

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Hassett Title Company, Inc.

(File Number: 202157182)

**Auction Tract 5 (part of),
Tract 6 (part of) and Tract 8**

(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: 202157182
Issuing Office File Number: 202157182
Property Address: Day Road, 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

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File No. 202157182

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

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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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 Section 1, Town 6 South, Range 6 East and being more particularly described as follows: Beginning at a found pin in a monument box marking the North quarter corner of Section 1; thence South 01 degrees 10 minutes 15 seconds East, on the North-South centerline of Section 1, a distance of 292.99 feet to a point; thence South 38 degrees 19 minutes 16 seconds East a distance of 136.43 feet to a typical capped iron pin set; thence South 01 degrees 24 minutes 26 seconds East a distance of 602.38 feet to a typical capped iron pin set; thence South 23 degrees 28 minutes 15 seconds West a distance of 167.83 feet to a typical capped iron pin set; thence South 02 degrees 02 minutes 14 seconds East a distance of 93.48 feet to a typical capped iron pin set; thence South 71 degrees 41 minutes 41 seconds East, a distance of 177.58 feet to a typical capped iron pin set; thence South 04 degrees 15 minutes 37 seconds East, a distance of 244.29 feet to a typical capped iron pin set; thence South 22 degrees 39 minutes 27 seconds East a distance of 71.11 feet to a typical capped iron pin set; thence South 36 degrees 09 minutes 24 seconds East a distance of 305.66 feet to a typical capped iron pin set; thence South 01 degrees 53 minutes 47 seconds West a distance of 457.68 feet to a typical capped iron pin set; thence South 15 degrees 55 minutes 30 seconds East, a distance of 221.53 feet to a typical capped iron pin set; thence South 25 degrees 16 minutes 11 seconds East, a distance of 176.54 feet to a typical capped iron pin set; thence South 01 degrees 44 minutes 23 seconds West a distance of 139.20 feet to a typical capped iron pin set; thence South 63 degrees 37 minutes 23 seconds West a distance of 272.33 feet to a typical capped iron pin set; thence South 68 degrees 17 minutes 36 seconds West a distance of 265.63 feet to a typical capped iron pin set on the North-South centerline of Section 1; thence South 01 degrees 10 minutes 15 seconds East, a distance of 144.61 feet to a point; thence North 87 degrees 30 minutes 53 seconds East, a distance of 109.49 feet to a point; thence South 01 degrees 27 minutes 15 seconds East, a distance of 482.54 feet to a point on the centerline of Hatter Road; thence South 89 degrees 53 minutes 31 seconds West on the centerline of Hatter Road, a distance of 507.95 feet to a point; thence South 81 degrees 04 minutes 47 seconds West on the centerline of Hatter Road, a distance of 547.15 feet to a point; thence South 60 degrees 25 minutes 29 seconds West on the centerline of Hatter Road, a distance of 12.48 feet to a point; thence North 01 degrees 27 minutes 15 seconds West a distance of 566.38 feet to a point; thence South 89 degrees 35 minutes 18 seconds West a distance of 379.66 feet to a point; thence North 01 degrees 07 minutes 48 seconds West a distance of 1870.89 feet to a point; thence North 89 degrees 11 minutes 41 seconds East a distance of 230.00 feet to a point; thence North 01 degrees 07 minutes 47 seconds West a distance of 1303.91 feet to a point on the North line of the Northwest quarter of Section 1; thence North 88 degrees 47 minutes 48 seconds East on the North line of the Northwest quarter of Section 1, a distance of 1099.32 feet to the True Point of Beginning.

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

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 202157182

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 \$1,283.47. 2020 Winter taxes are **UNPAID**, amount is \$4,292.97.
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. 58-04-001-002-01

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

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STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 202157182

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. Grant of Easement by Dundee Cement Company to the Village of Dundee dated January 21, 1974 and recorded February 20, 1974 in [LIBER 661 PAGE 627](#).
10. 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](#).
11. Easement for Gas to Michigan Gas Utilities, a Division of UtiliCorp United, Inc., dated August 11, 2000 and recorded August 17, 2000 in [LIBER 1932 PAGE 969](#).

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

12. Notice Regarding Statutory Obligations Applicable to Property dated March 15, 2002 and recorded March 20, 2002 in [LIBER 2190 PAGE 886](#).
13. Rights of the public in that part of land lying in a public road or highway.
14. Rights of the public in that part of land lying in river, creek or drain, if any.
15. 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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