

313294



SALES DISCLOSURE FORM

State Form 46021 (R14 / 1-23)

Prescribed by Department of Local Government Finance Pursuant to IC 6-1.1-5.5

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APR 19 2024

SDF ID

County Year Unique ID

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

NOTE: All questions must be answered to the best of the individual's ability. If the question does not apply, write "N/A" in the space provided. If the information requested is unknown, leave the space provided blank. Failure to provide a response for the italicized fields shall not result in the rejection of the underlying conveyance document by local officials.

INSTRUCTIONS: For additional information on how to complete this form, see the Sales Disclosure Form Instructions.

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED - Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5.)

1. Parcel Number or Tax Identification Number: A.) 82-01-35-001-033.008-017, 01-010-01-033-008. Check all boxes applicable to parcel: [] 2. Split, [x] 3. Land, [x] 4. Improvement. 5. Complete Address of Property: 2607 W. Baseline Rd., Evansville, IN 47720. 6. Complete Tax Billing Address (if different from property address): 7801 New made rd Evansville IN 47610

7. Legal Description of Parcel: PT E1/2 NE 35-4-11

B. CONDITIONS - Check only those that apply.

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee. YES NO CONDITION. [x] [] 1. A transfer of real property interest for valuable consideration. [] [x] 2. Buyer is an adjacent property owner. [] [x] 3. Vacant land (No structures on land). [] [x] 4. Exchange for other real property ("Trade") Parcel Number of traded property: [] [x] 5. Land contract. Contract term (YYYY-YYYY): Contract date (MM/DD/YYYY): [] [x] 6. Partial interest. Describe:

YES NO CONDITION. [] [x] 7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.) If conditions 8-10 apply, filers are subject to disclosure, but not to the disclosure filing fee. [] [x] 8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate. [] [x] 9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety. [] [x] 10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.

C. TRANSACTION DETAILS - Complete only those that apply.

YES NO CONDITION. [] [x] 1. Sheriff Sale or Tax Sale. [] [x] 2. Short Sale. [] [x] 3. Quitclaim Deed. [] [x] 4. Auction. 5. Other:

YES NO 6. Transaction includes multiple Sales Disclosure Forms? [] [x] SDF Form of 7. Date conveyance document signed (MM/DD/YYYY): 4/17/2024. 8. Approximate number of days property was on the market: 9. Total number of parcels on this disclosure: 1 (If there is more than one (1) parcel, see Page 5.) 10. Select the type(s) of property below and fill out corresponding page(s). Check all that apply. [] Residential (Complete Page 2, Sec. D-E) [] Agricultural (Complete Page 2, Sec. D-E) [x] Commercial (Complete Page 2, Sec. F-G) [] Industrial (Complete Page 2, Sec. F-G)

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RESIDENTIAL OR AGRICULTURAL PROPERTY

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D. SALES DATA – Complete only those that apply.

Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____
<input type="checkbox"/>	<input type="checkbox"/>	2. Property is a residential rental property.

3. Planned use of the property? *Assessor*

Describe: _____

E. FINANCE DATA – Complete only those that apply.

- 1. Sales Price: _____
- 2. Personal Property included in transfer. Amount: _____
- 3. Seller paid points/closing costs. Amount: _____
- 4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): \$ _____
- 5. Describe any less-than-complete ownership interest and terms of seller financing. _____

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	6. Is the seller financing the sale? (If yes, answer questions 7-8)
<input type="checkbox"/>	<input type="checkbox"/>	7. Is buyer/borrower personally liable for loan?
<input type="checkbox"/>	<input type="checkbox"/>	8. Is this a mortgage loan?
<input type="checkbox"/>	<input type="checkbox"/>	9. Was an appraisal done?

COMMERCIAL OR INDUSTRIAL PROPERTY

F. SALES DATA – Complete only those that apply.

Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Property is a residential rental property.

3. Planned use of the property?

Describe: *Commercial*

G. FINANCE DATA – Complete only those that apply.

Information contained in questions 2-13 is confidential and non-disclosable under IC § 5-14-3-4 and IC § 6-1.1-35-9

1. Sales price. Amount: \$ *249,000-*

Check only those conditions that apply.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Sale price included an existing business?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Sale price included a liquor license?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Transaction was part of a portfolio sale?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Any part of the property was leased at time of sale?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Sale included property receiving an abatement?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appraisal was completed for the sale? Appraisal Value \$ _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Sale included property in a Tax Increment Finance (TIF) District?

9. How was the sale financed? (Check any that apply.)

- All Cash Seller Financing Construction Loan
- Mortgage Loan Sale Leaseback Small Business Loan

10. How was property marketed? Word of mouth

- List with broker For sale sign Buyer approached

11. Special Circumstances? (Check any that apply.)

- Sale between same business entity Sale in lieu of foreclosure Sold at auction
- Trade of equipment or services Sale of partial interest

12. Value of personal property included: \$ *0*

13. Value of intangible personal property included: \$ *0*

RELIGIOUS USE PROPERTY TAX EXEMPTION

Is the property being transferred going to continue to be used by a church or religious society for the same property tax exempt purposes provided by IC 6-1.1-10-21(e)?

YES NO

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H. PREPARER	
Preparer of the Sales Disclosure Form Kristina Watson	Title Settlement Agent
Company Bosse Title Company	
Address (number and street, city, state, country, and ZIP Code) 4799 Rosebud Lane, Newburgh, IN 47630	

I. SELLER(S)/GRANTOR(S)	
Seller 1 – Name as it appears on conveyance document Hornville Heights, LLC	Seller 2 – Name as appears on conveyance document Hornville Heights, LLC
Address (number and street) X 17425 Owensville RD	Address (number and street) X 11600 Black Chapel Rd.
City, State, and ZIP Code X Evansville, IN 47720	City, State, and ZIP Code X Poseyville, IN 47633
Country U.S.	Country Ind.

Printed Name of Seller Benjamin Randall Kron, Member	Date Signed (mm/dd/yyyy) 4/17/2024	Printed Name of Seller Andrew Jordan Bowlds, Member	Date Signed (mm/dd/yyyy) 4/17/2024
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J. BUYER(S)/GRANTEE(S) – APPLICATION FOR PROPERTY TAX DEDUCTIONS – IDENTIFY ALL THAT APPLY	
Buyer 1 – Name as it appears on conveyance document Euphoria Acres, LLC	Buyer 2 – Name as it appears on conveyance document
Address (number and street) 7801 New maple Rd	Address (number and street)
City, State, and ZIP Code Evansville IN 47710	City, State, and ZIP Code
Country US	Country

YES	NO	CONDITION	YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Solar Energy Heating or Cooling System
Address (number and street)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind Power Device
City, State, and ZIP Code			<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Hydroelectric Power Device
County			<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Geothermal Energy Heating or Cooling Device

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct, and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information. SSN/Driver's License/ID/Other Number is necessary only if a Homestead Deduction is being filed.)

Printed Name of Buyer 1 John P. Wahnsiedler, Member	Date Signed (mm/dd/yyyy) 04/18/2024	Printed Name of Buyer 2/Spouse	Date Signed (mm/dd/yyyy) 04/18/2024
Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number		Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number	

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PART 2 – COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending it to the auditor.

	1. Property (Parcel Number)	2. AV of Land	3. AV of Improvement	4. Value of Depreciable Personal Property	
A.)	01-010-01-033-008	45100	82100		
	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)	127200	430	436-017		1.380

<p align="center">Assessor Stamp</p> <p align="center">APPROVED</p> <p align="center">Apr 18 2024</p> <p align="center"><i>William J. Smith Jr.</i> Vanderburgh County Assessor</p>	<p>10. Identify physical changes to property between the assessment date and the date of sale:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<table border="0"> <tr> <td>YES</td> <td>NO</td> <td>CONDITION</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>11. Is form completed?</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>12. State sales disclosure fee required?</td> </tr> <tr> <td colspan="3">13. Date of Sale (mm/dd/yyyy):</td> </tr> <tr> <td colspan="3">04/17/2024</td> </tr> <tr> <td colspan="3">14. Date Form Received (mm/dd/yyyy):</td> </tr> <tr> <td colspan="3">04/18/2024</td> </tr> </table>	YES	NO	CONDITION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. State sales disclosure fee required?	13. Date of Sale (mm/dd/yyyy):			04/17/2024			14. Date Form Received (mm/dd/yyyy):			04/18/2024		
	YES	NO	CONDITION																				
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04/17/2024																							
14. Date Form Received (mm/dd/yyyy):																							
04/18/2024																							

Items 15 through 18 are to be completed by the assessor when validating this sale:

<p>15. If applicable, identify any unusual circumstances that may affect the validation of sale:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<table border="0"> <tr> <td>YES</td> <td>NO</td> <td>CONDITION</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>16. Sale valid for trending?</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>17. Validation of sale complete?</td> </tr> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Sale valid for trending?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?
YES	NO	CONDITION								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Sale valid for trending?								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?								

PART 3 – COUNTY AUDITOR

<p align="center">Auditor Stamp</p> <p align="center">VANDERBURGH COUNTY FILED</p> <p align="center">Apr 18 2024 - GC</p> <p align="center"><i>Brian Greith</i> AUDITOR</p>	<p>1. State Sales Disclosure Fee Amount Collected: \$ <u>20</u></p> <p>2. Other Local Fee: \$ <u>10</u></p> <p>3. Total Fee Collected: \$ <u>30</u></p> <p>4. Auditor Receipt Book Number: <u>EFILE</u></p> <p>5. Date of Transfer (mm/dd/yyyy): <u>N/A</u></p>	<table border="0"> <tr> <td>YES</td> <td>NO</td> <td>CONDITION</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>6. Is form completed?</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>7. Is state sales disclosure fee collected?</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>8. Attachments complete?</td> </tr> </table>	YES	NO	CONDITION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Is state sales disclosure fee collected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?
	YES	NO	CONDITION											
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Is state sales disclosure fee collected?												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?												

PART 4 – RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID	SDF Date (mm/dd/yyyy)	Buyer 1 – Name as appears on conveyance document	
Parcel Number		Address of Property (number and street)	
<p>Check those deductions for which the individual has applied:</p> <p><input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power</p> <p><input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal</p>		City, State, and ZIP Code of Property	
		Auditor Signature	Date (mm/dd/yyyy)

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form, commits a Level 5 felony.