

**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**BHT** COMMERCIAL  
TITLE & ESCROW SERVICES

**Best HOMES**  
TITLE AGENCY, LLC

**Transaction Identification Data for reference only:**

Issuing Agent: **Best Homes Title Agency, LLC**  
Issuing Office: **4949 Plainfield Avenue NE, Grand Rapids, Michigan 49525**  
Telephone: (616) 885-9027 Facsimile: (616) 885-9033  
Commitment Number: **GRC-121818**  
Property Address: **5820 Shoeman Road, Haslett, MI**

1. Commitment Date: **11/29/2018** at 8:00 AM

2. Policy to be issued: Proposed Policy Amount

**a. ALTA Owner's Policy**

**Proposed Insured: Patsy Lou Williamson, Trustee of the Patsy Lou Williamson Trust dated April 30, 2009**


3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the said estate or interest in the Land is at the Commitment Date vested in:

**Patsy Lou Williamson, Trustee of the Patsy Lou Williamson Trust dated April 30, 2009**

5. The Land is described as follows:

**~ SEE ATTACHED LEGAL DESCRIPTION RIDER ~**

By:   
Authorized Countersignature

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**LEGAL DESCRIPTION RIDER**

Situated in the **Township of Williamston, County of Ingham, State of Michigan**

**Parcel 1:**

A parcel of land lying within the Southeast  $\frac{1}{4}$  of Section 9, Township 4 North, Range 1 East, Williamston Township, Ingham County, Michigan, described as: Commencing at the South  $\frac{1}{4}$  corner of said Section; thence North 04 degrees 22'04" West 1727.85 feet along the North-South  $\frac{1}{4}$  line of said Section to the place of beginning; thence continuing North 04 degrees 22'04" West 909.53 feet along the North-South  $\frac{1}{4}$  line to the center of said Section 9; thence North 88 degrees 36'27" East 318.78 feet; thence North 89 degrees 50'23" East 1002.71 feet; thence North 89 degrees 57'27" East 484.00 feet; thence South 04 degrees 12'15" East 1080.00 feet; thence South 89 degrees 57'27" West 484.00 feet to the West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  as shown on the recorded survey in Liber 3, Page 566; thence North 04 degrees 12'15" West 159.03 feet along said West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  as shown on the recorded survey in Liber 3, Page 566; thence North 89 degrees 57'15" West 1319.64 feet to the point of beginning.

**Parcel 2:**

Beginning at the West  $\frac{1}{4}$  corner of Section 9, Town 4 North, Range 1 West, Williamston Township, Ingham County, Michigan; thence North 04 degrees 23'43" West along the West line of Section, 1311.48 feet; thence North 88 degrees 41'38" East 1287.41 feet; thence North 88 degrees 47'44" East 676.56 feet; thence North 04 degrees 44'55" East 985.92 feet; thence North 87 degrees 50' 53" East 885.42 feet; thence North 04 degrees 10'39" West 40.28 feet; thence North 89 degrees 44'55" East 985.92 feet; thence North 87 degrees 10'48" East 108.85 feet; thence South 04 degrees 32'07" East 1399.93 feet; thence South 89 degrees 35'16" West 1321.74 feet to the center of Section 9; thence North 89 degrees 57'50" West along the East-West  $\frac{1}{4}$  line of said Section 2629.07 feet to the point of beginning.

**Parcel 3:**

A parcel of land in the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ , Section 9, Town 4 North, Range 1 East, Williamston Township, Ingham County, Michigan, described as: Commencing at the Northeast corner of said Section 9; thence South 89 degrees 52'30" West along the North line of said Section 9 a distance of 762.00 feet; thence South 00 degrees 07'30" East perpendicular to said North line 316.80 feet; thence North 89 degrees 52'30" East parallel with said North line 156.15 feet; thence South 00 degrees 07'30" East 919.77 feet to the point of beginning of this description; thence continuing South 00 degrees 07'30" East 1396.76 feet to the East-West  $\frac{1}{4}$  line of said Section 9; thence South 89 degrees 59'30" West along said East-West  $\frac{1}{4}$  line 515.02 feet to the North-South  $\frac{1}{8}$  line of the Northeast  $\frac{1}{4}$  of Section 9; thence North 04 degrees 29'40" West along said North-South  $\frac{1}{8}$  line 1399.93 feet; thence North 89 degrees 54'20" East 621.27 feet to the point of beginning.

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART I**

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**BHT** COMMERCIAL  
TITLE & ESCROW SERVICES

**Best**HOMES  
TITLE AGENCY, LLC

**Requirements**

**File No. GRC-121818**

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.
  - A. **Submit "Affidavit by Owner". Additional requirements may be made or exceptions taken for matters disclosed therein.**
  - B. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved. Additional requirements will be added, or exceptions taken, when the names of the Proposed Insured(s) have been determined and the Commitment is updated. The following requirements are listed only as reference based on the current status of Fee Simple title and the exceptions listed on Schedule B-Part II as of the effective date of this Commitment.**
  - C. **Current Certificate of Trust Existence and Authority for the Patsy Lou Williamson Trust, which complies with the requirements of MCL 565.432; MSA 26.745(2).**
  - D. **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.**
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**

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## **TAX INFORMATION SHEET**

The amounts shown as unpaid do not include collection fees, penalties or interest.

2018 Winter Taxes in the amount of \$34,636.82 are DUE if paid by 2/14/2019. Includes \$240.42 for Corccoran Drain; \$777.66 for Foster Drain; \$81.14 for Looking Glass River; \$184.52 for Jeffries Drain; and \$100.00 for police services.

2018 Summer Taxes in the amount of \$14,222.32 are PAID.

Property Address: 5820 Shoeman Road, Haslett, MI

Tax Parcel Number: 33-03-03-09-100-021 (Parcel 2)

2018 State Equalized Value: \$1,158,300.00

Principal Residence Exemption: 100%

Taxable Value: \$1,111,120.00

School District: 33060 Haslett

Special Assessments: \*\*A Drain Assessment has been identified on this property, but requires a final payoff prior to closing. Please contact the Ingham County Drain Commission directly at #517-676-8395 or via fax at : #517-676-8364 to obtain the payoff.\*\*

2018 Winter Taxes in the amount of \$2,555.39 are DUE if paid by 2/14/2019. Includes \$259.60 for Foster Drain.

2018 Summer Taxes in the amount of \$625.40 are PAID.

Tax Parcel Number: 33-03-03-09-200-012 (Parcel 3)

2018 State Equalized Value: \$61,000.00

Principal Residence Exemption: 0%

Taxable Value: \$47,903.00

School District: 33060 Haslett

Special Assessments: \*\*A Drain Assessment has been identified on this property, but requires a final payoff prior to closing. Please contact the Ingham County Drain Commission directly at #517-676-8395 or via fax at : #517-676-8364 to obtain the payoff.\*\*

2018 Winter Taxes in the amount of \$3,915.56 are DUE if paid by 2/14/2019. Includes \$8.85 for the 4th installment of a 4 year assessment for Andrews Drain.

2018 Summer Taxes in the amount of \$911.76 are PAID.

Tax Parcel Number: 33-03-03-09-400-006 (Parcel 1)

2018 State Equalized Value: \$87,000.00

Principal Residence Exemption: 0%

Taxable Value: \$71,232.00

School District: 33230 Williamston

Note: There is an assessment for Foster Drain due in the amount of \$547.17 that requires a final payoff prior to closing. Please contact the Ingham County Drain Commission directly at #517-676-8395 or via fax at :#517-676-8364 to obtain the payoff.\*\*

**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II**

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**Best**HOMES  
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**Exceptions**

**File No.: GRC-121818**

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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. 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.
3. 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.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.
8. Taxes and assessments that become a lien against the property after date of closing. The company assumes no liability for tax increases occasioned by retroactive revaluation or changes in the land usage for the insured premises.
9. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
10. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
11. Rights of tenants under unrecorded leases and all and all parties claiming by, through and thereunder.

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SCHEDULE B PART II**

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12. Oil and Gas Lease in favor of Mobile Oil Corporation, as lessee, recorded in Liber 1002 Page 93, and any subsequent instruments pertinent thereto. (Parcel 1)
13. Terms, covenants and conditions as set forth in instrument recorded in Document# 2014-025951. (Parcel 1)
14. Terms, covenants and conditions as set forth in instrument recorded in Document# 2017-032841. (Parcel 1)
15. Easement granted to GTE North Incorporated recorded in Liber 1733, Page 1108 (NE 1/4 and NW 1/4)
16. Oil and Gas Lease in favor of Mobil Oil Coproation, as lessee, recorded in Liber 1018 Page 768, and any subsequent instruments pertinent thereto. (NE 1/4 and NW 1/4)
17. Oil and Gas Lease in favor of John T. Stoliker, as lessee, recorded in Liber 1329 Page 108, and any subsequent instruments pertinent thereto. (NE 1/4 and NW 1/4)
18. Easement granted to The Detroit Edison Company recorded in Liber 2907, Page 533. (Parcel 2)
19. Easement granted for Wastewater Treatment recorded in Liber 2873, Page 356. (Parcel 2)
20. Easement granted to The Detroit Edison Company recorded in Liber 2293, Page 1055. (Parcel 2)
21. Easement granted to The Detroit Edison Company recorded in Liber 2293, Page 1055. (Parcel 3)
22. Easement granted to The Detroit Edison Company recorded in Liber 2519, Page 831. (Parcel 3)
23. Easement granted to The Detroit Edison Company recorded in Liber 2493, Page 466. (Parcel 3)
24. Easement for ingress and egress recorded in Liber 2263, Page 101 and Liber 2499, Page 128. (North portion)

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ALTA Commitment For Title Insurance 8-1-16

