

WFG Title Insurance Company

Commitment Number: 2026049788

**SCHEDULE A**

- 1. Effective Date: April 16, 2026 at 07:00 AM
- 2. Policy or Policies to be issued: Amount
  - (a)   X   Owner's Policy ( ALTA 2021 Owner's ) \$ 0.00  
Proposed Insured:  
TBD
  - (b) \_\_\_\_\_ Loan Policy ( ALTA 2021 Lender's )  
Proposed Insured:

- 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 Effective Date vested in:  
Carolyn S. Evans

5. The land referred to in the Commitment is described as follows:

The northwest quarter of the northeast quarter of Section 22, in township 21 north of range 15 east of the second principal meridian line in the district of land subject to sale at Cincinnati, Ohio (lying in Indiana) containing 40 acres.

**EXCEPTING THEREFROM:**

Situated in the Northeast Quarter of Section 22, Township 21 North, Range 15 East, Jackson Township, Randolph County, Indiana and being part of the 40 acre tract as described in Randolph County Deed Records Volume 232, Page 620 and being more particularly described as follows:

Beginning at an iron spike found at the northwest corner of the Northeast Quarter of said Section 22;  
thence North 89°28'25" East 290.00 feet along the north line of the Northeast Quarter, said line also being the centerline of County Road 700 North to an iron spike set;  
thence South 02°33'35" East 1328.53 feet to an iron pin set on the south line of the northwest quarter of said Northeast Quarter;  
thence South 89°27'31" West 340.00 feet to an iron pin found at the southwest corner of the northwest quarter of said Northeast Quarter;  
thence North 00°24'10" West 1327.79 feet to the point of beginning containing 9.601 acres, more or less, and being subject to all legal highways and easements of record.

**RANDOLPH COUNTY ABSTRACT, LLC**

By: \_\_\_\_\_  
MEMBER

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## WFG Title Insurance Company

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**SCHEDULE B**

1. Requirements:
  1. 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 or exceptions
  2. If WFG is acting as closing agent on behalf of the proposed Insureds, the following additional requirements must be satisfied at or prior to the closing:
    - a. The borrower and seller must bring a valid government issued photo ID bearing their signature to closing.
    - b. Each seller must provide a valid forwarding address and social security number to be submitted to the IRS for 1099 purposes.
    - c. Payoff letters must be current and not subject to additional terms. We reserve the right to verify payoff figures prior to disbursement. Any additional funds required to satisfy a lien in full must be deposited by the parties involved immediately.
  3. 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.
  4. Beginning July 1, 2006, any document to be recorded must contain a statement in the following form, "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)", before the document will be accepted for recording by the County Recorder. Failure to comply will result in a delay or cancellation of closing.
  5. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000 must be Good Funds in accordance with IC 27-7-3.7 such as cash, irrevocable wire transfer, certified or cashier's check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. No personal checks exceeding \$500.00 will be accepted.
  6. Conveyance shall be by Guardianship Deed with a recital stating that Carolyn S. Evans is one and the same person as Carolyn Sue Evans.
2. 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. STANDARD EXCEPTIONS: Rights or claims of parties in possession not shown by the Public Records.
  2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complex land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto an adjoining land and encroachments onto the Land of existing improvements located on adjoining land.
  3. Easements, or claims of easements, not shown by the Public Records.
  4. Any lien, or right to a lien, for services labor, or materials in connection with improvements, repairs or ~~renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.~~

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AMERICAN  
LAND TITLE  
ASSOCIATION



Commitment Number: 2026049788

**SCHEDULE B**  
(Continued)

5. Taxes or special assessments that are not shown as existing lines 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 value of record the estate or interest or mortgage thereon covered by this Commitment.
7. Oil, natural gas, coal or other minerals previously conveyed, leased or retained by prior owners.
8. SPECIAL EXCEPTIONS: 2025 Real Estate Taxes due and payable in 2026

First installment for Parcel #004-00014-00, in the amount of \$953.42, in Jackson Township, is shown UNPAID,

Second installment for Parcel #004-00014-00, in the amount of \$953.42, in Jackson Township, is shown UNPAID,

Taxes for the year 2026 due and payable in 2027 are a lien, but have not been extended upon the tax duplicates to date.

State key: 68-03-22-100-003.000-006

No Guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

9. Ditch assessment for maintenance of Little Miss Price Powers Ditch, assessed on this and other real estate is as follows:  
First installment, in the amount of \$33.44, is shown UNPAID  
Second installment, in the amount of \$33.44, is shown UNPAID

State key: 68-03-22-100-003.000-006

10. Oil and Gas Lease between Mrs. Mary Agnes Evans, Lessor, and Ohio Oil & Gas, Lessee, dated July 17, 1981, recorded August 14, 1981 in Miscellaneous Record 76, pages 386-387, Recorder's Office, Randolph County, Indiana. ASSIGNED by Assignment of Oil and Gas Lease to Omni Petroleum Corp, recorded March 17, 1982 in Miscellaneous Record 78, page 519-521, Recorder's Office, Randolph County, Indiana. CORRECTED by Correction of Description in Lease recorded September 30, 1982 in Miscellaneous Record 79, page 649, Recorder's Office, Randolph County, Indiana. ASSIGNED by Assignment of Oil and Gas Leases to Trio Petro Inc, recorded October 25, 1982 in Miscellaneous Record 80, pages 77-78, Recorder's Office, Randolph County, Indiana.
11. Oil and Gas Lease between Mary Agnes Evans, Lessor, and Ohio Oil & Gas, Lessee, dated July 17, 1981, recorded August 14, 1981 in Miscellaneous Record 76, pages 388-389, Recorder's Office, Randolph County, Indiana. ASSIGNED by Assignment of Oil and Gas Lease to Omni Petroleum Corp, recorded March 17, 1982 in Miscellaneous Record 78, page 519-521, Recorder's Office, Randolph County, Indiana. ASSIGNED by Assignment of Oil and Gas Leases to Trio Petro Inc, recorded October 25, 1982 in Miscellaneous Record 80, pages 77-78, Recorder's Office, Randolph County, Indiana.

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**SCHEDULE B**  
(Continued)

12. Covenants, conditions, building lines, easements, rights of way, restrictions, legal ditches and drains and all rights associated therewith. This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
13. Rights of the State of Indiana, the municipality and the public in and to that part which may fall within County Road 775 E and County Road 700 North, together with public utilities therein.
14. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
15. The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.
16. Subject to the Guardianship of Carolyn Sue Evans as filed October 22, 2025 as Cause #68C01-2510-GU-000110, Clerk's Office, Randolph County, Indiana.

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