

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.: 202210015N004/RC
Issuing Office File No.: 202210015N004/RC
Property Address: Lagrant Road, Alger, MI 48610
Lagrang Road, Alger, MI 48610
Lagrang Road, Alger, MI 48610
Revision No.: 1

REVISED COMMITMENT DATED JANUARY 20, 2022 NO. 1

SCHEDULE A

1. Commitment Date: January 6, 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: , 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:
Gary N. Steinman, an undivided 1/3 interest, Robert L. Steinman, an undivided 1/3 interest and Troy Steinman, an undivided 1/3 interest

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

Commitment No.: 202210015N004/RC

SCHEDULE A

(Continued)

5. The Land is described as follows:

Tract 1: Commencing at the Northwest corner of Fractional Section 4, Township 20 North, Range 3 East, Moffatt Township, Arenac County, Michigan; thence South along the West Section line 1729.00 feet to the point of beginning; thence East 1072.00 feet parallel with the North Section line; thence North 1729.00 feet parallel with the West Section line to the North Section line; thence East along the North Section line of Fractional Section 4, 1568.00 feet more or less to the North and South quarter line; thence South along said North and South quarter line, 2149.38 feet more or less to the South Section line; thence West 2640.00 feet more or less to the West Section line; thence North along the West Section line, 420.00 feet more or less to the point of beginning.

Tract 2: The East half of the Northwest quarter of Section 9, Township 20 North, Range 3 East, Moffatt Township, Arenac County, Michigan.

Tract 3: The West half of the Northeast quarter of Section 9, Township 20 North, Range 3 East, Moffatt Township, Arenac County, Michigan.

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

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

Commitment No.: 202210015N004/RC

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. Release of First Right of Refusal as recited in Warranty Deed recorded in Document No. 201500412, Arenac County Records.
6. Amend and Replace Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property as recorded in Document No. 201904186, Arenac County Records.
7. Cancellation and release of record of the property described herein from the lien of:
 - A) Future Advance Mortgage from Gary N. Steinman, spouse of Audrey L. Steinman and Audrey L. Steinman, spouse of Gary N. Steinman for the benefit of Eastern Michigan Bank recorded in Document No. 201903127, Arenac County Records, and any other obligations secured thereby and/or described therein.
 - B) Assignment of Leases and Rents from Gary N. Steinman, spouse of Audrey L. Steinman and Audrey L. Steinman, spouse of Gary N. Steinman for the benefit of Eastern Michigan Bank recorded in Document No. 201903128, Arenac County Records, 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 send a written statement on behalf of the mortgagor to the Equity Line lender along with the

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

Commitment No.: 202210015N004/RC

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.



Investors Title Insurance Company

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

Commitment No.: 202210015N004/RC

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 1 Tax No. 008-0-004-300-005-02
Property Type: Agricultural
All taxes paid through: 2020
2021 Summer Taxes in the amount of \$610.95 (UNPAID - \$641.20 due if paid by 1/31/2022)
2021 Winter Taxes in the amount of \$1,042.21 (due & payable)
SEV: \$98,900.00
Taxable Value \$54,010.00
The 2021 taxes were assessed as 100% Agricultural property.
2. Tract 2 Tax No. 008-0-009-200-005-00
Property Type: Agricultural
All taxes paid through: 2020
2021 Summer Taxes in the amount of \$337.68 (UNPAID - \$354.40 due if paid by 1/31/2022)
2021 Winter Taxes in the amount of \$576.02 (due & payable)
SEV: \$83,000.00
Taxable Value \$29,852.00
The 2021 taxes were assessed as 100% Agricultural property.
3. Tract 3 Tax No. 008-0-009-100-010-00
Property Type: Agricultural
All taxes paid through: 2020
2021 Summer Taxes in the amount of \$282.32 (UNPAID - \$296.30 due if paid by 1/31/2022)

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

Commitment No.: 202210015N004/RC

2021 Winter Taxes in the amount of \$481.54 (due & payable)

SEV: \$83,700.00

Taxable Value \$24,959.00

The 2021 taxes were assessed as 100% Agricultural property.

4. Reservation of drain right of way by owners recorded in Doc#: 201500412 Arenac County Records. - Tracts 1, 2 & 3
5. Easement to Consumers Power Company as recorded in Liber 164 of Arenac County Records, page 250. - Tract 2
6. Easement as recorded in Liber 43 of Arenac County Records, page 306. - Tract 2
7. Easement to Consumers Power Company as recorded in Liber 164 of Arenac County Records, page 252. - Tract 3
8. Easement as recorded in Liber 43 of Arenac County Records, page 307. - Tract 3
9. Rights or claims of parties in possession not shown by the public records.
10. Any tax and/or special assessment due or that may become due which constitutes a lien upon the subject property as a result of any termination of the Farmland Development Rights Agreement.
11. 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.
12. 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 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.

