

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Hassett Title Company, Inc.

(File Number: 202157188)

Auction Tract 10

(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: 202157188
Issuing Office File Number: 202157188
Property Address: Address Unknown, Dundee, MI 48131
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. 202157188

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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EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land being part of the Southeast quarter of Section 1, Town 6 South, Range 6 East, and being more particularly described as follows: Commencing at a found pipe marking the Southeast corner of Section 1; thence North 89 degrees 52 minutes 44 seconds West a distance of 446.45 feet to a point on the centerline of Dundee-Azalia Road; thence North 01 degrees 20 minutes 43 seconds West, on the centerline of Dundee-Azalia Road, a distance of 1055.32 feet to the True Point of Beginning of the parcel herein described; ;thence South 89 degrees 24 minutes 38 seconds West and passing a found iron pin on the West line of Dundee-Azalia Road, a total distance of 660.00 feet to a found iron pin; thence South 01 degrees 20 minutes 43 seconds East, a distance of 660.00 feet to a found iron pin; thence South 89 degrees 24 minutes 38 seconds West, a distance of 1439.97 feet to a found capped pin; thence North 01 degrees 27 minutes 15 seconds West and passing a set railroad spike on the centerline of Hatter Road at a distance of 1209.85 feet, a total distance of 1401.15 feet to a point on the approximate centerline of the Macon River; thence the following 6 calls on the approximate centerline of the Macon River, South 84 degrees 27 minutes 30 seconds East a distance of 235.22 feet to a point; thence North 65 degrees 57 minutes 29 seconds East a distance of 350.07 feet to a point; thence North 78 degrees 23 minutes 57 seconds East a distance of 311.48 feet to a point; thence North 81 degrees 12 minutes 55 seconds East a distance of 312.81 feet to a point; South 80 degrees 58 minutes 22 seconds East a distance of 101.23 feet to a point; South 64 degrees 06 minutes 17 seconds East a distance of 451.82 feet to a point; thence South 01 degrees 11 minutes 05 seconds East and passing a typical 5/8 inch diameter by 30 inch long capped iron pin set on the approximate high bank of the Macon River, and also passing a typical capped iron pin set on the North line of Hatter Road, a total distance of 206.37 feet to a point on the centerline of Hatter Road; thence North 89 degrees 11 minutes 10 seconds West on the centerline of Hatter Road, a distance of 70.66 feet to a point; thence South 01 degrees 11 minutes 05 seconds East, a distance of 208.84 feet to a found iron pin; thence South 89 degrees 11 minutes 10 seconds East, a distance of 417.68 feet to a found iron pipe; thence North 01 degrees 11 minutes 05 seconds West a distance of 208.84 feet to a point on the centerline of Hatter Road; thence North 89 degrees 11 minutes 10 seconds West, a distance of 222.35 feet to a point; thence North 01 degrees 11 minutes 05 seconds West, and passing a typical capped iron pin set on the North line of Hatter Road and passing a typical capped iron pin set on the approximate high bank of the Macon River, a total distance of 169.20 feet to a point on the approximate centerline of the Macon River; thence South 86 degree 39 minutes 13 seconds East on the centerline of the Macon River, a distance of 304.58 feet to a point on the centerline of Dundee Azalia Road, thence South 01 degrees 20 minutes 43 second East on the centerline of Dundee-Azalia Road, a distance of 679.86 feet to the True Point of Beginning of the parcel herein described.

Tax ID No. 58-04-001-020-01

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 202157188

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 taxes are UNPAID. 2020 Summer tax** amount is \$569.34, partial payment of \$513.72 has been made, **unpaid balance** is \$55.62. **2020 Winter tax** amount is \$1,895.56.
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. 58-04-001-020-01

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 202157188

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. Pole Line Permit to The Detroit Edison Company dated January 26, 1959 and recorded April 10, 1959 in [LIBER 477 PAGE 435](#).
11. Notice Regarding Statutory Obligations Applicable to property dated March 15, 2002 and recorded March 20, 2002 in [LIBER 2190 PAGE 886](#).

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

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Exceptions

12. Rights of the public in that part of land lying in a public road or highway.
13. Rights of the public in that part of land lying in drain.
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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