

**ABSTRACT & TITLE OF PARKE CO., INC.**  
**118 S. Market Street**  
**Rockville, IN 47872**

THE UNDERSIGNED HAS SEARCHED THE RECORDS OF PARKE COUNTY, INDIANA, AS TO THE FOLLOWING DESCRIBED REAL ESTATE IN PARKE COUNTY, STATE OF INDIANA, TO-WIT:

**SEE LEGAL DESCRIPTION ATTACHED HERETO**

Fee Simple TITLE TO THE AFORESAID REAL ESTATE APPEARS OF RECORD IN THE NAME OF:

Aileen Robison Trust, dated November 19, 1999

**THERE APPEAR TO BE NO JUDGMENTS, UNSATISFIED MORTGAGES, MECHANICS LIENS, OLD AGE ASSISTANCE LIENS, LIS PENDENS NOTICES, ENTRIES OR PROCEEDINGS OF RECORD WHICH ARE A LIEN AGAINST OR AFFECT THE TITLE TO THE ABOVE DESCRIBED REAL ESTATE, EXCEPT THE FOLLOWING:**

1. Subject to the County Drainage System and any assessments thereto.
2. Subject to Assessments for water and/or sewer utilities.
3. Subject to Assessments of charges by the Homeowners Association.
4. Subject to a Mortgage from Robert L. Robison, not personally but as Trustee on behalf of Aileen Robison Trust (A/K/A Aileen M. Robison and Robert L. Robison, Co-Trustees of the Aileen Robison Trust, dated November 19, 1999 to ZB, N.A. dba Zions First National Bank, dated January 20, 2017, recorded February 6, 2017, as Instrument No. 20170288; Last Transferred to U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs by Assignment, recorded February 6, 2017 in Instrument No. 20170289, in the office of the Recorder of Parke County, Indiana. Said mortgage securing the original principal sum of \$404,000.00.
5. Taxes for 2020 due and payable in 2021, plus any penalties and interest which may accrue, and all taxes thereafter  
Assessed in Raccoon Township  
Key No 017-00433-03 (87.140 ac)  
State No 61-15-01-000-103.000-011  
Land \$16,200.00; Improvements \$0.00; Exemption \$0  
2020 installment due in May 2021 in the amount of \$138.63 PAID  
2020 installment due in November 2021 in the amount of \$138.63 PAID

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

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

6. Taxes for 2020 due and payable in 2021, plus any penalties and interest which may accrue, and all taxes thereafter  
Assessed in Raccoon Township  
Key No 017-00433-05 (172.140 ac)  
State No 61-15-01-000-201.000-011  
Land \$122,200.00; Improvements \$3,100.00; Exemption \$0  
2020 installment due in May 2021 in the amount of \$1,072.28 PAID  
2020 installment due in November 2021 in the amount of \$1,072.28 PAID

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

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

7. Taxes for 2020 due and payable in 2021, plus any penalties and interest which may accrue, and all taxes thereafter  
Assessed in Raccoon Township  
Key No 017-00433-02 (80 ac)  
State No 61-15-01-000-302.000-011  
Land \$1,100.00; Improvements \$0.00; Exemption \$0  
2020 installment due in May 2021 in the amount of \$9.41 PAID  
2020 installment due in November 2021 in the amount of \$9.41 PAID

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

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

8. Taxes for 2020 due and payable in 2021, plus any penalties and interest which may accrue, and all taxes thereafter  
Assessed in Raccoon Township  
Key No 017-00433-00 (40.710 ac)  
State No 61-15-01-000-405.000-011  
Land \$6,400.00; Improvements \$0.00; Exemption \$0  
2020 installment due in May 2021 in the amount of \$54.77 PAID  
2020 installment due in November 2021 in the amount of \$54.77 PAID

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

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

**CHAIN OF TITLE:**

Affidavit of Survivorship from Aileen M. Robison Trust to Robert L. Robison, recorded February 6, 2017, as Instrument No. 20170287 in the office of the Recorder of Parke County, Indiana.

Warranty Deed from Aileen M. Robison to Aileen M. Robison and Robert L. Robison, Co-Trustees of the Aileen Robison Trust, dated November 19, 1999, recorded August 26, 2003, as Instrument No. 20033531 in the office of the Recorder of Parke County, Indiana.

**NOTICE TO THE CUSTOMER:** The contents of this report are released on the express understanding that all information contained herein is strictly confidential. This information is obtained from recorded public records of the appropriate counties and said sources are deemed to be correct and reliable. The information reported is guaranteed accurate in accordance with the recorded public records available for inspection by Abstract & Title of Parke Co., Inc. . However, Abstract & Title of Parke Co., Inc. cannot guarantee the accuracy of records controlled by others and unavailable for our inspection. The contents of this report were derived from public records and are not to be interpreted as any guarantee of title, any legal opinion of title or in any way to constitute

any title insurance. NOTE: Any statement contained herein notwithstanding, the liability of Abstract & Title of Parke Co., Inc. shall be expressly limited to the amount of consideration paid.

**LEGAL DESCRIPTION**

The East Half of the Northwest Quarter of Section 1, Township 14 North, Range 7 West, containing 87.14 acres, more or less.

ALSO:

The Northeast Quarter of Section 1, Township 14 North, Range 7 West, containing 172.84 acres, more or less.

ALSO:

The Northwest Quarter of the Southeast Quarter and the East Half of the Southwest Quarter of Section 1, Township 14 North, Range 7 West, containing 120 acres, more or less.

DATED AT ROCKVILLE, INDIANA, THIS 28TH DAY OF DECEMBER, 2021 AT 4:00 P.M. COVERING A PERIOD FROM DECEMBER 28, 1971 AT 4 O'CLOCK P.M. UP TO DATE.

Abstract & Title of Parke Co., Inc.  
Issued at Rockville, IN 47872

A handwritten signature in black ink, appearing to read "J. H. Jones", written over a horizontal line.

By: \_\_\_\_\_  
Authorized Officer or Agent      ms

**SEARCH NO: R21-12037**

# Invoice

**Remit payment to:**

Abstract & Title of Parke Co., Inc.  
118 S. Market Street  
Rockville, IN 47872

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**Billed to:**

Aileen Robison Trust, dated November 19, 1999

**Invoice number:**

**Invoice date:** January 4, 2022

**Please pay before:** February 3, 2022

**Our file number:** R21-12037

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**Property:**

CR 500S and CR 550 E  
Rockville, IN 47872  
Parke County

**Brief legal:** 1-14-7 380 AC

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**DESCRIPTION****AMOUNT**

Search & Exam	350.00
Additional Tract Search x3	600.00

**Invoice total amount due:** \$ 950.00

## PRIVACY POLICY OF THE ABSTRACT & TITLE COMPANIES

Dear Abstract & Title Customer:

Your personal privacy is important. At the Abstract & Title Companies, we recognize that you have an interest in understanding how we collect, retain, and use information about you. Our policy has always been to protect the privacy, accuracy, and security of customer information given to us.

No response to this notice is required, but if you have questions, please write to us:

The Abstract & Title Companies  
P.O. Box 207  
Danville, IN 46122

We have three title insurance agencies: The Abstract & Title Guaranty Co., Inc., Abstract & Title of Putnam County, Inc. and Abstract & Title of Parke County, Inc. with offices in Avon, Danville, Plainfield, Brownsburg, Greencastle, and Rockville. We refer to ourselves generally as "Abstract & Title" and "The Abstract & Title Companies." Each individual company is an independent title insurance agent of Fidelity National Title Insurance, a corporation. This notice is also provided on behalf of our underwriter, as well.

### ***What kinds of information we collect:***

We collect information about you, (for example, your name, address, email address, telephone number) and information about your transaction, including the identity of the real property that you are selling, buying or financing, as well as the purchase price and/or loan amount. We may get this information from you or from the lender(s), attorney(s), or real estate broker(s) whom you or the other parties have chosen. We obtain a copy of and/or gather information related to any deeds, notes, taxes, mortgages and other liens which affect the real property or are otherwise involved in the transaction. When we provide closing, escrow, or settlement services, we may get your social security number, date of birth, loan number(s), and we may receive additional information from third parties including the loan application, appraisals, credit reports, land surveys, escrow account balances and bank account and other investment account numbers to facilitate the transaction. If you are concerned about the information we have collected, please write to us.

### ***How we use this information:***

We do not share your information with marketers outside our own family of companies. We share your information only to those parties and entities engaged in the transaction, including, but not limited to, buyers, sellers, lenders, realtors, attorneys and other appointed agents, utility companies, homeowners associations and similarly related entities or in other ways permitted by law to provide the service requested by you and other parties to the transaction. The privacy laws permit some sharing without your approval. We may share internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control and to provide information to government and law enforcement agencies. Our companies may share certain information among ourselves. All nonpublic personal information collected, including any credit information, about you is shared only to facilitate your transaction or for some other purpose permitted by law.

### ***How we protect your information:***

In addition to restricting information to those persons and entities engaged in the transaction as detailed above, we maintain physical, electronic, and procedural safeguards which comply with the law to guard your nonpublic personal information. We reinforce the company's privacy policy with our employees.

## DISCLOSURE OF AFFILIATED BUSINESS RELATIONSHIP

This is to give you notice that **The Abstract & Title Companies** (including The Abstract & Title Guaranty Company, Inc; Abstract & Title of Putnam County, Inc; and Abstract & Title of Parke County, Inc; collectively herein "Abstract & Title") have a business relationship with **Comer Law Office LLC** (herein "Comer Law"). And further, to provide notice that Comer Law has a business relationship with Abstract & Title.

The nature of the relationship is common ownership between the entities. Abstract & Title is 100% owned by the Members of Comer Law. Comer Law is two-thirds (2/3) owned by stockholders of Abstract & Title. Because of this relationship, any referral by Abstract & Title to utilize Comer Law services may provide Abstract & Title a financial or other benefit. Also, because of this relationship, any referral by Comer Law to utilize Abstract & Title services may provide Comer Law a financial or other benefit.

Set forth below is the estimated charge or range of charges for the Abstract & Title and Comer Law services listed. You are NOT required to use the listed providers for settlement of your real estate transaction or related legal services. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Set forth below is the estimated range of charges made by Abstract & Title:

Closing fee: \$300-\$400

Search fee: \$200

Wire/Courier/Email package service fee: \$50-\$95

Title Insurance Premiums: \$100-\$1,162.50 (The fee range shown is for a residential sale or refinance up to a policy limit of \$500,000. For commercial property, or policies exceeding \$500,000, please call for quote.)

Simultaneous mortgage policy issued with owner's policy: \$100 (loan policy limit not to exceed owner's policy limit.)

Set forth below is the estimated range of charges made by Comer Law:

Deed preparation fee for a closing: \$85-\$125.

Power of Attorney preparation fee for a closing: \$50.

Affidavits: \$150-\$350.

Other legal fees: Please request quote from Comer Law.



Abstract  
& Title

COMER LAW OFFICE, LLC  
*Attorneys-at-Law*  
71 West Marion Street  
Danville, Indiana 46122