

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Hassett Title Company, Inc.

(File Number: 202157178)

**Auction Tract 3 (part of)
and Tract 4 (part of)
(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
Old Republic National Title Insurance 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: 202157178
Issuing Office File Number: 202157178
Property Address: Day Road, Dundee, MI 48131
Revision Number:

1. Commitment Date: January 15, 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

Old Republic National Title Insurance Company

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ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
Old Republic National Title Insurance Company

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

Part of Northwest 1/4 of Section 1, Town 6 South, Range 6 East described as: Commencing at the Northwest corner of Section 1, Town 6 South, Range 6 East; thence North 88 degrees 49 minutes 08 seconds East 91.89 feet along the North line of said Section and the centerline of Day Road for a place of beginning; thence continuing along the North line of said Section and the center line of Day Road North 88 degrees 49 minutes 08 seconds East 1259.89 feet; thence South 1 degree 07 minutes 47 seconds East 208.71 feet; thence North 88 degrees 49 minutes 08 seconds East 208.71 feet; thence South 1 degree 07 minutes 47 seconds East 1095.20 feet; thence South 89 degrees 11 minutes 41 seconds West 1411.62 feet along the South line of the North fractional 1/2 of the Northwest fractional 1/4 of said Section; thence North 0 degrees 56 minutes 05 seconds West 611.67 feet along the East line of U.S. 23; thence in the arc of a tangential circular curve concave to the West, radius 171,997.34 feet, chord North 0 degrees 59 minutes 58 seconds West 380.03 feet along the East line of U.S. 23; thence non-tangentially South 88 degrees 55 minutes 41 seconds West 60.00 feet along the East line of U.S. 23; thence in the arc of a non-tangential circular curve concave to the West, radius 171,937.34 feet, chord North 1 degree 07 minutes 09 seconds West 293.8 feet along the East line of U.S. 23 to the place of beginning, being a part of the North fractional 1/2 of the Northwest fractional 1/4 of said Section 1.

Tax ID No. 58-04-001-004-00

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I**

ISSUED BY
Old Republic National Title Insurance Company

Requirements

File No.: 202157178

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 Summer taxes are paid, amount is \$541.52. 2020 Winter taxes are UNPAID, amount is \$908.30.
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. 58-04-001-004-00

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
Old Republic National Title Insurance Company

Exceptions

File No.: 202157178

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. 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.
5. Taxes which are due and payable subsequent to the date of policy.
6. Rights of Dower, homestead or other marital rights of the spouse, if any, of any individual insured.
7. Existing water, mineral, oil and exploitation rights which are not of record.
8. Restrictions or restrictive Covenants affecting the property described in Schedule A and not appearing in the chain of title to the land.
9. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which a correct survey would show.
10. 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.
11. 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](#).
12. Easement for Gas to Michigan Gas Utilities, a Division of Utilicorp United Inc., recorded August 17, 2000 in [LIBER 1932 PAGE 969](#).
13. Easement to General Telephone Company of Michigan dated April 20, 1981 and recorded May 6, 1981 in [LIBER](#)

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**

ISSUED BY
Old Republic National Title Insurance Company

Exceptions

[840 PAGE 107.](#)

14. Highway Easement to the State of Michigan dated August 22, 1946 and recorded October 2, 1946 in [LIBER 329 PAGE 324.](#)
15. Rights of the public in that part of land lying in a public road or highway.
16. Rights of the public in that part of land lying in river, creek or drain, if any.
17. 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.
18. 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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