

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

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

Issuing Agent: United Title Agency Co., LLC
Issuing Office's ALTA® Registry ID: 1010860
Commitment No.: 202211066N004
Issuing Office File No.: 202211066N004
Property Address: SW1/4 of SE1/4 of Sec 5 on Richardson Road, Pigeon, MI 48755

SCHEDULE A

1. Commitment Date: October 19, 2022 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2021 Owner's Policy
Proposed Insured: To Be Named Later
Proposed Amount of Insurance: \$TBD
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:

Kevin Blaine Buchholz

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SCHEDULE A (Continued)

5. The Land is described as follows:

The Southwest quarter of the Southeast quarter of Section 5, Township 16 North, Range 11 East, Oliver Township, Huron County, Michigan.

Issued through the Office of:
United Title Agency Co., LLC
209 E. Huron Avenue
Bad Axe, MI 48413
Tel. (989) 269-9072 Fax (989) 269-9889
Email info@united-title.com



Authorized Countersignature

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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. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1402 of Huron County Records, Page 185, or same will be shown in the final policy.
6. Amend and Replace Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property as recorded in Liber 1767 of Huron County Records, page 692.
7. Cancellation and release of record of the Land described herein from the lien of:
 - A) Future Advance Mortgage from Kevin Buchholz, an unmarried individual for the benefit of Port Austin State Bank recorded in Liber 1767 of Huron County Records, Page 673, and any other obligations secured thereby and/or described therein.
 - B) Assignment of Leases and Rents from Kevin Buchholz, an unmarried individual for the benefit of Port Austin State Bank recorded in Liber 1767 of Huron County Records, Page 681, and any other obligations secured thereby and/or described therein.

In the event any lien to be paid and satisfied and cancelled of record is an Equity Line lien, it is required that the send a written statement on behalf of the mortgagor to the Equity Line lender along with the payoff check instructing the lender to mark the note and Mortgage paid and satisfied and to return both

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documents for cancellation of record AND instruct the Equity Line lender to close said account and issue no more checks or drafts since the payoff was quoted. (Sample "written statements" are available from this Company upon request.)

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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. Tax No. 3217-005-008-00
Property Type: Agricultural
All taxes paid through: 2021
2021 Winter Taxes in the amount of \$863.67; Including special assessment for: Pigeon River \$107.84
2022 Summer Taxes in the amount of \$502.77 (payment status unknown)
SEV: \$164,000.00
Taxable Value \$48,434.00
The 2022 taxes were assessed as 100% Agricultural property.
3. Release of Right of Way to Huron County Road Commission recorded in Liber 507 of Huron County Records, page 75.
4. Memorandum of Lease recorded in Liber 1196 of Huron County Records, page 317. Corrected Memorandum of Lease recorded in Liber 1243 of Huron County Records, page 46. Confirmation of Assignment of Lease Documents and Assignment recorded in Liber 1459 of Huron County Records, page 99.

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5. Title to all oil, gas and minerals within and underlying the Land, together with all mining rights and other rights, privileges and immunities relating thereto.
6. Rights of the public and any Governmental Agency in and to any part of subject property taken, used or deeded for street, road or highway purposes.
7. This policy does not insure against loss or damage by reason of the following:
 - (a) 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.
 - (b) Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
 - (c) Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.

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