

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.: 202410238N004
Issuing Office File No.: 202410238N004
Property Address: V/L Crockard Road, Kinde, MI 48445

SCHEDULE A

1. Commitment Date: April 26, 2024 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:

Deanna Marie Rice

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

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

Commitment No.: 202410238N004

SCHEDULE A (Continued)

5. The Land is described as follows:

The Southwest quarter of Section 32, Township 18 North, Range 13 East, Dwight Township, Huron County, Michigan; EXCEPT Commencing at the Southwest corner of said Section 32; thence South 90° East along the South line of said Section 32, 1124.72 feet to the point of beginning of this description; thence North 00°50'50" East, 359.0 feet; thence South 90° East, 329.34 feet; thence South 00°12'59" East, 358.96 feet; thence North 90° West, 335.0 feet to the point of beginning.

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

PRELIMINARY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

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

Commitment No.: 202410238N004

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.

PRELIMINARY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

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

Commitment No.: 202410238N004

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. 07-032-008-00
Property Type: Agricultural
All taxes paid through: Summer 2023
2023 Summer Taxes in the amount of \$1,719.25
2023 Winter Taxes in the amount of \$2,402.19 (Unpaid - \$2,570.35 due if paid by 5/31/2024)
SEV: \$628,500.00
Taxable Value \$160,798.00
The 2023 taxes were assessed as 100% Agricultural property.
3. Release of Right of Way to Huron County Road Commission as recorded in Liber 301, page 537.
4. Release of Right of Way to Huron County Road Commission as recorded in Liber 317, page 636.
5. Memorandum of Lease as recorded in Liber 861, page 305.
6. Easement and Right of Way to Thumb Electric Cooperative, Inc. as recorded in Liber 890, page 584.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Investors Title Insurance Company

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

Commitment No.: 202410238N004

7. Memorandum of Lease as recorded in Liber 1118, page 548.
8. Rights or claims of parties in possession not shown by the Public Records.
9. Easements, restrictions, rights-of-way, and road and/or highway rights-of-way of usual and ordinary nature, of record.
10. 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.
11. 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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

