

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

This Policy is not complete without appropriate and corresponding Schedule and Jacket unless otherwise agreed in writing.

Revision Number:

Transaction Identification Data for reference only:

Issuing Agent: Independent Title Services, Inc.
Commitment Number: 79457
Issuing Office File Number: 79457
Property Address: 2469 N. TUTTLE RD., SCOTTSVILLE, MI 49454

SCHEDULE A

1. Commitment Date: September 19, 2017 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: TO BE DETERMINED
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
INDEPENDENT BANK
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

Issued through the Office of:
Independent Title Services, Inc.
4200 E. Beltline Ave. NE
Grand Rapids, MI 49525
Tel. (616)363-1436
Fax (800)233-3341

Keri Matthias

Authorized Countersignature

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. THIS IS A PRELIMINARY COMMITMENT ONLY. A SEARCH HAS NOT BEEN MADE AGAINST THE NAME OF THE TO BE DETERMINED PURCHASER. FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE ADDED TO THIS COMMITMENT ONCE UPDATED AND UPON APPROVAL REQUEST FROM OUR TITLE UNDERWRITER.
6. P.P.#53-013-032-002-00

2017 SUMMER TAXES PAID IN THE AMOUNT OF \$536.45
2016 WINTER TAXES PAID IN THE AMOUNT OF \$715.23

SPECIAL ASSESSMENTS: NOT EXAMINED.

2017 S.E.V.: \$68,900.00 TAXABLE VALUE: \$47,866.00
100% HOMESTEAD
SCHOOL DISTRICT: 53020

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. THE OWNER'S POLICY TO BE ISSUED DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:
 1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN ACCURATE SURVEY OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED.
 2. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
 3. ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
2. TAXES WHICH BECOME A LIEN PURSUANT TO PUBLIC ACT 143 OF 1995 AND ANY OTHER TAXES AND/OR ASSESSMENTS WHICH BECOME A LIEN OR BECOME DUE AND PAYABLE SUBSEQUENT TO THE CERTIFIED DATE OF THIS COMMITMENT. ANY ADDITIONAL TAXES FOUND DUE, AS A RESULT OF DENIAL OF A HOMESTEAD EXEMPTION IS EXCLUDED FROM COVERAGE.
3. THE INSURER ASSUMES NO LIABILITY FOR ANY TAX INCREASES WHICH MAY OCCUR DUE TO RETROACTIVE REVALUATION OR CHANGES IN LAND USAGE OR LOSS OF ANY HOMESTEAD EXEMPTION STATUS FOR SUBJECT PROPERTY.
4. RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL AGENCY IN AND TO ANY PART OF SUBJECT PROPERTY TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
5. OIL, GAS AND MINERAL RIGHTS IF ANY.
6. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
7. THE AFFIDAVIT OF AFFIXTURE OF MANUFACTURED HOME IS RECORDED IN LIBER 565 ON PAGE 1560.
8. TERMS, CONDITIONS AND PROVISIONS OF THE DRAIN RIGHT OF WAY, AS RECORDED IN LIBER 275 MISCELLANEOUS RECORDS, PAGE 215.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
(Continued)

9. PRIOR RESERVATION OF 1/2 INTEREST IN OIL, GAS AND MINERALS AS EVIDENCED IN LIBER 472, ON PAGE 215.
10. NOTE: IF YOU HAVE ANY QUESTIONS REGARDING THIS FILE, PLEASE CONTACT THE EXAMINER, KERI MATTHIES AT ITSSUPPORT@IBCP.COM

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

EXHIBIT A

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATION IN THE TOWNSHIP OF SHERMAN, COUNTY OF MASON, STATE OF Michigan, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 19 NORTH, RANGE 16 WEST, SHERMAN TOWNSHIP, MASON COUNTY, MICHIGAN.