

Dearborn Title Insurance, Inc.

210 W. High St.

Lawrenceburg, IN 47025

Telephone: (812) 537-3844

Fax: (812) 537-1635

INVOICE

Invoice #: 701

Invoice Date: June 28, 2022

Due Date: July 28, 2022

File No.: 2022-365

Underwriter:

To:

United Country Real Estate

Loan No.:

Owner: Ronald Grant Martin and Kristina M. Martin

Property: 9978 Drakes Ridge Road
Bennington, IN 47011

Description	Amount
Original Charges	
Title - Search/Exam	175.00
Total Charges (+)	175.00
Balance Due \$	175.00

Please Remit To:

Dearborn Title Insurance, Inc.

210 W. High St.

Lawrenceburg, IN 47025

Thank you!

REPORT OF SEARCH

PREPARED FOR: United Country Real Estate

RE: Ronald Grant Martin and Kristina M. Martin, husband and wife

PERIOD OF SEARCH: September 26, 1961 to 8:30 AM June 10, 2022.

NAME OF GRANTEES IN LAST DEED OF RECORD: Ronald Grant Martin and Kristina M. Martin, husband and wife, by deed dated October 14, 2019 and recorded as Deed Record 140, Page 262, of the records of Switzerland County, Indiana.

LEGAL DESCRIPTION: **PLEASANT TOWNSHIP:** A part of Section 16, Township 3 North, Range 3 West, Pleasant Township, Switzerland County, Indiana, described as follows: Commencing at a rebar found at the Southeast corner of Section 16, Township 3 North, Range 3 West; thence North 90° 00' 00" West, 179.71 feet to a tree, the point of beginning; thence North 90° 00' 00" West, 928.15 feet to a capped rebar set; thence North 04° 32' 29" West, 728.68 feet to the centerline of Drakes Ridge Road; thence along the centerline of said road the following three (3) courses: North 81° 56' 22" East, 63.22 feet; North 84° 50' 23" East, 211.25 feet; North 71° 48' 46" East, 1567.37; thence South 35° 05' 44" East, 981.50 feet to the point of beginning. Containing 12.02351 acres, more or less.

ALSO: PLEASANT TOWNSHIP: Being a part of the Southeast quarter of Section 16, Township 3 North, Range 3 West, Pleasant Township, Switzerland County, Indiana, and more particularly described as follows: Commencing at a 1/2 inch rebar found marking the Southeast corner of Section 16, Township 3 North, Range 3 West; thence along the South line of the Southeast quarter of said section, North 88° 41' 29" West (basis of bearing), 1107.86 feet to a 5/8 inch rebar found and the true point of beginning; thence continuing along said South line North 88° 41' 29" West, 240.68 feet to a nail set in the centerline of Drakes Ridge Road; thence leaving said South line of quarter and along said centerline of road the following six (6) courses: North 09° 51' 01" East, 81.00 feet; thence North 00° 21' 53" East, 495.05 feet; thence North 07° 09' 42" East, 75.57 feet; thence North 40° 49' 38" East, 72.23 feet; thence North 63° 59' 01" East, 83.96 feet; thence North 73° 28' 22" East, 50.78 feet to a nail set; thence leaving said centerline South 03° 13' 58" East, 728.68 feet to the true point of beginning. Containing 3.229 acres, more or less.

Containing total in the above description 15.25251 acres, more or less.

A search of the public records showed the following items that may affect the property:

1. Taxes for the year 2021, due and payable in 2022, Pleasant Township; Computer No. 005-008-16-400-005-001; Map No. 78-08-16-400-005.001-005, Assessed value: Land: \$20,900.00; Improvements: \$172,500.00; Exemption: \$45,000.00--homestead \$3,000.00--mortgage \$44,380.00--supplement; May Installment \$764.92, paid; November Installment \$764.92, unpaid.

The 2022 taxes are a lien of an undetermined amount but will not be due and payable until May and November 2023.

2. An easement granted to Southeastern Indiana REMC for the location of electric lines, which easement was granted by R. Grant Martin, by a certain easement dated 7/26/00 recorded 2/28/01, in Easement Record 8, Page 172, of the Recorder's records of Switzerland County, Indiana.

NOTE: The exact location of this easement is unknown.

3. Subject to the rights of the public and others in and to Drakes Ridge Road, as included in the described

premises.

4. **Notice of Underground Utilities** recorded in Misc. W, Page 9; Misc BB, Page 104; Misc. CC, page 227; Misc, EE, Page 178; Misc EE, Page 213; Misc FF, Page 65, Misc FF, page 151; Misc GG, page 38; of the Recorder's records of Switzerland County, Indiana, filed by Indiana Underground Plant Protection Services, Inc. for Texas Gas Transmission Company, United Telephone Company, Indiana Gas Company, Sprint Local Operations, Lawrenceburg Gas Company, Patriot Municipal Utilities, SEI Communications, Southeastern Indiana R.E.M.C., Sprint Local Operations/United Telephone, Texas Gas Transmission - Petersburg, Vectren, Verizon North Inc. Wiltel, Aberdeen-Pate Water Co Inc., which warns of the possibility of buried utilities without specifying location.

5. **NOTE:** Acreage indicated in the legal description is for informational purposes only and should not be construed as insuring the quantity of land.

LIMITATION OF LIABILITY

1. This is a search only of certain public records which the information shown above was obtained and with respect thereto no liability is assumed for (a) the identity of any party named or referred to herein; (b) the validity, legal effect or priority of any matter shown; (c) the inaccuracy of the aforementioned public records; and (d) the physical condition of the land described herein.

MATTERS EXCLUDED

1. Unrecorded easements or claims of easements.
2. Any law, ordinance or governmental regulation affecting the ownership or use of the land or the regulation of existing or future improvements.
3. Anything outside the period of search.

Dated: June 27, 2022

DEARBORN TITLE INSURANCE, INC.

210 West High Street
Lawrenceburg, IN 47025
Phone: (812) 537-3844
Fax: (812) 537-1635
Email: dt@dearborntitle.com