



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Commitment for Title Insurance

BY

Old Republic National Title Insurance Company

THROUGH ITS AGENT

Best Homes Title Agency, LLC

Schedule A

Commitment No.: **GRC-103850**

1. Commitment Date: **07/11/2017 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:

Keusch Brothers Limited Liability Company, a Michigan limited liability company

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

Situated in the **City of Portland, County of Ionia, State of Michigan**

The West 147 feet of Lot 52, Original Plat of the City of Portland, according to the plat thereof, Ionia 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

 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	Commitment for Title Insurance
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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 the Operating Agreement, including any amendments thereto, of Keusch Brothers Limited Liability Company 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.**
 - E. **Warranty Deed from Keusch Brothers Limited Liability Company, a Michigan limited liability company to the proposed insured purchaser(s).**
 - F. **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 \$201.46 are PAID.

2017 Summer Taxes in the amount of \$1,015.17 are DUE.

Property Address: 103 & 111 E. Grand River Ave., Portland, MI 48875

Tax Parcel Number: 34-300-050-000-175-00

2017 State Equalized Value: \$35,370.00

Principal Residence Exemption: 0%

Taxable Value: \$21,050.00

School District: Portland

Special Assessments: NONE

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Schedule BII	THROUGH ITS AGENT Best Homes Title Agency, LLC

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. 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. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
8. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.
9. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Looking Glass River.
10. The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of the waters of Looking Glass River.
11. Permanent Highway Easement granted to City of Portland, disclosed by instrument recorded in Liber 525, Page 962.