



First Title Agency, Inc.

RECORD DATA INFORMATION

The information is intended only to show recorded data as found from the public records of the County in which the subject real estate is located. It is in no way to be construed as an Attorney's Opinion of Title, Commitment for Title Insurance or a Policy of Title Insurance.

File No.: 23-01091

Prepared for: Wilson National, LLC (A Real Estate & Auction Group)

Current Owner: Lillian W. Fitzgerald and Arthur Fitzgerald, then William J. Confer and Janet Fitzgerald

Instrument Reference: Transfer Date 10/13/1940

Description of Real Property

See Exhibit "A" Attached hereto

Commonly Known As: 2160 State Rd 252, Brookville, IN 47012

Matters Affecting Real Estate (as described above):

Easements, Restrictions, Taxes and Other Matters:

1. TAXES DUE COUNTY TREASURER together with taxes and fees assessed in 2022 payable in 2023 and thereafter:

Assessed in: Springfield Township RE: \$ 262,400.00 Imp: \$ 102,500.00 Exmt: \$ Total \$ 364,900.00

May 10, 2023: \$ 2,556.49 Paid
November 10, 2023: \$ 2,556.49 Unpaid
Parcel ID No: 24-11-35-100-002.000-019
Plat No: 24-11-35-100-002.000-019 180 acres
2. Taxes and Assessments for the First Half of 2022 and all prior years are paid. Taxes and Assessments assessed for the Second Half of 2022 and payable in 2023 are now due and payable. All future assessed taxes are not yet due an payable.
3. Easement(s), as set forth in Plat Book 7, Page(s) 393 of the Franklin County, Indiana Records.

Information Effective as of October 31, 2023.

Exhibit "A"

Parcel I

In Franklin County in the State of Indiana:

Being a part of the North West Quarter of Section thirty five (35), Township nine (9), Range One (1) West of the meridian line drawn from the south of the Great Miami River- Beginning at the North East corner of the North West quarter of Section thirty five (35); Thence south on the half section line Forty chains and nineteen (19) links to a stone. Thence south five (5) chains and twenty five (25) links to a stone. Thence west twenty four (24) chains and thirty-eight (38) links to a stone. Thence North twelve (12) chains and twenty five links to a stone. Thence East two (2) chains and twenty-five (25) links to a stone, thence North four and one quarter deg. 4 1/4 deg. East 24 chain and seven 97) links to a stone. Thence West 2 chains and six (6) links to a stone. Thence North 9 chains and twenty (20) links to the North line of the reaction. Thence East Twenty-one chains and ninety (90) links to the beginning-----And containing One Hundred Acres of Land----There being eighty-seven acres and twenty hundredths of an acre in the North West quarter and 12-80/100 acres in the South West quarter of said Section, and being the same premises as conveyed by William A. Waldorf, Sr. to William Waldorf, Jr. recorded in Volume 21, Page 500 and 501 of the Deed Records of Franklin County, Indiana

Parcel II

In the County of Franklin and State of Indiana, being a part of the Southwest quarter of Section No. thirty-five (35) Township No. nine (9) of Range No. One (1) west of the meridian line drawn from the mouth of the Great Miami River and bounded as follows: Beginning at the southwest corner of said quarter; thence north thirty-five (35) chains and seven (7) links to a stone at Waldorf's southwest corner, thence east twenty-two (22) chains and eighty-two (82) links to a black locust, bearing North thirty five (35) deg. west, ten (10) links, thence south to the south line of said quarter, thence west to the place of beginning, and containing eighty (80) acres of land, and being the same premises as that as that conveyed by Samuel Dunn and wife to William Waldorf, Jr. recorded in Volume 24, Pages 159 and 160 of the Deed Records of Franklin County, Indiana

Parcel No. 24-11-35-100-002.000-019

23-01091