

 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-102242**

1. Commitment Date: **05/15/2017 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 Determined**

\$TBD

Proposed Insured: **tbd, 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:

Argentine Real Estate, LLC; subject to the land contract interest of Robert Durk and Sherry Durk, husband and wife

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

Situated in the **Township of Argentine, County of Genesee, State of Michigan**

Parcel 1:

Part of the Northeast 1/4 of Section 34, Town 5 North, Range 5 East, Michigan, described as: Beginning at a point on the centerline of Silver Lake Road, which is North 1026 feet and North 73 degrees 36 minutes West 207.65 feet from the intersection of Main Street and the East and West 1/4 line in the Village of Argentine; thence North 73 degrees 36 minutes West 125 feet; thence North 215.65 feet to the North 1/8 line of said Section 34, as occupied; thence South 87 degrees 30 minutes East 120 feet; thence South 245.72 feet to the place of beginning, excepting therefrom the Southerly 33 feet reserved for Silver lake Road; being part of lots 2, 3, 4 and 5, Block 1, Village of Argentine, according to the plat thereof recorded in Liber 14 of plats, page 47, Genesee County Records.

Parcel 2:

Part of the Northeast 1/4 of Section 34, Town 5 North, Range 5 East, Michigan and part of Block 10 of the Plat of the Village of Argentine, according to the recorded plat thereof, as recorded in Liber 14 of plats, Page 47, Genesee County Records, described as: Beginning at a point on the centerline of Silver Lake Road that is North 1026 feet and North 76 degrees 36 minutes West 355.08 feet from the intersection of the centerline of Main Street, as recorded in said plat with the East and West 1/4 line of said Section 34; thence North 73 degrees 36 minutes West 163.58 feet; thence North 00 degrees 12 minutes West 252.17 feet; thence South 73 degrees 36 minutes East 167.7 feet; thence South 00 degrees 42 minutes West 250.43 feet to the place of beginning.



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

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

REQUIREMENTS

Commitment No.: **GRC-102242**

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 for review the Land Contract terms, covenants and conditions thereof between Argentine Real Estate, LLC, a Michigan limited Liability company, as Vendor and Robert Durk and Sherry Durk husband and wife.
 - E. Warranty Deed from Argentine Real Estate, LLC, a Michigan limited Liability company to Robert Durk and Sherry Durk husband and wife, in fulfillment of Land Contract, excepted on Schedule B - Section II.
 - F. Submit to the Company the Operating Agreement, including any amendments thereto, of Argentine Real Estate, LLC, and the Certificate issued by the Corporation Division of the Commercial Services Bureau of the Michigan Department of Energy, Labor and Economic Growth evidencing proper filing of the Articles of Organization.
****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.**
 - G. Warranty Deed from Robert Durk and Sherry Durk, husband and wife, to the proposed insured purchaser(s).
 - H. County Treasurer Redemption Certificate(s) for the Certificate(s) of Forfeiture excepted on Schedule B - Section II.
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 \$4,410.74 are DUE (includes \$130.00 for Fire, \$170.00 for Police and \$2,117.00 for Delinq. Sewer).

2016 Summer Taxes in the amount of \$2,145.97 are DUE.

2015 Taxes in the amount of \$6,627.95 are DUE.

2014 Taxes in the amount of \$6,328.76 are DUE.

Property Address: 9072 Silver Lake Road, Linden, Michigan 48451

Tax Parcel Number: 01-34-527-004

2016 State Equalized Value: \$84,600.00

Taxable Value: \$84,580.00

Principal Residence Exemption: 0%

School District: Linden Schools

Special Assessments: NONE

Note: Parcel 1

2016 Winter Taxes in the amount of \$674.70 are DUE (includes \$50.00 for Fire).

2016 Summer Taxes in the amount of \$672.43 are DUE.

2015 Taxes in the amount of \$1,370.37 are DUE.

2014 Taxes in the amount of \$1,339.79 are DUE.

Tax Parcel Number: 01-34-527-031

2016 State Equalized Value: \$35,300.00

Taxable Value: \$26,504.00

Principal Residence Exemption: 0%

School District: Linden Schools

Assessed Address: vacant on Silver Lake Rd.

Special Assessments: NONE

Note: Parcel 2

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

EXCEPTIONS

Commitment No.: **GRC-102242**

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. 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. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
9. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.
10. Right of Way granted to Consumers Power Company, disclosed by instrument recorded in Liber/Document# 629 Page 593.
11. Oil and Gas Lease in favor of C.E. Beck, as lessee, recorded in Liber/Document# 2334 Page 462, and any subsequent instruments pertinent thereto.
12. Terms, covenants and conditions as set forth in Joint Well Agreement recorded in Liber 2342, Page 938.
13. Release of Right of Way in favor of the Board of County Road Commissioners, disclosed by instrument recorded in Document# 200205090057290.
14. Land Contract and the terms, covenants and conditions thereof between Argentine Real Estate, LLC, a Michigan limited liability company, as Vendor and Robert Durk and Sherry Durk, husband and wife, as Vendee, disclosed by Memorandum of Land Contract recorded 6/6/201 in Document# 201006040049414.
15. Certificate of Forfeiture by the Genesee County Treasurer for the 2014 taxes, recorded 3/3/2016 Document# 201603030019520.