

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.: 202011610N004
Issuing Office File No.: 202011610N004
Property Address: 10206 Sebewaing Road, Sebewaing, MI 48759

SCHEDULE A

1. Commitment Date: September 24, 2020 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: \$TBD
Proposed Insured: TBD
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:

David F. Volz and Karen R. Volz, husband and wife and Joanne E. Brooks, as tenants in common

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SCHEDULE A (Continued)

5. The Land is described as follows:

West half of the Southeast quarter of Section 11, Township 15 North, Range 9 East, Sebewaing Township, Huron County, Michigan, EXCEPT Commencing at the South quarter corner of said Section 11; thence North 88°00'51" East along the South line of said Section 11, 374.00 feet to the point of beginning of this description; thence North 01°59'09" West, 553.00 feet; thence North 88°00'51" East and parallel with the South line of said Section 11, 297.00 feet; thence South 01°59'09" East, 553.00 feet; thence South 88°00'51" West along the South line of said Section 11, 297.00 feet to the point of beginning, as described by survey dated August 8, 2017, by Case Surveying, Job No. 10320.

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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Form No. 201-16-A

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule A
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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 1628 of Huron County Records, Page 90, 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 1614 of Huron County Records, page 788.

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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. 3223-011-007-20
Property Type: Agricultural
All taxes paid through: Summer 2020
2019 Winter Taxes in the amount of \$3,359.81; Including special assessments for: Sebewaing River \$314.94, Swamp Creek & Me \$ 221.46
2020 Summer Taxes in the amount of \$1,506.67
SEV: \$306,400.00
Taxable Value \$145,142.00
Homestead
The 2019 & 2020 taxes were assessed as 100.00% Agricultural property.
2. Memorandum of Wind Farm Easement Agreement as recorded in Liber 1327 of Huron County Records, page 293; and any and all assignments, affidavits, liens and any other recorded documents pertaining to this wind document.
3. Sebewaing Road Right of Way as disclosed by Survey dated August 8, 2017, by Case Surveying, Job No. 10320.
4. 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.
5. This policy does not insure against loss or damage by reason of the following:

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- (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.

NOTE: Item(s) above, are hereby deleted.

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