



SCHEDULE A

Commitment No.: 4035-95425

Date Printed: April 27, 2017

1. Commitment Date: ~~April 25, 2017 @ 8:00 AM~~

2. Policy or Policies to be issued:

Policy Amount

(a) ALTA Owners Policy (6-17-06)

\$270,000.00

Proposed Insured:

The Fort Wayne Rescue Mission Ministries, Inc.

3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

~~Sharran L. Gavin and Susan D. Wall, joint tenants with rights of survivorship~~

4. The land referred to in this Commitment, situated in the County of Allen, State of Indiana, is described as follows:

The West 30 feet of Lot Numbered 87 in Hanna's Addition to the Town, now City of Fort Wayne, Allen County, Indiana.

430 E. Washington Boulevard Fort Wayne IN 46802 - The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF INSURANCE FRAUD.

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSUREDS ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.


METROPOLITAN TITLE

Issued By: Metropolitan Title of Indiana, LLC
For questions regarding this commitment contact;
(260)497-9469 or fax to (260)489-0584
9604 Coldwater Road, Suite 105
Fort Wayne, IN 46825

Schedule B – Section I

Commitment No.: 4035-95425

General Requirements

The following requirements must be met:

- a. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- b. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- c. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- d. Pay us the premiums, fees and charges for the policy.
- e. You must tell us in writing the name of anyone not referred to in this Commitment who will receive an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions.
- f. Submit completed Owner's Affidavit/ALTA Statement on the form provided by this company and signed by or on behalf of all owners.

End of Schedule B - Section I

Schedule B - Section II

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 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.

Part One: General Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown on the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

Schedule B - Section II
Continued on next page

Schedule B - Section II
Continued

Part Two: Specific Exceptions

1. Effective July 1st, 2009, in accordance with Indiana Code 27-7-3.7, all funds in connection with an escrow transaction we are closing must meet the following requirements:
 - a) Funds from a single party to the transaction in the aggregate amount \$10,000.00 or more must be received in the form of a wire transfer unconditionally and irrevocably credited to our account prior to disbursement. Automated Clearing House (ACH) transactions will not be acceptable.
 - b) Funds from a single party to the transaction in the aggregate amount of less than \$10,000.00 must be received by wire transfer, certified check or cashiers check. Automated Clearing House (ACH) transactions will not be acceptable.
2. NOTE: Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.

The affirmation statement must appear after the point of the Prepared By statement at the conclusion of the document, or be an additional page, if necessary.
3. Beginning January 1, 2010, the closing agent is required to report to the Indiana Department of Insurance the names and license numbers of certain real estate professionals participating in each residential real estate transaction. The information must be provided to the closing agent on or before the date of closing. See Indiana Code 6-1.1-12-43(e) and 27-7-3-15.5.
4. NOTE: By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the Settlement Statement as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
5. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transaction, closing protection letters are available upon request, but are not mandatory. First American Title Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter, and \$25 for a lender's letter.

6. Real estate taxes assessed for the year 2016 are due in two installments payable May 10, 2017 and November 10, 2017:

Parcel No.: 02-12-01-351-005.000-074

May Installment of \$1,327.28 ~~unpaid~~

November Installment of \$1,327.28 ~~unpaid~~

Tax Year: Current Year 2016 due 2017

Land:	\$18,000.00
Improvements:	\$65,500.00
Homeowners Exemption:	\$0.00
Mortgage Exemption:	\$0.00
Supplemental Homestead:	\$0.00
Other Exemption:	\$0.00

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable subsequent to closing.

Taxes for the year 2017 due in May and November, 2018.

7.

Special Assessment for Econ Development in the stated amount of \$125.25 ~~unpaid~~ pd

X

Mortgage in the original amount of \$120,000.00 executed by Sharran L. Gavin and Susan D. Wall to STAR Financial Bank, dated July 2, 2007, recorded July 9, 2007, in Instrument No. 2007038395, which mortgage was amended on February 15, 2016, by Instrument recorded February 19, 2016, in Instrument No. 2016009360.

X

Assignment of Rents and Leases from Sharran L. Gavin and Susan D. Wall, joint tenants with rights of survivorship to STAR Financial Bank, dated February 15, 2016, recorded February 19, 2016, in Instrument No. 2016009361.

X

Submit certificate of good standing for The Fort Wayne Rescue Mission Ministries, Inc. to METROPOLITAN TITLE OF INDIANA, LLC.

9

Submit to the Company a Resolution by the Board of Directors or Shareholders of The Fort Wayne Rescue Mission Ministries, Inc., authorizing the purchase and directing the proper officers to execute the settlement documents on behalf of the Corporation.

12.

Rights of tenants, if any, under any unrecorded leases.

End of Schedule B - Section II

SURVEY read
(if any)