

NATIONAL ATTORNEYS' TITLE ASSURANCE FUND, INC.

COMMITMENT FOR TITLE INSURANCE

Issued by
Marc E. Hawley

309 Main Street, POB 716

Mount Vernon, IN 47620

National Attorneys' Title Assurance Fund, Inc., an Indiana corporation (herein called the "Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until Schedule A is countersigned by a validating officer or authorized signatory.

In Witness Whereof, National Attorneys' Title Assurance Fund, Inc., has caused its corporate name and seal to be affixed by its President.



NATIONAL ATTORNEYS' TITLE ASSURANCE FUND, INC.

By: Ronald J. Hocker
Ronald J. Hocker, President

NATIONAL ATTORNEYS' TITLE ASSURANCE FUND, INC.
306 West Pike Street – P. O. Box 141
Vevay, IN 47043

Commitment No. Informational

Member No. 65.02

File No. # 54809

SCHEDULE A

1. Effective Date: 06/08/2010

2. Policy or Policies to be issued:

Amount

a. Owners Policy (ALTA 6/17/06) \$ none
 Homeowner's Policy (ALTA 10/22/03)

Proposed Insured: FOR AUCTION PURPOSES

b. Loan Policy (ALTA 6/17/06) \$ none
 Short Form Loan Policy (ALTA 6/17/06)

Proposed Insured: none

3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple and title thereto is at the Effective Date hereof vested in:

Devises under the Will of Maurice J. Murray, deceased, subject to administration by Ruth Threet, Personal Representative.

4. The land referred to in this Commitment is located in Posey County, State of Indiana, described as follows:

See Exhibit "A"



(Authorized Signatory)

Marc E. Hawley

Commitment No. Murray Auction

Exhibit "A"

The Southwest Quarter of the Northeast Quarter of Section 32-6-12, containing 40 acres, more or less.

One acre in a square in the Northwest corner of the Northwest Quarter of the Southeast Quarter of 32-6-12 formerly used for school purposes.

Also, beginning at the Southeast corner of one acre in square form formerly used for school purposes out of the Northwest corner of the Northwest Quarter of the Southeast Quarter of 32-6-12; thence from said Southeast corner, South 139 feet to a public highway; thence Northwesterly along said public highway to the West line of the Northwest Quarter of the Southeast Quarter; thence North to the Southwest corner of said one acre; thence East to the place of beginning.

NATIONAL ATTORNEY'S TITLE ASSURANCE FUND, INC.

SCHEDULE B

Commitment No. Murray Auction

I. 1. Requirements

Instruments in insurable form which must be properly executed, delivered and duly filed of record:

- a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s).
- b. Mortgage securing loan of Proposed Insured Mortgagee, if any.
- c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any.
- d. Sales Disclosure Form acceptable to the Assessor and Auditor.

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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or mortgage thereon covered by this Commitment.

II. 1. Standard Exceptions:

- a. Rights or claims of parties in possession not shown by the public records.
- b. Easements, or claims of easements, not shown by the public records.
- c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- d. 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.
- e. Taxes or special assessment which are not shown as existing liens by the public records.
- f. Zoning, restrictions, and prohibitions imposed by governmental authority, and any violations thereof.
- g. Taxes for the year 2009, and thereafter.

See Insert Page 1 for continuation.

III. General Exceptions:

1. Informative. The search made for this Commitment is limited to those records affecting, or which may affect, the subject real estate which were properly indexed under the name or names of the various fee owners appearing in the chain of title to the subject real estate and no others.
2. Informative. No search has been made for Notices of Underground Facilities. No excavation or demolition should be conducted on the real estate without first notifying the proper parties as provided in Indiana Code 8-1-26.
3. The acreage, if any, stated in the legal description is shown for convenience only. The acreage or quantity of real estate will not be insured.
4. The real estate is subject to a possible lien for unpaid sewer charges if it is connected to a public sewer system.
5. **Informative: All coal, oil, gas and other minerals of every kind and nature are included in the coverage of this Commitment or Policy unless otherwise excepted.**
6. Access, or right of access, to a public road is excluded from the coverage of this Commitment or Policy.
7. Any environmental protection lien which, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value without knowledge, or filed in the records of the Clerk of the United States District Court for the district in which the land is located, except as set forth in Schedule B; or any environmental protection liens provided for by any state statutes in effect at Date of Policy, except environmental protection liens provided for by the following state statutes: NONE.

See Insert Page 2 for continuation.

Commitment No. Murray Auction

Insert Page 2

Continuation of Schedule B

IV. Special Exceptions:

- a. Taxes payable in the year 2010 as shown on tax duplicate number 65-13-32-100-007.000-019 (for 40 acres), 65-13-32-400-010.000-019 (for 0.989 acre), and 65-13-32-400-009.000-019 (for 0.22 acre) are in annual amounts of \$441.00, \$1193.30, and \$5.00, plus \$15 for ditch assessments. The spring 2010 installments have been paid. Tax information is subject to change and should be independently verified at closing. The real estate taxes payable in 2011 became a lien on the real estate March 1, 2010.
- b. Easement in deed recorded in 1960 in Deed Record 79 page 368.
- c. Easement by Court Order filed March 30, 1955 in Civil Order Book A-26 page 323 referenced in Deed Record 181 page 15.
- d. Oil and gas leases recorded in 1928 in LR 3 page 492, in 1939 in LR 9 page 223, in 1954 in LR 58 page 262, and in 1963 in LR 88 page 586.
- e. Easement to Sigeco recorded in 1990 in Deed Record 167 page 297.
- f. Sufficient proof by Transfer Affidavit or otherwise acceptable to the Auditor that the interest of Kay B. Murray passed to Maurice J. Murray.

Note: All instruments referred to herein are recorded in the Office of the Recorder of Posey County, Indiana.

- End of Schedule B -

This informative commitment is for informational purposes for use at auction. This is not actual title insurance. This is not an actual commitment for title insurance.

Title insurance is available from Marc E. Hawley at Bamberger Foreman Oswald & Hahn, LLP, 309 Main Street, POB 716, Mount Vernon, IN 47620.
812-838-4495
mhawley@bamberger.com