

**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-141755**  
Property Address: **302 Cutler St., Allegan, MI 49010**

1. Commitment Date: **11/22/2019** at 8:00 AM

2. Policy to be issued: \_\_\_\_\_ Proposed Policy Amount

**a. ALTA Owner's Policy**

**Proposed Insured: Amicus Management, Inc. acting as Receiver, pursuant to Stipulated Order Appointing Receiver in Allegan County Circuit Court Case No. 18-59532-CB, for Delano Mansion Inn, LLC, a Michigan limited liability company, Kent Neigebauer, an individual and the Personal Representative of the Estate of Marcia Neigebauer**

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:

**Amicus Management, Inc. acting as Receiver, pursuant to Stipulated Order Appointing Receiver in Allegan County Circuit Court Case No. 18-59532-CB, for Delano Mansion Inn, LLC, a Michigan limited liability company, Kent Neigebauer, an individual and the Personal Representative of the Estate of Marcia Neigebauer**

5. The Land is described as follows:

**~ SEE ATTACHED LEGAL DESCRIPTION RIDER ~**

By:  \_\_\_\_\_  
Authorized Countersignature

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ALTA Commitment For Title Insurance 8-1-16



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**LEGAL DESCRIPTION RIDER**

Situated in the **City of Allegan, County of Allegan, State of Michigan**

**Lot 114 and the East half of Lot 113 of the Village (now city) of Allegan, according to the recorded plat thereof. Also a strip of land 30 feet wide running across the South end of Lot 117, 118 and 119 to the center of Lot 119, Village (now city) of Allegan, according to the recorded plat thereof. That parcel of land in the City of Allegan, County of Allegan, State of Michigan, described as the East half of Lot 112 and the West half of lot 113 of the Village (now city) of Allegan, according to the recorded plat thereof, also commencing at the Southwest corner of Lot 119 of the Village (now city) of Allegan, according to the recorded plat thereof, running thence north on the West line of said lot 30 feet, thence East 33 feet; thence 30 feet to the South line of said Lot 119; thence West on the South line of said Lot 33 feet to the place of beginning.**

PRELIMINARY

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ALTA Commitment For Title Insurance 8-1-16

AMERICAN  
LAND TITLE  
ASSOCIATION



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

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TITLE & ESCROW SERVICES

**Best**HOMES  
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**Requirements**

**File No. GRC-141755**

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. **Record a certified copy of the Death Certificate for Marica Neigebauer.**
  - D. **Deed from Amicus Management, Inc. acting as Receiver, pursuant to Stipulated Order Appointing Receiver in Allegan County Circuit Court Case No. 18-59532-CB to a proposed purchaser.**
  - E. **Order Confirming Sale.**
  - F. **Record a proper certificate of redemption from certificate of forfeiture of real property for non-payment of the taxes for the 2017 taxes, excepted on Schedule B - Section II.**
  - G. **Discharge(s) of the mortgage(s) excepted on Schedule B - Section II. (In the event the loan is secured by a Mortgage allowing for advances of a credit line, please be advised that the borrower must authorize the lender to freeze the referenced credit line upon issuance of the payoff.)**

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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**

PRELIMINARY

## **TAX INFORMATION SHEET**

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

**2019 Winter Taxes in the amount of \$3,518.33 are DUE if paid by 2/14/2020.**

**2019 Summer Taxes in the amount of \$7,144.13 are DUE if paid by 12/31/2019..**

**2018 Combined Taxes in the amount of \$10,480.19 are DUE to the Allegan County Treasurer if paid by 12/31/2019.**  
**Includes 137.04 for sewer utility that was included in the 2018 Summer tax bill.**

**2017 Combined Taxes in the amount of \$12,233.63 are DUE to the Allegan County Treasurer if paid by 12/31/2019..**

**Property Address: 302 Cutler St., Allegan, MI 49010**

**Tax Parcel Number: 51-105-124-00**

**2019 State Equalized Value: \$240,900.00**

**Principal Residence Exemption: 0%**

**Taxable Value: \$162,625.00**

**School District: 03030 Allegan**

**Special Assessments: UNAVAILABLE**

PRELIMINARY

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**Exceptions**

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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. Easements as disclosed by the subdivision plat.
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. Rights of tenants under unrecorded leases and all and all parties claiming by, through and thereunder.

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11. Terms, provisions and conditions contained within the Stipulated Order Appointing Receiver as recorded in Liber 4336, Page 237.
12. Certificate of Forfeiture by the Allegan County Treasurer for the 2017 taxes, recorded 4/8/2019 in Liber 4333, Page 738.
13. Future Advance Mortgage between Kent Neigebauer and Marcia Neigebauer, husband and wife, as mortgagor, and The Huntington National Bank, as mortgagee, in the original stated principal amount of \_\_\_\_\_ dated 10/28/2013 recorded 12/16/2013 in Liber 3802, Page 237.
14. Mortgage between Kent W. Neigebauer and Marcia O. Neigebauer, husband and wife, as mortgagor, and Scott M. Ehrich and Karen S. Ehrich, husband and wife, as mortgagee, in the original stated principal amount of \_\_\_\_\_ dated 10/28/2013 recorded 12/16/2013 in Liber 3802, Page 250.

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