

1582-2015-2032720



SALES DISCLOSURE FORM

State Form 46021 (R11/12-11)

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

SDF ID

County Year Unique ID

RECEIVED

DEC 18 2015

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(d).

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

A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

Table with 4 columns: 1. Property Number, 2. Check box if applicable to parcel, 3. Complete Address of Property, 4. Complete Tax Billing Address. Includes handwritten entry for parcel A: 82-04-26-002-866.020-019, 4101 Archer Drive, Evansville, IN 47725, and 422 N. Stockwell Rd. Evansville IN 47415.

7. Legal Description of Parcel A: Windham Estates Lot 20

Table for Parcel B with columns for property number, check boxes for Split, Land, and Improvement, and address.

7. Legal Description of Parcel B:

B. CONDITIONS - IDENTIFY ALL THAT APPLY

Table with columns YES, NO, and CONDITION. Lists 12 conditions related to property transfer, including valuation, ownership, land status, trade, seller-paid points, use changes, family relationships, contracts, and easements.

If conditions 13-15 apply, filers are subject to disclosure, but no disclosure filing fee.

Table with columns YES, NO, and CONDITION. Lists conditions 13, 14, and 15 regarding compulsory transactions, partition of land, and charity transfers.

C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1-15

Table for sales data items 1-3: 1. Conveyance date (12/10/15), 2. Total number of parcels (1), 3. Describe any unusual or special circumstances related to this sale.

Table with columns YES, NO, and CONDITION. Item 4: Family or business relationship existing between buyer and seller. Amount of discount: \$.

Item 5: Estimated value of personal property: \$

Item 6: Sales price: \$ 1.00

Table with columns YES, NO, and CONDITION. Items 7, 8, and 9: 7. Is the seller financing sale? 8. Is buyer/borrower personally liable for loan? 9. Is this a mortgage loan?

Item 10: Amount of loan: \$

Item 11: Interest rate: %

Item 12: Amount in points: \$

Item 13: Amortization period:

Handwritten note: per the call split correct

Handwritten vertical text: 720202

C82-2015-2032720

D. PREPARER

Lynette Murray
Preparer of the Sales Disclosure Form
4962 Lincoln Ave
Evansville, IN 47715

Processor
Title
First Advantage Title
Company
Telephone Number
E-mail

E. SELLER(S)/GRANTOR(S)

9000 North Green River Road, LLC
Seller 1 - Name as appears on conveyance document
3801 N. Burkhardt Rd.
Evansville IN 47715

Seller 2 - Name as appears on conveyance document
Address (Number and Street)
City, State, and ZIP Code
Telephone Number
E-mail

Disclosure, to the best of my knowledge and belief, is true, correct with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Signature of Seller
Christopher A Combs, Member
Printed Name of Seller
12/10/15
Sign Date (MM/DD/YYYY)

Signature of Seller
Printed Name of Seller
Sign Date (MM/DD/YYYY)

F. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS - IDENTIFY ALL ITEMS THAT APPLY

CAC Development Company, LLC
Buyer 1 - Name as appears on conveyance document
1422 N. Stockwell Rd.
Evansville IN 47715

Buyer 2 - Name as appears on conveyance document
Address (Number and Street)
City, State, and ZIP Code
Telephone Number
E-mail

THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY.

Table with 3 columns: YES, NO, CONDITION. Row 1: Will this property be the buyer's primary residence? Row 2: Does the buyer have a homestead in Indiana to be vacated for this residence?

Table with 3 columns: YES, NO, CONDITION. Row 1: Homestead. Row 2: Solar Energy Heating/Cooling System. Row 3: Wind Power Device. Row 4: Hydroelectric Power Device. Row 5: Geothermal Energy Heating/Cooling Device. Row 6: Is this property a residential rental property? Row 7: Would you like to receive tax statements for this property via e-mail?

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct with IC 6-1.1-5.5, "Real Property Sales Disclosure Act". (Note: r numbers are not necessary if no Homestead Deduction is

Signature of Buyer 1
Christopher A Combs, Member
Printed Legal Name of Buyer 1
12/10/15
Sign Date (MM/DD/YYYY)

Signature of Buyer 2/Spouse
Printed Legal Name of Buyer 2/Spouse
Sign Date (MM/DD/YYYY)

Last 5 digits of Buyer 1 Driver's State License/ID/Other Number
Last 5 Digits of Social Security Number

Last 5 digits of Buyer 2/Spouse Driver's State License/ID/Other Number
Last 5 Digits of Social Security Number

082-2015-2032-720

PART 2 - COUNTY ASSESSOR

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

1. Property	2. AV Land	3. AV Improvement	4. Value of Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)	1400	1400	0	1400	1400 S00	202674	82019	0.4180
B.)								

Assessor Stamp APPROVED DEC 17 2015 <i>Lisa Shultz</i> Vanderburgh County Assessor	10. Identify physical changes to property between March 1 and date of sale. _____ _____ _____ _____	<table border="1"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <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 fee required?</td> </tr> <tr> <td></td> <td></td> <td>13. Date of sale (MM/DD/YYYY): <u>12/16/2015</u></td> </tr> <tr> <td></td> <td></td> <td>14. Date form received (MM/DD/YYYY): <u>12/17/2015</u></td> </tr> </tbody> </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 fee required?			13. Date of sale (MM/DD/YYYY): <u>12/16/2015</u>			14. Date form received (MM/DD/YYYY): <u>12/17/2015</u>
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		14. Date form received (MM/DD/YYYY): <u>12/17/2015</u>															

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

15. If applicable, identify any additional special circumstances relating to validation of sale. _____ _____ _____ _____ _____ _____ _____	<table border="1"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>16. Sale valid for trending?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>17. Validation of sale complete?</td> </tr> <tr> <td></td> <td></td> <td>18. Validated by: <u>ASD</u></td> </tr> </tbody> </table>	YES	NO	CONDITION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Sale valid for trending?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Validation of sale complete?			18. Validated by: <u>ASD</u>
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		18. Validated by: <u>ASD</u>											

PART 3 - COUNTY AUDITOR

VANDERBURGH COUNTY FILED DEC 17 2015 Auditor's Office	1. Disclosure fee amount collected: \$ <u>10</u> 2. Other Local Fee: \$ _____ 3. Total Fee Collected: \$ <u>10</u> 4. Auditor receipt book number: <u>16204</u> 5. Date of transfer (MM/DD/YYYY): <u>NA</u>	<table border="1"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <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 fee collected?</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>8. Attachments complete?</td> </tr> </tbody> </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 fee collected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?
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PART 4 - RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID _____ SDF Date (MM/DD/YYYY) _____ Parcel Number _____	Buyer 1 - Name as appears on conveyance document _____ Address of Property (Number and Street) _____ City, State, and ZIP Code of Property _____ Auditor Signature _____ Date (MM/DD/YYYY) _____
Check all that apply: <input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Rental Property <input type="checkbox"/> Electronic Statement (e-mail)	

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 Class C felony.