



Commitment for Title Insurance

BY

Old Republic National Title Insurance Company

THROUGH ITS AGENT

Best Homes Title Agency, LLC

Schedule A

Commitment No.: **GRC-106169**

Revision No. 3

1. Commitment Date: **09/25/2017** at 8:00 AM

2. Policy (or Policies) to be issued:

Policy Amount

a. ALTA Owner's Policy

\$TBD

Proposed Insured: **To Be Determined**

\$TBD

Proposed Insured: **To Be Determined**

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

Parcel 1:

Norman's Inc., a Michigan Corporation

Parcel 2:

Norman Corporation, a Michigan Corporation

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

Situated in the **Village of Sebewaing, County of Huron, State of Michigan**

Parcel 1:

Lot 1 and a strip of land off the South side of Lot 2, about 17 feet in width and 125 feet in length, Block 9, according to the recorded Plat of the Village of Sebewaing, J. C. Liken's & Co's. Addition, according to the plat thereof as recorded in Liber D of Plats, Page(s) 631, Huron County Records, excepting that parcel described in Liber 160 of Deeds, Page 508, Office of the Register of Deeds, Huron County, Michigan, described as commencing at the Southwest corner of Lot 1, thence Northeasterly about 69 feet 8 inches on the East side of Center Street to the South wall of the brick building, thence Southeasterly along said brick wall to West side of alley, about 125 feet; thence Southwesterly along alley line to Southeast corner of Lot 1, thence Southwesterly to point of beginning.

Parcel 2:

The Southerly 31 feet of the Northerly 33 feet of Lot 2 in Block 9, Plat of the Village of Sebewaing, J. C. Liken & Co's. Addition, according to the plat thereof as recorded in Liber D of Plats, Page(s) 631, Huron County Records

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

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Schedule BI	

REQUIREMENTS

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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. **Provide evidence of the purchase price and/or the amount of the mortgage to be insured.**
 - C. **When the proposed insured is identified, additional requirements and/or exceptions may be made.**
 - D. **Submit to the Company a Certificate of Good Standing of Norman Coporation, 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.**
 - E. **Submit to the Company a Resolution by the Board of Directors or Shareholders of Norman Coporation, a Michigan corporation, authorizing the [sale/mortgage] and directing the proper officers to execute the [deed/land contract/mortgage] 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.**
 - F. **Record an Affidavit Concerning Title to clear fee title for parcel 1 into Norman Coporation, a Michigan corporation, instead of Norman's, Inc., a Michigan Corporation.**
 - G. **Warranty Deed from Norman Corporation, a Michigan Corporation to the proposed insured purchaser(s).**
 - H. **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.**
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 \$464.15 are PAID.
2017 Summer Taxes in the amount of \$127.92 are PAID.
2017 Village Taxes in the amount of \$181.11 are PAID.

Property Address: 232 Center Street, Sebewaing, MI 48759

Tax Parcel Number: 39-008-183-00 (Parcel 1)

2017 State Equalized Value: \$15,000.00

Principal Residence Exemption: 0%

Taxable Value: \$12,324.00

School District: 79145 - Unionville

Special Assessments: NONE

2016 Winter Taxes in the amount of \$672.67 are PAID.
2017 Summer Taxes in the amount of \$185.40 are PAID.
2017 Village Taxes in the amount of \$262.48 are PAID.

Tax Parcel Number: 39-008-182-00 (Parcel 2)

2017 State Equalized Value: \$23,000.00

Principal Residence Exemption: 0%

Assessed Address: 232 Center Street

Taxable Value: \$17,861.00

School District: 79145 - Unionville

Special Assessments: NONE

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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 encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in Public Records.
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. Interest of others in oil, gas and mineral rights, if any, recorded in the Public Records.
7. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
8. 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.
9. Easements as disclosed by the subdivision plat.
10. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
11. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.