

 First American Title	Commitment for Title Insurance
Schedule A	BY First American Title Insurance Company THROUGH ITS AGENT Best Homes Title Agency, LLC

Commitment No.: **GRC-93330**
Revision No. 1

1. Commitment Date: **08/10/2016 at 8:00 AM**

2. Policy (or Policies) to be issued: Policy Amount

a. **ALTA Owner's Policy of Title Insurance (6-17-06)**

\$TBD

Proposed Insured: **To Be Furnished**

b. **ALTA Loan Policy of Title Insurance (6-17-06)**

\$TBD

Proposed Insured: **, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy**

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date by:

Bartz Enterprises, Inc., a Michigan corporation

4. The land referred to in this Commitment is described as follows:

Situated in the **Township of Norman, County of Manistee, State of Michigan**

The West 342 feet of the East 854 feet of the Northwest 1/4 of the Southeast 1/4 lying south of M-55 Section 8, Township 21 North, Range 14 West. Also a part of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 North, Range 14 West, described as beginning at a point on the South 1/16 line of said Section that is North 1 degree 50 minutes 30 seconds East along the North and South 1/4 line of said Section, 1320.28 feet to the said South 1/16 line and South 87 degrees 31 minutes 20 seconds East along said 1/16 line 499.40 feet from the South 1/4 corner of said Section also being on the right bank of Pine Creek; thence South 87 degrees 31 minutes 20 seconds East along said 1/16 line 312.78 feet; thence South 29 degrees 41 minutes 23 seconds West 111.99 feet to said right bank of Pine Creek; thence South 82 degrees 34 minutes 05 seconds West along said bank 80.79 feet; thence North 40 degrees 04 minutes 14 seconds West along said bank 88.62 feet; thence north 73 degrees 39 minutes 18 seconds West along said bank 113.85 feet; thence North 26 degrees 22 minutes 19 seconds West along said bank 23.89 feet to the point of beginning. Together with the lands lying between the above described bank and the center of said creek.



By: _____

Authorized Countersignature – Neil Sherman
 (This Schedule A valid only when Schedule B is attached.)



4950 Plainfield Avenue NE, Grand Rapids, Michigan 49525

Telephone: (616) 885-9027 Facsimile: (616) 885-9033

PROVIDING THE VERY *Best* IN TITLE SERVICES

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Schedule BI	THROUGH ITS AGENT Best Homes Title Agency, LLC

REQUIREMENTS

Commitment No.: **GRC-93330** *Revision No. 1*

The following requirements must be satisfied:

1. Pay the agreed amounts for the Title and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. **Documents satisfactory to us creating the interest in the Land and/or the mortgagor to be insured must be signed, delivered and recorded:**
 - A. **Submit "Affidavit by Owner". Additional requirements may be made or exceptions taken for matters disclosed therein.**
 - B. **Submit to the Company a Certificate of Good Standing of Bartz Enterprises, Inc. issued by the Corporation Division of the Commercial Services Bureau of the Michigan Department of Consumer & Industry Services. NOTE: The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.**
 - C. **Warranty Deed from Bartz Enterprises, Inc., a Michigan corporation to the proposed insured purchaser(s).**
 - D. **Mortgage from To Be Furnished to the proposed insured mortgagee.**
 - E. **NOTE: A search of the Public Records does not reveal any open mortgage. You must disclose any knowledge of any unrecorded mortgage or other obligation that may result in a lien attaching to the Land.**
 - F. **Provide evidence of the purchase price and/or the amount of the mortgage to be insured.**
 - G. **When the proposed insured is identified, additional requirements and/or exceptions may be made**
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements relating to the interest or the loan.
5. Pay unpaid taxes and assessments unless shown as paid. The amounts shown as unpaid do not include collection fees, penalties or interest.

SEE ATTACHED TAX INFORMATION SHEET

TAX INFORMATION SHEET

The amounts shown as unpaid do not include collection fees, penalties or interest.

2015 Winter Taxes in the amount of \$2,037.08 are PAID.

2016 Summer Taxes in the amount of \$666.19 are DUE.

Property Address: 13621 Caberfae Hwy (M-55), Wellston, MI 49689

Tax Parcel Number: 10-108-425-08


2016 State Equalized Value: \$71,400.00

Principal Residence Exemption: 0%

Taxable Value: \$57,357.00

School District: Keleva Norman Dickson

Special Assessments: None

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Schedule BII	THROUGH ITS AGENT Best Homes Title Agency, LLC

EXCEPTIONS

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The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
5. Taxes and assessments not due and payable at Commitment Date.
6. Taxes and assessments which become due and payable after the Date of Policy, including taxes and assessments which may be added to the tax rolls or tax bill after the Date of Policy as a result of the taxing authority disallowing or revising an allowance of a Principal Residence Exemption ("PRE"), and invoices or assessments resulting from Building or Ordinance violations, if any.
7. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
8. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Pine Creek.
9. Easement granted to Consumers Power Company, disclosed by instrument recorded in Liber/Document# 429 Page 439.