

PRELIMINARY TITLE REPORT

Prepared for: Jones Law Office
120 West Main Street
PO Box 187
Marcellus MI 49067

Effective Date: July 27, 2018

Property Address: 17585 McKenzie Street, Cassopolis, Michigan 49031 (Camp Manitou Drive)

Title Vesting: C.K.S.K. LLC, a Michigan Limited Liability Company

Legal Description:

Land situated in Township of Volinia, County of Cass, State of Michigan, and described as follows:

Commencing at the Northeast corner of the West half of Section 35, Township 5 South, Range 14 West of the Michigan Meridian; thence South along the North and South center line of said Section to the low water mark of Little Fish Lake; thence following said low water mark to its point of intersection with the West line of the East half of the West half of said Section 35; thence North to a point 236 rods South of the North line of said Section; thence due East 25 rods; thence North 56 rods; thence East 53 rods; thence North 180 rods to the North line of said Section; thence East 2 rods to the place of beginning. SUBJECT TO Covenants, restrictions and easements of record.

Tax ID No. 14-140-035-002-00

Tax Information:

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Taxes for 2017 and prior years are paid.

2017 winter taxes in the amount of \$125.00 are paid.

2018 summer taxes in the amount of \$3,710.36 are due and payable.

Special Assessments: Little Fish Lake Weed \$125.00 (incl in winter bill)

2018 S.E.V.: is \$345,400.00; 2018 Taxable Value: is \$345,400.00

This is 0% homestead property.

School District: 14050 - Marcellus

Mortgages and Liens:

A Mortgage with an original amount of _____ executed between C.K.S.K. LLC, a Michigan Limited Liability Company to G.W. Jones Exchange Bank, dated May 31, 2017 and recorded June 2, 2017 in Liber 1124, Page 5, Cass County Records.

Easements and Restrictions:

Easement for Electric Line granted to Fruit Belt Electric Cooperative dated February 20, 1996 and recorded February 27, 1996 in Liber 605, Page 155, Cass County Records.

Rights of the United States of America, State of Michigan and the public as to any portion of the subject property lying below the ordinary high water mark of Little Fish Lake. Riparian rights are neither guaranteed nor insured.

NOTE: Access to the property is by private road. Subject to the rights of others, if any, to said private road and which is not required to be maintained by any governmental agency. Camp Manitou Drive is a Private Road.

NOTE: the homestead exemption status shown above is for information purposes only. The accuracy of which is neither guaranteed nor insured.

No liability is assumed by this company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any homestead exemption status for the insured premises.

NOTE: Tax information reported above is limited to the date of the most current computer input information in the Treasurer's Office and not necessarily the effective date hereof. A check with the Treasurer's Office should be made to determine the exact amount of taxes due, if any.

Liability of CASS COUNTY TITLE OFFICE, INC. is limited to a maximum of \$500.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Preliminary Title report does not evidence or assure the following:

1. Matters subsequent to Search date herein;
2. Parties in possession not evidenced by recorded documents;
3. Matter such as but not limited to, encroachments, overlaps, boundary disputes, as would be disclosed by a survey of the premises;
4. Property owners fees and assessments, unless recorded as a lien;
5. Mechanic's lien rights not evidenced by a recorded Mechanic's lien;
6. City and/or County codes and ordinances;
7. Valid outstanding easements, restrictions, rights-of-way, mineral leases, mineral reservations and mineral conveyances of record.

Note: This preliminary Title information is not a commitment to insure title. It is issued for informational purposes only and should not be used for title purposes when acquiring or conveying an interest in the land. If a sale results, this preliminary report should be revised to include a specific amount of insurance and identifying the proposed insured.

CASS COUNTY TITLE OFFICE, INC.

By: Garrett T. McNally
Its: Vice President