

 <b>First American Title</b>	<b>Commitment for Title Insurance</b>
<b>Schedule A</b>	BY <b>First American Title Insurance Company</b>  <small>THROUGH ITS AGENT</small> <b>Best Homes Title Agency, LLC</b>

Commitment No.: **GR-91482**

1. Commitment Date: **06/30/2016** 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: **TBD**

\$

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

**Rose Acceptance, Inc., a Michigan corporation**

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

Situated in the **Township of Mc Millan, County of Luce, State of Michigan**

**Parcel 1: The Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West, Except the West 330 feet of the North 600 feet and Except the East 330 feet of the North 400 feet of the West 660 feet and Except the East 330 feet of the North 400 feet of the West 1050 feet and Except the East 210 feet of the North 660 feet.**

**Parcel 2: The South 200 feet of the North 600 feet of the West 330 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 3: The South 200 feet of the North 400 feet of the West 330 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 4: The North 200 feet of the West 330 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 5: The North 200 feet of the East 330 feet of the West 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 6: The South 200 feet of the North 400 feet of the East 330 feet of the West 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 7: The North 200 feet of the East 330 feet of the West 1050 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 8: The South 200 feet of the North 400 feet of the East 330 feet of the West 1050 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West.**

**Parcel 9: The North 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 30, Town 46 North, Range 9 West, Except the West 1110 feet thereof.**



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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<b>Schedule BI</b>	THROUGH ITS AGENT <b>Best Homes Title Agency, LLC</b>

## REQUIREMENTS

Commitment No.: **GR-91482**

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 Rose Acceptance, Inc., a Michigan corporation 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. **Submit to the Company a Resolution by the Board of Directors or Shareholders of Rose Acceptance, Inc., a Michigan corporation, authorizing the sale and directing the proper officers to execute the deed on behalf of the Corporation. \*\*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.**
  - D. **Warranty Deed from Rose Acceptance, Inc., a Michigan corporation to the proposed insured purchaser(s).**
  - E. **Discharge(s) of the mortgage(s) excepted on Schedule B – Section II. (In the event the loan is secured by a Mortgage allowing for advances of a credit line, please be advised that the borrower must authorize the lender to freeze the referenced credit line upon issuance of the payoff.)**
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 \$54.23 are PAID.

2016 Summer Taxes in the amount of \$230.88 are DUE, if paid by September 14, 2016.

Property Address: (8 Parcels), McMillan Township, MI

Tax Parcel Number: 48-003-002-030-1300 (Parcel 1)

2016 State Equalized Value: \$14,500.00

Principal Residence Exemption: 0%

Taxable Value: \$7,319.00

School District: Tahquamenon Area Schools

Special Assessments: None

2015 Winter Taxes in the amount of \$2.91 are PAID.

2016 Summer Taxes in the amount of \$11.71 are DUE, if paid by September 14, 2016.

Tax Parcel Number: 48-003-002-030-1310 (Parcel 2)

2016 State Equalized Value: \$2,400.00

Principal Residence Exemption: 0%

Taxable Value: \$372.00

School District: Tahquamenon Area Schools

Special Assessments: None

2015 Winter Taxes in the amount of \$2.71 are PAID.

2016 Summer Taxes in the amount of \$11.71 are DUE, if paid by September 14, 2016.

Tax Parcel Number: 48-003-002-030-1320 (Parcel 3)

2016 State Equalized Value: \$2,400.00

Principal Residence Exemption: 0%

Taxable Value: \$372.00

School District: Tahquamenon Area Schools

Special Assessments: None

2015 Winter Taxes in the amount of \$2.91 are PAID.

2016 Summer Taxes in the amount of \$11.71 are DUE, if paid by September 14, 2016.

Tax Parcel Number: 48-003-002-030-1330 (Parcel 4)

2016 State Equalized Value: \$2,400.00 Taxable Value: \$372.00

Principal Residence Exemption: 0% School District: Tahquamenon Area Schools

Special Assessments: None

2015 Winter Taxes in the amount of \$2.91 are PAID.

2016 Summer Taxes in the amount of \$11.71 are DUE, if paid by September 14, 2016.

Tax Parcel Number: 48-003-002-030-1340 (Parcel 5)

2016 State Equalized Value: \$2,400.00 Taxable Value: \$372.00

Principal Residence Exemption: 0% School District: Tahquamenon Area Schoold

Special Assessments: None

2015 Winter Taxes in the amount of \$2.91 are PAID.

2016 Summer Taxes in the amount of \$11.71 are DUE, if paid by September 14, 2016.

Tax Parcel Number: 48-003-002-030-1350 (Parcel 6)

2016 State Equalized Value: \$2,400.00 Taxable Value: \$372.00

Principal Residence Exemption: 0% School District: Tahquamenon Area Schools

**Special Assessments: None**

**2015 Winter Taxes in the amount of \$2.91 are PAID.**

**2016 Summer Taxes in the amount of \$11.72 are DUE, if paid by September 14, 2016.**

**Tax Parcel Number: 48-003-002-030-1360 (Parcel 7)**

**2016 State Equalized Value: \$2,400.00 Taxable Value: \$372.00**

**Principal Residence Exemption: 0% School District: Tahquamenon Area Schools**

**Special Assessments: None**

**2015 Winter Taxes in the amount of \$2.91 are PAID.**

**2016 Summer Taxes in the amount of \$11.72 are DUE, if paid by September 14, 2016.**

**Tax Parcel Number: 48-003-002-030-1370 (Parcel 8)**

**2016 State Equalized Value: \$2,400.00 Taxable Value: \$372.00**

**Principal Residence Exemption: 0% School District: Tahquamenon Area Schools**

**Special Assessments: None**

**2015 Winter Taxes in the amount of \$6.43 are PAID.**


**2016 Summer Taxes in the amount of \$27.64 are DUE, if paid by September 14, 2016.**

**Tax Parcel Number: 48-003-002-030-1380 (Parcel 9)**

**2016 State Equalized Value: \$5,000.00 Taxable Value: \$877.00**

**Principal Residence Exemption: 0% School District: Tahquamenon Area Schools**

**Special Assessments: None**

 <b><i>First American Title</i></b>	Commitment for Title Insurance
	BY <b>First American Title Insurance Company</b>
<b>Schedule BII</b>	THROUGH ITS AGENT <b>Best Homes Title Agency, LLC</b>

## EXCEPTIONS

Commitment No.: **GR-91482**

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. Rights of tenants under unrecorded leases and any and all parties claiming by, through and thereunder.
8. Oil, gas and or mineral interests granted reserved by instrument recorded in Liber 164, Page 933 and any subsequent instruments pertinent thereto.
9. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
10. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
11. Mortgage executed by Vern W. Clement and Patricia A. Clement, husband and wife to First National Bank of America in the amount of \_\_\_\_\_ dated April 15, 2008 and recorded April 21, 2008 in Liber 164, Page 935. Said Mortgage was Assigned to Rose Acceptance, Inc. in Liber 196, Page 751.