



Commitment for Title Insurance

BY

Old Republic National Title Insurance Company

Schedule A

THROUGH ITS AGENT

Best Homes Title Agency, LLC

Commitment No.: **GRC-106786**

1. Commitment Date: **10/13/2017 at 8:00 AM**

2. Policy (or Policies) to be issued:

Policy Amount

a. ALTA Owner's Policy

\$TBD

Proposed Insured: **To Be Determined**

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

Greenstone Farm Credit Services, FLCA

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

Situated in the **Township of Benton, County of Berrien, State of Michigan**

The South Half of the Northwest Quarter of the Southeast Quarter of Section 23, Township 4 South, Range 18 West; ALSO, the South Half of the West 10 acres of the Northeast Quarter of the Southeast Quarter of said Section 23.

By: _____

Authorized Countersignature – Neil Sherman


(This Schedule A valid only when Schedule B is attached.)



4949 Plainfield Avenue NE, Grand Rapids, Michigan 49525

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

PROVIDING THE VERY *Best* IN TITLE SERVICES

| | |
|--|--|
|  | Commitment for Title Insurance |
| | BY Old Republic National Title Insurance Company THROUGH ITS AGENT Best Homes Title Agency, LLC |
| Schedule BI | |

REQUIREMENTS

Commitment No.: **GRC-106786**

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. **When the proposed insured is identified, additional requirements and/or exceptions may be made.**
 - C. **Provide evidence of the purchase price and/or the amount of the mortgage to be insured.**
 - D. **Warranty Deed from Greenstone Farm Credit Services, FLCA 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.

2016 Winter Taxes in the amount of \$616.55 are PAID.

2017 Summer Taxes in the amount of \$1,763.41 are PAID.

Property Address: 645 S. Blue Creek Road, Benton Harbor, MI 49022

Tax Parcel Number: 03-0023-0012-01-5

2017 State Equalized Value: \$100,300.00

Principal Residence Exemption: 100%

Taxable Value: \$100,300.00

School District: 11010 - Benton Harbor

Special Assessments: NONE

