



DUBOIS COUNTY TITLE CO., INC. d/b/a THE TITLECOMPANY

606 Main Street Jasper, IN 47546 Phone (812) 482-1696 Fax (812) 634-6805

50 YEAR SEARCH REPORT

File #: 2511766 For: Farmers National Company, Steve Lankford

THE TITLE COMPANY has carefully searched the records of the County Courthouse, as to the following real estate located in Dubois County, Indiana, to-wit:

AND OUR SEARCH DISCLOSES that the apparent record title to said real estate is show in the name(s) of:

**Robert Todrank, an undivided one-half (1/2) interest and
The Todrank Family Trust, under date of agreement of July 1, 2006, an undivided one-half (1/2) interest,
as equal tenants in common**

Which real estate is as follows, to-wit:

N 1/2 SE 15-3S-6W, 80A & S1/2 NE 15-3S-6W, 80A

AND WE FIND the following liens and encumbrances thereon of record,

MORTGAGES:

Gladys S. Smith TO Larry Todrank, dated 9-6-05, recorded 9-7-05, in the amount of \$135,047.89, as Instrument #2005005674.

MISCELLANEOUS:

First Right of Refusal and Option by and between Amos Freyberger and Ardella Freyberger, husband and wife and Larry Todrank, as Trustee of the Gladys Smith Trust, dated 6-18-01, recorded 8-22-01, as Instrument #237416.

Memorandum of Lease by and between Larry Todrank, as Trustee of the Gladys Smith Trust and Freyberger Farms, Inc., dated 6-26-01, recorded 8-22-01, as Instrument #237415.

Power of Attorney TO Gladys S. Rowe and Larry G. Todrank FROM Gladys S. Smith, dated 1-24-01, recorded 5-9-01, as Instrument #234110.

Oil & Gas: None

Telephone Line Right-of-Way Easement TO Perry-Spencer Rural Telephone Cooperative, Inc., dated 12-14-95, recorded 12-26-95, Book 97, Page 310.

TAXES:

Parcel #: 19-13-15-800-012.000-004

1st Installment, due & payable May 12, 2025: \$1,567.97 PAID

2nd Installment, due & payable November 10, 2025: \$1,567.97 NOT PAID

-Taxes for 2025 due and payable in 2026, now a lien not yet due and payable.

Dubois County Title Co., Inc. d/b/a The Title Company has carefully searched the current records of the County offices for the purpose of showing the apparent record title. This Report is not intended to cover the sufficiency or validity of the various instruments in the chain of title to said real estate. We recommend that the purchaser and lender have us prepare owner and loan title insurance policies for their protection. This search is not intended for the transfer of Real Estate and does not provide insurance coverage.

This search covers a period of 50 years.

Dated this 15th day of September, 2025.

Dubois County Title Co., Inc. dba: The Title Company, by: Kim Racey



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Dubois County Title Co., Inc. d/b/a The Title Company has carefully searched all indexes of the respective County Courthouse offices in order to show the record owner of the real estate for a period of thirty years, unless otherwise specified. In the case of a current owner search, the period covered is from the current deed of record, or since the date of recording of your companies last mortgage. It is intended to show all matters which would adversely affect the ownership during that time period.

This search is for the sole use and benefit of the person, or company ordering said search, and is not to be relied upon by others.

Indiana law does not require the recording of short-term leases; therefore, you are responsible for determining if anyone other than the owner of the real estate is in possession, and what interest those individuals may have.

The possibility exists that a mechanics lien, for material, machinery or labor furnished within the past sixty days may be filed. We recommend that you have a vendor's affidavit or borrower's affidavit completed for your protection.

We are not responsible if the subject property has been undervalued in the assessment of real estate taxes.

This search does not certify that the property conforms to Federal law, City or County codes for electric, sewer, water, and/or complies with the covenants and restrictions of the plat, or for planning and zoning ordinances.

Matters that an adequate survey would disclose are not covered, such as boundary line disputes, encroachments and overlaps.

We assume no responsibility as to the ownership of mineral rights beyond the scope of this search such as coal, oil, gas, casing head gas, and other such minerals.

This search is not intended to cover the sufficiency or validity of the various instruments in the chain of the title to said real estate. The current limit liability is \$500.00.

We recommend that the purchaser and lender have us prepare owner and loan title insurance policies for their protection.