors Office. Strict compliance must be followed using the most recent version of the Indiana Sales Disclosure.
11. Mortgage executed by proposed Mortgagor to the proposed insured lender.
12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
13. As per the purchase agreement, current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
14. The Company should be furnished a Vendors Affidavit.
15. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.

NOTE: A 36 month chain of title was done and we find the following:

A Deed dated December 30, 2017 and recorded January 2, 2018 from James J. Bush, an undivided 2/3 interest to Robert F. Bush and James J. Bush, as Co-Successor Trustees of The Joyce Ann Bush Revocable Trust dated August 5, 2011 as Instrument No. 2018010058.

NOTE: If an insured closing is completed by Fidelity National Title Insurance Company Short Form Policy/Policies will be issued at the time of closing.

NOTE: If Fidelity National Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

END OF SCHEDULE B, PART I

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



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 report 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.
7. Property Taxes are as follows:
 Tax Year: 2020
 Due and Payable: 2021
 May Installment: \$705.48 Paid
 November Installment: \$705.48 Paid
 Name of Taxpayer: Bush, Joyce Ann Rev Trust, Robert F. Bush & James J. Bush Co Trustees
 Land: \$32,000.00
 Improvements: \$84,300.00
 Exemptions: \$0.00
 Taxing Unit: Plain
 Tax Identification No.: 029-719016-00, State Tax ID No.: 43-07-20-300-309.000-016, KeyNo.: 029-079-005
 Description: Pt SW 20-33-6 2.57 acre per survey
8. Taxes for the year 2021 are a lien, due in 2022, but are not yet due and payable.
9. Added improvements in place as of January 1, 2021 are subject to assessment which could increase the tax amounts due in 2022, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

10. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
11. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
12. Terms and provisions of the trust under which title is held.
13. Matters contained in survey recorded June 26, 1996 as Instrument No. 96061297.
14. Rights of tenants in possession as tenants only under unrecorded leases.
15. Acreage contained in the legal description of the Land is shown solely for the purpose of identifying and describing the Land, and this search should not be construed as insuring the quantity of land as set forth in said description.
16. 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.
17. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
18. 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.
19. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the Land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE: Fidelity National Title Insurance Company has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Walker & Associates

Civil Engineering and Land Surveying
Jerry K. Walker, P.E. & L.S.
William D. Kyler, L.S.
112 West Van Buren St., Columbia City, IN 46725
Phone 244-3640

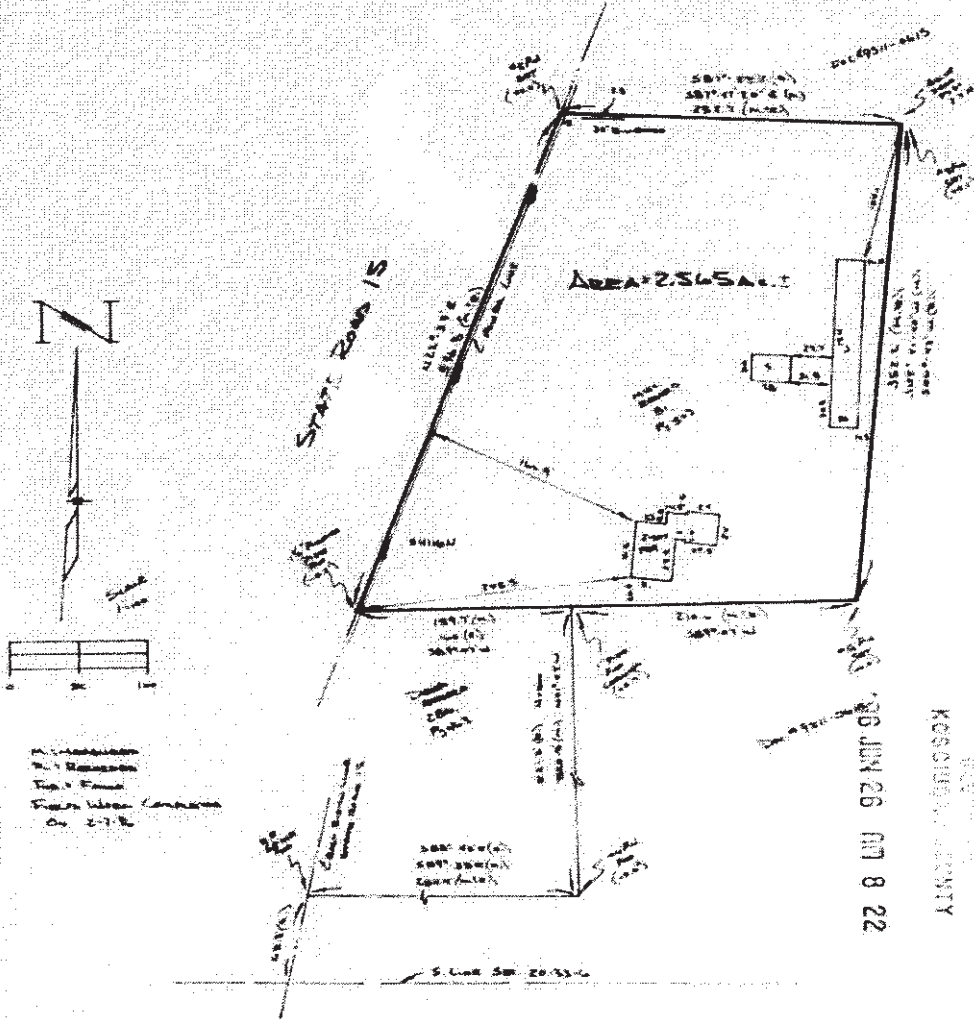
page 1 of 3

CERTIFICATE OF SURVEY

This document is a record of a survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Kosciusko County, State of Indiana. The land described exists in full dimensions as shown hereon in text. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

See page 2 of 3 for Legal Description.
See page 3 of 3 for Surveyor's Report.

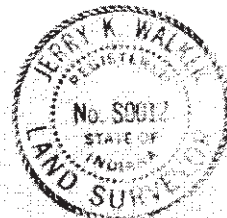


I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.

I hereby certify on the 14th day of February, 1996 that the above survey is correct.

Surveyed for: Smoker, Mary

Survey No.: GC 138



Walker & Associates

Civil Engineering and Land Surveying
Jerry K. Walker, P.E. & L.S.

William D. Kyler, L.S.

112 West Van Buren St., Columbia City, IN 46725
Phone 244-3640

page 2 of 3

CERTIFICATE OF SURVEY

This document is a record of a re-survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Kosciusko County, State of Indiana. The land described herein in full dimensions as shown hereon in fact. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

A tract of land in the Southwest Quarter of Section 20, Township 33 North, Range 6 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

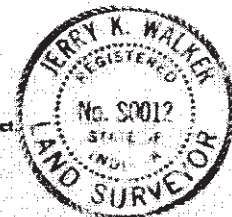
Commencing at the point where the South line of said Section 20 intersects the East right-of-way line of State Road Number 15; thence Northerly, on and along the East right-of-way line of State Road Number 15, a distance of 65.3 feet to a railroad spike found; thence S89°-35'E (recorded S88°-43'E), a distance of 284.4 feet to an iron pin found; thence N01°-09'W (recorded North), a distance of 520.5 feet (recorded 521.2 feet) to an iron pipe at the true point of beginning; thence S89°-07'W, a distance of 159.7 feet (recorded 160 feet) to an iron pipe found on the East right-of-way line of State Road Number 15; thence N22°-39'E, on and along said East right-of-way line, a distance of 396.5 feet to an iron pin; thence S87°-47'-20"E (recorded S87°-58'E), a distance of 252.7 feet to an iron pin; thence S05°-41'-40"W (recorded S06°-43'W), a distance of 352.2 feet to an iron pin; thence S89°-07'W, a distance of 210.6 feet to the true point of beginning, containing 2.565 acres of land, more or less, subject to all legal drain easements and all other easements of record.

This property is not in a flood plain (In Zone C) as defined by Flood Insurance Rate Map for Kosciusko County, Indiana, Map Number 18085C-0080C, dated Feb. 4, 1987.

I hereby certify on the 14th day of February, 1990 that the above survey is correct.

Surveyed for: Smoker, Mary

Survey No.: GC-138



Walker & Associates

Civil Engineering and Land Surveying
Jerry K. Walker, P.E. & L.S.
William D. Kytel, L.S.
112 West Van Buren St., Columbia City, IN 46725
Phone 244-3840

page 3 of 3

SURVEYOR'S REPORT

In accordance with Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of: Availability and condition of referenced monuments, occupation or possession lines, clarity or ambiguity of the record description used, and/or adjoiner's descriptions, and the theoretical uncertainty of the measurements.

1. The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established by this survey is within the specifications for a Class C Survey (± 0.50 feet) as defined in IAC 865.
2. For Variances, Discrepancies and Inconsistencies see plat of survey, description and Notes below.
3. This survey is subject to any facts and/or easements that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revisions that are required.
4. For monuments found and set, See Survey. All pins set are #5 Rebars with caps marked "Walker". Origin of monuments unknown unless noted on survey.
5. Variation in certain measured bearings from the calls in the existing deed are as shown on the survey and in the description.
6. There is a billboard on the surveyed tract near the Northwest corner. There is an overhead power line on the surveyed tract along the West line, see survey.
7. Reference surveys by Walker & Associates, dated 12-02-92, 02-06-95.

Date: 02-14-96
Name: Smoker, Mary
Address: 4116 N ST Rd 15
Warsaw IN 46580
Survey#: GC-118

