

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:Issuing Agent: **Best Homes Title Agency, LLC**Issuing Office: **4949 Plainfield Avenue NE, Grand Rapids, MI 49525**

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: **BH-243500**Property Address: **204 Michigan Avenue, Manton, MI 49663**

Revision Number:

SCHEDULE A1. Commitment Date: **February 12, 2024**

2. Policy to be issued: Proposed Policy Amount

a. 2021 ALTA® Owner's Policy

Proposed Insured: **Purchaser with contractual rights under a purchase agreement
with the vested owner identified as Item 4 below.**


3. The estate or interest in the Land at the Commitment Date is: FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

Parcel 1: The Estate of Adam Hagstrom**Parcel 2: The Estate of Sandra K. Hagstrom, deceased; subject to the land contract interest of The Estate of Adam Hagstrom****Parcel 3: Jerri Anne Hagstrom, survivor of herself and her deceased husband Adam E. Hagstrom**

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Best Homes Title Agency, LLC
Authorized SignatoryBest Homes Title Agency, LLC

Company Name

Farmington Hills, MI

City, State



This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the City of Manton, County of Wexford, State of Michigan:

Parcel 1: The South 1/2 of Lot 36, Entire Lot 37 and the North 1/2 of Lot 38, Manton Development Association's Addition to the Village of Manton, according to the recorded Plat thereof, Wexford County Records.

Parcel 2: The South 1/2 of Lot 38, Entire Lot 29 and that part of Lot 40 described as the West 46 feet of the North 33.6 feet of Lot 40 of the Manton Development Association's Addition to the Village of Manton, according to the recorded Plat thereof, Wexford County Records.

Parcel 3: Commencing at the Southwest corner of Lot 40 of Manton Development Association's Addition to the Village of Manton, thence North 16.4 feet; thence East 44 feet; thence South 16.4 feet; thence West 44 feet to the Point of Beginning, according to the recorded Plat thereof, Wexford County Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART I—Requirements

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.
5. Current Letters of Authority for the Estate of Adam E. Hagstrom, naming Jerri Anne Hagstrom personal representative.

****NOTE:** The above must be submitted to the Company for review prior to closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.

6. Deed executed by the Personal Representative of the Estate of Sandra K. Hagstrom, deceased, to The Estate of Adam E. Hagstrom, in fulfillment of the land contract recorded in Liber 383, Page 876, conveying Parcel 2.
7. Deed executed by the Personal Representative of the Estate of Adam E. Hagstrom, deceased, to Jerri Anne Hagstrom.
8. Discharge or satisfactory Subordination Agreement for the mortgage(s) excepted on Schedule B - Section II, or the mortgage will appear as an exception on the policy to be issued. >> In the event the loan is secured by a mortgage purported to allow for advances of a credit line, please be advised that IT IS A REQUIREMENT that the Mortgagor of said mortgage MUST AUTHORIZE THE LENDER TO FREEZE THE REFERENCED CREDIT LINE UPON ISSUANCE OF THE PAYOFF and PROVIDE WRITTEN AUTHORIZATION TO CLOSE SAID CREDIT LINE ACCOUNT to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent. <<

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
5. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.
6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
7. Taxes or special assessments which are not shown as existing liens by the Public Records.
8. Taxes, blight tickets, and assessments which become due and payable, or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
10. Easements as disclosed by the subdivision plat, including overflow from a dam on Elmore Ave.
11. Land Contract and the terms, covenants and conditions thereof between The Estate of Sandra K. Hagstrom, as Vendor and The Estate of Adam E. Hagstrom, as Vendee, disclosed by Memorandum of Land Contract recorded October 9, 2001 in Liber 383 Page 876.
12. Mortgage between Adam E. Hagstrom, as mortgagor, and Merry Inn Restaurant, Inc., a Michigan corporation, as mortgagee, in the original stated principal amount of _____ dated October 4, 2001 recorded October 9, 2001 in Instrument 396. (Affects Parcels 1 and 2)
13. 2023 Winter Taxes in the amount of \$122.33 are DUE if paid by February 29, 2024
2023 Summer Taxes in the amount of \$111.08 are PAID
Property Address: 204 Michigan Ave
Tax Parcel Number: MN-M-DV-036 (Parcel 1)
2023 State Equalized Value: \$3,500.00 Taxable Value: \$3,500.00

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Principal Residence Exemption: 0% School District: Manton Consolidated Schools
Special Assessments: NONE

14. 2023 Winter Taxes in the amount of \$2,178.29 are DUE if paid by February 29, 2024
2023 Summer Taxes in the amount of \$1,978.02 are PAID
Property Address: 204 N Michigan
Tax Parcel Number: MN-M-DV-039 (Parcel 2)
2023 State Equalized Value: \$78,000.00 Taxable Value: \$62,302.00
Principal Residence Exemption: 0% School District: Manton Consolidated Schools
Special Assessments: NONE
15. 2023 Winter Taxes in the amount of \$6.94 are DUE if paid by February 29, 2024
2023 Summer Taxes in the amount of \$6.34 are PAID
Property Address: V/L
Tax Parcel Number: MN-M-DV-040A (Parcel 3)
2023 State Equalized Value: \$200.00 Taxable Value: \$200.00
Principal Residence Exemption: 0% School District: Manton Consolidated Schools
Special Assessments: NONE

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.