



*Agents National Title  
Insurance Company*

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



*Agents National Title  
Insurance Company*

File Number: 17-181

Commitment Number: 17-181

SCHEDULE A

1. Effective Date: May 11, 2017 at 08:00 AM
2. Policy or Policies to be issued: Amount
  - a.   X   Owner's Policy ( ALTA Own. Policy (10/17/92) )  
Proposed Insured:  
To Be Determined
  - b.            Loan Policy ( ALTA Loan Policy (10/17/92) )  
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
Sunrise Cooperative, Inc.
5. The land referred to in this Commitment is described as follows:  
SEE SCHEDULE C ATTACHED HERETO

WELLS COUNTY LAND TITLE

By: Shari A. Duncan.  
WELLS COUNTY LAND TITLE

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AMERICAN  
LAND TITLE  
ASSOCIATION



(17-181.PFD/17-181/1)



*Agents National Title  
Insurance Company*

File Number: 17-181

Commitment Number: 17-181

### SCHEDULE B I

Requirements:

1. Pay the agreed amounts for the interest in the land and the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
  - a. Corporate Deed from Sunrise Cooperative, Inc. to To Be Determined
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

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AMERICAN  
LAND TITLE  
ASSOCIATION



(17-181.PFD/17-181/1)



**Agents National Title  
Insurance Company**

File Number: 17-181

Commitment Number: 17-181

**SCHEDULE B II**

1. 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:
  - a. Rights or Claims of parties in possession not shown by the public records.
  - b. Encroachments, overlaps, boundary line disputes, shortages in area or other matters which would be disclosed by an accurate survey or inspection of the premises.
  - c. Easements, or claims of easements, not shown by public records.
  - d. Any liens, 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.
  - f. 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 interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 2016 and thereafter. FULL PARCEL  
Assessed in the names of: Sunrise Cooperative, Inc.  
Parcel No. 90-03-36-300-014.000-021  
Assessed Valuations: Land -\$18,200.00 ; Improvements -\$142,400.00 ; Exemptions -\$0  
Spring 2016 taxes payable 2017 of \$1,254.71 paid; Fall 2016 tax payable 2017 of \$1,254.71 paid.  
Taxes for the year 2017 payable 2018 are now a lien not yet due and payable.  
  
Taxes for the year 2017 and thereafter. ESTIMATED SPLIT 3.37 acres  
Assessed in the names of: Sunrise Cooperative, Inc.  
Parcel No. 90-03-36-300-014.000-021  
Assessed Valuations: Land- \$40,320.00. ; Improvements- \$57,600.00 ; Exemptions- \$0  
Spring 2017 taxes payable 2018 of \$765.49; Fall 2017 taxes payable 2018 of \$765.49.. Taxes for the year 2018 payable 2019 are now a lien not yet due and payable.
3. Exceptions, reservations, easements and rights granted in Deed Book 104, page 768, dated December 9, 1967 and recorded April 11, 1969 in the Office of the Recorder of Wells County, Indiana.
4. Easement for Gas Main granted to Northern Indiana Public Service Co., in Deed Book 106, page 165, dated December 8, 1970 and recorded December 24, 1970 in the Office of the Recorder of Wells County, Indiana.
5. Right-of-way of N. Main Street.
6. Right-of-way of all legal drains, ditches, feeders and laterals, if any.
7. Plat of Survey W-15267 by Stooddy Associates, dated April 17, 2017 and recorded April 21, 2017 in the Office of the Recorder of Wells County, Indiana. Miscellaneous Book 74, page 141.
8. NOTE: Acreage provided is for information purpose only. This commitment should not be construed as

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  - e. Taxes or special assessments which are not shown as existing liens by the public records.
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7. Plat of Survey W-15267 by Stody Associates, dated April 17, 2017 and recorded April 21, 2017 in the Office of the Recorder of Wells County, Indiana. Miscellaneous Book 74, page 141.
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(17-181.PFD/17-181/1)

SCHEDULE B II  
(Continued)

File Number: 17-181

Commitment Number: 17-181

insuring the amount of acreage.

9. Loss or damage arising out of irregularities in the electronic records in the Wells County Recorders Office.
10. A Judgment Search was made in the names of Sunrise Cooperative, Inc. and no unreleased judgments were found.
11. Chain of title: Corporate Warranty Deed from Sunrise Cooperative, Inc. to Sunrise Cooperative, Inc., recorded April 21, 2017 in the Office of the Recorder of Wells County, Indiana. Deed Record 157, page 276.

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(17-181.PFD/17-181/1)



*Agents National Title  
Insurance Company*

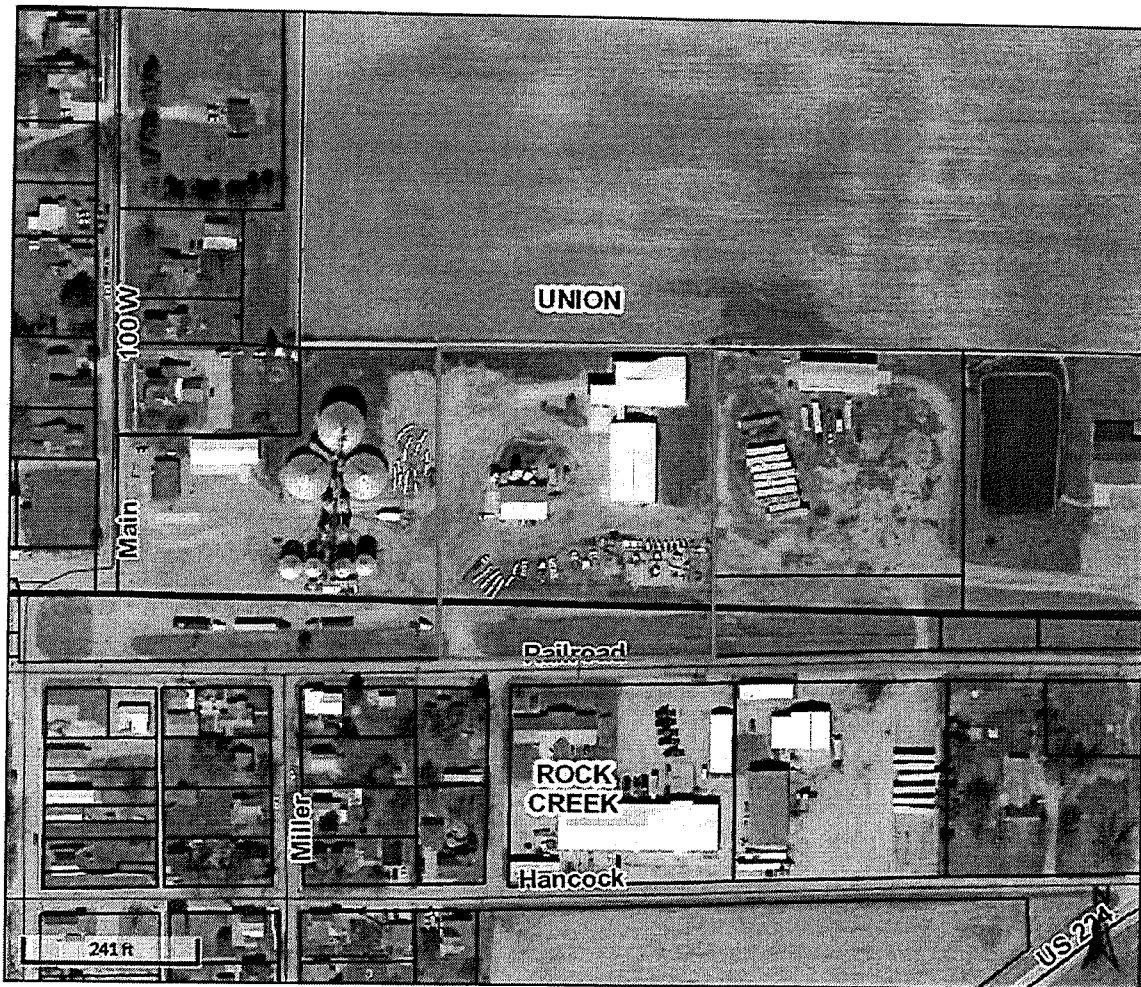
File Number: 17-181

Commitment Number: 17-181

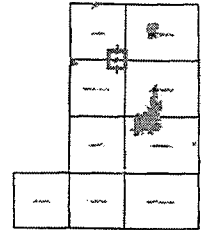
**SCHEDULE C**

A part of the southwest quarter of Section 36, Township 28 North, Range 11 East, Union Township, and a part of the northwest quarter of Section 1, Township 27 North, Range 11 East, Rock Creek Township, all in Wells County, Indiana, described as follows:

Starting at the southwest corner of said southwest quarter found per record witness; thence westerly, 129.36 feet along the north line of said northwest quarter to the northwest corner of said northwest quarter found per record witness; thence southerly, with an enclosed angle to the right 89 degrees 18 minutes 50 seconds, 93.73 feet along the west line of said northwest quarter to a mag nail on the north right-of-way line of Railroad Street; thence easterly, deflecting left 90 degrees 35 minutes 39 seconds, 554.31 feet along said north right-of-way line to a railroad spike which shall be the place of beginning; thence continuing easterly, 358.42 feet along said north right-of-way line to a mag nail at the southwest corner of the tract described in Deed Record 143, Page 396; thence northerly, deflecting left 89 degrees 17 minutes 25 seconds, 404.79 feet along the west line of said Deed Record 143, Page 396 to a 5/8 inch rebar stake; thence westerly, deflecting left 90 degrees 16 minutes 00 seconds, 362.19 feet to a 5/8 inch rebar stake; thence southerly deflecting left 90 degrees 16 minutes 00 seconds, 407.56 feet to the place of beginning. Containing 3.37 acres more or less.



**Overview**



**Legend**

- Road Centerlines
- Rail
- Water
- Culverts
- Ditches
- Parcels
- Towns
- Townships


Parcel ID 90-03-36-300-014.000-021  
 Sec/Twp/Rng 36-28-11  
 Property Address 6025 N Main  
 Uniondale

Alternate ID 020-11329-00  
 Class INDUSTRIAL GRAIN ELEVATORS  
 Acreage 6.99

Owner Address Sunrise Cooperative, Inc  
 215 Looney Rd  
 Piqua, OH 45356

District Uniondale - Union  
 Brief Tax Description 36-28-11 6.99A (36-N) SW PT SW SW N OF RR and Former RR ROW  
 (Note: Not to be used on legal documents)

Date created: 5/9/2017  
 Last Data Uploaded: 5/8/2017 10:20:08 PM

 Developed by  
 The Schneider Corporation

Buildings

Land

\$14,400  
 \$34,900  
 \$1,100  
 \$7,200

\$40,320

Rate 1.5635

\$1,530.98  
 Approx. tax bill





Doc ID: 000951300003 Type: DEE  
Recorded: 04/21/2017 at 03:56:27 PM  
Fee Amt: \$20.00 Page 1 of 3  
Wells County Recorder  
Carolyn C Bertsch Recorder  
File# 208479

BK 157 PG 276

Parcel #: 90-03-36-300-014.000-021

### CORPORATE WARRANTY DEED

This indenture witnesseth that **Sunrise Cooperative, Inc.** (the "Grantor"), a corporation organized and existing under the laws of the State of Ohio, conveys and warrants to **Sunrise Cooperative, Inc.** (the "Grantee") a corporation organized and existing under the laws of the State of Ohio, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is acknowledged, the following real estate in Wells County, in the State of Indiana (the "Real Estate"), to-wit:

A part of the southwest quarter of Section 36, Township 28 North, Range 11 East, Union Township, and a part of the northwest quarter of Section 1, Township 27 North, Range 11 East, Rock Creek Township, all in Wells County, Indiana, described as follows:

Starting at the southwest corner of said southwest quarter found per record witness; thence westerly, 129.36 feet along the north line of said northwest quarter to the northwest corner of said northwest quarter found per record witness; thence southerly, with an enclosed angle to the right 89 degrees 18 minutes 50 seconds, 93.73 feet along the west line of said northwest quarter to a mag nail on the north right-of-way line of Railroad Street; thence easterly, deflecting left 90 degrees 35 minutes 39 seconds, 554.31 feet along said north right-of-way line to a railroad spike which shall be the place of beginning; thence continuing easterly, 358.42 feet along said north right-of-way line to a mag nail at the southwest corner of the tract described in Deed Record 143, Page 396; thence northerly, deflecting left 89 degrees 17 minutes 25 seconds, 404.79 feet along the west line of said Deed Record 143, Page 396 to a 5/8 inch rebar stake; thence westerly, deflecting left 90 degrees 16 minutes 00 seconds, 362.19 feet to a 5/8 inch rebar stake; thence southerly deflecting left 90 degrees 16 minutes 00 seconds, 407.56 feet to the place of beginning. Containing 3.37 acres more or less.

All as shown by Stooddy Associates, Professional Land Surveyors, on Plat of Survey Number W-15267 dated October 13, 2016 (FIELD) and February 4, 2017 (OFFICE).

Subject to all highways, other rights-of-way, easements, zoning and subdivision control ordinances, and any conditions and restrictions of record.

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

Sales Disclosure NOT Required  
Wells County Assessor

APR 21 2017

*Beck Davis*  
WELLS COUNTY AUDITOR

Corporate Warranty Deed, Sunrise Cooperative, Inc. to Sunrise Cooperative, Inc., page 2

Subject to all installments of real estate taxes and assessments against the Real Estate first coming due and payable after the date hereof, except as otherwise agreed in writing by the Grantor and the Grantee.

RECITAL: Trupointe Cooperative, Inc. received title to a portion of the Real Estate by a corporate warranty deed filed in the records of Wells County, Indiana on October 7, 2011 in Deed Record 150 Page 675. Trupointe Cooperative, Inc. merged into Sunrise Cooperative, Inc. on September 1, 2016, with Sunrise Cooperative, Inc. as the surviving corporation. Sunrise Cooperative, Inc. quieted title to a portion of the Real Estate pursuant to an Entry of Judgment dated December 6, 2016 in the Wells Circuit Court, Case No. 90C01-1608-PL-00008.

RECITAL: The undersigned person executing this deed represents and certifies on behalf of the Grantor, that he is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of Ohio and admitted to conduct business in the State of Indiana; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor(s) has caused this Deed to be executed this 5<sup>th</sup> day of April, 2017.

SUNRISE COOPERATIVE, INC.

By: \_\_\_\_\_

George Secor, President

STATE OF OHIO            )  
                                      ) SS:  
COUNTY OF MIAMI        )

Before me, the undersigned, a Notary Public in and for said County and State, this 5 day of April, 2017, personally appeared George Secor, the President of **Sunrise Cooperative, Inc.**, the Grantor herein, who acknowledged the execution of the foregoing deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

A resident of Sandusky County

Tamara S. Myers  
Notary Public (signature)

My  **TAMARA S. MYERS**  
Notary Public, State of Ohio  
My Commission Expires OCT. 18, 2021

TAMARA S. Myers  
Notary Public (printed name)

\* \* \* \* \*

This instrument was prepared by Anthony O. Crowell, Attorney at Law, 119 East Oak Forest Drive, Bluffton, Indiana 46714. Grantee's address and the address to which tax bills are to be mailed is: Sunrise Cooperative, Inc., c/o George Secor, 2025 West State Street, Fremont, Ohio, 43420. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. (George Secor)



Doc ID: 000951280003 Type: MIS  
Recorded: 04/21/2017 at 03:46:42 PM  
Fee Amt: \$15.00 Page 1 of 3  
Wells County Recorder  
Carolyn C Bertsch Recorder  
File# 208477

BK 74 PG 141

(This is now a permanent page of the document)

## RECORDING INFORMATION

**LEGAL DESCRIPTION:** A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 11 EAST, UNION TOWNSHIP, AND A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 11 EAST, ROCK CREEK TOWNSHIP, ALL IN WELLS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER FOUND PER RECORD WITNESS; THENCE WESTERLY, 129.36 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER FOUND PER RECORD WITNESS; THENCE SOUTHERLY, WITH AN ENCLOSED ANGLE TO THE RIGHT 89 DEGREES 18 MINUTES 50 SECONDS, 93.73 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A MAG NAIL ON THE NORTH RIGHT-OF-WAY LINE OF RAILROAD STREET; THENCE EASTERLY, DEFLECTING LEFT 90 DEGREES 35 MINUTES 39 SECONDS, 554.31 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A RAILROAD SPIKE WHICH SHALL BE **THE PLACE OF BEGINNING**; THENCE CONTINUING EASTERLY, 358.42 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN DEED RECORD 143, PAGE 396; THENCE NORTHERLY, DEFLECTING LEFT 89 DEGREES 17 MINUTES 25 SECONDS, 404.79 FEET ALONG THE WEST LINE OF SAID DEED RECORD 143, PAGE 396 TO A 5/8 INCH REBAR STAKE; THENCE WESTERLY, DEFLECTING LEFT 90 DEGREES 16 MINUTES 00 SECONDS, 362.19 FEET TO A 5/8 INCH REBAR STAKE; THENCE SOUTHERLY DEFLECTING LEFT 90 DEGREES 16 MINUTES 00 SECONDS, 407.56 FEET TO THE PLACE OF BEGINNING. CONTAINING 3.37 ACRES MORE OR LESS.

SUBJECT TO: RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER W-15267.

#### SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT.
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT.

THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A (RURAL SURVEY 0.26 FEET) AS DEFINED BY TITLE 865.

THIS IS AN ORIGINAL SURVEY OUT OF DEED RECORD 150, PAGE 675 AND CAUSE NO. 90C01-1608-PL-00008 FILED IN THE CLERKS OFFICE OF WELLS COUNTY, INDIANA. THE COUNTY WITNESSED SECTION CORNERS WERE USED TO ESTABLISH THE WEST LINE OF THE NORTHWEST QUARTER WHICH IS THE CONTROLLING LINE OF THIS TRACT. THE RAILROAD RIGHT-OF-WAY WAS ESTABLISHED BY THE CHICAGO & ERIE RAILROAD TRACK MAP, MARION DIVISION MAP # V-1-IND 15. THE WEST LINE OF THIS TRACT HAS AN INCLUDED ANGLE OF 89 DEGREES 49 MINUTES 26 SECONDS WITH THE SOUTH RIGHT-OF-WAY LINE OF THE ERIE RAILROAD. THE EAST LINE OF THIS TRACT HAS AN INCLUDED ANGLE OF 90 DEGREES 42 MINUTES 35 SECONDS WITH THE SOUTH RIGHT-OF-WAY LINE OF THE ERIE RAILROAD.

**NOTE:** THIS SURVEY IS VALID WITH ORIGINAL SEAL, SIGNATURE AND PAYMENT OF INVOICE. THE INFORMATION ON THE ATTACHED DRAWING IS INTENDED FOR THIS TRANSACTION ONLY AS DATED BELOW AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR. "I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW". JOEL A. HOEHN

NO TITLE COMMITMENT WAS PROVIDED AT TIME OF SURVEY. A TITLE SEARCH COULD REVEAL DOCUMENTS THAT MAY AFFECT SUBJECT REAL ESTATE.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, WITH STOODY ASSOCIATES, 121 EAST MARKET STREET, BLUFFTON, INDIANA, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY WAS MADE UNDER THEIR SUPERVISION AS SHOWN AND WAS COMPLETED ON OCTOBER, 2016, FIELD AND APRIL 17, 2017 OFFICE.



PLAT OF SURVEY W. 15267

SHEET 2 of 2

SUNDAISE COOPERATIVE, INC.