

**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

**ALTA COMMITMENT FORM**

**This Commitment is not complete without appropriate Schedules and corresponding Jacket unless otherwise agreed in writing**

**The Policy (or Policies) to be issued is (are) exempt from the filing requirements of section 2236 of the Insurance code of 1956, 1956 PA 218, MCL 500.2236.**

**SCHEDULE A**

1. Commitment Number: 24976-0516T Effective Date: May 13, 2016 at 08:00 AM

2. Policy or Policies to be issued:

(a) \_\_\_\_\_Owner's Policy (ALTA Own. Policy (06/17/06)) Policy Amount \$

Proposed Insured:

**To Be Named Later**

(b) \_\_\_\_\_Loan Policy (ALTA Loan Policy (06/17/06) ) Policy Amount \$

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date by:

**Roderick Parker**

4. The land referred to in this policy is described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

Parcel 1: All that part of the Northwest quarter of the Southwest quarter of Section 32, Township 19 North, Range 14 East, Port Austin Township, Huron County, Michigan, lying South of the centerline of existing US-25; EXCEPT Commencing at the West quarter corner of said Section 32; thence North  $01^{\circ}52'28''$  West along the West line of said Section 32, 383.56 feet; thence South  $55^{\circ}54'43''$  East, 549.75 feet to the true point of beginning of said parcel of land; thence continuing South  $55^{\circ}54'43''$  East, 90.00 feet; thence South  $34^{\circ}05'17''$  West, 166.21 feet; thence North  $56^{\circ}14'12''$  West, 90.00 feet; thence North  $34^{\circ}05'17''$  East, 166.72 feet to the point of beginning; also, EXCEPT Commencing at the West quarter corner of said Section 32; thence North  $01^{\circ}52'20''$  West along the West line of said Section 32, 383.56 feet; thence South  $55^{\circ}54'43''$  East, 639.75 feet to the true point of beginning of said parcel of land; thence continuing South  $55^{\circ}54'43''$  East, 100.00 feet; thence South  $34^{\circ}05'17''$  West, 165.63 feet; thence North  $53^{\circ}57'11''$  West, 100.06 feet; thence North  $34^{\circ}05'17''$  East, 162.21 feet to the point of beginning; also, EXCEPT Commencing at the West quarter corner of said Section 32; thence North  $01^{\circ}52'28''$  West along the West line of said Section 32, 383.56 feet; thence South  $55^{\circ}54'43''$  East, 749.75 feet to the true point of beginning of said parcel of land; thence continuing South  $55^{\circ}54'43''$  East, 110.00 feet; thence South  $34^{\circ}05'17''$  West, 176.11 feet; thence North  $52^{\circ}38'03''$  West, 110.18 feet; thence North  $34^{\circ}05'17''$  East, 169.81 feet to the point of beginning; also, EXCEPT Any part deeded to the State Highway Commissioner in Liber 350 of Deeds, page 526; also, EXCEPT A piece of land 100 feet square situated in the Northwest corner of the Northwest quarter of the Southwest quarter of Section 32, Township 19 North, Range 14 East.

Parcel 2: The Southwest quarter of the Southwest quarter of Section 32, Township 19 North, Range 14 East, Port Austin Township, Huron County, Michigan, EXCEPT Commencing at a point on the South line of said Section 32, 466 feet East of the Southwest corner of said Section 32; thence North 11 rods; thence East 11 rods; thence South 11 rods to the South line of said Section 32; thence West along the South line of said Section 32, 11 rods to the point of beginning.

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Commitment No. 24976-0516T

**SCHEDULE B - SECTION I**  
REQUIREMENTS

The following requirements must be met:

- (1) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
  - (2) Pay us the premiums, fees and charges for the policy.
  - (3) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded.
  - (4) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
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## SCHEDULE B - SECTION II EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- (1) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession thereof. Paragraph 2 (c) of the Covered Risks is hereby deleted.
- (2) Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
- (3) Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
- (4) Covenants, conditions and restrictions, if any, appearing in the public records.
- (5) Any easements or servitudes appearing in the public records.
- (6) Any lease, grant, exception or reservation of mineral rights appearing in the public records.
- (7) NOTE FOR INFORMATION: Notwithstanding any provisions of the policy or commitment to the contrary, the Company makes no representation or assurance regarding compliance or non-compliance with the provisions of PA 591 of 1996. (PA 591 of 1996 revises the Subdivision Control Act.)
- (8) Taxes and assessments general or special unless the roll is open for payment in the office of the County Treasurer. Also taxes and special assessments which constitute a lien, but are not yet due and payable. Also taxes or assessments not shown as existing liens by public records, but which may have a retroactive lien date imposed by operation of law. Also taxes and assessments which become due and payable after the commitment date, including taxes or assessments which may be added to the tax rolls or tax bill after the commitment date as a result of the taxing authority disallowing or revising an allowance of a tax exempt status. Real estate taxes are paid through 2015.

**Parcel 1 Tax ID# 3220-332-133-00**

2015 Summer: \$507.36

2015 Winter: \$682.34

2015 SEV: \$93,100.00 2015 Taxable: \$48,393.00

**Parcel 2 Tax ID# 3220-332-134-00**

2015 Summer: \$257.90

2015 Winter: \$346.79

2015 SEV: \$90,500.00 2015 Taxable: \$24,599.00

NOTE: The tax history is provided for information only; the company accepts no liability for accuracy of information contained therein. NOTE: On the above tax amount(s) if delinquent, there may also be due an amount for interest, penalty and collection fee. NOTE: Tax information obtained from the local taxing authority discloses that the 2015 taxes were assessed as 100% Homestead property. Any questions regarding the current homestead status of the property should be directed to the local taxing authority. NOTE: If subject property is connected to public/community water or sewer, furnish a copy of the current bill to United Title Agency showing that all charges have been paid to date or the Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the date of the Policy.

- (9) Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

**Issued by:**  
**United Title Agency**  
**209 E. Huron Avenue**  
**Bad Axe, MI 48413**  
**989-269-9072 (Phone)**  
**989-269-9889 (Fax)**  
[info@united-title.com](mailto:info@united-title.com)