



COMMITMENT FOR TITLE INSURANCE
Schedule A

Ref: VL

1. Effective Date: [March 04, 2009 at 08:00 am](#) Commitment No.: [31797LANSPNC](#)

2. Policy or Policies to be issued:

[ALTA Owner's Policy - 6/17/06](#)

Proposed Insured: [Prospective Purchaser](#)

Amount: ["TO BE DETERMINED"](#)

[ALTA Loan Policy - 6/17/06](#)

[WITHOUT EXCEPTIONS](#)

Proposed Insured: [Prospective Mortgagee](#)

Amount: ["TO BE DETERMINED"](#)

3. The estate or interest in the land described or referred to in this Commitment and covered herein is [Fee Simple](#) and is, at the effective date hereof, vested in:

[Roger D. and Carolyn J. Kaufman, Joint Revocable Trust dated December 13, 1991](#)

4. The land referred to in this Commitment is located in the [Township of Boon](#), County of [Wexford](#), State of [Michigan](#), and is described as follows:

[SEE ATTACHED EXHIBIT "A"](#)

Steven H. Barnum
Transnation Title Agency of Michigan

Exhibit "A"

Parcel A:

A parcel of land in the Northwest 1/4 of Section 35, Town 22 North, Range 11 West, Boon Township, Wexford County, Michigan and more particularly described as beginning at the North 1/4 corner of said Section 35; thence North $89^{\circ}11'06''$ West 430.00 feet on the North line of said Section 35; thence South $00^{\circ}30'30''$ West 1290.00 feet; thence South $89^{\circ}11'06''$ East 430.00 feet to the North-South 1/4 line of said Section 35; thence North $00^{\circ}30'30''$ East 1290.0 feet on said North-South 1/4 line to the point of beginning.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION I
REQUIREMENTS

The following are the requirements to be complied with:

1. Standard requirements set forth in jacket.
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

NOTE: This commitment is issued for informational purposes only. Compliance with the requirements set forth herein will not result in the issuance of a final policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

2008 Summer taxes are paid in the amount of \$173.60.
2008 Winter taxes are paid in the amount of \$165.14.
2008 State Equalized Value \$7,400.00.
2008 Taxable Value \$7,400.00.
Property located in Cadillac Public School District.
Principal Residence Status for 2008 is 0%.
Permanent Property No. 2211-35-2102.

Note: Special assessments and water unavailable at time of examination; a revision will be made if necessary.

3. The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: In the event that the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth in jacket.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. 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 homestead exemption status for the insured premises.
4. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
5. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
6. Outstanding oil, gas and mineral rights whether recorded or unrecorded.

DDM/kp2