

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Hassett Title Company, Inc.

(File Number: 202157198)

Auction Tract 2 (part of) **(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
Old Republic National Title Insurance 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: 202157198
Issuing Office File Number: 202157198
Property Address: 6211 North Ann Arbor Road, Dundee, MI 48131
Revision Number:

1. Commitment Date: January 21, 2021 at 8:00 A.M.

2. Policy to be issued:

Proposed Policy Amount

(a) 2006 ALTA Owner's Policy Standard

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

Old Republic National Title Insurance Company

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File No. 202157198

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
Old Republic National Title Insurance Company

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

A parcel of land being part of the Southwest quarter of Section 36, Town 5 South, Range 6 East, and being more particularly described as follows: Beginning at a found capped bar in a monument box marking the South quarter corner of Section 36; thence South 88 degrees 48 minutes 44 seconds West on the South line of the Southwest quarter of Section 36, a distance of 1319.05 feet to a point; thence North 01 degrees 18 minutes 07 seconds West a distance of 2143.96 feet to a point; thence North 88 degrees 48 minutes 44 seconds East a distance of 441.73 feet to a point; thence South 78 degrees 23 minutes 12 seconds East a distance of 166.88 feet to a typical 5/8 inch diameter by 30 inch long capped iron pin set; thence South 25 degrees 55 minutes 13 seconds East a distance of 232.16 feet to a typical capped iron pin set; thence South 04 degrees 58 minutes 47 seconds East a distance of 306.90 feet to a typical capped iron pin set; thence South 27 degrees 13 minutes 54 seconds East a distance of 125.35 feet to a typical capped iron pin set; thence South 43 degrees 31 minutes 29 seconds East a distance of 203.60 feet to a typical capped iron pin set; thence South 17 degrees 12 minutes 57 seconds East a distance of 252.53 feet to a typical capped iron pin set; thence South 59 degrees 21 minutes 43 seconds East a distance of 398.22 feet to a typical capped iron pin set on the East line of the Southwest quarter of Section 36; thence South 01 degrees 15 minutes 59 seconds East on the East line of the Southwest quarter of Section 36, a distance of 874.06 feet to the True Point of Beginning.

Tax ID No. 58-11-036-013-10

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**
ISSUED BY
Old Republic National Title Insurance Company

Requirements

File No.: 202157198

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 OPERATING AGREEMENT FOR LG REAL ESTATE LLC.**
7. **RECORD WARRANTY DEED FROM 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 \$429.41. 2020 Winter taxes are UNPAID, amount is \$745.02.
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. 58-11-036-013-10.

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

ISSUED BY
Old Republic National Title Insurance Company

Exceptions

File No.: 202157198

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. 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.
5. Taxes which are due and payable subsequent to the date of policy.
6. Rights of Dower, homestead or other marital rights of the spouse, if any, of any individual insured.
7. Existing water, mineral, oil and exploitation rights which are not of record.
8. Restrictions or restrictive Covenants affecting the property described in Schedule A and not appearing in the chain of title to the land.
9. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which a correct survey would show.
10. 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.
11. 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.
12. Affidavit Attesting the Qualified Agricultural Property or Qualified Forest shall remain Qualified Agricultural Property recorded January 2, 2013 as [Document No. 2013R00130](#). (With Other Land)

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

ISSUED BY
Old Republic National Title Insurance Company

Exceptions

13. Michigan State Highway Department Easement Release and Restrictions dated October 3, 1946 and recorded February 17, 1947 in [Liber 336, Page 37](#).
14. Rights of the public in that part of land lying in a public road or highway.
15. Rights of the public in that part of land lying in river, creek or drain.
16. 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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