



ALBRECHT AUCTION SERVICE, L.L.C.

Serving the Area Since 1954

875 State Road • P.O. Box 50 • Vassar, MI 48768
(989) 823.8835 • (800) 882.5359 • FAX (989) 823.2543
Website: www.BidNow.us • E-mail: info@BidNow.us

The Preliminary Title Work is provided by United Title in Bad Axe.

Title work was done prior to the Tract numbers being assigned for the Auction and that is the reason Tract numbers are hand written on the policies and grouped in no particular order on the (4) commitments ending in #: 2036, 2037, 2038 and 2039.

The Title Work was updated for the Auction on December 28, 2020.



MEMBER MICHIGAN AND NATIONAL AUCTIONEERS ASSOCIATIONS



Tracts 1, 6, 12, 14

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.: 202012036N004
Issuing Office File No.: 202012036N004
Property Address: Pigeon Road, Bad Axe, MI 48413
Filion Road, Filion, MI 48432
Limerick Road, Kinde, MI 48445
McMillan Road, Port Austin, MI 48467

SCHEDULE A

1. Commitment Date: December 28, 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: , its successors and/or assigns as their interests may appear
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:
Filion Farms, Inc., a Michigan corporation

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

SCHEDULE A

(Continued)

5. The Land is described as follows:

Tract ¹⁴14: The East 3/4 of the Southwest quarter of the Southeast quarter of Section 9, Township 16 North, Range 12 East, Colfax Township, Huron County, Michigan, EXCEPT Commencing at the South quarter corner of said Section 9; thence North 88°46'29" East along the South line of said Section 9, 654.91 feet to the point of beginning of this description; thence North 00°48'31" West, 340.0 feet; thence North 88°46'29" East, 640.59 feet; thence South 00°48'31" East along the East one-eighth line of said Section 9, 340.0 feet; thence South 88°46'29" West along the South line of said Section 9, 640.59 feet to the point of beginning.

Tract ¹²12: Beginning at the South quarter corner of Fractional Section 18, Township 17 North, Range 13 East, Lincoln Township, Huron County, Michigan; thence North 88°07' West along the South line of said Fractional Section 18, 424.91 feet; thence North 01°53' East, 200.0 feet; thence North 88°07' West, 353.12 feet; thence North 03°19'30" East, 1110.63 feet; thence South 88°02'06" East along the South one-eighth line of said Fractional Section 18, 782.97 feet; thence South 03°19'21" West along the North and South quarter line of said Fractional Section 18, 1309.57 feet along the North and South quarter line of said Fractional Section 18 to the point of beginning, being in and a part of the Southeast quarter of the Southwest quarter of Section 18, Township 17 North, Range 13 East.

Tract ⁶6: The South half of Section 2, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan, EXCEPT Commencing at the South quarter corner of said Section 2; thence North 90° East along the South line of said Section 2, 792.15 feet to the point of beginning of this description; thence North 00° East, 300.0 feet; thence North 90° East, 242.0 feet; thence South 00° West, 300.0 feet; thence South 90° West along the South line of said Section 2, 242.0 feet to the point of beginning. *ALSO EXCEPT approx 53A± that is being removed w/ homestead on Thomas Rd.*

Tract ¹1: The North half of the Southeast quarter of Section 28, Township 18 North, Range 12 East, Hume Township, Huron County, Michigan, EXCEPT Commencing at the East quarter corner of said Section 28; thence South 00° West along the East line of said Section 28, 738.50 feet; thence North 90° West, 417.00 feet to the point of beginning of this description; thence South 00° West, 350.0 feet; thence North 90° West, 220.0 feet; thence North 00° East, 350.0 feet; thence South 90° East, 220.0 feet to the point of beginning.

This page is only a part of a 2016 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 2006 - 2016 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.

AMERICAN
LAND TITLE
ASSOCIATION



Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

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

Nancy Rolston

Authorized Countersignature

This page is only a part of a 2016 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 2006 - 2016 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.

AMERICAN
LAND TITLE
ASSOCIATION



Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

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 1462 of Huron County Records, Page 636, or same will be shown in the final policy. - Tract 14
6. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 634, or same will be shown in the final policy. - Tract 12
7. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 600, or same will be shown in the final policy. - Tract 6
8. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 598, or same will be shown in the final policy. - Tract 1
9. Cancellation and release of record of the property described herein from the lien of:

Future Advance Mortgage from Filion Farms, Inc., a Michigan Corporation for the benefit of Northstar Bank recorded in Liber 1256 of Huron County Records, Page 70, and any other obligations secured thereby and/or described therein.

In the event any lien to be paid and satisfied and cancelled of record is an Equity Line lien, it is required that the Settlement Agent send a written statement on behalf of the mortgagor to the Equity Line lender

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

along with the payoff check instructing the lender to mark the note and Deed of Trust paid and satisfied and to return both documents for cancellation of record AND instruct the Equity Line lender to close said account and issue no more checks or drafts since the payoff was quoted. (Sample 'written statements' are available from this Company upon request.)

PRELIMINARY

This page is only a part of a 2016 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 2006 - 2016 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.



Form No. 201-16-B

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule B
Page 5

Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

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. Tract ¹⁴ Tax No. 3206-009-009-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$214.58
2020 Winter Taxes in the amount of \$701.98; Including special assessment for: McMullen Drain \$291.45 (due & payable)
SEV: \$97,200.00
Taxable Value \$20,468.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
2. Tract ¹² Tax No. 3214-018-010-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$177.72
2020 Winter Taxes in the amount of \$344.53 (due & payable)
SEV: \$66,300.00
Taxable Value \$16,952.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
3. Tract ⁶ Tax No. 3216-002-013-00

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$3,993.79
2020 Winter Taxes in the amount of \$5,519.07 (due & payable)
SEV: \$1,126,000.00
Taxable Value \$380,924.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.

4. Tract 1 Tax No. 3211-028-006-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$739.78
2020 Winter Taxes in the amount of \$938.86 (due & payable)
SEV: \$267,700.00
Taxable Value \$71,265.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
5. Highway Easement Release to the State of Michigan as recorded in Liber 189 of Deeds, page 151. - Tract 14
6. Drain right of way as recorded in Liber 2 of Misc. Records, page 498. - Tract 14
7. Release of Right of Way to Huron County Road Commission as recorded in Liber 322 of Deeds, page 516. - Tract 12
8. Subject to the rights, if any, of any of the insured property being in and a part of railroad property. - Tract 12
9. Release of Right of Way to the Huron County Drain Commissioner as recorded in Liber 672 of Huron County Records, page 19. - Tract 12
10. Reservation of 50% of Oil, Gas and Mineral Rights as recorded in Liber 163 of Deeds, page 299; and subsequent notices as recorded in Liber 296 of Deeds, page 151; Liber 369 of Deeds, page 397; Liber 440 of Deeds, page 91; and Liber 840 of Huron County Records, page 746. - Tract 6

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 1, 6, 12, 14

Investors Title Insurance Company

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

Commitment No.: 202012036N004

11. Oil and Gas Lease as recorded in Liber 418 of Deeds, page 77 and Liber 470 of Huron County Records, page 156, and any and all subsequent conveyances affecting these leases. - Tract 6
12. Easement and Right of Way to Thumb Electric Cooperative, Inc. as recorded in Liber 890 Huron County Records, Page 376. - Tract 6
13. Oil and Gas Lease as recorded in Liber 423 of Deeds, page 264, and any and all subsequent conveyances affecting this lease. - Tract 6
14. Right of Way to Huron County Road Commission as recorded in Liber 741 of Huron County Records, page 570; and in Liber 706 of Huron County Records, page 144. - Tract 6
15. Driveway Easement as contained in Warranty Deed recorded in Liber 432 of Deeds, page 282. - Tract 4
16. Right of Way to Huron County Road Commission as recorded in Liber 291 of Deeds, page 495; in Liber 434 of Deeds, page 373. - Tract 4
17. Rights of tenants in possession under unrecorded lease(s).
18. 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.
19. 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.

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

This page is only a part of a 2016 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 2006 - 2016 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.



Form No. 201-16-B

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule B
Page 8

Tracts 3, 4, 5, 7, 9

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.: 202012037N004
Issuing Office File No.: 202012037N004
Property Address: McMillan & Limerick Road, Kinde, MI 48445
McMillan Road, Kinde, MI 48445
Limerick & Thomas Road, Kinde, MI 48445
McMillan & Dunn Road, Filion, MI 48432

SCHEDULE A

1. Commitment Date: December 28, 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: \$
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:
Filion Farms, Inc., a Michigan corporation

This page is only a part of a 2016 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 2006 - 2016 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.

AMERICAN
LAND TITLE
ASSOCIATION



Tracts 3, 4, 5, 7, 9
Investors Title Insurance Company

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

Commitment No.: 202012037N004

SCHEDULE A

(Continued)

5. The Land is described as follows:

Tract ⁴⁺⁵ The South half of the Southwest quarter of Section 3, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan.

Tract ³ The Northwest quarter of the Southeast quarter of Fractional Section 3, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan.

AND

The North half of the Southwest quarter of Fractional Section 3, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan, EXCEPT Commencing at the West quarter corner of said Section 3; thence South 00° West along the West line of said Section 3, 294.0 feet to the point of beginning of this description; thence North 90° East, 521.49 feet; thence South 00° West, 355.0 feet; thence South 90° West, 521.49 feet; thence North 00° East along the West line of said Section 3, 355.0 feet to the point of beginning.

Tract ⁷ Commencing at the North quarter corner of Section 11, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan; thence South 00°59'34" West, 1,187.87 feet to the point of beginning of this description; thence continuing South 00°59'34" West, 128.80 feet to the North one-eighth line; thence West along the North one-eighth line to the West Section line of Section 11; thence North along the West Section line to the North Section line; thence North 90° East, 798.05 feet along the centerline of Limerick Road; thence South 00° West, 690.36 feet; thence North 90° East, 955.12 feet; thence South 52°00' East, 807.80 feet; thence North 90° East, 223.57 feet to the North and South quarter line of Section 11 and the point of beginning of this description, being in and a part of the Northwest quarter of Section 11, Township 17 North, Range 12 East.

Tract ⁹ The Northeast quarter of the Northeast quarter of Section 16, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan.

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 3,4,5,7,9
Investors Title Insurance Company

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

Commitment No.: 202012037N004

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

Nancy Robson

Authorized Countersignature

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 3, 4, 5, 7, 9

Investors Title Insurance Company

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

Commitment No.: 202012037N004

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 1462 of Huron County Records, Page 602, or same will be shown in the final policy. - Tract **4**
6. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 604, or same will be shown in the final policy. - Tract **5**
7. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 596, or same will be shown in the final policy. - Tract **3**
8. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 630, or same will be shown in the final policy. - Tract **7**
9. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 632, or same will be shown in the final policy. - Tract **9**
10. Cancellation and release of record of the property described herein from the lien of:

Future Advance Mortgage from Filion Farms, Inc., a Michigan Corporation for the benefit of Northstar Bank recorded in Liber 1256 of Huron County Records, Page 70, and any other obligations secured thereby and/or described therein.

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 3, 4, 5, 7, 9

Investors Title Insurance Company

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

Commitment No.: 202012037N004

In the event any lien to be paid and satisfied and cancelled of record is an Equity Line lien, it is required that the Settlement Agent send a written statement on behalf of the mortgagor to the Equity Line lender along with the payoff check instructing the lender to mark the note and Deed of Trust paid and satisfied and to return both documents for cancellation of record AND instruct the Equity Line lender to close said account and issue no more checks or drafts since the payoff was quoted. (Sample 'written statements' are available from this Company upon request.)

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts, 3, 4, 5, 7, 9

Investors Title Insurance Company

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

Commitment No.: 202012037N004

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. Tract ~~4~~ Tax No. 3216-003-005-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$398.04
2020 Winter Taxes in the amount of \$550.01 (due & payable)
SEV: \$137,400.00
Taxable Value \$37,965.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
2. Tract ~~5~~ Tax No. 3216-003-006-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$358.07
2020 Winter Taxes in the amount of \$494.78 (due & payable)
SEV: \$133,600.00
Taxable Value \$34,154.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
3. Tract ~~3~~ Tax No. 3216-003-004-00
Property Type: Agricultural

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 3, 4, 5, 7, 9

Investors Title Insurance Company

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

Commitment No.: 202012037N004

All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$1,051.12
2020 Winter Taxes in the amount of \$1,452.53 (due & payable)
SEV: \$371,600.00
Taxable Value \$100,256.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.

4. Tract ⁷ Tax No. 3216-011-005-40
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$388.70
2020 Winter Taxes in the amount of \$537.10 (due & payable)
SEV: \$143,700.00
Taxable Value \$37,076.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
5. Tract ⁹ Tax No. 3216-016-001-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$249.58
2020 Winter Taxes in the amount of \$705.42; Including special assessment for: Case Drain \$360.57 (due & payable)
SEV: \$136,900.00
Taxable Value \$23,805.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
6. Tile Drain Easement as recorded in Liber 363 of Deeds, page 620. - Tract ⁴⁺⁵
7. Easement and Right of Way to Thumb Electric Co-Operative, Inc. as recorded in Liber 570 of Huron County Records, page 528. - Tract ⁴⁺⁵
8. Right of Way to County of Huron for drainage purposes as recorded in Liber 232 of Deeds, page 250, and in Liber 377 of Deeds, page 637. - Tract ⁷

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts, 3, 4, 5, 7, 9

Investors Title Insurance Company

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

Commitment No.: 202012037N004

9. Oil and Gas Lease as recorded in Liber 423 of Deeds, page 316, and any and all subsequent conveyances affecting this lease. - Tract **7**
10. Release of Right of Way to the Huron County Drain Commissioner as recorded in Liber 672 of Huron County Records, page 21; and in Liber 711 of Huron County Records, page 424. - Tract **7**
11. Oil and Gas Lease as recorded in Liber 425 of Deeds, page 37, and any and all subsequent conveyances affecting this lease. - Tract **9**
12. Rights of tenants in possession under unrecorded lease(s).
13. 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.

— THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE OWNERS POLICY ONLY:

14. 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.

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

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 2, 8, 10, 11, 13

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.: 202012038N004
Issuing Office File No.: 202012038N004
Property Address: McMillian Road, Kinde, MI 48445
Thomas Road, Kinde, MI 48445
Filion Road, Filion, MI 48432
Pinnebog Road, Elkton, MI 48731
Thomas & Dunn Road, Filion, MI 48432

SCHEDULE A

1. Commitment Date: December 28, 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: \$
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:
Filion Farms, Inc., a Michigan corporation

This page is only a part of a 2016 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 2006 - 2016 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.

AMERICAN
LAND TITLE
ASSOCIATION



Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

SCHEDULE A

(Continued)

5. The Land is described as follows:

Tract **2** The South half of the Northeast quarter of Section 4, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan.

Tract **8** The West half of the Southwest quarter of Section 11, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan, EXCEPT Commencing at the Southwest corner thereof; thence East 12 rods; thence North 18 rods; thence West 12 rods; thence South 18 rods to the point of beginning of the exception; also, EXCEPT Commencing at the Southwest corner of said Section 11; thence North 00° East along the West line of said Section 11, 297.0 feet to the point of beginning of this description; thence North 00° East along the West line of said Section 11, 155.0 feet; thence North 89°51' East, 203.0 feet; thence South 00° West, 155.0 feet; thence South 89°51' West, 203.0 feet to the point of beginning of the exception.

Tract **11** The East half of the Southwest quarter of Section 14, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan, EXCEPT Beginning at the South quarter corner of said Section 14; thence South 90° West along the South line of said Section 14, 462.0 feet; thence North 01°27'30" East, 462.0 feet; thence North 90° East, 462.0 feet; thence South 01°27'30" West along the North and South quarter line of said Section 14, 462.0 feet to the point of beginning; also, EXCEPT Commencing at the South quarter corner of said Section 14; thence South 90°00' West, 462.00 feet along the South line of said Section 14 to the point of beginning; running thence South 90°00' West, 843.13 feet along the South line of said Section 14; thence North 01°23'57" East, 2038.80 feet along the West one-eighth line of said Section 14; thence South 89°59'47" East, 845.22 feet; thence South 01°27'29" West, 2038.80 feet to the point of beginning.

Tract **13** The Northeast quarter of the Southwest quarter and the Northwest quarter of the Southwest quarter, all in Section 29, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan, EXCEPT Commencing at the Southwest corner of the North half of the Southwest quarter of Section 29, Township 17 North, Range 12 East; thence East 32 rods; thence North 10 rods; thence West 32 rods; thence South 10 rods to the place of beginning; also, EXCEPT Commencing at the Northwest corner of the North half of the Southwest quarter of Section 29, Township 17 North, Range 12 East; thence East 16 rods; thence South 10 rods; thence West 16 rods; thence North 10 rods to the place of beginning.

Tract **10** The West one-third of the Northwest quarter of Section 14, Township 17 North, Range 12 East, Meade Township, Huron County, Michigan.

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

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

Nancy Rolston

Authorized Countersignature

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

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 1462 of Huron County Records, Page 592, or same will be shown in the final policy. - Tract 2
6. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 618, or same will be shown in the final policy. - Tract 8
7. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 616, or same will be shown in the final policy. - Tract 11
8. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 586, or same will be shown in the final policy. - Tract 13
9. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1462 of Huron County Records, Page 606, or same will be shown in the final policy. - Tract 10
10. Cancellation and release of record of the property described herein from the lien of:

Future Advance Mortgage from Filion Farms, Inc., a Michigan Corporation for the benefit of Northstar Bank recorded in Liber 1256 of Huron County Records, Page 70, and any other obligations secured thereby and/or described therein.

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

In the event any lien to be paid and satisfied and cancelled of record is an Equity Line lien, it is required that the Settlement Agent send a written statement on behalf of the mortgagor to the Equity Line lender along with the payoff check instructing the lender to mark the note and Deed of Trust paid and satisfied and to return both documents for cancellation of record AND instruct the Equity Line lender to close said account and issue no more checks or drafts since the payoff was quoted. (Sample 'written statements' are available from this Company upon request.)

PRELIMINARY

This page is only a part of a 2016 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 2006 - 2016 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.



Form No. 201-16-B

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule B
Page 5

Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

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. Tract ~~2~~ Tax No. 3216-004-003-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$872.27
2020 Winter Taxes in the amount of \$1,205.35 (due & payable)
SEV: \$296,700.00
Taxable Value \$83,198.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
2. Tract ~~8~~ Tax No. 3216-011-009-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$851.33
2020 Winter Taxes in the amount of \$1,756.69; Including special assessment for: Case Drain \$193.95 (due & payable)
SEV: \$285,100.00
Taxable Value \$81,201.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
3. Tract ~~11~~ Tax No. 3216-014-005-00

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

Property Type: Agricultural

All taxes paid through: Summer 2020

2020 Summer Taxes in the amount of \$413.26

2020 Winter Taxes in the amount of \$865.99; Including special assessment for: Case Drain \$107.43 (due & payable)

SEV: \$140,400.00

Taxable Value \$39,418.00

Homestead

The 2020 taxes were assessed as 100.00% Agricultural property.

4. Tract ¹³ Tax No. 3216-029-005-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$867.50
2020 Winter Taxes in the amount of \$1,305.74 (due & payable)
SEV: \$239,800.00
Taxable Value \$82,743.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
5. Tract ¹⁰ Tax No. 3216-014-004-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$484.80
2020 Winter Taxes in the amount of \$1,310.88; Including special assessment for: Case Drain \$640.97 (due & payable)
SEV: \$192,700.00
Taxable Value \$46,240.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
6. Oil and Gas Lease as recorded in Liber 425 of Deeds, page 104, and any and all subsequent conveyances affecting this lease. - Tracts ⁸ & ¹¹
7. Right of Way to Huron County Road Commission as recorded in Liber 323 of Deeds, page 169. - Tract ¹¹

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 2, 8, 10, 11, 13

Investors Title Insurance Company

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

Commitment No.: 202012038N004

8. Easement as recited in Warranty Deed recorded in Liber 931 Huron County Records, Page 201. - Tract ~~11~~
9. Release of Right of Way to the Huron County Road Commission as recorded in Liber 287 of Deeds, Page 449. - Tract ~~13~~
10. Oil and Gas Lease as recorded in Liber 425 Huron County Records, Page 37; and any and all assignments thereof. - Tract ~~10~~
11. Rights of tenants in possession under unrecorded lease(s).
12. 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.
13. 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.

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

This page is only a part of a 2016 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 2006 - 2016 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

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.: 202012039N004
Issuing Office File No.: 202012039N004
Property Address: McMillan Road, Cass City, MI 48726
Bay City Forestville Road, Cass City, MI 48726

SCHEDULE A

1. Commitment Date: December 28, 2020 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06) Policy Amount: \$0.00
Proposed Insured: To Be Named Later
 - b. ALTA Loan Policy (06/17/06) Policy Amount: \$0.00
Proposed Insured: , its successors and/or assigns as their interests may appear
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:
Filion Farms, Inc., a Michigan corporation

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 15 & 16

Investors Title Insurance Company

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

Commitment No.: 202012039N004

SCHEDULE A (Continued)

This exception is referring to the 1.75 Ac. homestead which adjoins on the North boundary. It is saying part of their 276' frontage could be encroaching this Tract and is Not included.

5. The Land is described as follows:

Tract **15** The Southwest quarter of the Northwest quarter of Section 3, Township 14 North, Range 12 East, Greenleaf Township, Sanilac County, Michigan, EXCEPT that part of the following description **which lies therein**: Commencing at the Northwest corner of the fractional Section 3; thence South 00° West along the West line, 1254.20 feet to the point of beginning; thence North 87°13' East, 373.0 feet; thence South 00° West, 276.0 feet; thence South 87°13' West, 373.0 feet; thence North 00° East along the West line of said fractional Section 3, 276.0 feet to the point of beginning.

AND

The Northeast quarter of the Southwest quarter of Section 3, Township 14 North, Range 12 East, Greenleaf Township, Sanilac County, Michigan.

AND

The Northwest quarter of the Southwest quarter of Section 3, Township 14 North, Range 12 East, Greenleaf Township, Sanilac County, Michigan, EXCEPT Commencing at the West quarter corner of said Section 3; thence East 466.69 feet along the East and West quarter line; thence South 466.69 feet; thence West 466.69 feet; thence North along the West Section line 466.69 feet to the point of beginning.

Tract **16** The Northeast quarter of the Southwest quarter and the West half of the Southeast quarter of the Southwest quarter, all in Section 1, Township 14 North, Range 12 East, Greenleaf Township, Sanilac County, Michigan, EXCEPT Commencing at the South quarter corner of Section 1; thence South 90°00' West along the South line of Section 1, 667.6 feet to the point of beginning; running thence South 90°00' West, 240.0 feet; thence North 03°33' East, 682.4 feet; thence North 90°00' East, 240.0 feet; thence South 03°33' West, 682.4 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

Nancy Robison

Authorized Countersignature

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 15 & 16

Investors Title Insurance Company

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

Commitment No.: 202012039N004

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 1218 of Sanilac County Records, Page 824, or same will be shown in the final policy. - Parcel 15
6. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1218 of Sanilac County Records, Page 814, or same will be shown in the final policy. - Parcel 15
7. Recordation of a release of the Farmland Development Rights Agreement recorded in Liber 1218 of Sanilac County Records, Page 826, or same will be shown in the final policy. - Parcel 16
8. Cancellation and release of record of the property described herein from the lien of:

Future Advance Mortgage from Filion Farms, Inc., a Michigan Corporation for the benefit of Northstar Bank recorded in Liber 1046 of Sanilac County Records, Page 224, and any other obligations secured thereby and/or described therein.

In the event any lien to be paid and satisfied and cancelled of record is an Equity Line lien, it is required that the Settlement Agent send a written statement on behalf of the mortgagor to the Equity Line lender along with the payoff check instructing the lender to mark the note and Deed of Trust paid and satisfied and to return both documents for cancellation of record AND instruct the Equity Line lender to close said account and issue no more checks or drafts since the payoff was quoted. (Sample 'written statements' are

This page is only a part of a 2016 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 2006 - 2016 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.



Tracts 15 & 16

Investors Title Insurance Company

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

Commitment No.: 202012039N004

available from this Company upon request.)

PRELIMINARY

This page is only a part of a 2016 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 2006 - 2016 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.



Form No. 201-16-B

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule B
Page 4

Tracts 15 & 16

Investors Title Insurance Company

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

Commitment No.: 202012039N004

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. Tract ¹⁵ Tax No. 130-003-300-010-00
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$579.58
2020 Winter Taxes in the amount of \$863.12 (due & payable)
SEV: \$336,300.00
Taxable Value \$57,111.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
2. Tract ¹⁶ Tax No. 130-001-300-020-01
Property Type: Agricultural
All taxes paid through: Summer 2020
2020 Summer Taxes in the amount of \$334.34
2020 Winter Taxes in the amount of \$739.23 (due & payable)
SEV: \$165,000.00
Taxable Value \$32,945.00
Homestead
The 2020 taxes were assessed as 100.00% Agricultural property.
3. Drain Agreement as recorded in Liber 405 of Sanilac County Records, page 65. - Tract ¹⁵

This page is only a part of a 2016 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 2006 - 2016 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.



Tract 15:16

Investors Title Insurance Company

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

Commitment No.: 202012039N004

4. Drainage Easement as recorded in Liber 391 of Deeds, Page 117, Sanilac County Records. - Tract **16**
5. 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.

THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE OWNERS POLICY ONLY:

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.

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

This page is only a part of a 2016 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 2006 - 2016 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.



Form No. 201-16-B

ALTA Commitment Form - 2016
(Adopted 08-01-16) (Technical Corrections 04-02-2018)
Schedule B
Page 6