

# 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.: 202310991N004/RC  
Issuing Office File No.: 202310991N004/RC  
Property Address: Mazure & Atwater Road, Ubly, MI 48475  
Revision No.: 1

## **REVISED COMMITMENT DATED DECEMBER 8, 2023 NO. 1**

### **SCHEDULE A**

1. Commitment Date: December 1, 2023 at 08:00 AM
2. Policy to be issued:
  - a. ALTA 2021 Owner's Policy  
Proposed Insured: TO BE DETERMINED  
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:  
  
Dawn M. Ellsworth and Denise L. Burkhead
5. The Land is described as follows:

The Southwest quarter of the Southeast quarter of Section 20, Township 15 North, Range 14 East, Paris Township, Huron County, Michigan EXCEPTING the East 2 1/2 rods thereof.

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Commitment No.: 202310991N004/RC

## SCHEDULE A

(Continued)

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

*Legan M. Schlosser*

Authorized Countersignature

PRELIMINARY

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AMERICAN  
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ASSOCIATION



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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 443 Page 406, 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 1273 at Page 82.
7. The policy amount for either the Mortgagee or Owner, above, is "to be determined" and the invoice will be prepared upon receipt of the amount. The Company reserves the right to make amendments to requirements and exceptions upon notification of the policy amount.

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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. 18-020-011-00  
Property Type: Agricultural  
All taxes paid through: 2023 Summer ; 2023 Winter taxes are due and payable  
2023 Winter Taxes in the amount of \$297.10 due and payable  
2023 Summer Taxes in the amount of \$212.63 paid  
SEV: \$115,200.00  
Taxable Value: \$20,282.00  
The 2023 taxes were assessed as 100.00% Homestead property.
3. The recapture of Huron County taxes in the event subject Land ceases to qualify for special land use value.
4. Release of right of way to Huron County Road Commission recorded in Liber 370 at Page 194.
5. Release of right of way to Huron County Road Commission recorded in Liber 538 at Page 644.
6. Rights and interests, if any, of riparian owners, the public, the State of Michigan, or any Governmental

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entities, to use the surface, subsurface and bed of the adjoining lake, river or stream for purposes of navigation and recreation as established by its mean high water mark.

7. Easements, restrictions, rights-of-way, and road and/or highway rights-of-way of usual and ordinary nature, of record.
8. Rights or claims of parties in possession not shown by the Public Records.
9. 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.
10. 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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