



**Fidelity National Title**  
Insurance Company

Order No. : 101700535

**Issued By**

**Fidelity National Title Company, LLC**  
**1106 Meridian Plaza, Suite 100**  
**Anderson, IN 46016**  
**765-643-7417 FAX 765-641-1382**

**Fidelity National Title Insurance Company**

**TITLE INSURANCE COMMITMENT**

**Order No.:** 101700535

**Effective Date:** February 21, 2017 at 8:00 a.m.

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**Schedule A**

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**1. Policy or Policies to be issued:**

ALTA HomeOwner's-12/2/13

**Proposed Insured:** To Be Determined

**Amount:** TO BE DETERMINED

ALTA Loan Policy - 06/17/06

**Proposed Insured:** To Be Determined

**Amount:** TO BE DETERMINED

**2. The estate or interest in the land described or referred to in this Schedule and covered herein is a Fee Simple and title thereto is at the effective date hereof vested in:**

Betty Jane Coleman

**3. The land referred to in this Commitment is described in Exhibit "A" attached hereto and made part hereof.**

Countersigned:

By:

Kelly Jung  
Authorized Officer

March 07, 2017



## **SCHEDULE B - SECTION 1 REQUIREMENTS**

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. Warranty Deed executed by Fee Simple Title Holder vesting fee simple title to Proposed Insured, as shown in Schedule A.
2. 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.
3. Mortgage executed by proposed Mortgagor to the proposed insured lender.
4. 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.
5. As per the purchase agreement, current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
6. Mortgagors Affidavit(s) to be furnished.
7. Vendors Affidavit to be furnished.
8. Certificate signed by the Clerk-Treasurer of the Municipality stating there are no unpaid municipal assessments and/or special assessments on the insured real estate.

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

A Deed dated January 28, 2004 and recorded February 04, 2004 from Coronado Development Corporation to Betty Jane Coleman as Instrument No. 200402807, Re-recorded March 25, 2004 as Instrument No. 200407150.

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.

## **SCHEDULE B - SECTION 2 EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
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. Taxes or special assessments which are not shown as existing liens by the public records.
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 the value of record the estate or interest or mortgage thereon covered by this commitment.
7. Property Taxes are as follows:  
  
Tax Year: 2015  
Due and Payable: 2016  
May Installment: \$631.50 Paid  
November Installment: \$631.50 Paid  
Name of Taxpayer: Betty Jane Coleman  
Land: \$17,300.00  
Improvements: \$109,000.00  
Exemptions: \$73,455.00 (Homestead/Supplemental)  
Taxing Unit: 013: Pendleton Town  
Tax Identification No.: 3402031055, State Tax ID: 48-14-16-200-072.000-013  
Description: Pines at Deerfield L 55
8. Annual Assessment as set forth below:  
Type of Assessment: Rosa Frey 65062  
Annual Amount: \$10.00, Paid  
All future assessments are not yet due and payable.
9. Taxes for the year 2016 are a lien, due in 2017, but are not yet due and payable.
10. Taxes for the year 2017 are a lien, due in 2018, but are not yet due and payable.
11. Added improvements in place as of January 1, 2016 are subject to assessment which could increase the tax amounts due in 2017, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

12. Added improvements in place as of January 1, 2017 are subject to assessment which could increase the tax amounts due in 2018, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
13. 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.
14. 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.
15. Covenants, conditions, restrictions, easements and building lines as shown in the plat of Pines at Deerfield Section 2 Subdivision recorded in Plat Book 22, Page 72-74.
16. Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto) or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains.
17. Rights of the public, the State of Indiana, the County of Madison and the municipality in and to that part of the land taken or used for road purposes.
18. Rights of way for drainage tiles, feeders and laterals, if any.
19. 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.
20. 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.

NOTE: Any exception contained herein omits any covenant or restriction, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income,

**EXHIBIT "A"**

LOT NUMBERED 55 IN THE PINES AT DEERFIELD, SECTION 2, AN ADDITION TO THE TOWN OF  
PENDLETON, AS RECORDED IN PLAT BOOK 22, PAGES 72 TO 74, RECORDS OF MADISON  
COUNTY, INDIANA.

Property                      301 Dogwood Dr., Pendleton, IN 46064  
Address:

Order No. : 101700535

gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.