

OWNERSHIP, TAX AND LIEN SEARCH

PREPARED BY KAISER ABSTRACT COMPANY

Title Company Search No: 21-836

Applicant: Livingston, Barger, Brandt & Schroeder

Search Date: 12/07/21

The estate or interest in the land described or referred to in this Search is at the Effective Date hereof vested in:

J. Wesley Noe and Shirley J. Noe, each as to an undivided one half interest as tenants in common

Common Address: Blue Ridge Township Real Estate, Piatt County, IL 61856

Our search is of the following land(s):

TRACT 1: The Northwest Quarter of the Northwest Quarter of Section 16, Township 21 North, Range 6 East of the Third Principal Meridian, in Piatt County, Illinois.
Parcel No. 02-16-21-006-003-00

TRACT 2: The Southwest Quarter of the Northwest Quarter of Section 16, Township 21 North, Range 6 East of the Third Principal Meridian, in Piatt County, Illinois.
Parcel No. 02-16-21-006-003-01

TRACT SEARCH

We have made an examination of The Company's proprietary indices and/or public records for the county in which the land is located up to and including the Search Date and find the following:

-Rights of the public, the State of Illinois, the County, the Township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.

-Rights of way for drainage ditches, drain tile, feeders, laterals, and underground pipes, if any, not shown of record.

-Existing unrecorded farm leases, if any.

-Financing statements, if any.

-The land is part of Trenkle Slough Main Drainage District and is thereby subject to special assessment from time to time.

Note: Drainage assessments, drainage taxes, water rentals and water taxes are included in General Exception (5) herein before shown and should be considered when dealing with the land.

-Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

NAME SEARCH

We have made a Name Search of The Company's proprietary indices and/or public records for the county in which the land is located of the following names:

J. Wesley Noe
Shirley J. Noe

Our Name search discloses the following matters which may give rise to a lien upon the land:

None

TAX SEARCH

We have conducted a search of the Piatt County records for real estate tax information on the Tax Parcel Number(s) stated above and report as follows:

Taxes for the year 2021, which are a lien although not yet due or payable.

Taxes for the year 2020 are in the total amount of \$1,806.48 - PAID
Property Tax No. 02-16-21-006-003-00.

Taxes for the year 2020 are in the total amount of \$1,866.62 - PAID
Property Tax No. 02-16-21-006-003-01.

NOTE: The property parcel numbers and real estate tax amounts are provided for informational purposes only. Our office does not guarantee or insure the accuracy or completeness thereof, nor does our office assume liability for any tax increases due to retroactive evaluation, change in land use, or loss of exemptions and any policies of insurance issued will be subject hereto. Be advised that these numbers or real estate amounts should not be relied upon and should be independently verified of accuracy.

KAISER ABSTRACT COMPANY


BY: Renee' Koyak

NOTE: THIS SEARCH IS SUBJECT TO THE TERMS & CONDITIONS.

TERMS AND CONDITIONS

Title Company (hereinafter referred to as the Company), has prepared this search at the request of the Applicant and subject to the Terms and Conditions herein stated. The Company reserves the right to not process a search request based on its' complexity.

Types and Scope of Search products:

"Ownership, Tax and Lien Search" (OTL) is a search of the Company's proprietary indices and/or public records. This product is a search of the land described by legal description. Where based upon a street address furnished by Applicant the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed and the land described by legal description constitutes the same premises. The search discloses matters of record currently affecting title to the land described from the date of recording of the Search Commencement Document, as defined therein, up to and including the Search Date. Mortgages and liens which have been released of record are not shown. These searches includes a Name Search which is a search of the Company's name indices and/or public records only for matters which create a lien upon the land. The spelling of the names searched will be as furnished by Applicant for said search or as disclosed on the OTL. Only the name of the grantee(s) contained in the last recorded deed of conveyance will be searched unless a specific name to be searched is furnished by the Applicant. This searches includes information regarding the status of real estate taxes as disclosed by an examination of the County records. The Company does not analyze instruments for legal sufficiency. Documents are reported based on the characterization of the instrument by its preparer. Other than the real estate tax information these searches do not show matters unless they have been filed in the Office of the Recorder of Deeds in the county where the land is located.

"Ownership Report" is a search of the Company's proprietary indices and/or public records. This search is of the land described herein by legal description. Where based upon street address furnished by Applicant the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed and the land described by legal description constitutes the same premises. This search only provides information regarding the most recent recorded conveyance of the land and does not include information which would be disclosed by an OTL.

"Search Date" refers to the date through which the records have been searched. Searches do not purport to cover, nor shall the Company have any liability regarding, matters which are recorded or filed after the Search Date.

In addition to the search products set forth above the Company offers other Special Search services which are available upon request. The scope of said searches shall be negotiable. All Special Search services are subject to these same Terms and Conditions.

U.S. Fair Credit Reporting Act Statement: This search is furnished by the Company for the purpose of providing information relative to the record ownership of the subject land and without any regard to the credit worthiness of the particular parties who have owned or possessed the land during the search period. This is a search on property and not a report on any person.

Search products are not a title insurance policies, guarantees, or opinions of title and should not be relied upon as such. This search is made by the Company solely for the benefit of the Applicant. No third party shall have any right to rely on said search for any purpose whatsoever under any third party beneficiary theory, products liability theory or any other theory of law whatsoever.

LIMITATION OF LIABILITY

APPLICANT RECOGNIZES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN THE SEARCH. APPLICANT RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS. THEREFORE, APPLICANT UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. APPLICANT AGREES WITH THE PROPRIETY OF THIS LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THIS LIMITATION IS AS FOLLOWS:

APPLICANT AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT, THAT THE COMPANY SHALL BE LIABLE TO APPLICANT UNDER THIS SEARCH SOLELY FOR A LOSS TO THE APPLICANT BY REASON OF AN ERROR OR OMISSION BY THE COMPANY IN FAILING TO DISCLOSE THOSE MATTERS WHICH UNDER THE TERMS AND PROVISIONS SHOULD HAVE BEEN DISCLOSED BY THE SEARCH; AND THEN THE LIABILITY SHALL BE A ONE-TIME PAYMENT TO APPLICANT OF ONE THOUSAND DOLLARS (\$1,000.00). NONPAYMENT BY APPLICANT OF THE COMPANY'S SEARCH CHARGES SHALL RELIEVE THE COMPANY OF ALL LIABILITY FOR ERROR.