

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Branch County Abstract & Title

(File Number: Pre-2026-486)

Auction Tracts 1 - 5

(Branch County, Michigan)

For June 30, 2026 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

**Trustee of the Gentry Revocable Living Trust Agreement dated
April 6, 2005**



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

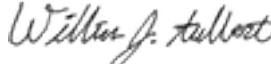
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Sally F. Tyler, President

By: 
William J. Aulbert, Secretary

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.



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements;
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Branch County Abstract & Title

Issuing Office: 22 Tibbits Plaza
Coldwater, MI 49036

Issuing Office's ALTA® Registry ID: 0001379

Loan ID Number:

Commitment Number: Pre-2026-486

Issuing Office File Number: Pre-2026-486

Property Address: 174 North Centennial Road, Coldwater, MI 49036 and Dorrance Rd & South Michigan Avenue, Coldwater, MI 49036

Revision Number: 1

SCHEDULE A

1. Commitment Date: June 16, 2026 at 05:00 PM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy
Proposed Insured: PARTY TO BE INSURED
Proposed Amount of Insurance: \$
The estate or interest to be insured: Fee simple
 - b. 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: Fee simple
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:
Gerald G. Gentry and Joyce Ann Gentry, Co-Trustees of Gentry Revocable Living Trust Agreement dated April 6, 2005
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

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Form 50245826 (4-26-24)





BRANCH COUNTY ABSTRACT & TITLE

22 Tibbits Plaza, Coldwater, MI 49036

Telephone: (517) 278-6960

Countersigned:

By: _____

Authorized Signatory

Heather Hyliard, License #1203151

Branch County Abstract & Title, License #0009932

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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. Pay unpaid taxes and assessments unless shown as paid.
6. If this transaction is subject to reporting under the Residential Real Estate Reporting Rule ("RRE Rule") issued by FinCEN, the Reporting Person (typically the Company's Policy Issuing Agent) must be provided with all necessary information before closing the transaction contemplated herein. The Reporting Person, as defined under the RRE Rule and required by Federal law, must collect additional information for certain transactions pursuant to the Bank Secrecy Act. Failure by any party to furnish the required information may delay the closing or prevent the Company from issuing the requested title insurance policy.
7. RECORD a certified copy of the Death Certificate of Gerald G. Gentry in Branch County Register of Deeds.
8. RECORD a certified copy of the Death Certificate of Joyce Ann Gentry in Branch County Register of Deeds.
9. RECORD Certificate of Trust for the Gerald G. Gentry and Joyce Ann Gentry, Co-Trustees of Gentry Revocable Living Trust Agreement dated April 6, 2005

NOTE: Insurer reserves the right for further requirements upon examination of above instrument.

10. RECORD proper conveyance from Gerald G. Gentry and Joyce Ann Gentry, Co-Trustees of Gentry Revocable Living Trust Agreement dated April 6, 2005 to party to be insured.
11. NOTE: Search of records finds no outstanding voluntary liens affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in subject property.

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12. Tax Code Number: 12-070-034-200-010-00 (Parcel 1)

2025 Summer Taxes are paid. (amount \$1,092.72)

2025 Winter Taxes are paid. (amount \$1,633.81)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2026 Tax Value: \$104,196.00

2026 SEV: \$256,200.00

Principal Residence Exemption - 100%, (Property Class Agricultural Improved and Coldwater Community School District) per 2026 Tax Records (subject to change at any time)

13. Tax Code Number: 12-070-026-300-050-00 (Parcel 2)

2025 Summer Taxes are paid. (amount \$213.87)

2025 Winter Taxes are paid. (amount \$319.75)

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY, AND NO LIABILITY IS TAKEN FOR THE ACCURACY OF SAID INFORMATION.

Special Assessments: None

2026 Tax Value: \$20,395.300

2026 SEV: \$70,200.00

Principal Residence Exemption - 100%, (Property Class Agricultural Vacant and Coldwater Community School District) per 2026 Tax Records (subject to change at any time)

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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. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages 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 the Public Records.
5. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the Public Records.
6. Rights, if any, in the Mansfield Railroad bed crossing said premises as set forth in the legal description.
7. Easement in favor of Consumers Energy Company, formerly known as Consumers Power Company recorded in Liber 414 on Page 279, Branch County Records. (Parcel 1)
8. Terms and provision of a Warranty Deed to State Highway Commissioner, dated December 29, 1964 and recorded December 30, 1964 in Liber 302 Page 234A-235, Branch County Records. (Parcel 1)
9. Terms and provision of a Warranty Deed to State Highway Commissioner, dated December February 4, 1965 and recorded February 15, 1965 in Liber 302 on Page 431-432, Branch County Records. (Parcel 2)
10. Interest of the United States, the State of Michigan or any political subdivision thereof and others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records, that may be produced from the captioned Land.

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11. Rights of the Public and/or any governmental unit in any part thereof taken, deeded and/or being used for street, road or highway purposes.
12. This information report is not an abstract or opinion of title. This report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. This report is provided without payment or consideration of any kind and is provided without any promise to obtain from the title insurer a title insurance policy.

BRANCH COUNTY ABSTRACT & TITLE, INC.

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**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Branch, State of Michigan and is described as follows:

Land in the Township of Coldwater, Branch County Michigan:

Property 1:

The South 6 1/2 rods in width of the Northeast quarter of the Northeast quarter of Section 34. ALSO the East 3/4ths of the South half of the Northeast quarter of Section 34 in Town 6 South of Range 6 West, Coldwater, Branch County, Michigan. ALSO, commencing at a point 32 1/2 rods South of the Northeast corner of Section 34, Township of Coldwater, Branch County, Michigan, thence West 36 rods, thence South 41 rods, thence East 36 rods, and thence North to beginning. Also 32 1/2 rods North and South by 24 rods East and West in the Northeast corner of Section 34, Township of Coldwater, Branch County, Michigan, EXCEPT the North 20 rods and 10 links in width of said land. ALSO EXCEPTING land sold to Frank Dorman and wife December 27, 1924 by deed recorded in Liber 164, Page 503, Branch County Records. Subject to rights, if any, in the Mansfield Railroad bed crossing said premises. EXCEPT a parcel of land deeded from Warren L. Parke and Florence M. Parke, husband and wife, to John C. Mackie, as State Highway Commissioner of the State of Michigan, as stated in a Warranty Deed dated December 29, 1964 and recorded on December 30, 1964 in Liber 302, Page 234A, in the Branch County Register's Office.

EXCEPT: All that part of Tract "A" lying Northeasterly and Northwesterly of the following described Easterly right of way line of I-69. The lands described above in fee contain 11.9 acres, more or less, of which 0.3 acres, more or less, is subject to an existing right of way easement.

Tract "A": Parcel No. 1: The South 6 1/2 rods in width of the Northeast quarter, (NE1/4) of the Northeast quarter (NE1/4) of Section 34; ALSO, the East 3/4 (E3/4) of the South half (S1/2) of the Northeast quarter (NE1/4) of Section 34, Town 6 South, Range 6 West.

Parcel No. 2: Commencing at a point 32 1/2 rods South of the Northeast Corner of Section 34, Township of Coldwater, Branch County, Michigan; thence West 36 rods; thence South 41 rods; thence East 36 rods; and thence North to beginnings; ALSO, 32 1/2 rods North and South by 24 rods East and West in the Northeast corner of Section 34, Township of Coldwater, Branch County, Michigan, EXCEPT, the North 20 rods and 10 Links in width in said land. EXCEPTING, land described as: Beginning at a point 20 rods and 10 Links South of the North East corner of Section 34 in Town 6 South, Range 6 West, running thence West 15 rods; thence South 5-1/3 rods; thence East 15 rods; thence North to the place of beginning.

The Easterly right of way line of I-69 is described as follows: Beginning at a point on the East line of Section 34, Town 6 South, Range 6 West, that is South 0°24'5" East from the the Northeast corner of said Section 34, 943 feet; thence South 89°35'45" West, 33 feet; thence North 23°50'00" West 423 feet; thence North 47°16'25" West, 228.97 feet; thence South 42°43'35" West, 1075.68 feet to a point of a curve to the left having a radius of 5626.58 feet and a Delta Angle of 42°37'40"; thence along the arc of said curve 4186.15 feet to the point of tangent of said curve also being the point of ending of this Easterly right of way line.

Together with all right of direct egress from said premises retained by grantors to the highway to be constructed on the premises herein described, and all right of direct ingress from said Highway to said premises retained by the grantors.

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ALSO EXCEPTING: Beginning at a point 20 rods and 10 links south of the northeast corner of Section 34 in Town 6 South, Range 6 West, running thence west 15 rods, thence south 5 1/3 rods, thence east 15 rods, thence north to the place of beginning. ALSO, 20 rods 10 links north and south by 15 rods east and west in the northeast corner of Section 34 in Town 6 South of Range 6 West. EXCEPTING a parcel sold to the Michigan State Highway Commission in Liber 302 on Page 421A, Branch County Records. ALSO EXCEPTING: Part of N 73.5 rods of W 44 rods of E 1/2 of NE 1/4 lying S of I-69 Hwy Sec 34 T6S R6W L627 P917.

Property 2:

All that part of the West 1/2 of the South 1/2 of the Southwest 1/4 of Section 26, Town 6 South, Range 6 West, which lies East of land deeded for State Highway I-69 in Liber 302 on pages 431-431A, Branch County Records. Except beginning in the center of intersection of Michigan Avenue and Dorrance Road, thence due North 200 feet, thence due West 150 feet, thence due South 200 feet, thence due East 150 feet to beginning.

EXCEPTING: Parcel X: All that part of the following described Tract "A" lying between a line that is 103 feet Westerly of and at right angles and parallel to reference line "A" and a line that is 103 feet Easterly of and at right angles and parallel to reference line "B" of I-69. ALSO, all that part of the Northeast quarter (NE1/4) of the Northeast quarter (NE1/4), Town 6 South, Range 6 West of Section 34, lying Easterly of reference line "B" of I-69.

Parcel Y: ALSO, that part of Tract "A" described as following: Beginning at a point on the South line of Section 27, Town 6 South, Range 6 West, that is North 89° 36' 05" West, 606.84 feet from Southeast corner of said Section 27; thence North 74° 36' 05" West 127.50 feet; thence North 89°36'05" West 215 feet; thence South 0°23'55" West 33 feet; thence South 89°36'05" East 338.16 feet to point of beginning.

Parcel Z: ALSO, all that part of Tract "A" which lies Easterly of the above described Parcel X and Northerly of a line described as follows: Beginning at a point that is South 89°43'20" East 1321.01 feet and South 00°13'35" East 1450.66 feet from the West quarter corner of Section 26, Town 6 South, Range 6 West; thence North 62°00'00" West 165 feet, more or less, to a point of ending on the Easterly line of said Parcel X.

The lands described above in fee contain 23.9 acres; more or less, of which 0.3 acre, more or less, is subject to an existing right of way easement.

Tract A: The Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section 26; ALSO, 44 rods East and West by 73 1/2 rods North and South in the Northwest corner of the East half (E1/2) of the Northeast quarter (NE1/4) of Section 34, EXCEPTING THEREFROM the Plat of White City Plat, recorded in Liber 3 of Plats, Page 42, Branch County Records, and EXCEPT right, if any, in Mansfield Railroad bed. ALSO, the East half (E1/2) of the Southeast quarter (SE1/4) of Section 27, Town 6 South, Range 6 West, EXCEPT right, if any, in Mansfield Railroad bed.

ALSO: The East half (E1/2) of the Northwest quarter (NW1/4) of the Northeast quarter (NE1/4) of Section 34, Town 6 South, Range 6 West; ALSO, the South half (S1/2) of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section 27 in Town 6 South, Range 6 West. ALSO, the North 1 rod in width of the Southeast quarter (SE1/4) of the Northeast quarter (NE1/4) of Section 27 in Town 6 South, Range 6 West. ALSO, the North 1/2 (N1/2) of the Southwest quarter (SW1/4) of the Northeast quarter (NE1/4) of Section 27, Town 6 South, Range 6 West, EXCEPT the right of way of Mansfield, Coldwater and Lake Michigan Railroad, if any, ALSO, Subject to rights reserved by Alva Clark in deed recorded in Liber 46, Page 392, Branch County Register's Office, Coldwater, Michigan. ALSO, the East 3/5 of the two following descriptions: the South 15 acres of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4); ALSO, the North 10 acres of the Southwest quarter (SW1/4) of

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the Southeast quarter (SE1/4) all in Section 27 in Town 6 South, Range 6 West, Coldwater, Branch County, Michigan; ALSO, the East 36 and 3/5 rods in width of the South 30 acres of the West half (W1/2) of the Southeast quarter (SE1/4) of Section 27, in Town 6 South, Range 6 West:, EXCEPTING school site in the Southeast corner being 10 rods North and South, 16 rods East and West subject to rights, if any, in Coldwater Mansfield and Lake Michigan Railroad, ALSO, West half (W1/2) of the Northwest quarter (NW1/4) of the Northwest quarter (NW1/4) of Section 35, Town 6 South, Range 6 West, Coldwater, Branch County Michigan.

The reference line "A" of I-69 is described as follows: Beginning at a point on the East and West quarter line of Section 34, Town 6 South, Range 6 West, that 15 South 89°44'00" West 2397.69 feet from the East quarter post of said Section 34, said point also being on the arc of 1°15' curve to the right, having 2 radius of 4583.66 feet and a central angle of 42°37'40"; thence Northerly along the arc of said curve 1475.20 feet; (a chord bearing of North 35°10'17" East) to a point of tangent; thence North 42°43'35" East 3124.77 feet to the point of curvature of a 1° curve to the left having & radius of 5729.58 feet and a central angle of 43°32'13"; thence Northerly along the arc of said curve 4353.69 feet to point of tangency being the point of ending of reference Line "A".

The reference line "B" of I-69 is described as follows: Beginning at a point on the East and West quarter line of Section 34, Town 6 South, Range 6 West, that is South 89°44'00" west 2196.93 feet from the East quarter post of said Section 34, said point also being on the arc of a 1° curve to the right, having a radius of 5729.58 feet and a central angle of 42°37'40"; thence Northerly along the arc of said curve 1829.00 feet (chore bearing North 33°34'53" East) to a point of tangents; thence North 42°43'35" East 3136.26 feet to the point of curvature of a 1° 15' curve to the left, having a radius of 4583.66 feet and central angle of 43°32'13"; thence Northly along the arc of said curve 3482.96 feet to point of tangency being the point of ending of reference Line "B".

Together with all rights of ingress and egress, if any there be, to, from and between Parcels X and Y and the remainder of Tract "A". It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantors, their heirs, successors or assigns.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appearing: To Have and to Hold the said premises, as herein described, with the appertaining unto the said Michigan State Highway Commission and to its successors in office and assigns, forever.

Grantors warrant that said real estate Is free of all encumbrances, except: No exceptions .

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Privacy Notice (Rev 05/11/16) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE BRANCH COUNTY ABSTRACT & TITLE, INC., DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Branch County Abstract & Title, Inc., pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as _____, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

How often do/does Branch County Abstract & Title, Inc., notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Branch County Abstract & Title, Inc., protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Branch County Abstract & Title, Inc., collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Branch County Abstract & Title, Inc., 22 Tibbits Plaza, Coldwater, MI 49036



Privacy Notice

Last Updated and Effective Date: December 1, 2024

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