



BID PACKET

CRAWFORD COUNTY HOMESTEAD FARM 67 ACRES - 4 TRACTS

MULTIPAR ONLINE AUCTION

7957 E. SPEED ROAD
MILLTOWN, IN 47145

— ONLINE BIDDING ENDS —

TUESDAY, OCTOBER 13 @ 2PM

BID ONLINE AT [HARRITGROUP.COM](https://www.harrittgroup.com)

HARRITT
GROUP INC.
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

7957 E. SPEED ROAD, MILLTOWN, IN 47145

BIDDING ENDS TUESDAY, OCTOBER 13, 2026

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. (Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000).

MULTIPAR AUCTION METHOD

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

COMBINATION BIDDING

Combination bidding begins on *Tuesday, September 29, 2026*.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online, please call our office for assistance @ 812-944-0217.

NO MAX BID FEATURE

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no

liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000).* Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, ***on or before Monday, November 23, 2026.*** If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) *Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property* and (2) *Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.*

SURVEY

Property is being sold per current survey dated August 26, provided by the seller and prepared by David J. Ruckman, P.L.S.

DRIVEWAY EASEMENT & ROAD MAINTENANCE AGREEMENT - Tracts 1, 3 & 4

Property is sold subject to any and all easements of record including a 30' R/W for Private Ingress, Utility & Drainage Easements along the existing asphalt driveway for Tracts 1, 3 & 4, which will include a Road Maintenance Agreement.

THE NATURE CONSERVANCY FOREST MANAGEMENT AND CONSERVATION EASEMENT

The Nature Conservancy Forest Management and Conservation Easement has restrictions on 13.96 Acres on Tract 4. See Attachment.

REAL ESTATE TAXES AND ASSESSMENTS

Property Sells As A Whole: The real estate taxes and all assessments shall be prorated to the day of closing. Seller shall pay real estate taxes and assessments that are payable during the year in which closing occurs, and taxes payable during the succeeding year as computed and prorated to the date of closing. Buyer shall assume and pay all subsequent taxes and assessments.

Property Sells in Individual Tracts: Seller will be responsible for the 2026 taxes due 2027; and all prior real estate taxes to be paid on or before the day of closing. For payment of the 2026 taxes due 2027, an amount based on the most current tax rate available +10% for possible increase in tax rate will be held in an escrow account on behalf of the seller to be paid in full on or before May 2027. Buyer shall assume and pay 2027 taxes due 2028 and all subsequent taxes and assessments.

The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills. The buyer may apply for current-year exemptions/credits at or after closing if applicable.

SUBURBAN LP GAS TANKS

LP gas tank is owned by the Seller on Tract 1 (Farmhouse) and leased by the Seller on Tract 3 (Cottage). Buyer to reimburse the Seller at closing for any remaining fuel stored in the tank at current market value.

POSSESSION

The seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the

cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of Tuesday, September 15, 2026 through Tuesday, October 13, 2026.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Kevin & Laura Channell

Client Detail

7957 E Speed Road, Milltown, IN 47145

Listing #: **2026010927**

Total Finished Sqft: **2,784**

Above Grade Finished SqFt: **1,896**

\$0
Active (08/18/26)



Prop Type:	Residential/Farm	SubType:	Farm
County:	Crawford	Township:	Whiskey Run
Subdivision:	No	School Dst:	Crawford Cty Comm.
Subdiv Nm:		Parcel#:	130817403001000013
Beds:	4	Lot Sz:	67 / 2,918,520
Baths:	4 (3 1)	Lot Size Src:	Survey
Abv Grd SF:	1,896	Lot Dim:	
Tot Fin SF:	2,784	Year Built:	2014
New Const:	No	Annual Tax:	4,325
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	54,100	HOA \$:	/
Improvements:	359,900		
Total Assess:	414,000		

Directions: **2 Miles West of Downtown Milltown. From I-64 take Leavenworth Exit#92. North on IN-66 for 7 miles to right on Speed Road. Continue 2.6 miles to property on right.**

Legal: **E1/2 Se 17-2-2e 65 Acres, Pt Nw Se 17-2-2e 0.39 Acre & Pt Nw Sw Sw Nw 16-2-2e 0.63 Acre - 67 Acres per Survey.**

Tot Deductions: **\$106,280** Deduction Type: Supplemental Homestd 58,280

Remarks

CRAWFORD COUNTY HOMESTEAD FARM | 67 ACRES - 2 HOMES - BARNs - 4 TRACTS | MULTIPAR ONLINE AUCTION - BIDDING ENDS TUESDAY, OCTOBER 13 @ 2PM. Set among the rolling hills of Southern Indiana bordered by the Harrison-Crawford State Forest, a picturesque 67-acre homestead w/1,340' of road frontage, rocky bottom creeks and a natural cave. Features 2014 two story 4-bedrooms 3.5-bath modern farmhouse with wrap-around-porch, finished walkout basement and detached garage set high on a hilltop with scenic views, a renovated circa-1911 two bedroom cottage, 30x40 gambrel style barn with hayloft, 40x60 pole barn, 30x50 hay barn and 100' monoslope livestock shelter. 25-acres of pasture w/perimeter fencing. 13.96 Acres of Classified Forest granted to the Nature Conservancy for Forest Management and Conservation Easement. Offered in 4 tracts individually, in combination or as a whole. Truly a distinctive property with something for everyone—from homesteading and livestock to recreation. Located 18 miles NW of Corydon and 34 miles west of Louisville, KY. TERMS: 10% BUYERS PREMIUM added to hammer bid to determine purchase price. A 10% non-refundable down payment is due within 24 hours, with balance due in 40 days. Selling as-is with no contingencies. Inspections are welcomed prior to auction. Financing is permitted but not contingent upon loan approval or appraisal. The buyer pays all closing costs. Possession at closing. Taxes prorated to closing. See website for full auction details.

Amenities

Type:	2 Story	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Frame On-Site	Basement Type:	Finished, Full, Walkout
Outbuildings:	Garage, Hay Barn, Kennel, Pole Barn, Other	Laundry:	Yes
# Fireplaces:	2	Laundry Type:	Laundry Room
Fireplace:	Gas Burning, Woodburning	Road Frontage:	1340'
Tillable Acreage:		Pasture Acreage:	25
Roof Type:	Metal		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Water Softener		
Lot Description:	Adjacent Nat Forest, Creek, Divisible Lot, Gated Entry, Panoramic View, Scenic View, Secluded Lot, Wooded Lot		
Exterior Type:	Fiber Cement Siding		
Exterior Feat:	Covered Porch, Deck, Landscaped, Patio, Thermopane windows		
Interior Feat:	Bath Main, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Family Room, Jetted Tub, Kitchen Island, Pantry, Radon Mitigation Sys, Separate Shower(s), Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,896.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	888.0	TFLS:	2,784
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **22 x 22** Garage Type: **Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	20.11 x 13.2	1st Floor	Wood	Woodburning Fireplace

Kitchen	14.7 x 11.1	1st Floor	Wood	Island, Granite Countertops, Walk-In Pantry
Dining Area	12.3 x 9.10	1st Floor	Wood	
Bathroom Half	7.5 x 5.4	1st Floor	Tile	
Other	7.6 x 4.3	1st Floor	Tile	Mudroom
MainBedroom	16.7 x 13.11	2nd Floor	Wood	10' Cathedral Ceiling, Walk-In Closet
Bathroom Full	8.9 x 12.1	2nd Floor	Tile	Main Bedroom
Bedroom	12.7 x 12.8	2nd Floor	Wood	10' Cathedral Ceiling, Walk-In Closet
Bedroom	11.5 x 14	2nd Floor	Wood	10' Cathedral Ceiling, Walk-In Closet
Bathroom Full	4.10 x 8.11	2nd Floor	Tile	
Family Room	18.2 x 19.5	LL/Basement	Luxury Vinyl Plank	Walk-Out, Gas Ventless Fireplace, Bookcase
Bathroom Full	7.4 x 5.7	LL/Basement	Tile	
Bedroom	10.8 x 13.4	LL/Basement	Luxury Vinyl Plank	Non-Conforming - Non-Egress
Other	11.9 x 11.9	LL/Basement	Tile	Laundry Utility Room with Exposed Rafters

Utilities

Water Heater: **Electric**
Water Type: **Well**
Natural Water: **Creek, Well**
Sewer Type: **Septic Onsite**

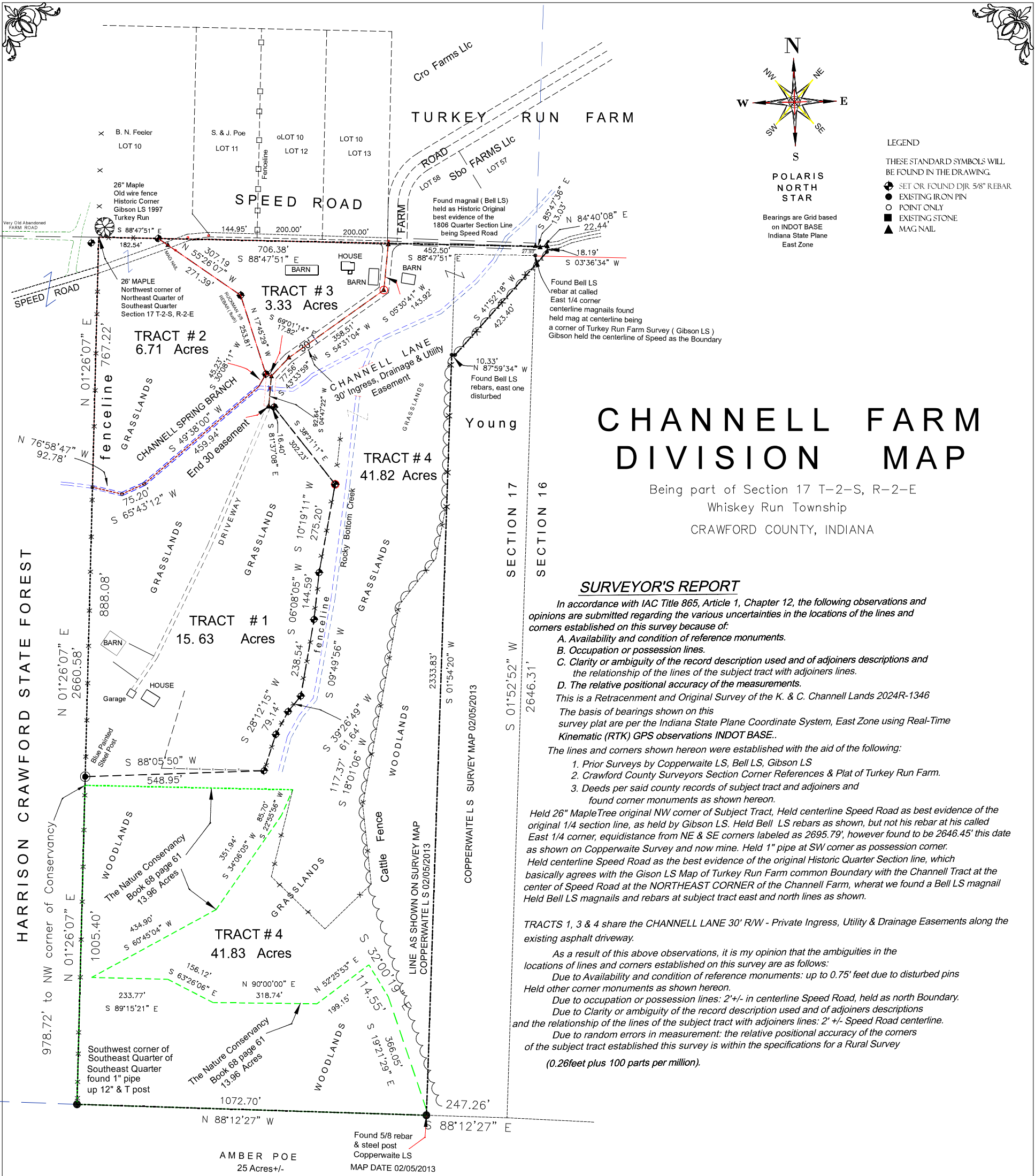
Heat Type: **Heat Pump**
Cooling Type: **Central Air, Heat Pump**
Fuel Type: **Electric**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Yes**
Sign: **Yes**
Terms:

All information deemed reliable but not guaranteed.



CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H2-1 THROUGH H2-26. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

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David J. Ruckman PLS # 80040393

DAVID J. RUCKMAN
PLS # 80040393
STATE OF INDIANA
LAND SURVEYOR

0 320 640

RUCKMAN LAND SURVEYORS
TITLE BOUNDARY LAND SURVEYORS
1001 STARWOOD VALLEY
Borden, Indiana 47106
(812)-951-9737

SCALE: 1" = 320' DATE: 08/02/26 DWN: DJR REV:

CHANNELL FARM
Being part of Section 17 T-2-S, R-2-E
CRAWFORD COUNTY, INDIANA



- Pens
- House
- Barn
- Detached Garage
- Main House
- Tract 1
- Tract 2
- Tract 3
- Tract 4

General Information

Parcel Number
13-08-17-403-001.000-013

Local Parcel Number
RE-09-0477

Tax ID:

Routing Number
M09-03A R33

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Crawford

Township
WHISKEY RUN TOWNSHIP

District 013 (Local 013)
WHISKEY RUN TOWNSHIP

School Corp 1300
CRAWFORD COUNTY COMMUNI

Neighborhood 509000-013
WHISKEY RUN TOWNSHIP

Section/Plat

Location Address (1)
7957 E SPEED Rd
MILLTOWN, IN 47145

Zoning

Subdivision

Lot

Market Model
509000-013 Residential

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Monday, April 13, 2026
Review Group 2021

Ownership

Channell, Kevin & Laura
7957 Speed Road
Milltown, IN 47145

Legal

E1/2 Se 17-2-2e 65a



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/24/2024	Channell, Kevin & Laur		Qu	/		I
01/23/2024	Vermont Alpine Farm,		Wa	/	\$820,000	I
08/09/2012	Cooper, Barton & Gwe		Wa	/	\$160,000	I
09/02/2005	Senn, Raymond & Jan		WD	/	\$165,000	I
02/04/2005	STEPHENSON ALVIN		WD	/		I
08/28/2003	STEPHENSON ALVIN		WD	/		I

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	GenReval	GenReval
03/18/2026	As Of Date	04/06/2026	01/02/2025	01/02/2025	01/02/2024	01/01/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☐	☐
\$53,000	Land	\$53,000	\$53,000	\$56,900	\$55,400	\$47,700
\$11,000	Land Res (1)	\$11,000	\$11,000	\$11,000	\$11,100	\$11,000
\$42,000	Land Non Res (2)	\$42,000	\$42,000	\$45,900	\$44,300	\$36,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$359,900	Improvement	\$359,900	\$254,500	\$254,500	\$236,200	\$233,100
\$257,700	Imp Res (1)	\$257,700	\$182,700	\$182,700	\$170,900	\$168,200
\$76,600	Imp Non Res (2)	\$76,600	\$45,700	\$45,700	\$41,800	\$40,500
\$25,600	Imp Non Res (3)	\$25,600	\$26,100	\$26,100	\$23,500	\$24,400
\$412,900	Total	\$412,900	\$307,500	\$311,400	\$291,600	\$280,800
\$268,700	Total Res (1)	\$268,700	\$193,700	\$193,700	\$182,000	\$179,200
\$118,600	Total Non Res (2)	\$118,600	\$87,700	\$91,600	\$86,100	\$77,200
\$25,600	Total Non Res (3)	\$25,600	\$26,100	\$26,100	\$23,500	\$24,400

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 220' X 200', CI 220' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$11,000	\$11,000	\$11,000	0%	1.0000	100.00	0.00	0.00	\$11,000
9	A		0	1.0000	1.00	\$11,000	\$11,000	\$11,000	0%	1.0000	0.00	100.00	0.00	\$11,000
21	A	AGR	0	13.1200	0.81	\$17.74	\$14	\$184	-100%	1.0000	0.00	100.00	0.00	\$00
4	A	EEPB	0	2.6600	0.98	\$2,120	\$2,078	\$5,527	0%	1.0000	0.00	100.00	0.00	\$5,530
4	A	HCG	0	2.6600	1.02	\$2,120	\$2,162	\$5,751	0%	1.0000	0.00	100.00	0.00	\$5,750
5	A	GAC	0	3.9900	0.60	\$2,120	\$1,272	\$5,075	-60%	1.0000	0.00	100.00	0.00	\$2,030
5	A	CQY	0	5.3200	0.50	\$2,120	\$1,060	\$5,639	-60%	1.0000	0.00	100.00	0.00	\$2,260
5	A	HAF	0	1.3300	0.51	\$2,120	\$1,081	\$1,438	-60%	1.0000	0.00	100.00	0.00	\$580
5	A	HCG	0	6.6500	1.02	\$2,120	\$2,162	\$14,377	-60%	1.0000	0.00	100.00	0.00	\$5,750
5	A	WHF	0	1.3300	0.60	\$2,120	\$1,272	\$1,692	-60%	1.0000	0.00	100.00	0.00	\$680
6	A	GAC	0	2.6600	0.60	\$2,120	\$1,272	\$3,384	-80%	1.0000	0.00	100.00	0.00	\$680
6	A	EEPB	0	5.3200	0.98	\$2,120	\$2,078	\$11,055	-80%	1.0000	0.00	100.00	0.00	\$2,210
6	A	HCG	0	5.3200	1.02	\$2,120	\$2,162	\$11,502	-80%	1.0000	0.00	100.00	0.00	\$2,300
6	A	WHF	0	8.6500	0.60	\$2,120	\$1,272	\$11,003	-80%	1.0000	0.00	100.00	0.00	\$2,200
6	A	HAF	0	3.9900	0.50	\$2,120	\$1,060	\$4,229	-80%	1.0000	0.00	100.00	0.00	\$850

Data Source N/A Collector 06/01/2021 TYLER Appraiser 01/01/2022 TYLER

Notes

Land Computations

Calculated Acreage	65.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	65.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	63.00
Farmland Value	\$30,820
Measured Acreage	63.00
Avg Farmland Value/Acre	489
Value of Farmland	\$30,810
Classified Total	\$233
Farm / Classified Value	\$31,000
Homesite(s) Value	\$22,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$11,000
CAP 2 Value	\$42,000
CAP 3 Value	\$0
Total Value	\$53,000

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 1 Lvl W/ Bsmt 0 - 1000
Finished Area 872 sqft
Make

Floor Finish

☐ Earth ☐ Tile
☒ Slab ☒ Carpet
☒ Sub & Joist ☒ Unfinished
☒ Wood ☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☒ Metal ☐ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	120	\$0
Porch, Open Frame	144	\$0
Porch, Open Frame	120	\$0

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	872	872	\$116,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		436	0	\$34,300	
Crawl		436	0	\$4,700	
Slab					

Total Base \$155,300

Adjustments 1 Row Type Adj. x 1.00 \$155,300

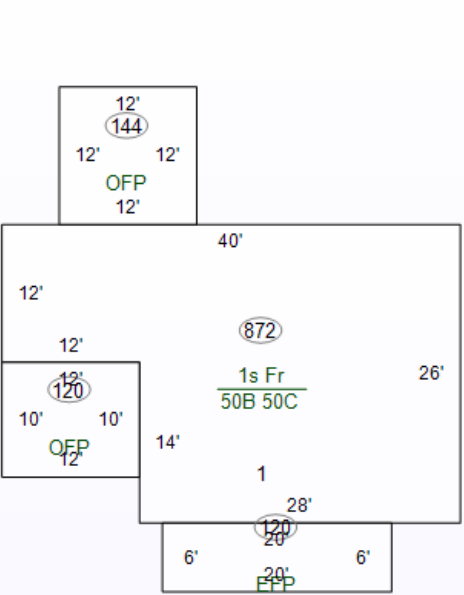
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:872 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$159,900

Sub-Total, 1 Units

Exterior Features (+)	\$25,700	\$185,600
Garages (+) 0 sqft	\$0	\$185,600
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.90	

Replacement Cost \$133,632



Specialty Plumbing

Description	Count	Value
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D	1911	1960	66 A		0.90		1,308 sqft	\$133,632	47%	\$70,820	0%	100%	0.810	1.335	0.00	100.00	0.00	\$76,600
2: Barn, Bank & Flat (T2) R	1		D	1955	1955	71 F	\$42.94	0.90		30' x 40' x 10'	\$30,070	70%	\$9,020	15%	100%	1.000	1.000	0.00	0.00	100.00	\$7,700
3: Barn, Pole (T3) R 01	1	T3AW	D	1940	1940	86 A	\$32.75	0.90		40' x 42' x 8'	\$28,547	65%	\$9,990	15%	100%	1.000	1.000	0.00	0.00	100.00	\$8,500
4: Lean-To R 01	1	Earth Flo	D	2000	2000	26 A	\$11.37	0.90		24'x38' x 8'	\$7,466	45%	\$4,110	5%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900

General Information

Occupancy	Single-Family
Description	Single-Family R 02
Story Height	2
Style	2 Lvl W/ Bsmt 1001 &
Finished Area	1896 sqft
Make	

Floor Finish

☐ Earth	☐ Tile
☒ Slab	☒ Carpet
☒ Sub & Joist	☒ Unfinished
☒ Wood	☐ Other
☐ Parquet	

Wall Finish

☒ Plaster/Drywall	☒ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

Roofing

☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	624	\$0
Porch, Open Frame	120	\$0

Plumbing

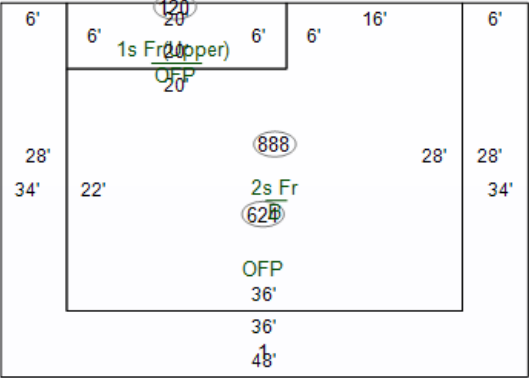
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	888	888	\$118,700	
2	1Fr	1008	1008	\$80,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		888	0	\$51,100	
Crawl					
Slab					

Total Base	\$250,500
------------	-----------

Adjustments	1 Row Type Adj. x 1.00	\$250,500
-------------	------------------------	-----------

Unfin Int (-)	\$0
---------------	-----

Ex Liv Units (+)	\$0
------------------	-----

Rec Room (+)	\$0
--------------	-----

Loft (+)	\$0
----------	-----

Fireplace (+)	MS:1 MO:1	\$7,300
---------------	-----------	---------

No Heating (-)	\$0
----------------	-----

A/C (+)	1:888 2:1008	\$8,000
---------	--------------	---------

No Elec (-)	\$0
-------------	-----

Plumbing (+ / -)	8 - 5 = 3 x \$1,400	\$4,200
------------------	---------------------	---------

Spec Plumb (+)	\$0
----------------	-----

Elevator (+)	\$0
--------------	-----

Sub-Total, One Unit	\$270,000
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Sub-Total, 1 Units	
--------------------	--

Exterior Features (+)	\$30,200	\$300,200
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Garages (+) 0 sqft	\$0	\$300,200
--------------------	-----	-----------

Quality and Design Factor (Grade)	1.10
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Location Multiplier	0.90
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Replacement Cost	\$297,198
------------------	-----------

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 02	2	Wood Fr	C+2	2014	2014	12 A		0.90		2,784 sqft	\$297,198	11%	\$264,510	0%	100%	0.810	0.940	100.00	0.00	0.00	\$201,400
2: Barn, Pole (T3) R 02	1	T3AW	C	2013	2013	13 A	\$28.20	0.90		40' x 60' x 8'	\$53,900	25%	\$40,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$40,400
3: Detached Garage R 02	1	Wood Fr	C	2016	2016	10 A	\$69.34	0.90	\$62.41	20'x14'	\$17,474	9%	\$15,900	0%	100%	1.000	1.000	100.00	0.00	0.00	\$15,900
4: Lean-To R 02	1	Earth Flo	C	2013	2013	13 A	\$11.37	0.90		12'x60' x 8'	\$7,368	25%	\$5,530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,500

13-08-17-403-001.001-013

General Information

Parcel Number
13-08-17-403-001.001-013

Local Parcel Number
RE-09-1015

Tax ID:

Routing Number
M09-03A R32

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Crawford

Township
WHISKEY RUN TOWNSHIP

District 013 (Local 013)
WHISKEY RUN TOWNSHIP

School Corp 1300
CRAWFORD COUNTY COMMUNI

Neighborhood 509000-013
WHISKEY RUN TOWNSHIP

Section/Plat

Location Address (1)
E SPEED RD
MILLTOWN, IN 47145

Zoning

Subdivision

Lot

Market Model
509000-013 Residential

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2021

Channell, Kevin & Laura

Ownership

Channell, Kevin & Laura
7957 Speed Road
Milltown, IN 47145

Legal

Pt Nw Se 17-2-2e .39a Pt Nw Sw Sw Nw 16-2-2e .63a



Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	GenReval	GenReval
03/18/2026	As Of Date	04/06/2026	01/02/2025	01/02/2025	01/02/2024	01/01/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☐	☐
\$1,100	Land	\$1,100	\$1,100	\$1,200	\$1,200	\$1,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,100	Land Non Res (2)	\$1,100	\$1,100	\$1,200	\$1,200	\$1,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$1,100	Total	\$1,100	\$1,100	\$1,200	\$1,200	\$1,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,100	Total Non Res (2)	\$1,100	\$1,100	\$1,200	\$1,200	\$1,000
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 220' X 200', CI 220' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	ABQ	0	1.0200	0.50	\$2,120	\$1,060	\$1,081	0%	1.0000	0.00	100.00	0.00	\$1,080

E SPEED RD

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/24/2024	Channell, Kevin & Laur		Qu	/		I
01/23/2024	Vermont Alpine Farm,		Wa	/	\$820,000	I
08/09/2012	Cooper, Barton & Gwe		Wa	/	\$160,000	I
09/02/2005	Senn, Raymond & Jan		WD	/	\$165,000	I
02/04/2005	STEPHENSON ALVIN		WD	/		I
08/28/2003	STEPHENSON ALVIN		WD	/		I

Agricultural

WHISKEY RUN TOWNSHIP

1/2

Notes

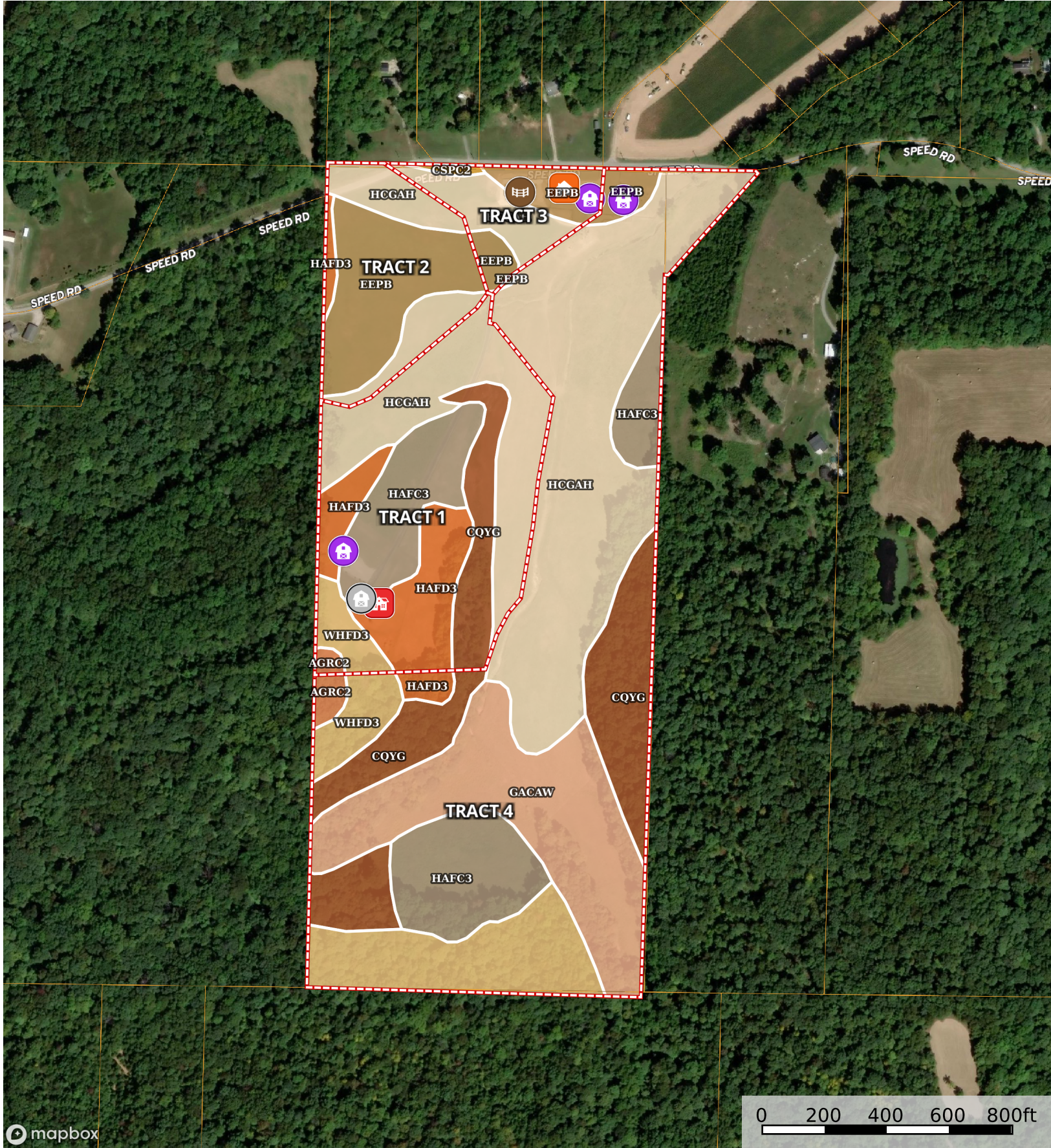
Land Computations

Calculated Acreage	1.02
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.02
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.02
Farmland Value	\$1,080
Measured Acreage	1.02
Avg Farmland Value/Acre	1059
Value of Farmland	\$1,080
Classified Total	\$0
Farm / Classified Value	\$1,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$1,100
CAP 3 Value	\$0
Total Value	\$1,100

Data Source N/A

Collector 06/01/2021 TYLER

Appraiser 01/01/2022 TYLER



- Pens
- House
- Barn
- Detached Garage
- Main House
- Tract 1
- Tract 2
- Tract 3
- Tract 4

0 200 400 600 800ft

 All Polygons 67.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	23.6	35.15	0	94	2w
GacAW	Gatchel loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	8.76	13.05	0	55	2w
CqyG	Corydon stony silt loam, 20 to 60 percent slopes	8.74	13.02	0	12	7e
HafC3	Haggatt silty clay loam, 6 to 12 percent slopes, severely eroded	8.14	12.12	0	47	4e
WhfD3	Wellston silt loam, 12 to 18 percent slopes, severely eroded	6.72	10.01	0	56	6e
EepB	Elkinsville silt loam, 2 to 6 percent slopes	6.36	9.47	0	77	2e
HafD3	Haggatt silty clay loam, 12 to 18 percent slopes, severely eroded	4.16	6.2	0	49	6e
AgrC2	Apalona-Zanesville silt loams, 6 to 12 percent slopes, eroded	0.52	0.77	0	45	3e
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	0.14	0.21	0	71	3e
TOTALS		67.14(*)	100%	-	63.91	3.55

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Tract 2 6.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EepB	Elkinsville silt loam, 2 to 6 percent slopes	4.16	62.0	0	77	2e
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	2.29	34.13	0	94	2w
HafD3	Haggatt silty clay loam, 12 to 18 percent slopes, severely eroded	0.26	3.87	0	49	6e
TOTALS		6.71(*)	100%	-	81.72	2.15

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Tract 3 3.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.61	48.64	0	94	2w
EepB	Elkinsville silt loam, 2 to 6 percent slopes	1.56	47.13	0	77	2e
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	0.14	4.23	0	71	3e
TOTALS		3.31(*)	100%	-	85.02	2.04

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Tract 4 41.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	14.3	34.35	0	94	2w
GacAW	Gatchel loam, 0 to 3 percent slopes, occasionally flooded, very brief duration	8.76	21.04	0	55	2w
CqyG	Corydon stony silt loam, 20 to 60 percent slopes	6.56	15.76	0	12	7e
WhfD3	Wellston silt loam, 12 to 18 percent slopes, severely eroded	5.83	14.0	0	56	6e
HafC3	Haggatt silty clay loam, 6 to 12 percent slopes, severely eroded	4.82	11.58	0	47	4e
EepB	Elkinsville silt loam, 2 to 6 percent slopes	0.64	1.54	0	77	2e
HafD3	Haggatt silty clay loam, 12 to 18 percent slopes, severely eroded	0.37	0.89	0	49	6e
AgrC2	Apalona-Zanesville silt loams, 6 to 12 percent slopes, eroded	0.35	0.84	0	45	3e
TOTALS		41.63(*)	100%	-	61.04	3.62

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Tract 1 15.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.4	34.86	0	94	2w
HafD3	Haggatt silty clay loam, 12 to 18 percent slopes, severely eroded	3.53	22.79	0	49	6e
HafC3	Haggatt silty clay loam, 6 to 12 percent slopes, severely eroded	3.32	21.43	0	47	4e
CqyG	Corydon stony silt loam, 20 to 60 percent slopes	2.18	14.07	0	12	7e
WhfD3	Wellston silt loam, 12 to 18 percent slopes, severely eroded	0.89	5.75	0	56	6e
AgrC2	Apalona-Zanesville silt loams, 6 to 12 percent slopes, eroded	0.17	1.1	0	45	3e
TOTALS		15.49(*)	100%	-	59.41	4.28

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

RECEIVED FOR RECORD 2-15-05 AT 5:10 P.M.
RECORDER CRAWFORD COUNTY
BOOK# 68 PAGE# 121
#105306

RECEIVED FOR RECORD 12-10-04 AT 1:41 P.M.
RECORDER CRAWFORD COUNTY
BOOK# 67 PAGE# 965
#104815

FOREST MANAGEMENT AND CONSERVATION EASEMENT

This is a FOREST MANAGEMENT AND CONSERVATION EASEMENT granted this 15 day December, 2004 by Alvin Leo Stephenson and Ricky W. Stephenson (the "Grantors"), to THE NATURE CONSERVANCY, a non-profit corporation existing under and by virtue of the laws of the District of Columbia, operating through its Forest Bank program (hereinafter the "Forest Bank").

RECITALS:

A. PROTECTED PROPERTY. Grantors are the owners in fee simple of approximately 13.96 acres of real property in Crawford County, Indiana, which is legally described in Exhibit A attached hereto and incorporated by reference herein ("Protected Property").

B. FOREST AND ECOSYSTEM MANAGEMENT VALUES. The Protected Property, in its present state, has significant value as working forest and as part of a functional forest ecosystem of the Interior Low Plateau. Forests here are important because they contribute to watershed protection for the Blue River, an ecoregional priority aquatic site. Blue River is a "B"-ranked 4th order warm water stream. It contains several globally rare species including spotted darter (*Etheostoma maculatum*), hellbender salamander (*Cryptobranchus alleganiensis*), green-faced clubtail (*Gomphus viridifrons*), and the handsome clubtail (*Gomphus crassus*). These animals require clean, abundant water that a forested landscape is most likely to sustain. In addition, over 30% of the global population of Indiana bats (*Myotis sodalis*) hibernate in the Blue River basin, foraging and roosting in woodlands found throughout the watershed during a period of weeks that bracket hibernation.

The Protected Property in particular consists of upland oak and yellow-poplar forest types, and is within the headwaters of Whiskey Run, a tributary of Blue River. The Protected Property adjoins the Crawford-Harrison State Forest on its western boundary. As such, the property is important for its contribution to the overall integrity of this ecosystem by helping to secure habitat for the animals listed above as well as many others.

C. **EXISTING USES AND IMPROVEMENTS.** The Protected Property is being used and has been used for recreational hiking, bird and wildlife observations, and general nature studies. The Conservation Values of the Protected Property have not been and are not likely to be adversely affected to any substantial extent by uses of the Protected Property for the uses which presently exist on the Protected Property or which are authorized under this Easement.

D. **QUALIFIED ORGANIZATION.** The Nature Conservancy is a non-profit charitable corporation created to preserve plants, animals and natural communities and the lands and waters they need to survive and is organized for aesthetic, scientific, charitable and educational purposes and is an organization qualified under Section 170(h) of the Internal Revenue Code.

GRANT OF FOREST CONSERVATION AND MANAGEMENT EASEMENT:

For and in consideration of the facts above recited and of the mutual covenants, terms, conditions, and restrictions herein contained and pursuant to the laws of the State of Indiana and in particular Indiana Statutes Chapter 32-5-2.6, the Grantors hereby grant and convey unto The Nature Conservancy, its successors and assigns forever this Forest Conservation and Management Easement in perpetuity over the Protected Property consisting of the following terms and conditions ("Easement"):

1. **Purpose.** It is the purpose of this Easement to secure the retention of the Protected Property forever in its condition as a working forest, to assure the availability of the Protected Property for forest use, and to prevent any use of the Protected Property that will significantly impair or interfere with the forest and ecosystem management values of or associated with the Protected Property.
2. The Forest Bank shall use the Protected Property for forest and ecosystem conservation and management, and for forestry, and for no other purposes. This easement grants to The Forest Bank a right to any carbon sequestration benefits arising from its forestry practices.
3. Grantors shall use the Protected Property for recreation and open space purposes, and for any purpose not inconsistent with the management and retention of the Protected Property for forest and ecosystem conservation and management and forestry purposes as specified herein.
4. Grantors and the Forest Bank acknowledge that the principal objective of this grant of easement is to conserve and utilize the productive forestry resources on the Protected Property and to encourage the long-term, professional management of those resources, pursuant to the following objectives (recognizing that the resource values of the Protected Property,

and the state of knowledge as to responsible forest management standards will evolve over time):

- a. Facilitate economically and ecologically sustainable, commercially viable management and production of forest and timber resources without significantly compromising surface water quality, wildlife habitat and other values.
 - b. Manage forest stands for long rotations, which allow the opportunity for harvesting, sustained over time, of high quality timber while maintaining a healthy, and biologically diverse, forest.
 - c. Conduct forest management and harvesting activities (including the establishment, maintenance and reclamation of log landings and skid roads) using the best available management practices in order to prevent soil erosion and to protect water quality.
5. On or before the date of the grant of this Easement, and not less than every ten years thereafter, the Forest Bank will develop a Stewardship Plan for the Protected Property (hereinafter, "Stewardship Plans"). Each such Plan shall be consistent with the purposes of this Easement and may include at least the following elements:
- a. Environmental attributes (topography, soils, wetlands and streams).
 - b. A description of the units into which the Protected Property will be divided by the Forest Bank for management purposes ("Treatment Units").
 - c. Forest management objectives.
 - d. Forest stand descriptions (forest types, descriptions, goals and treatments).
 - e. Tract information (history, timber growth rates, tree quality, insects and disease problems, future potential, access and operability).
 - f. Wildlife and biodiversity considerations (identifications of species and management recommendations).
6. To accomplish the purpose of this Easement, Grantor grants to the Forest Bank the exclusive rights to do the following, in the sole discretion of the Forest Bank:
- a. Manage, preserve and protect the forest and ecosystem conservation and management values of the Protected Property.
 - b. Perform and contract for the performance of forest management activities; harvest timber, wood and other forest products existing at the time of this grant and that may grow on the Protected Property in

the future; replant trees and seedlings on the Protected Property to regenerate forest growth for future harvesting and management; conduct prescribed burns as warranted for ecosystem management. All of such activities shall be performed in accordance with a Stewardship Plan as set forth in Paragraph 5 above, provided that, prior to commencing timber harvesting activity, the Forest Bank shall provide Grantors with not less than thirty (30) days' prior written notice. Nothing in this clause shall be interpreted to require the Forest Bank to harvest any Treatment Unit or portion of the Protected Property, but only to require that any such harvest be in accordance with the approved Stewardship Plan should the Forest Bank elect to harvest. A timber royalty of five percent (5%) of the proceeds received by the Forest Bank on any timber sale conducted pursuant to this easement will be paid to the owner of the Protected Property at the time of any timber sale.

- c. Construct, maintain, repair, place and use timber haul roads, log landings, and skid trails; construct, maintain and use timber extraction structures, together with necessary access drives and utilities and extract sand and/or gravel, provided such activities are exclusively for uses related to the forestry or Protected Property maintenance activities permitted under this Grant; provided further that such activities are in furtherance of the Stewardship Plan prepared pursuant to paragraph 5 above, and provided further that any such construction and the extraction site(s) will be operated, maintained and closed in a manner that minimizes site disturbance and aesthetic views and to the extent possible prevents soil erosion and surface water degradation.
 - d. Erect a sign identifying the Protected Property as a property that is managed by the Forest Bank.
 - e. Enter upon the Protected Property (including, if required, the right to obtain access through other property owned by the Grantor but not subject to this Easement) at reasonable times in order to carry out the purposes and activities of this Easement and otherwise enforce the terms of this Easement; provided that such entry shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Protected Property; and
 - f. Prevent any activity on or use of the Protected Property that is inconsistent with the purpose of this Easement.
7. Any activity on or use of the Protected Property inconsistent with the forest and ecosystem management purpose of this Easement is prohibited.

Without limiting the generality of the foregoing, Grantors shall not permit or knowingly allow other to engage in the following activities and uses, which are expressly prohibited by this Easement:

- a. No building, road, billboard, fence, utility or other structure of any kind shall be erected or placed on the Protected Property by the Grantors unless such structure replaces a pre-existing structure of similar size. Notwithstanding the foregoing, if Grantors propose to construct a new residence or building outside the Protected Property, but which is accessible only through the Protected Property, Grantors may install a driveway, utilities, underground pipes and wires or overhead wires necessary for the use and enjoyment of the new residence or building across the Protected Property, provided that Grantors have received the prior written approval of the Forest Bank for the proposed activity. Such approval shall not be unreasonably withheld. Also notwithstanding the foregoing, the Forest Bank may construct roads as set forth in paragraph 6.c. of this Easement.
- b. The Protected Property may not be divided, partitioned, subdivided or conveyed except in its current configuration as an entity.
- c. No spoils, trash, waste or other similar material shall be placed or dumped on the Protected Property nor shall there be activities conducted on the Protected Property that would be detrimental to water purity in adjacent water courses, or that would alter natural water levels and/or flow in or over the Protected Property.
- d. There shall be no excavation, dredging or removal of loam, peat, gravel, soil, rock, sand, or other material nor any building of roads or other change in the general topography of the land, excepting the maintenance of existing foot trails, fire lanes or logging roads authorized by the Forest Bank. Notwithstanding the foregoing, Grantors may enter only into non-surface disturbance natural gas and oil leases.
- e. There shall be no introduction of non-native plant or animal species and no grazing of domestic animals on the Protected Property.
- f. The removal, destruction or reintroduction of trees, shrubs, or other vegetation by the Grantors is prohibited, except as may be necessary for: (a) the maintenance of existing foot trails, fire lanes or other accesses, (b) waterfowl and wildlife habitat or wetland enhancement to the extent that such activities do not interfere with the forestry and conservation purposes of this Easement, or (c) the collection and removal of dead and downed timber for firewood for non-

commercial personal use by the Grantors. Such activities may be undertaken by the Grantors, but only after consulting with the Forest Bank representative.

- g. No other acts or uses will be permitted which will adversely affect the Forest Bank's ability to carry out its forestry activities or that will diminish the value of the timber resource including but not limited to tapping trees for syrup production.
 - h. Nothing shall be done to deny legal right of way to representatives of the Conservancy/Forest Bank across other portions of Grantors' property to the portion of the Grantor's property, which is covered by this Easement. This same legal right of way maybe used by Forest Bank to access other Conservancy lands and other Forest Bank holdings.
- 8. Grantors reserve to themselves, their representatives, successors and assigns, all rights accruing from its ownership of the Protected Property, including the right to engage in or permit or invite others to engage in all uses of the Protected Property that are not expressly prohibited herein and are not inconsistent with the purposes of this Easement. The prohibited uses shall not affect Grantor's current hiking, mushroom-gathering, seasonal hunting or outdoor recreational use being made of the Protected Property (excepting that the creation and maintenance of permanent deer stands on the Protected Property shall be prohibited) and the right to continue such seasonal hunting or recreational uses, which shall be reserved to the Grantor, its representatives, successors or assigns. Grantors also retain all responsibilities, costs, and liabilities of any kind related to the rights retained under this Easement for its ownership, operation, upkeep and maintenance of the Protected Property, including the maintenance of adequate liability insurance coverage;
- 9. The Forest Bank shall keep the Grantors' interest in the Protected Property free of any liens arising out of any work performed for, materials furnished to or obligations incurred by the Forest Bank; the Forest Bank shall retain all responsibilities, costs, and liabilities of any kind related to the rights granted to and exercised by it under this Easement, including the maintenance of adequate liability insurance coverage.
- 10. The Forest Bank agrees to release, hold harmless defend and indemnify Grantors from any and all liabilities including, but not limited to, injury, losses, damages, judgments, costs, expenses and fees which Grantors may suffer or incur as a result of or arising out of the activities of the Forest Bank on the Protected Property. Grantors agree to release, hold harmless, defend and indemnify the Forest Bank from any and all liabilities

including, but not limited to, injury, losses, damages, judgments, costs, expenses and fees which the Forest Bank may suffer or incur as a result of or arising out of the activities of Grantors on the Protected Property.

11. The Grantors agree to pay any real estate taxes or other assessments, which may be levied on the Protected Property.
12. The Grantors covenant and represent that the Grantors are the sole owners and are seized of the Protected Property in fee simple and have good right to grant and convey this Easement; that the Protected Property is free and clear of any and all encumbrances. The Forest Bank shall have the use of and enjoy all of the benefits derived from and arising out of this Easement.
13. The Grantors covenant and represent that, to the best of their knowledge, no hazardous substance or toxic waste exists nor has been generated, treated, stored, used, disposed of, or deposited in or on the Protected Property, and that, to the best of their knowledge, there are not now any underground storage tanks on the Protected Property.
14. In the event of a violation of this Easement, the Forest Bank shall give written notice to Grantors or other violator of such violation and require corrective action sufficient to cure the violation and restore the portion of the Protected Property so injured. In the event the violation continues or the injury to the Protected Property is not cured within thirty (30) days of the written notice from the Forest Bank, the Forest Bank, or its successor or assign, may institute a suit to enjoin by ex parte, temporary and/or permanent mandatory or prohibitive injunction such violation, to require the restoration of the premises to their prior condition, or in the alternative sue for damages for breach of covenant. The Forest Bank shall have the right to seek any legal action or remedy at law or in equity, including specific performance, to enforce the provisions set forth herein without the necessity of proving either actual damages or the inadequacy of other available legal remedies. The Forest Bank's remedies described herein shall be cumulative and shall not impair or be construed as a waiver to such right or remedy. Nothing contained herein shall be construed to entitle the Forest Bank to bring any action for any injury or change in the Protected Property resulting from causes beyond Grantor's control including fire, flood or storm.
15. Definitions. The term "Grantor" as used in this Easement shall mean and include the owners of the Protected Property at the time of this Easement and their personal representatives, heirs, successors and assigns who come to hold Grantor's interest in the Protected Property. The term "Forest Bank" includes The Nature Conservancy and its successors and assigns.

16. **Notices.** Any notices required by this Easement shall be sent by registered or certified mail, return receipt requested, to the following address or such address as may be hereafter specified in writing:

The Nature Conservancy
4245 North Fairfax Drive
Suite 100
Arlington, VA 22203
ATTN: General Counsel

Grantor:
Alvin Leo Stephenson
2375 Highway 64 NW
Ramsey, IN 47130

Ricky W. Stephenson
36 15 Alyn Court
Jeffersonville, IN 47130

cc:

The Nature Conservancy
Midwestern Resource Office
1101 West River Parkway
Suite 200
Minneapolis, MN 55415-1291
ATTN: Legal Department

17. If this Easement is taken, in whole or in part, by exercise of the power of eminent domain, the Forest Bank as well as Grantors shall be entitled to compensation for their respective interests in accordance with applicable law.
18. Grantors agree that these restrictions will be inserted or referenced in any subsequent deed or other legal instrument which conveys either the fee simple title or possessory interest in the subject Protected Property.
19. The grant of this Easement in no way grants the public the right to enter said Protected Property for any purpose.
20. This Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.
21. If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of the Easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

22. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussion, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein.

TO HAVE AND TO HOLD unto The Nature Conservancy, its successor and assigns forever.

IN WITNESS WHEREOF, Grantors have set their hands this 6th day of December, 2004.

GRANTORS

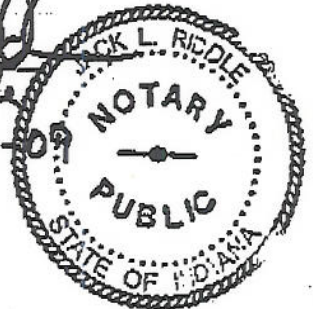
x Alvin Leo Stephenson
Alvin Leo Stephenson

Ricky W. Stephenson
Ricky W. Stephenson

STATE OF Indiana)
COUNTY OF Crawford)ss

The foregoing instrument was acknowledged before me this 6th day of December, 2004 by Alvin Leo Stephenson.

Jack L. Riddle
Notary Public Jack L. Riddle
My Commission Expires: 6-21-09



STATE OF Indiana)
COUNTY OF Crawford)ss

The foregoing instrument was acknowledged before me this 6th day of December, 2004 by Ricky W. Stephenson.

Jack L. Riddle
Notary Public Jack L. Riddle
My Commission Expires: 6-21-09



ACCEPTANCE

The foregoing Conservation Easement is hereby duly accepted by The Nature Conservancy this 6th day of December, 2004.

THE NATURE CONSERVANCY

By:

Diane B Ray

Title:

Assistant Secretary

STATE OF MINNESOTA)

)ss

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 22nd day of October, 2004 by Diane B. Ray, the Assistant Secretary of The Nature Conservancy, a non-profit corporation under the laws of the District of Columbia, on behalf of said corporation.

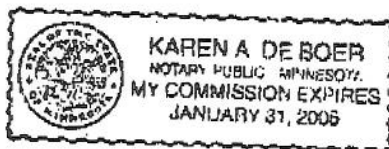
Karen de Boer
Notary PublicMy Commission Expires: 1-31-2005

EXHIBIT A
LEGAL DESCRIPTION OF PROTECTED PROPERTY

A part of the east half of the southeast quarter of Section 17, Township 2 South, Range 2 East, Crawford County, Indiana, and being more particularly described as follows:

Beginning at the southwest corner of said east half; thence North 0 degrees 46 minutes 12 seconds East 978.72 feet on the west line of said east half; thence South 89 degrees 27 minutes 16 seconds East 637.52 feet; thence South 22 degrees 55 minutes 56 seconds West 85.70 feet; thence South 34 degrees 06 minutes 05 seconds West 351.94 feet; thence South 60 degrees 45 minutes 04 seconds West 434.90 feet; thence South 89 degrees 15 minutes 21 seconds East 233.77 feet; thence South 63 degrees 26 minutes 06 seconds East 156.12 feet; thence North 90 degrees 00 minutes 00 seconds East 318.74 feet; thence North 52 degrees 25 minutes 53 seconds East 199.15 feet; thence South 32 degrees 00 minutes 19 seconds East 114.55 feet; thence South 19 degrees 21 minutes 29 seconds East 366.05 feet to the south line of the aforesaid east half of the southeast quarter; thence North 89 degrees 46 minutes 31 seconds West 1072.51 feet on said south line to the POINT OF BEGINNING; said described tract containing 13.96 acres, more or less.

TRACT # 1

Being a 15.63 Acre tract lying in the Southeast Quarter of Section 17, Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Commencing at the southwest corner of the East half of the Southeast Quarter, a 1" pipe;
thence N 01°26'07" E a distance of 1005.40' to a steel post at the TRUE Place of Beginning;
thence N 01°26'07" E a distance of 888.08' to the center of Channell Spring Branch;
thence S 76°58'47" E with said Channel a distance of 92.78' to an angle point;
thence N 65°43'12" E with said Channel a distance of 75.20' to an angle point;
thence N 49°38'00" E with said Channel a distance of 459.94' to a point west of the Bridge ;
thence leaving the Channel N 30°08'11" E a distance of 45.23' to a Ruckman 5/8 rebar;
thence S 69°01'14" E a distance of 17.82' to a magnail in the center of 30' Channell Lane;
thence S 04°47'22" W with the center a distance of 92.64' to a magnail at end of Easemet;
thence S 81°37'08" E a distance of 16.40' to a Ruckman 5/8 rebar;
thence S 38°21'11" E a distance of 302.23' to a Ruckman 5/8 rebar in fenceline;
thence the following calls along the meandering fenceline;
thence S 10°19'11" W a distance of 275.20' to a Ruckman 5/8 rebar;
thence S 06°08'05" W a distance of 144.59' to a Ruckman 5/8 rebar;
thence S 09°49'56" W a distance of 238.54' to a Ruckman 5/8 rebar;
thence S 39°26'40" W a distance of 61.63' to a Ruckman 5/8 rebar;
thence S 28°12'30" W a distance of 79.15' to a Ruckman 5/8 rebar;
thence S 18°01'06" W a distance of 117.37' to a Ruckman 5/8 rebar;
thence S 88°05'50" W a distance of 548.95' to the beginning.

Subject to all Easements of record.

Also Subject to with the right to use the 30' Channell Lane. a Private Ingress, Utility and Drainage Easement as shown on the Channell Division Map dated August 2, 2026.

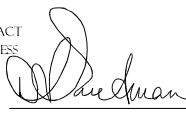
TRACT # 2

Being a 6.71 Acre tract lying in the Southeast Quarter of Section 17 Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Beginning at a Ruckman 5/8 rebar at the Northwest corner of the East 1/2 of the Southeast 1/4, at Old Tree fence corner; thence S 88°47'51" E with the original 1/4 Section line a distance of 182.54' to a Ruckman 5/8 rebar;
thence S 55°26'07" E, crossing Speed Road a distance of 307.19' to a Ruckman 5/8 rebar;
thence S 17°45'29" E a distance of 253.81' to a Ruckman 5/8 rebar;
thence S 30°08'11" W a distance of 45.23' to a point in center of Channell Spring Branch;
thence S 49°38'00" W with said Spring a distance of 459.94' to a creek bottom point;
thence S 65°43'12" W with said Spring a distance of 75.20' to an angle point in the Channell;
thence N 76°58'47" W with said Spring a distance of 92.78' to a;
thence N 01°26'07" E with Channell fence and west line a distance of 767.10' to the beginning.

Subject to all Easements of Record and the R/W of Speed Road.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
ACCORDING TO THE REQUIREMENTS OF IAC 865 H24
THROUGH H26.1 AFFIRM UNDER THE PENALTIES OF
PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS
REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:


David J. Ruckman PLS # 80040393



RUCKMAN LAND SURVEYORS			
TITLE BOUNDARY LAND SURVEYORS			
1001 STARWOOD VALLEY			
Borden, Indiana 47106			
(812)-951-9737			
SCALE: 1" = 200'	DATE: 08/02/26	DWN: DJR	REV:
CHANNELL FARM			
Being part of Section 17 T-2-S, R-2-E			
CRAWFORD COUNTY, INDIANA			

TRACT # 3

Being a 3.33 Acre tract lying in the Southeast and Northeast Quarters of Section 17, Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Commencing at the Northwest corner of the East Half of the Southeast 1/4 corner at south Root of 26" Maple, a Ruckman 5/8 rebar; thence S 88°47'51" E with old tree line along Original 1/4 line, a distance of 182.54' to a Ruckman 5/8 rebar; thence S 88°47'51" E with original 1/4 line and Speed Road a distance of 706.38' to a magnail; thence S 05°30'41" W with the center of Channell Lane a 30' Easement 143.92' to a magnail; thence S 54°31'04" W with said Lane a distance of 358.51' to a magnail; thence S 43°33'59" W with said Lane a distance of 77.56' to a magnail; thence N 69°01'14" W a distance of 17.82' to a Ruckman 5/8 rebar; thence N 17°45'29" W a distance of 253.81' to a Ruckman 5/8 rebar; thence N 55°26'07" W, crossing over Speed Road a distance of 307.19' to the beginning.

Subject to all Easements of Record and the R/W of Speed Road.

Also Subject to with the right to use the Channell Lane a 30' Ingress, Utility and Drainage Easement, same being as shown on the Channell Division Map dated August 2, 2026.

TRACT # 4

Being a 41.83 Acre tract lying in the Southeast and Northeast Quarters of Section 17, Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Beginning at a 1" pipe at stone at the Southwest corner of the Southeast Quarter of the Southeast Quarter Section 17; thence N 01°26'07" E a distance of 1005.40' to a steel post; thence N 88°05'50" E a distance of 548.95' to a Ruckman rebar at fence corner; thence N 18°01'06" E a distance of 117.37' to a Ruckman rebar at fence angle point; thence N 28°12'15" E a distance of 79.14' to a Ruckman rebar at fence angle point; thence N 39°26'49" E a distance of 61.64' to a Ruckman rebar at fence angle point; thence N 09°49'56" E a distance of 238.54' to a Ruckman rebar at fence angle point; thence N 06°08'05" E a distance of 144.59' to a Ruckman rebar at fence angle point; thence N 10°19'11" E a distance of 275.20' to a Ruckman rebar at fence angle point; thence N 38°21'11" W across the field a distance of 302.23' to a Ruckman rebar; thence N 81°37'08" W a distance of 16.40' to a magnail in center of driveway; thence N 04°47'22" E with the center of the Channell Lane 92.64' to a magnail; thence N 43°33'59" E with said Lane a distance of 77.56' to a magnail; thence N 54°31'04" E with said Lane a distance of 358.51' to a magnail; thence N 05°30'41" E with said Lane a distance of 143.92' to a magnail in Speed Road; thence S 88°47'51" E with Speed Road and the Quarter Section line 452.50' to a magnail at East 1/4 corner; thence entering Section 16, S 85°47'36" E with Speed Road a distance of 13.03' to a magnail; thence N 84°40'08" E with Speed Road a distance of 22.44' to a magnail; thence S 03°36'34" W leaving said Road a distance of 18.19' to a 5/8 rebar (Bell LS); thence S 41°44'11" W with s fenceline a distance of 423.40' to a 5/8 rebar (Bell LS); thence N 87°59'34" W a distance of 10.33' to a 5/8 rebar, (Bell LS); thence S 01°54'20" W a distance of 2333.83' to a 5/8 rebar, (Copperwaite LS); thence N 88°12'26" W a distance of 1072.70' to the Beginning.

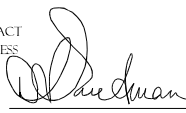
Subject to all Easements of Record and the R/W of the Speed Road.

Also Subject to with the right to use the 30' Channell Lane. a Private Ingress, Utility and Drainage Easement as shown on the Channell Division Map dated August 2, 2026.

CHANNELL LANE 30', Ingress, Utility and Drainage Easement Description

Being the centerline of the existing asphalt driveway into the Channell Farm; Beginning at a mag nail at the Northeast corner of TRACT # 3 in Speed Road; thence S 05°30'41" W a distance of 143.92' to a magnail; thence S 54°31'04" W a distance of 358.51' to a magnail; thence S 43°33'59" W a distance of 77.56' to a magnail; thence S 04°47'22" W a distance of 92.64' to a magnail; which is the end of said Easement, as from there the Driveway continues southward to the Homeplace on Tract # 1.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
ACCORDING TO THE REQUIREMENTS OF IAC 865 H24
THROUGH H226.1 AFFIRM UNDER THE PENALTIES OF
PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS
REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:


David J. Ruckman PLS # 80040393



RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS
1001 STARWOOD VALLEY
Borden, Indiana 47106
(812)-951-9737

SCALE: 1" = 200' DATE: 08/02/26 DWN: DJR REV:

CHANNELL FARM

Being part of Section 17 T-2-S, R-2-E
CRAWFORD COUNTY, INDIANA

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 48234 (R8/7-26)

Date (month, day, year)

07/24/2026

Property address (number and street, city, state, and ZIP code)

7957 E. Speed Road, Milltown, IN 47145

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. In the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

7957 E. Speed Road, Milltown, IN 47145

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator	✓			
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other: MAINSTREET Router	✓		✓	
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☒ 200 Amp Service			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	✓				
Septic Field / Bed			✓		
Septic & Holding Tank / Septic Mound			✓		
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump			✓		
Irrigation Systems	✓				
Water Heater / Electric			✓		
Water Heater / Gas	✓				
Water Heater / Solar	✓				
Water Purifier	✓				
Water Softener			✓		
Well			✓		
Geothermal and Heat Pump	✓				
Other Sewer System (Explain)	✓				
Swimming Pool & Pool Equipment	✓				
			Yes	No	Unknown
Are the structures connected to a public water system?			✓		
Are the structures connected to a public sewer system?			✓		
Are there any additions that may require improvements to the sewage disposal system?			✓		
If yes, have the improvements been completed on the sewage disposal system?					
Are the structure(s) connected to a private / community water system?			✓		
Are the structure(s) connected to a private / community sewer system?			✓		

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)
7957 E. Speed Road, Milltown, IN 47145

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump			✓	
Furnace Heat / Gas	✓			
Furnace Heat / Electric			✓	
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert. <i>LP Gas</i>			✓	
Air Cleaner	✓			
Humidifier	✓			
Propane Tank			✓	
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: <u>2</u> Years.	✓		
4. FURNACE			
Age, if known: <u>1</u> Years.	✓		✓
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>1</u> Years.	✓		✓
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>K. Chace</i>	Date (mm / dd / yyyy) <u>07/24/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>L. Channell</i>	Date (mm / dd / yyyy) <u>07/24/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)
7957 E. Speed Road, Milltown, IN 47145

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		☒	
Are there any foundation problems with the structures?		☒	
Are there any encroachments?		☒	
Are there any violations of zoning, building codes, or restrictive covenants?		☒	
Does the property have a shared driveway with another property?			
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		☒	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		☒	
Is this property located within a locally designated historic district under IC 36-7-11?		☒	
Is the present use a non-conforming use? Explain:		☒	
Is the access to your property via a private road?		☒	
Is the access to your property via a public road? If sold as a Whole	☒		
Is the access to your property via an easement? If Sold in Tract(s)	☒		
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		☒	
Are there any structural problems with the building?		☒	
Have any substantial additions or alterations been made without a required building permit?		☒	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		☒	
Is there any damage due to wind, flood, termites or rodents?		☒	
Have any structures been treated for wood destroying insects? Fall 2025	☒		
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		☒	
Do you currently pay flood insurance?		☒	
Is the property located near a military installation, within a state area of interest (as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		☒	
Does the property contain underground storage tank(s)?		☒	
Is the homeowner a licensed real estate broker?		☒	
Is there any threatened or existing litigation regarding the property?		☒	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		☒	
Is the property located within one (1) mile of an airport?		☒	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?	☒		

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

Tract 4 -

Classified Forest Designation on 14 acres of woods
The Nature Conservancy Holds Easement

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
Signature of Seller <i>W. Chancell</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>W. Chancell</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Tract 3 - Cottage

Date (month, day, year)

7, 24, 26

Property address (number and street, city, state, and ZIP code)

Speed Rd, Muncie, IN 47145

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Th. Chanell</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>P. Chanell</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

Specie Rd. Milltown NJ 07145

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator	✓			
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other: MASTRO Router			✓	
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks / Jacks				✓
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors				✓
Switches and Outlets			✓	
Vent Fan(s)				✓
☐ 60 ☒ 100 ☐ 200 Amp Service			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed			✓	✓
Septic & Holding Tank / Septic Mound	✓			✓
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump				✓
Irrigation Systems	✓			
Water Heater / Electric			✓	
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)				✓
Swimming Pool & Pool Equipment	✓			
			Yes	No
Are the structures connected to a public water system?				✓
Are the structures connected to a public sewer system?				✓
Are there any additions that may require improvements to the sewage disposal system?				✓
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?				✓
Are the structure(s) connected to a private / community sewer system?				✓

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

Speed Rd. Mountaintop PA 17145

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump			✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: <u>7</u> Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			
3. WATER HEATER	✓		
Age, if known: <u>1</u> Years.			✓
4. FURNACE	✓		
Age, if known: <u>1</u> Years.			
5. CENTRAL AIR CONDITIONING	✓		
Age, if known: <u>1</u> Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 07/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

Speed Rd. MILITARY, IN 47145

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			☒
Are there any foundation problems with the structures?		☒	
Are there any encroachments?		☒	
Are there any violations of zoning, building codes, or restrictive covenants?		☒	
Does the property have a shared driveway with another property?	☒		
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		☒	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		☒	
Is this property located within a locally designated historic district under IC 36-7-11?		☒	
Is the present use a non-conforming use? Explain:		☒	
Is the access to your property via a private road?		☒	
Is the access to your property via a public road?	☒		
Is the access to your property via an easement?		☒	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		☒	
Are there any structural problems with the building?		☒	
Have any substantial additions or alterations been made without a required building permit?		☒	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		☒	
Is there any damage due to wind, flood, termites or rodents?		☒	
Have any structures been treated for wood destroying insects? <i>Final 2025</i>	☒		
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		☒	
Do you currently pay flood insurance?		☒	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		☒	
Does the property contain underground storage tank(s)?			☒
Is the homeowner a licensed real estate broker?		☒	
Is there any threatened or existing litigation regarding the property?		☒	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		☒	
Is the property located within one (1) mile of an airport?		☒	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		☒	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Jari Chane</i>	Date (mm / dd / yyyy) <i>07/24/2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>R. Channell</i>	Date (mm / dd / yyyy) <i>07/24/2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

1 **PROPERTY ADDRESS:** Speed Rd. Muncytown IN 47145

2
3 **LEAD WARNING STATEMENT**

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
5 that such property may present exposure to lead from lead-based paint that may place young children at risk of
6 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
7 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
8 poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the
9 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession
10 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based
11 paint hazards is recommended prior to purchase.

12 **SELLER'S DISCLOSURE**

13 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

14 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____
15 _____
16 _____

17 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
18 the housing.
19

20 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

21 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real*
22 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards
23 in the housing (list and attach documents below): _____
24 _____
25 _____

26 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

29 (c.) _____ Buyer has received copies of all information listed above.

30 (d.) _____ Buyer has received the pamphlet *Protect Your Family From Lead In Your Home*.

31 (e.) _____ Buyer has **(check (i) or (ii) below)**:

32 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
33 the presence of lead-based paint and/or lead-based paint hazards;

34 **OR**

35 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.

37
38 **BROKER'S ACKNOWLEDGMENT (initial)**

39 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**
41 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

42
43 **CERTIFICATION OF ACCURACY**

44 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
45 they have provided is true and accurate.

46
47 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
49 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The
50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
51 the parties. The original document shall be promptly delivered, if requested.
52
53
54
55

(Property Address)

Page 1 of 2 (Lead-Based Paint – Sales)

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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

Kevin Channell 7/24/2026
SELLER'S SIGNATURE _____ DATE _____

Kevin Channell
PRINTED _____

K. Channell 7/24/2026
SELLER'S SIGNATURE _____ DATE _____

Laura Channell
PRINTED _____

Dugan
LISTING BROKER _____ DATE _____

***Only required if the Buyer's Broker receives compensation from the Seller.**



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