

# Investors Title Insurance Company

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

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

**Transaction Identification Data for reference only:**

Issuing Agent: United Title Agency Co., LLC  
Issuing Office's ALTA® Registry: 1010860  
Commitment No.: 202210116N004  
Issuing Office File No.: 202210116N004  
Property Address: Risky Road, Owendale, MI 48754

## SCHEDULE A

1. Commitment Date: February 8, 2022 at 08:00 AM

2. Policy to be issued:

a. ALTA Owners Policy (06/17/06) Policy Amount: \$TBD

Proposed Insured: To Be Named Later

b. ALTA Loan Policy (06/17/06) Policy Amount: \$

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:

Mary Louise Temple, Trustee of the Mary Louise Temple Trust dated July 16, 2007 and Carol Ann Attwood, as tenants in common

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## SCHEDULE A (Continued)

5. The Land is described as follows:

The South half of the Northwest quarter of Section 17, Township 15 North, Range 10 East, Brookfield Township, Huron County, Michigan, EXCEPT Commencing at the West quarter corner of said Section 17; thence North 00° East along the West line of said Section 17, 627.00 feet to the point of beginning of this description; thence North 00° East along the West line of said Section 17, 225.00 feet; thence North 88°44'04" East, 286.00 feet; thence South 00° West and parallel with the West line of said Section 17, 225.00 feet; thence South 88°44'04" West, 286.00 feet to the point of beginning, also EXCEPT Commencing at the West quarter corner of said Section 17; thence North 00°43'51" West along the West line of said Section 17, 550.85 feet to the point of beginning of this description; thence North 00°43'51" West along the West line of said Section 17, 76.15 feet; thence North 88°00'14" East, 286.00 feet; thence North 00°43'51" West and parallel with the West line of said Section 17, 225.00 feet; thence South 88°00'14" West, 286.00 feet; thence North 00°43'51" West along the West line of said Section 17, 76.15 feet; thence North 88°00'14" East, 401.45 feet; thence South 00°43'51" East and parallel with the West line of said Section 17, 377.30 feet; thence South 88°00'14" West, 401.45 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

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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 1123 of Huron County Records, Page 592, or same will be shown in the final policy.

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## SCHEDULE B, PART II Exceptions

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. Tax No. 3203-017-003-25  
Property Type: Agricultural  
All taxes paid through: 2021  
2021 Summer Taxes in the amount of \$1,144.63  
2021 Winter Taxes in the amount of \$1,895.31  
SEV: \$291,100.00  
Taxable Value \$110,266.00  
The 2021 taxes were assessed as 100% Agricultural property.
2. Oil and Gas Lease recorded in Liber 430 of Deeds, page 357; together with any assignment, assignment of working interest, assignment of overriding royalty interest and any mortgages and security interest affecting said lease.
3. Oil and Gas Lease recorded in Liber 498 of Huron County Records, page 425; together with any assignment, assignment of working interest, assignment of overriding royalty interest and any mortgages and security interest affecting said lease.
4. Easements, restrictions, rights-of-way, and road and/or highway rights-of-way of usual and ordinary nature, of record.
5. Rights of the public and any Governmental Agency in and to any part of subject property taken, used or

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deeded for street, road or highway purposes.

6. 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.

PRELIMINARY

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