

PARCELIZATION AND ORIGINAL SURVEY

SURVEYOR'S REPORT

1) The purpose of this survey is to create the description and establish the original monumentation for the 2.734-acre parcel described herein. New lines and corners were established per the instructions of Luke Gill as representative of the owners of the parent tract. This survey was performed at the same time as another survey in the adjoining section to the south. See project No. 16N07W-18-2504 for additional information.

2) This survey was done without the benefit of an abstract of title, a complete title search, or a current title commitment and is therefore subject to any facts that such a document or documents may disclose.

3) The basis of bearings for this survey is that of the Indiana State Plane Coordinate System, West Zone, NAD 83 (2011).

4) In accordance with Title 865 IAC 1-12-12, the following observations and professional opinions are offered regarding the cause and the amount of uncertainty in the lines and corners found or established by this survey with respect to the following:

A) Availability and Condition of Reference Monuments:

A railroad spike believed to be placed over a stone was found and held as marking the southwest corner of the east half of the southwest quarter of Section 7. This monument is shown on a survey recorded as Instrument 20010256 in the Office of the Parke County Recorder. A metal monument believed to be a railroad spike which is also shown on said survey was found and held as marking the southwest corner of the southwest quarter.

The northeast corner of the southwest quarter was established in the approximate center of State Road 236, at the midpoint between two concrete right-of-way monuments, as shown on a survey recorded as Instrument 20200561 in said Recorder's Office. No monument was found marking the northwest corner of the southwest quarter and no references were found to positively identify the position of this corner on previously recorded surveys. The location of the corner was established at the intersection of the approximate centers of U.S. 41 and S.R. 236. The 1948 plans for State Road 236, by which the relevant section of this road was constructed, indicate the center of State Road 236 was constructed along the section line.

No monument was found marking the southeast corner of the southwest quarter. This corner was established at the intersection of the westerly prolongation of old fence found east of an abandoned railroad and the northerly prolongation of old fence found south of the abandoned railroad. See the associated project, Swift Job No. 16N07W-18-2504, for further information about this corner.

No monument was found marking the northwest corner of the east half of the southwest quarter. The west line of the half-quarter section was established along the old fence which provides evidence of this line as it exists from the bend in County Road 530 North south to the railroad spike over stone at the southwest corner. The northwest corner of the east half of the southwest quarter was established at the intersection of the northerly prolongation of this line with the north line of the southwest quarter, being the approximate center of State Road 236. This position fell at the apparent intersection of the centers of the two roads. It is noted that the southwest quarter of Section 7, being in the westerly most tier of Township 16 North, Range 7 West, appears to have been subdivided based on an approximate east-west split of the quarter section, rather than subdivided based on the standard method of the east half being 20 chains proportional to the original federal dimensions, with all of the remainder in the west half of the quarter section. Based on the presence of the old north-south fence, the north-south section of roadway, and the 1948 plans for S.R. 236 which clearly show that section of roadway as being the dividing line between the properties to the east and west, it is clearly evident that the subdivision of the quarter section by approximate equal distances east-west is how this quarter section has been subdivided for a very long time, possibly as early as when it was first subdivided. We held the obvious evidence of the long-accepted north-south half quarter section line to determine the position of that line for purposes of this survey.

B) Occupation and Possession Lines:

No specific uncertainties were found with respect to evidence of occupation or possession. The southern portion of the west line falls along an old fence and the northern portion of that line falls along the approximate center of County Road 530 North. The eastern corners of the proposed parcel are established per this survey.

C) Clarity or Ambiguity of the record description used and/or adjoiner's descriptions:

The description of the parent tract to this survey (see Gill, Memorandum of Contract recorded as Instrument 20201956) calls for the east half of the southwest quarter of Section 7, containing 85.20 acres. The call for more than 80 acres is noted as further evidence that southwest quarter of Section 7 is subdivided not by proportional distances, but by an approximate east-west split of the quarter section. The adjoining parcels to the west contain distance calls of 85 poles and 4-1/2 links which conform to this clearly evident manner of subdividing the quarter section. It is noted that the adjoining property to the northwest (C&W Acres, LLC, Instrument 20120473) references that distance as called to a corner in the gravel road, and also as anchored to the east line of the west half of the southwest quarter. These calls conform with the location of the line as established herein. The adjoining property to the southwest (Chapman, LLC Instrument 20180111) calls for the same distance without anchoring the line to either the road or the half-quarter section line, resulting in a technical deed gap between the properties, as the measured distance of the west half of the southwest quarter is slightly longer than the call of 85 poles and 4-1/2 links. Nonetheless, the parent description to this survey calls for the half-quarter section, removing uncertainty about what the west line of the surveyed parcel should be.

D) The relative positional accuracy of the measurements:

The relative positional accuracy of the measurements is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million.

GILL PROPERTY
PART E. 1/2, S.W. 1/4, SECTION 7, T16N, R7W
PARKE COUNTY, INDIANA

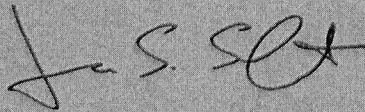
PROPOSED DESCRIPTION OF 2.734-ACRE PARCEL:

Part of the East Half of the Southwest Quarter of Section 7, Township 16 North, Range 7 West, in Parke County, Indiana, being that 2.734-acre parcel surveyed by James S. Swift, LS No. 20200054, as part of a survey certified April 17, 2025, described as follows:

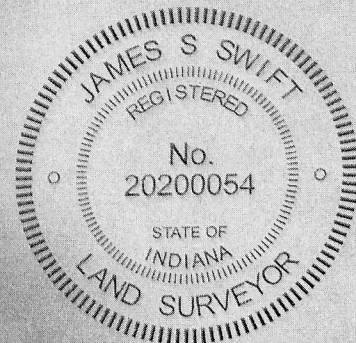
Commencing at a railroad spike marking the southwest corner of said half-quarter section; thence North 00 degrees 39 minutes 48 seconds East along the west line of said half-quarter section for a distance of 1759.83 feet to a 5/8-inch diameter rebar marking the true POINT OF BEGINNING of the parcel described herein; thence North 00 degrees 39 minutes 48 seconds East along said west line for a distance of 200.00 feet to a steel spike; thence South 38 degrees 00 minutes 03 seconds East for a distance of 155.00 feet to a 5/8-inch diameter rebar; thence North 90 degrees 00 minutes 00 seconds East for a distance of 445.00 feet to a 5/8-inch diameter rebar; thence South 00 degrees 00 minutes 20 seconds West for a distance of 355.00 feet to a 5/8-inch diameter rebar; thence South 90 degrees 00 minutes 00 seconds West for a distance of 210.00 feet to a 5/8-inch diameter rebar; thence North 07 degrees 00 minutes 00 seconds West for a distance of 225.00 feet to a 5/8-inch diameter rebar; thence North 80 degrees 00 minutes 00 seconds West for a distance of 310.00 feet to the point of beginning, containing 2.734 acres, more or less.

Subject to the right-of-way of the public road along the westerly most line of the above-described parcel.

Subject to any and all easements, restrictions, and rights-of-way of record.



I, James S. Swift, LS #20200054, do hereby certify that this survey was executed by me and under my direct supervision and that to the best of my professional opinion, knowledge and belief, this survey is correct and in accordance with 865-IAC-1-12.



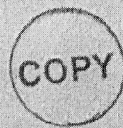
JAMES S. SWIFT IN RLS #20200054

SWIFT LAND CONSULTING LLC
130 W. MAIN STREET, CRAWFORDSVILLE IN 47933
765-366-7816 email: swiftjs@zoho.com

CLIENT: LUKE GILL
PROJECT: PARCELIZATION AND ORIGINAL SURVEY
PROJECT FILE NUMBER: 16N07W-07-2504
CERTIFICATION DATE: APRIL 17, 2025
FIELD WORK COMPLETED: APRIL 8, 2025

Sheet 2 of 2 (FORMATTED TO 11"X17" SHEETS)





WARRANTY DEED

THIS INDENTURE WITNESSETH that KIRK GILL and STACEY GILL, husband and wife ("Grantor") convey and warrant to JUSTIN FREDERICK and EMILY FREDERICK, husband and wife ("Grantee"), for no monetary consideration, the following-described real estate located in Parke County, Indiana:

Part of the East Half of the Southwest Quarter of Section 7, Township 16 North, Range 7 West, in Parke County, Indiana, being that 2.734-acre parcel surveyed by James S. Swift, LS No. 20200054, as part of a survey certified April 17, 2025, described as follows:

Commencing at a railroad spike marking the southwest corner of said half-quarter section; thence North 00 degrees 39 minutes 48 seconds East along the west line of said half-quarter section for a distance of 1759.83 feet to a 5/8-inch diameter rebar marking the true POINT OF BEGINNING of the parcel described herein; thence North 00 degrees 39 minutes 48 seconds East along said west line for a distance of 200.00 feet to a steel spike; thence South 38 degrees 00 minutes 03 seconds East for a distance of 155.00 feet to a 5/8-inch diameter rebar; thence North 90 degrees 00 minutes 00 seconds East for a distance of 445.00 feet to a 5/8-inch diameter rebar; thence South 00 degrees 00 minutes 20 seconds West for a distance of 355.00 feet to a 5/8-inch diameter rebar; thence South 90 degrees 00 minutes 00 seconds West for a distance of 210.00 feet to a 5/8-inch diameter rebar; thence North 07 degrees 00 minutes 00 seconds West for a distance of 225.00 feet to a 5/8-inch diameter rebar; thence North 80 degrees 00 minutes 00 seconds West for a distance of 310.00 feet to the point of beginning, containing 2.734 acres, more or less.

Subject to the right-of-way of the public road along the westerly most line of the above-described parcel.

Subject to any and all easements, restrictions, and rights-of-way of record.
Subject to all taxes now a lien and to become a lien thereon.

Tax Parcel No: _____

NOTICE: This instrument has been prepared by COMER LAW OFFICE, LLC based solely on information and instruction provided by Grantor and/or Grantee herein. No title opinion or other title evidence has been furnished by COMER LAW OFFICE, LLC or THE ABSTRACT & TITLE COMPANIES in connection with the preparation of this document. Grantor, in executing and delivering this instrument, and Grantee, in accepting delivery, acknowledge that no title insurance or title opinion is being provided to Grantee in connection with the execution and delivery of this instrument or the conveyance of real estate herein.