



To: PATRICK ORR & RYAN ORR
From: SHIRLEY RICKERT
Fax Number: 765.288.2511
Date: 1-5-05
Pages: 6

Title & Abstract

"The area's leader in Title & Closing Services"

MEMO:

FOLLOWING IS THE TITLE COMMITMENT FOR LAWRENCE ALLEN GREGORY. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME.

THANKS, SHIRLEY

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First American Title Insurance Company

COMMITMENT

SCHEDULE A

AGENTS CASE NO.: 2004-52MRA

1. EFFECTIVE DATE: 12/28/2004 AT 8:00 am

2. POLICY OR POLICIES TO ISSUED:	AMOUNT
(A) ALTA OWNER'S POLICY - FORM B -03-24-92 PROPOSED INSURED:	\$54,500.00

LAWRENCE ALLEN GREGORY

(B) ALTA LOAN POLICY -03-24-92- PROPOSED INSURED:	\$43,600.00
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GMAC MORTGAGE CORPORATION, its successors and assigns as defined in Paragraph 1(a) of the Conditions and Stipulations of this policy.

3. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THE COMMITMENT IS AS THE DATE HEREOF VESTED IN:

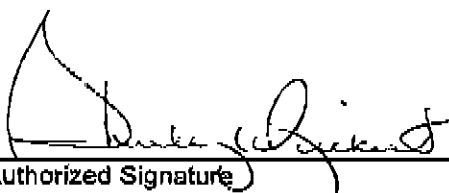
ROGER D. BOND and SORONA S. BOND, Husband and Wife

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS, IN Randolph COUNTY, Indiana, TO-WIT:

SEE ATTACHED SCHEDULE C

Agents Case No.: **2004-52MRA**

By



Authorized Signature

Issuing Agent:
 Kings Title & Abstract Company Inc.
 125 South Main Street
 Winchester, Indiana 47394
 PH 765.584.9882
 FAX 765.584.2302

First American Title Insurance Company**COMMITMENT****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 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. **Release of Mortgage from Roger D. Bond and Sorona S. Bond to Suntrust Mortgage, dated 12-18-2001 in the amount of \$60,300.00 and recorded 12-27-2001, as instrument File No. 018603 in the office of the Recorder of Randolph County, Indiana.**
2. **The Company requires for its review a satisfactory Warranty Deed conveying the title to the land. The Deed must then be signed, delivered and recorded.**
3. **Effective July 1, 1993, a Sales Disclosure form must be filed with the County Auditor at the time of recording of deeds and land contracts as required by IC 6-1.1-5.5. A fee must be paid to the Auditor at the time of filing.**

The Tax Mailing address must be on the Warranty Deed per the County Auditor.

4. **The Company requires for its review a satisfactory mortgage by the proposed mortgagor. The mortgage must then be signed, delivered, and recorded.**
5. **Preparation clause must state the name of the person who prepared the mortgage, per the Randolph County Recorder. (INDIANA CODE # 36-2-11-15)**

Note: Upon receiving survey affidavit, mortgage policy when issued, will insure against loss or damage by any violation, variation, encroachment or adverse circumstances that would have been disclosed by an accurate survey.

Note: Policy when issued will include an 8.1 endorsement.

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First American Title Insurance Company**COMMITMENT****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. 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.
2. 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 record.
 - (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 assessments which are not shown as existing liens by the public records.

3. Special Exceptions:

1. **Taxes for the year 2003, due and payable in 2004, each half for \$ 245.89, May installment PAID, November installment PAID. Taxing Unit: FARMLAND Duplicate # 014-00260-00, Assessed Value: Land \$6,700.00, Improvements \$47,300.00, Exemptions \$26,900.00.**
2. **Taxes for the year 2003, due and payable in 2004, each half for \$ 71.72, May installment PAID, November installment PAID. Taxing Unit: FARMLAND Duplicate # 014-00261-00, Assessed Value: Land \$6,700.00, Improvements \$0.00, Exemptions \$0.00.**
3. **Taxes for the year 2004, due and payable in 2005, and all subsequent years, not yet due and payable.**

Note: No liability is assumed for the accuracy of taxes. The County Treasurer should be contacted for exact amount due.

4. **Covenants, conditions, and restrictions as set forth in the Plat of The Lion's Club Revision of Elmwood Addition, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.**
5. **Possible municipal assessments levied by the Town of Farmland, Indiana.**

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First American Title Insurance Company**COMMITMENT****SCHEDULE B - CONTINUED****EXCEPTIONS****SPECIAL EXCEPTIONS:**

6. **Pending Petition for Dissolution of Marriage filed 11-04-2004 in the Superior Court of Randolph County, Indiana as Cause No. 68D01-0411-DR-1016, Sorona Bond (petitioner) and Roger Bond (respondent).**
7. **Judgment entered 12-16-2004 in Judgment Record 9, page 296, from the Superior Court of Randolph County in Cause No. 68D01-0409-MF-826, in favor of Suntrust Mortgage, Inc. against Roger D. Bond and Sorona S. Bond for the sum of \$63,660.47, plus interest, costs and attorneys fees if any.**

NOTE: Judgment Search has been made in the name of Lawrence Allen Gregory and we found the following: NONE OF RECORD

END SCHEDULE B**Agents Case No.: 2004-52MRA**

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First American Title Insurance Company

COMMITMENT

SCHEDULE C

AGENTS CASE NO.: 2004-52MRA

**LOTS NUMBERED TWENTY (20) AND TWENTY-ONE (21) IN THE LION'S CLUB REVISION OF THE
ELMWOOD ADDITION TO THE TOWN OF FARMLAND, INDIANA**

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