

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Hassett Title Company, Inc.

(File Number: 202157160)

Auction Tract 13

(Monroe County, Michigan)

For February 25, 2021 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Gary Heath, Linda Heath and/or LG Real Estate LLC

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Hassett Title Company, Inc.
Issuing Office: 33 E. Front Street, Monroe, MI 48161
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 202157160
Issuing Office File Number: 202157160
Property Address: Vacant Land, MI
Revision Number:

1. Commitment Date: January 20, 2021 at 8:00 A.M.

2. Policy to be issued:

Proposed Policy Amount

(a) 2006 ALTA Owner's Policy Standard

\$1.00

Proposed Insured:

(b) 2006 ALTA Loan Policy Standard

Proposed Insured:

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

Fee Simple

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

LG Real Estate LLC

5. The Land is described as follows:

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

STEWART TITLE GUARANTY COMPANY

Douglas W. Hassett
Authorized Countersignature

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 202157160

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Land Situated in the Township of Dundee, Monroe County, Michigan, described as:

A parcel of land being part of the East half of Section 2, Town 6 South, Range 6 East and being more particularly described as follows: Commencing at a found capped pipe in a monument box marking the Southeast corner of Section 2; thence South 88 degrees 55 minutes 10 seconds West, on the South line of the Southeast quarter of Section 2, a distance of 32.20 feet to a point on the West line of the Ann Arbor Road; thence North 00 degrees 56 minutes 15 seconds West on the West line of the Ann Arbor Road, a distance of 1989.70 feet to a typical 5/8 inch diameter by 30 inch long capped iron pin set on the True Point of Beginning of the parcel herein described; thence South 57 degrees 42 minutes 21 seconds West, a distance of 1510.71 feet to a typical capped iron pin set on the West line of the East half of Section 2, also being the East line of US 23; thence North 01 degrees 01 minutes 58 seconds West on the West line of the East half of Section 2, also being the East line of US 23, a distance of 1934.88 feet to a point; thence North 88 degrees 59 minutes 31 seconds East, a distance of 1293.28 feet to a point on the West line of the Ann Arbor Road; thence South 00 degrees 56 minutes 15 seconds East on the West line of the Ann Arbor Road, a distance of 1150.35 feet to the True Point of Beginning.

Tax Id No. 58-04-002-001-01

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 202157160

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. Provide satisfactory evidence to the Company that the improvements located on the property to be insured do not or will not include any house trailer, mobile home or manufactured housing unit.
6. SUBMIT COPY OF THE OPERATING AGREEMENT FOR LG REAL ESTATE LLC..
7. RECORD WARRANTY DEED FROM THE OWNER TO THE PARTY TO BE INSURED.
8. **[Specific lien information has been redacted. All liens are to be satisfied and removed at or prior to closing.]**

9. All taxes paid through 2019. 2020 Summer taxes are paid, amount is \$469.08. 2020 Winter taxes are **UNPAID**, amount is \$786.82.
10. Payment of unpaid taxes and special assessments, plus interest and penalty, interest and collection fees, if any, or same to be shown on final policy.
11. Possible special assessment for drain cleaning by the Monroe County Drain Commissioner. Contact the Drain Commission at (734) 240-3108 for additional information and amount due.
12. Tax Id No. 58-04-002-001-01

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 202157160

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. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. 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, changes in the land usage or loss of any principal residence exemption status for the insured premises.
8. 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 that 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. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Affidavit Attesting that Qualified Agricultural Property or Qualified Forest Shall Remain Qualified Agricultural Property dated December 27, 2012 and recorded January 2, 2013 as Document No. [2013R00131](#).
10. Easement to GTE North Inc., dated October 28, 1991 and recorded February 26, 1992 in [LIBER 1208 PAGE 010](#).
11. Easement to General Telephone Company of Michigan dated April 20, 1981 and recorded May 6, 1981 in [LIBER 840 PAGE 109](#).
12. Highway Easement to the State of Michigan dated August 22, 1946 and recorded October 2, 1946 in [LIBER 329](#)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

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13. Rights of the public in that part of land lying in a public road or highway.
14. LIENS OR CHARGES WHICH MAY BECOME DUE OR A LIEN UPON THE PROPERTY DUE TO BOND CHARGES FOR SEWER/WATER PURSUANT TO MICHIGAN STATUTES AND TOWNSHIP ORDINANCES.

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