



4722 Old Lansing Rd, Lansing, MI 48917

Real Estate Auction

BIDDER'S PACKET

Questions?

Call- Brad Stoecker 734-320-9627

Absolute Real Estate Auction

*****ONLINE BIDDING ONLY*****

4722 Old Lansing Rd, Lansing, MI 48917



Online Bidding Ends: Wednesday, Nov 14 @ 7:00 PM

2 Open Houses- Wed, Oct 31 4-7 PM & Sun, Nov 4 Noon-2 PM

Features:

- 4 Bedrooms
- 2,113 Sq. Ft
- 2 Car Attached Garage
- Waverly School District
- Hardwood Flooring
- Bonus Room Over Garage

Approximate Room Sizes:

- | | | | |
|---------------------------|---------------|---------------------------------|-----------|
| • Living Room | 22' x 15' | • 3rd Bedroom | 16' x 15' |
| • Kitchen | 14.5' x 11.5' | • 1 st Floor Bedroom | 12' x 10' |
| • 1 st Bedroom | 12' x 10' | • Garage | 25' x 23' |
| • 2 nd Bedroom | 13' x 12' | • Garage Bonus Room | 25' x 23' |

For Bidder Packet and Online Auction Details Please Contact Us:

www.EpicAuctionsAndEstateSales.com

Brad Stoecker: 734-320-9627 or Brad.EpicAuctions1@gmail.com



Absolute Real Estate Auction Terms

Bidding Soft Closes at 7 PM, Nov 14, 2018

Commonly referred to as: **4722 Old Lansing Rd, Lansing, MI 48917**

The selling price of this property shall be determined by competitive bidding via online only auction.

General Terms

- It is the Bidder's responsibility to read and fully understand all Terms and Conditions and property information prior to bidding.
- This auction is to be conducted by Epic Auctions and Estate Sale, Inc. hereinafter referred to as Auctioneer or Auction Company, on behalf of the owners of the property, hereinafter referred to as Seller.
- The terms Bidder and Buyer shall be defined as the individual or any company representing or represented by that individual, including any and all of its agents, employees, representatives, officers, owners, members, or directors.
- Auctioneer is not responsible for acts or representations of Seller.
- Auctioneer reserves the right to update the Terms and Conditions and any property information at any time. Those will be effective upon posting.
- The act of bidding shall constitute Bidder's acceptance of these Terms and Conditions in whole and individually. In the event that any individual Term or Condition is later found to be unenforceable, Bidder agrees that all remaining Terms and Conditions remain valid and in full effect.
- Epic Auctions and Estate Sale, Inc., Auctioneer Robert Howe, Jr., and Auctioneer/Broker Bradley A. Stoecker are acting solely in the role of Seller's Agent. They are not acting as Agents of any potential Buyer and owe no fiduciary responsibility to anyone other than the Seller.
- Auction company staff and Seller's family members may bid on their own behalf with the intent to purchase and take possession of the property.
- All bidders are encouraged to attend an Open House to inspect the property to their full satisfaction. If the Bidder isn't satisfied with the condition of the property or they have any reservations about the bidding process, they are encouraged to discuss this with the auctioneer until they are satisfied, or refrain from the process of bidding.
- The information provided in auction advertisements and bidder information packets was obtained from sources believed by Auction Company and Seller to be accurate but is subject to verification by any and all parties relying on such information. No liability for its accuracy, errors, or omissions is assumed by Auction Company or Seller.

Real Property Information

- All properties are sold subject to any and all existing matters of record, all easements, and local zoning regulations.
- This property is sold “as-is” with no expressed or implied warranty provided by either Auctioneer or Seller.
- Specific property information is available either at the Epic Auctions and Estate Sales website or via email by request. Please read the property information on the listing and request a Bidder Information Packet from the Auction Company.
- Auction Company assumes no liability or responsibility for any defects or deficiencies of the property, either known or not known by Seller.
- Bidder is expected to read and understand all available information regarding the property and to perform their own due diligence to be fully informed about the property prior to bidding.

Registration

- All bidders must provide full legal name, mailing address, phone number, email address, and valid credit card information to register.
- All bidder identities will be verified to the satisfaction of the auction company. Any party that cannot be fully identified will have their bidder registration rejected and any and all bidding activity will be deleted.
- All bidders must be 18 years of age as of the day of the auction.
- Online bidder registration requires the submission of valid credit card information in order to be registered for a unique username and password.
- Online bidder identities will be kept confidential except to Auction Company staff and Seller.
- Auction Company reserves the right to waive some or all registration requirements.

Online Bidding

- Bidding will be conducted online via an online only auction.
- If after we say a lot has closed there is determined to have been an internet service interruption or online bidding software interruption in the final 2 hours of bidding, Auctioneer reserves the right to re-open the lot for further bidding. However, if there is no internet outage or service interruption, then we will consider “closed” to mean “Sold”. Auction Company will contact the final bidder to confirm the lot is sold.
- Neither Auctioneer nor Seller are responsible for failure of Auction Company computer systems, bidder’s computer system malfunctions, failure of bidder to receive email notifications, vendor platform failures, internet connections, or any other event that prevents bidder from bidding or Epic from receiving said bids.

Buyers Premium

- There will be a **Ten Percent (10%)** Buyers Premium charged for this auction. This amount will be added to Bidder’s final bid to determine the final sales price.
 - As an example: If the Bidder’s final bid is \$100,000, the 10% buyer’s premium will be added to this amount to arrive at the final offer price of \$110,000. This final offer price will be the final price on which all transfer taxes and title insurance policies will be based.

Contract Signing

- The high bidder, at the conclusion of the auction event, will receive a phone call confirming their final bid.
- The high bidder must meet with Auctioneer within 24-hours to complete and sign the Purchase Agreement and deliver their earnest money deposit.

Earnest Money/Down Payment/Deposit for Real Property

- **\$8,000** deposit in the form of a certified bank check or wire transfer will be deposited with Auction Company within **24 hours** of the completion of the auction. Winning bidders that fail to submit the fully executed Contract and earnest money deposit will be considered to be in default.
- Earnest money is 100% non-refundable.
- Earnest money will be held in Auctioneer’s Trust account until closing.
- Remaining balance to be paid in full on or before 45 days after the auction at closing.

Buyer Financing

- Terms are Cash or Conventional Financing Only.
- There are no contingencies for financing, appraisals, repairs, or inspections or any other requirements that may be required by the mortgage company.
- Bidder is expected to have any needed pre-approvals in place for a mortgage, if necessary, prior to bidding.

Closing

- All closing costs will be paid by the Buyer including title insurance, recording fees, title fees, and transfer taxes.
- Seller will execute a warranty deed conveying the property to Buyer at closing.
- Title Company will be selected by Seller.
- Buyer must close within 45 calendar days from the close of the auction.
- Seller may extend closing date until after the first of the next month due to Estate settlement issues.
- Taxes will be prorated to the date of closing.
- Any closing that is delayed beyond 45 days without the written authorization of Seller and Auction Company due to any actions or inactions of Buyer or anyone working on behalf of Buyer, including lenders, inspectors, appraisers, etc., will cause Buyer to be considered to be in breach of contract. Buyer will forfeit all earnest money deposits and will be held responsible for any costs incurred by either Auction Company or Seller from the resale of the property.

Disputes

- In the event of any dispute regarding the auction and subsequent transfer of this property, all legal claims will be properly filed in Eaton County, in the State of Michigan.

The information contained in this document is subject to verification by all parties relying on it. Though every effort has been made to gather accurate and correct information, neither the Seller nor Epic Auctions & Estate Sales assumes any liability for its accuracy, and/or any errors or omissions. Conduct of the auction and increments of bidding are solely at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Sale shall include 100% of the mineral, oil and gas rights that may be owned by the Seller.

Neither Epic Auctions & Estate Sales nor the seller will discriminate because of Race, Creed, Color, National Origin, Sex, Martial Status, Age, Handicap or families with children.

Epic Auctions & Estate Sales will act as the Seller's Agent in regards to the sale of this property.

Epic Auctions & Estate Sales

11040 Ransom Hwy

Dimondale, MI 48821

734-320-9627



ALTA COMMITMENT FOR TITLE INSURANCE
 ISSUED BY: Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

ATA NATIONAL TITLE GROUP, LLC

Paul C. Anast

BY: PAUL C. ANAST
 AUTHORIZED SIGNATORY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
 400 Second Avenue South, Minneapolis, Minnesota 55401
 (612) 371-1111

By

Mark A. Bilyeu

President

Attest

David Wold

Secretary

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA® COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Issued by
Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: ATA National Title Group, LLC
Issuing Office: 1600 Abbot Road, Suite 201
East Lansing, MI 48823
Ph:(517) 333-3982 Fax:(517) 333-6534
ALTA® Universal ID: 1033513
Issuing Office File Number: 23-18616600-ELN
Property Address: 4722 Old Lansing Rd, Lansing, MI 48917
Revision Number:

1. Commitment Date: October 15, 2018, at 8:00 am
2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA® OWNERS POLICY WITH STANDARD EXCEPTIONS TBD
Proposed Insured:
 - (b) ALTA® LOAN POLICY WITHOUT STANDARD EXCEPTIONS TBD
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 Commitment Date, vested in:
Richard Thomas Skinner, Jr. and Carolyn Ann Skinner and their successors as Co-Trustees of the Skinner Family Trust u/a/d January 9, 2009

NOTE: Death Certificate of Richard Thomas Skinner, Jr. is recorded in Liber 2665, Page 1279, Eaton County Record.
5. The land referred to in this commitment is situated in the Township of Delta, County of Eaton, State of Michigan, as follows:

That part of the West ½ of the Southwest ¼ of Section 25, T4N, R3W, Delta Township, Eaton County, Michigan, described as: Commencing on the center line of the Old Lansing Charlotte Road, at a point 84 feet Southwesterly from its intersection with the East line of said West ½ of the Southwest ¼; thence Northwesterly at right angles to said road, 276 feet to a point 15 rods West of said East line of the West ½ of the Southwest ¼; thence South 383 feet to the center of said road; thence Northeasterly along the center of said road to the place of beginning.

ATA National Title Group, LLC

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File No: 23-18616600-ELN

A handwritten signature in cursive script, reading "Paul C. Anast", written in black ink on a white background.

By: Paul C. Anast
AUTHORIZED SIGNATORY

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
2. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.
3. Pay the agreed amounts for the Title and/or the mortgage to be insured.
4. Pay us the premiums, fees and charges for the policy.
5. Discharge of the equity line/future advance/revolving line of credit mortgage executed by Carolyn Skinner and Richard T. Skinner, Jr., wife and husband to JPMorgan Chase Bank, NA dated January 8, 2015 and recorded January 20, 2015 in Liber 2552, Page 1188, in the original amount of \$50,000.00.

NOTE: RELATIVE TO THE ABOVE-IDENTIFIED MORTGAGE, THE DISCHARGE OF SAME MAY BE PRESENTED AT CLOSING, OR, IN LIEU THEREOF, ALL OF THE FOLLOWING ACTIONS MUST BE PERFORMED:

PRE-CLOSING:

- a) Execution by the subject borrower of an "Equity Line/Future Advance/Revolving Line of Credit Mortgage - Notice of Account Suspension and Request for Payoff Statement" form ("**Freeze Letter/Payoff**" form) at least five (5) business days before the closing date.
- b) Delivery by the Company of the executed Freeze Letter/Payoff form to the current mortgagee at least five (5) business days before the closing date by fax or email.
- c) Retention by the Company of a copy of the Freeze Letter/Payoff form delivered to the current mortgagee and a copy of the fax "confirmation" or email read receipt.
- d) Receipt by the Company of the Payoff Statement from the current mortgagee.

CLOSING:

- e) Execution by the subject borrower of an "Equity Line/Future Advance/Revolving Line of Credit Mortgage - Notice of Account Closure and Request for Discharge of Mortgage" form ("**Account Closure/Discharge**" form).
 - f) Delivery by the Company of the executed Account Closure/Discharge form to the current mortgagee by:
 - i) fax or email, at the time of disbursement, and
 - ii) overnight mail, immediately following disbursement.
 - g) Retention by the Company of a copy of the Account Closure/Discharge form delivered to the current mortgagee and a copy of the fax "confirmation" or email read receipt.
6. Record a certified copy of the Death Certificate of Carolyn Ann Skinner.

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7. SUBMIT for approval and RECORD proper Certificate of Trust Existence and authority in compliance with MCL 565.431 et seq (Public Act 133 of 1991), as may be amended, or SUBMIT for approval said original trust agreement, referred to as (a) Richard Thomas Skinner, Jr. and Carolyn Ann Skinner and their successors as Co-Trustees of the Skinner Family Trust u/a/d January 9, 2009, and any amendments thereto. This commitment will be subject to such further requirements as may be deemed necessary after examination of the aforementioned trust agreement.
8. Upon supplying the identity of the Proposed Insured and/or the amount of the policy to the Company, this commitment may be subject to such further requirements as may then be deemed necessary.
9. PAYMENT OF TAXES: Tax Parcel No.: 040-025-300-040-00

2018 Summer Taxes in the amount of \$1,522.48 are PAID

2017 Winter Taxes in the amount of \$931.71 are PAID

Water and Sewer is CURRENT

Special Assessments: NONE

 - 2018 State Equalized Value: \$61,600.00
 - 2018 Taxable Value: \$55,093.00
 - 2018 Principal Residence Exemption: 100%
 - School District: 33215

The amounts shown as due do not include collection fees, penalties or interest.

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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. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. 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.
8. Any rights, title, interest in or claims thereof to that portion of the land lying within the County Drain.
9. 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.
10. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

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- (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
8. PRO-FORMA POLICY
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. ARBITRATION
- The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

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PRIVACY POLICY NOTICE

ATA National Title Group, LLC and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the ATA National Title Group, LLC Privacy Policy.

ATA National Title Group, LLC as an agent for Old Republic National Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The ATA National Title Group, LLC Privacy Policy applies to all ATA National Title Group, LLC customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and
- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at ATA National Title Group, LLC, please write us at: **ATA National Title Group, LLC c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.**



11040 Ransom Hwy, Dimondale, MI 48821 * 734-320-9627

SELLER'S DISCLOSURE STATEMENT (MCL 565.957(1))

Property Address: 4722 OLD LANSING Rd, Lansing, Michigan.
48917

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspections of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction and is not a substitute for any inspections or warranties the buyer may wish to obtain.

Seller's Disclosure: The seller discloses the following information with the knowledge that even though this is not a warranty, the seller specifically makes the following representations based on the seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the seller's agent is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the seller and are not the representations of the seller's agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between buyer and seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available
Range/Oven	X			
Dishwasher	X			
Refrigerator	X			
Hood/fan				X
Disposal	X			
TV antenna, TV rotor & controls				X
Electrical system	X			
Garage door opener & remote control	X			
Alarm system				X
Intercom				X
Central vacuum				X
Attic fan				X
Pool heater, wall liner & equipment				X
Microwave	X			
Trash compactor				X
Ceiling fan	X			
Sauna/hot tub				X
Washer	X			
Dryer	X			
Lawn sprinkler system				X
Water heater	X			
Plumbing system	X			
Water softener/ conditioner				X
Well & pump				X
Septic tank & drain field				X
Sump pump				X
City Water System	X			
City Sewer System	X			
Central air conditioning	X			
Central heating system	X			
Wall furnace	X			
Humidifier	X			
Electronic air filter	X			
Solar heating system				X
Fireplace & chimney			X	
Wood burning system				X

Explanations (attach additional sheets if necessary):

Fireplace in basement has never been used.

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER
EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. **Basement/crawl space:** Has there been evidence of water? yes
If yes, please explain: Landscaping + waterproofing done to fix in 1995.
2. **Insulation:** Describe, if known
Urea Formaldehyde Foam Insulation (UFFI) is installed
Unknown X Yes _____ No _____
3. **Roof:** Leaks? Yes ___ No X Approximate age if known _____
4. **Well:** Type of well (depth/diameter, age, and repair history, if known) _____
Has the water been tested? Yes _____ No _____
If yes, date of last report/results: _____
5. **Septic tanks/drain fields:** Condition, if known: _____
6. **Heating System:** Type/approximate age: 2014 NAT. Gas
7. **Plumbing system:** Type: copper X galvanized ___ other _____
Any known problems? _____
8. **Electrical system:** Any known problems? NONE 200 amp Service
9. **History of infestation, if any:** (termites, carpenter ants, etc.) No
10. **Environmental Problems:** Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel, or chemical storage tanks and contaminated soil on the property.
Unknown _____ Yes _____ No X
If yes, please explain: _____
11. **Flood insurance:** Do you have flood insurance on the property?
Unknown _____ Yes _____ No X
12. **Mineral rights:** Do you own the mineral rights?
Unknown X Yes _____ No _____

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads, and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?

Unknown _____ Yes _____ No X

2. Any encroachments, easements, zoning violations, or nonconforming uses?

Unknown _____ Yes _____ No X

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property?

Unknown _____ Yes _____ No X

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?

Unknown _____ Yes _____ No X

5. Settling, flooding, drainage, structural, or grading problems?

Unknown _____ Yes _____ No X

6. Major damage to the property from fire, wind, floods, or landslides?

Unknown _____ Yes _____ No X

7. Any underground storage tanks?

Unknown _____ Yes _____ No X

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?

Unknown _____ Yes _____ No X

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?

Unknown _____ Yes _____ No X

10. Any outstanding municipal assessments or fees?

Unknown _____ Yes _____ No X

11. Any pending litigation that could affect the property or the seller's right to convey the property?

Unknown _____ Yes _____ No X

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

The seller has lived in the residence on the property from [1970] to [2018]. The seller has owned the property since [1970]. The seller has indicated above the condition of all the items based on information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, seller will immediately disclose the changes to buyer. In no event shall the parties hold the broker liable for any representations not directly made by the broker or broker's agent.

Seller certifies that the information in this statement is true and correct to the best of seller's knowledge as of the date of seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS, INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Carolyn Skinner
Seller _____

Date 1/28/18
Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____
Buyer _____

Date _____
Date _____

Time: _____
Time: _____



**LEAD-BASED PAINT SELLER'S
DISCLOSURE FORM**

Property Address: 4722 OLD LANSING Rd,
LANSING, MI 48917

Lead Warning Statement

1. Every Purchaser with any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller with any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

a. Seller's Disclosure

- i. (A) Presence of lead-based paint and/or lead-based paint hazards.
(Check one below): initials
 1. () Known lead-based paint and/or lead-based paint hazards are present in/on the property
a. (Explain):
 2. (X) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.
- ii. (B) Records and reports available to the Seller.
(Check one below): initials
 1. () Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):
 2. (X) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 10/8/18 Seller: Carolyn Skinner

2. Agent's Acknowledgment

es Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 10/8/18 Agent: Bradley A. Storch

3. Purchaser's Acknowledgment

- a. Purchaser has received copies of all information listed above. _____
- b. Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*. _____
- c. Purchaser has (check one below):
 - i. () Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards
 - ii. () Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge; the Purchaser's statements above are true and accurate.

Date: _____ Purchaser: _____

OR () Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

_____ Address: _____
(Initials)

Date: _____ Seller _____
Date: _____ Purchaser: _____

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion of the sale.

4722 OLD LANSING RD LANSING, MI 48917 (Property Address)

Parcel Number: 040-025-300-040-00 Account Number: 00003210



Item 1 of 2

[1 Image / 1 Sketch](#)**Property Owner: THE SKINNER FAMILY TRUST****Summary Information**

- > Residential Building Summary
 - Year Built: 1900
 - Full Baths: 3
 - Sq. Feet: 2,113
 - Bedrooms: 4
 - Half Baths: 0
 - Acres: 0.574
- > Utility Billing information found
- > Assessed Value: \$61,600 | Taxable Value: \$55,093
- > Property Tax information found
- > 2 Building Department records found

Owner and Taxpayer Information

Owner	THE SKINNER FAMILY TRUST 4722 OLD LANSING RD LANSING, MI 48917-4460	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	RESIDENTIAL IMP	Unit	040 DELTA TOWNSHIP
School District	Waverly School District	Assessed Value	\$61,600
MAP #	Not Available	Taxable Value	\$55,093
BLDG PERMIT #'S	Not Available	State Equalized Value	\$61,600
TEMP USE FIELD	Not Available	Date of Last Name Change	03/06/2017
SARAH'S FIELD	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
AVAILABLE FIELD	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 06/30/1994

Principal Residence Exemption	June 1st	Final
2018	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$59,600	\$59,600	\$53,960
2016	\$56,700	\$56,700	\$53,479
2015	\$55,200	\$55,200	\$53,320

Land Information

Zoning Code	RA	Total Acres	0.574
Land Value	\$25,800	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	100.00 ft	250.00 ft
Total Frontage: 100.00 ft		Average Depth: 250.00 ft

Legal Description

COM ON CENTER LANSING RD 84 FT SW FROM E LINE OF W 1/2 OF SW 1/4, NWLY AT R/A 276 FT, S 383 FT TO CENTER OF ROAD, NELY ALONG ROAD 264 FT TO BEG. SEC.25,T4N R3W, DELTA TOWNSHIP

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/26/2009	\$0.00	WD	SKINNER, RICHARD T JR & CAROLY	SKINNER TRUST, RICHARD JR & CAROLYN	CREATE LIFE ESTATE	2212/1012
11/01/1989	\$85,000.00	WD	SKINNER, RICHARD T JR & CAROL		ARMS-LENGTH	812/424

Building Information - 2113 sq ft TWO-STORY (Residential)

General

Floor Area	2,113 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	637 sq ft	Basement Area	1,099 sq ft
Foundation Size	1,739 sq ft		
Year Built	1900	Year Remodeled	1993
Occupancy	Single Family	Class	C
Effective Age	58 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	2	Water	<i>Not Available</i>
1st Floor Rooms	6	Sewer	<i>Not Available</i>
2nd Floor Rooms	4	Style	TWO-STORY
Bedrooms	4		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.75 Story	Basement	Siding	390 sq ft	1.75 Story
1.25 Story	Basement	Siding	326 sq ft	1.25 Story
1 Story	Basement	Siding	383 sq ft	1 Story
1 Story	Crawl Space	Siding	162 sq ft	1 Story
1 Story	Blt-in Gar.	Siding	478 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	3
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Fireplace Information

Exterior 2 Story	1
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Garage Information

Area	637 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1/2 Wall
Year Built	1993	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

WCP (1 Story)	160 sq ft	Foundation	Standard
CGEP (1 Story)	95 sq ft	Foundation	Standard

Deck Information

Treated Wood	153 sq ft
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4722 OLD LANSING RD LANSING, MI 48917-4460 (Property Address)

Parcel Number: 040-025-300-040-00 Account Number: 00003210



Item 1 of 2 1 Image / 1 Sketch

Customer Name: SKINNER, CAROLYN

Summary Information

- > Residential Building Summary

- Year Built: 1900

- Full Baths: 3

- Sq. Feet: 2,113

- Bedrooms: 4

- Half Baths: 0

- Acres: 0.574
- > Assessed Value: \$61,600 | Taxable Value: \$55,093

> Property Tax information found

> 2 Building Department records found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	THE SKINNER FAMILY TRUST 4722 OLD LANSING RD LANSING, MI 48917-4460	Taxpayer	SEE OWNER INFORMATION
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Legal Description

COM ON CENTER LANSING RD 84 FT SW FROM E LINE OF W 1/2 OF SW 1/4, NWLY AT R/A 276 FT, S 383 FT TO CENTER OF ROAD, NELY ALONG ROAD 264 FT TO BEG. SEC.25,T4N R3W, DELTA TOWNSHIP

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2018	Summer	\$1,522.48	\$1,522.48	09/12/2018	\$0.00	
2017	Winter	\$931.71	\$931.71	12/29/2017	\$0.00	
2017	Summer	\$1,488.53	\$1,488.53	08/09/2017	\$0.00	
2016	Winter	\$919.47	\$919.47	01/03/2017	\$0.00	
2016	Summer	\$1,471.34	\$1,471.34	09/08/2016	\$0.00	
2015	Winter	\$893.93	\$893.93	12/31/2015	\$0.00	

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

4722 OLD LANSING RD LANSING, MI 48917-4460 (Property Address)

Parcel Number: 040-025-300-040-00 Account Number: 00003210



Item 1 of 2 1 Image / 1 Sketch

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Owner and Taxpayer Information

Owner	THE SKINNER FAMILY TRUST 4722 OLD LANSING RD LANSING, MI 48917-4460	Taxpayer	SEE OWNER INFORMATION
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Legal Description

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Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Summer	\$1,522.48	\$1,522.48	09/12/2018	\$0.00
General Information for 2018 Summer Taxes					
School District	33215	PRE/MBT	100.0000%		
Taxable Value	\$55,093	S.E.V.	\$61,600		
Property Class	401 -	Assessed Value	\$61,600		
Tax Bill Number	01521	Last Receipt Number	18076246		
Last Payment Date	09/12/2018	Number of Payments	1		
Base Tax	\$1,507.41	Base Paid	\$1,507.41		
Admin Fees	\$15.07	Admin Fees Paid	\$15.07		
Interest Fees	\$0.00	Interest Fees Paid	\$0.00		
Total Tax & Fees	\$1,522.48	Total Paid	\$1,522.48		
Renaissance Zone	Not Available	Mortgage Code	Not Available		
Tax Bill Breakdown for 2018 Summer					
Taxing Authority	Millage Rate	Amount	Amount Paid		
STATE ED TAX	6.000000	\$330.55	\$330.55		
EATON CO OPER	5.214900	\$287.30	\$287.30		
WAVERLY OPERATE	6.606200	\$0.00	\$0.00		
WAVERLY SUPPL	2.391100	\$131.73	\$131.73		
WAVERLY DEBT	3.450000	\$190.07	\$190.07		
WAVERLY SCH SINK	0.500000	\$27.54	\$27.54		
LANSING COMM COL	3.807200	\$209.75	\$209.75		
INGH INT SCH OP	0.200000	\$11.01	\$11.01		
INGH INT SPEC ED	4.506200	\$248.26	\$248.26		
INGH INT VOC ED	1.292500	\$71.20	\$71.20		
Admin Fees		\$15.07	\$15.07		
	33.968100	\$1,522.48	\$1,522.48		

Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		\$0.00	\$0.00
	33.968100	\$1,522.48	\$1,522.48

[Click here for a printer friendly version of Summer 2018 Tax information](#)

2017	Winter	\$931.71	\$931.71	12/29/2017	\$0.00
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General Information for 2017 Winter Taxes

School District	33215	PRE/MBT	100.0000%
Taxable Value	\$53,960		
Property Class	401 -	Assessed Value	\$59,600
Tax Bill Number	01562	Last Receipt Number	17070737
Last Payment Date	12/29/2017	Number of Payments	1
Base Tax	\$922.49	Base Paid	\$922.49
Admin Fees	\$9.22	Admin Fees Paid	\$9.22
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$931.71	Total Paid	\$931.71

Tax Bill Breakdown for 2017 Winter

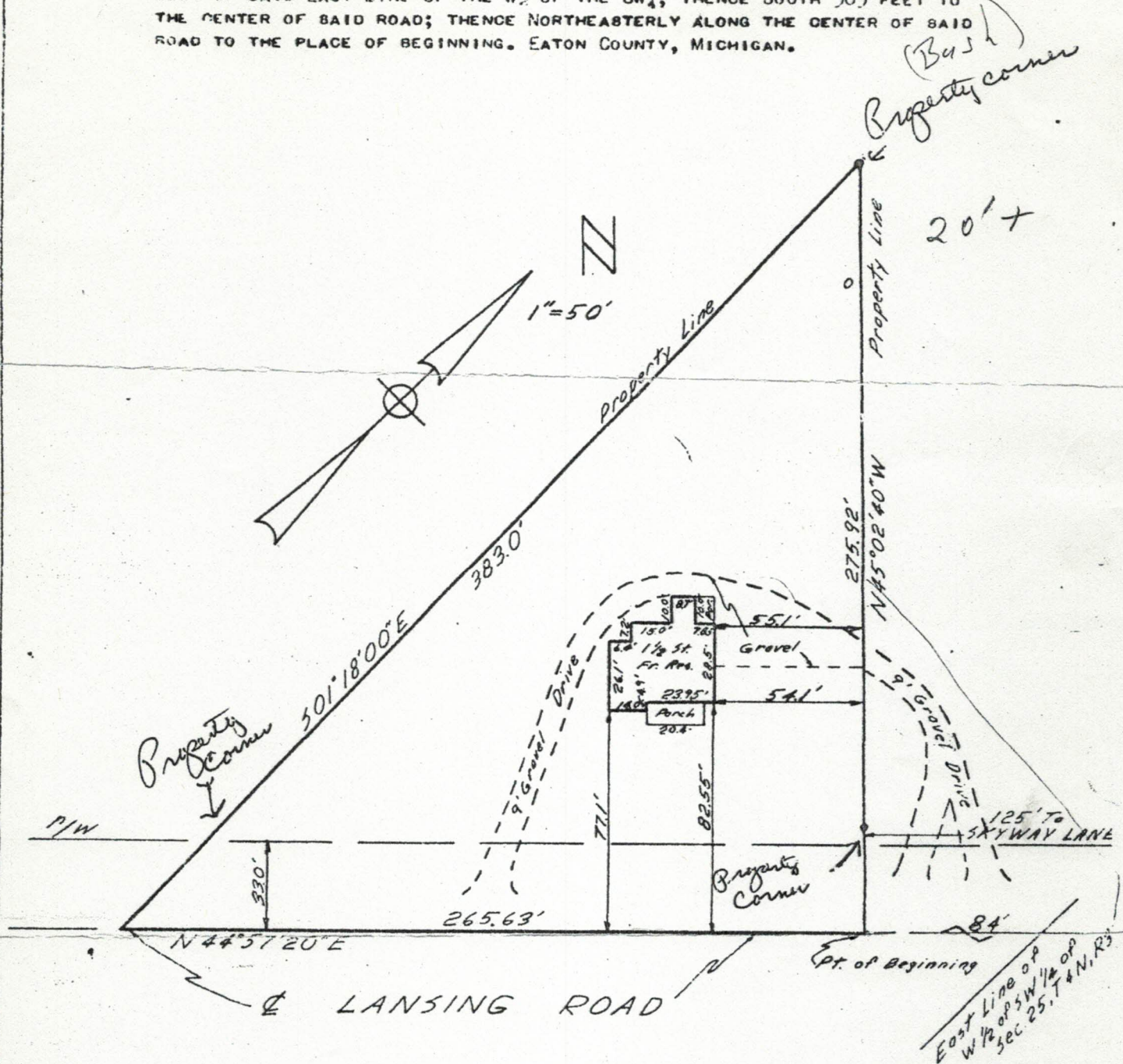
Taxing Authority	Millage Rate	Amount	Amount Paid
EATON CO 911	0.950000	\$51.26	\$51.26
EATON CO EATRAN	0.250000	\$13.49	\$13.49
EATON CO JAIL	0.700000	\$37.77	\$37.77
EATON CO JUVENIL	0.350000	\$18.88	\$18.88
EATON CO MED CAR	0.125000	\$6.74	\$6.74
EATON CO ROAD	1.500000	\$80.94	\$80.94
TWP OPERATING	4.928700	\$265.95	\$265.95
TWP PARAMEDIC	0.989600	\$53.39	\$53.39
DELTA DIST LIB	1.000000	\$53.96	\$53.96
WAVERLY OPERATE	6.694200	\$0.00	\$0.00
WAVERLY SUPPL	2.303100	\$124.27	\$124.27
WAVERLY DEBT	3.500000	\$188.86	\$188.86
WAVERLY SCH SINK	0.500000	\$26.98	\$26.98
Admin Fees		\$9.22	\$9.22
Interest Fees		\$0.00	\$0.00
	23.790600	\$931.71	\$931.71

[Click here for a printer friendly version of Winter 2017 Tax information](#)

2017	Summer	\$1,488.53	\$1,488.53	08/09/2017	\$0.00
2016	Winter	\$919.47	\$919.47	01/03/2017	\$0.00
2016	Summer	\$1,471.34	\$1,471.34	09/08/2016	\$0.00
2015	Winter	\$893.93	\$893.93	12/31/2015	\$0.00

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DESCRIBED AS: COMMENCING ON THE CENTER LINE OF THE OLD LANSING-CHARLOTTE ROAD, AT A POINT 84 FEET SOUTHWESTERLY FROM ITS INTERSECTION WITH THE EAST LINE OF SAID $W\frac{1}{2}$ OF THE $SW\frac{1}{4}$; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO SAID ROAD, 276 FEET TO A POINT 15 RODS (247.5 FEET) WEST OF SAID EAST LINE OF THE $W\frac{1}{2}$ OF THE $SW\frac{1}{4}$; THENCE SOUTH 383 FEET TO THE CENTER OF SAID ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID ROAD TO THE PLACE OF BEGINNING. EATON COUNTY, MICHIGAN.



- FOUND PROPERTY CORNER
- SET PROPERTY CORNER

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED; THAT THE BUILDINGS AND IMPROVEMENTS AS SHOWN ARE ENTIRELY WITHIN THE PROPERTY LINES; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY, EXCEPT AS SHOWN HEREON.

NOTE: THIS REPORT IS FOR MORTGAGE PURPOSES ONLY. NO PROPERTY CORNERS WERE SET, EXCEPT AS SHOWN, AND IT SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES.



4722 Old Lansing Road
Photography - April 2010

