



1705 Walline, Mason, MI 48854

Real Estate Auction

BIDDER'S PACKET

Brad Stoecker

Auctioneer/Broker

517-927-5028

Real Estate Auction

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

1705 Walline, Mason, MI 48854



Online Bidding Closes: Wednesday, June 26 @ 7:00 PM

2 Open Houses- Sun, June 16 3-5 PM & Tues, June 20 4-7 PM

Features:

- 3 Bedroom 2 Bath
- 1 Barns with Studio Loft
- 1,586 Sq. Ft
- 8.607 Acre Lot
- Attached 2 Car Garage
- Basement Workshop Area
- Recently Updated Kitchen
- Large Lot with Deer, Turkey, etc

Approximate Room Sizes:

- | | | | |
|------------------|-----------|--------------|---------------|
| • Living Room | 21' x 21' | • Bedroom #1 | 11.5' x 11.5' |
| • Kitchen Area | 20' x 13' | • Bedroom #2 | 10' x 14.5' |
| • Basement Total | 34' x 30' | • Bedroom #3 | 14.5' x 13' |
| • Garage | 21' x 26' | • Barn | 24' x 40' |

For Bidder Packet and Online Auction Details Please Contact Us:

www.EpicAuctions.com

Brad Stoecker (Auctioneer/Broker)

517-927-5028 or Brad.EpicAuctions1@gmail.com



Real Estate Auction Terms

Bidding Soft Closes at 7 PM, Wednesday, June 26, 2019

Commonly referred to as: **1705 Walline, Mason, MI 48854**

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., is 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.
- Auction company reserves the right to bid on behalf of the seller up to the reserve amount.
- 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.
- 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 date of bidder registration.
- 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.
- Auction Company reserves the right to decline any registration or ban any registered bidder at any time.

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

- **\$10,000** 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 and closing location will be selected by Seller.
- Buyer must close within 45 calendar days from the close of the auction.
- Seller will have up to 90 days to clear any title defects that may be discovered prior to closing.
- 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

517-927-5028



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



BY: PAUL C. ANAST
AUTHORIZED SIGNATORY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

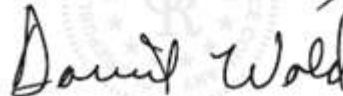
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



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: 33-19636072-ELN
Property Address: 1705 Walline, Mason, MI 48854
Revision Number:

1. Commitment Date: March 08, 2019, 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:
Donald L. Montague, Trustee of Trust A of the Donald Lee Montague and Phyllis Ann Montague Revocable Living Trust under Agreement dated March 24, 1980, as amended January 18, 1990, and November 1, 2005
5. The land referred to in this commitment is situated in the Township of Alaiedon, County of Ingham, State of Michigan, as follows:
SEE EXHIBIT A

ATA National Title Group, LLC

By: Paul C. Anast
AUTHORIZED SIGNATORY

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Exhibit "A"

The land referred to in this commitment is described as follows: Township of Alaiedon, County of Ingham, State of Michigan

A parcel of land in the Northeast 1/4 of the Southeast 1/4 of Section 22, T3N, R1W, Alaiedon Township, Ingham County, Michigan, described as: Commencing on the East line of said Section 22 at a point 198 feet South of the East 1/4 corner of said Section 22; thence West 1320 feet; thence South 183 feet; thence East 780 feet; thence South 247 feet; thence East 540 feet to the East line of said Section 22; thence North along said East line 430 feet to the point of beginning.

Described on Taxes as: The South 10 rods of the North 22 rods of the Northeast 1/4 of the Southeast 1/4 of Section 22. Also beginning at a point 22 rods South of the East 1/4 corner of Section 22, West 80 rods parallel with the East-West 1/4 line, South 18 feet, East 780 feet, South 247 feet, East 540 feet, North 265 feet to the point of beginning. Section 22, T3N, R1W.

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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 Mortgage** in the original amount of \$75,000.00, and the terms, conditions and provisions contained therein, executed by Donald L. Montague and Phyllis Ann Montague, Trustees of Trust A of the Donald Lee Montague and Phyllis Ann Montague Revocable Living Trust under Agreement dated March 24, 1980, as amended January 18, 1990, and November 1, 2005, to Michgian State University Federal Credit Union, dated September 24, 2015 and recorded October 14, 2015 in Instrument Number 2015-038253.
6. 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) Trust A of the Donald Lee Montague and Phyllis Ann Montague Revocable Living Trust under Agreement dated March 24, 1980, as amended January 18, 1990, and November 1, 2005, 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.
7. Submit to the Company satisfactory evidence that the Certificate of Trust existence is still in full force and effect and that the trust has not been amended, revoked or terminated.
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.: 33-06-06-22-400-012

2018 Winter Taxes in the amount of \$1,596.92 are PAID (includes \$114.23 Mud Creek Drain-Single year)

2018 Summer Taxes in the amount of \$2,365.95 are PAID

Special Assessments: None

Property has well and septic.
 - 2018 State Equalized Value: \$120,400.00
 - 2018 Taxable Value: \$103,615.00
 - 2018 Principal Residence Exemption: 100%
 - School District: 33130

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 and all covenants, easements, restrictions, or rights to aboriginal antiquities of record, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin.
9. Any rights, title, interest in or claims thereof to that portion of the land lying within the drainage ditch, as recorded in Liber 846, Page 518.
10. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.

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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.**

1705 WALLINE MASON, MI 48854 (Property Address)

Parcel Number: 33-06-06-22-400-012



Item 1 of 4

[3 Images / 1 Sketch](#)**Property Owner: MONTAGUE DONALD L TRUST****Summary Information**

> Residential Building Summary

- Year Built: 1968
- Full Baths: 2
- Sq. Feet: 1,586
- Bedrooms: 3
- Half Baths: 0
- Acres: 8.607

> Assessed Value: \$128,000 | Taxable Value: \$106,101

> Property Tax information found

Access additional record information for a small convenience fee. *> Additional areas of information include: *Delinquent Tax Information*[Show Purchase Options](#)

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information**Owner**

MONTAGUE DONALD L TRUST **Taxpayer**
 1705 WALLINE
 MASON, MI 48854

[SEE OWNER INFORMATION](#)**General Information for Tax Year 2019**

Property Class	RESIDENTIAL – IMPROVED	Unit	33-06 ALAIEDON TOWNSHIP
School District	MASON	Assessed Value	\$128,000
MAP #	<i>No Data to Display</i>	Taxable Value	\$106,101
USER NUM IDX	0	State Equalized Value	\$128,000
USER ALPHA 1	<i>Not Available</i>	Date of Last Name Change	06/10/2009
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
USER ALPHA 2	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information**Homestead Date** *No Data to Display*

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	-
2018	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$120,400	\$120,400	\$103,615
2017	\$107,800	\$107,800	\$101,484
2016	\$103,900	\$103,900	\$100,579

Land Information

Zoning Code	R-1	Total Acres	8.607
Land Value	\$95,020	Land Improvements	\$1,430
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	MASON	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

S 10 RODS OF N 22 RODS OF NE 1/4 OF SE 1/4 OF SEC 22 ALSO BEG @ PT 22 RODS S OF E 1/4 COR OF SEC -N 80 RODS PLL WITH EW 1/4 LN -S 18 FT -E 780 FT -S 247 FT -E 540 FT -N 265 FT TO POB ON SE 1/4 OF SEC22 T3NR1W 8.61 AC M/L

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
No sales history found.						

Building Information - 1586 sq ft ONE STORY (Residential)

General

Floor Area	1,586 sq ft	Estimated TCV	\$134,788
Garage Area	576 sq ft	Basement Area	1,250 sq ft
Foundation Size	1,586 sq ft		
Year Built	1968	Year Remodeled	1990
Occupancy	Single Family	Class	C
Effective Age	40 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	1	Water	Water Well
1st Floor Rooms	5	Sewer	Septic
2nd Floor Rooms	0	Style	ONE STORY
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,124 sq ft	1 Story
1 Story	Blt-in Gar.	Siding	462 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	200 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Ceramic Tub Alcove	1
Vent Fan	2		

Built-In Information

Dishwasher	1	Vented Hood	1
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Fireplace Information

Exterior 2 Story	1	Prefab 1 Story	1
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Porch Information

WGEP (1 Story)	126 sq ft	Foundation	Basement
CPP	28 sq ft	Foundation	Standard
WGEP (1 Story)	336 sq ft	Foundation	Standard

Building Information - 1920 sq ft Barn - Bank (2 Story) - General Purpose (Agricultural)

Type	Barn - Bank (2 Story) - General Purpose	Class	D,Pole
Floor Area	1,920 sq ft	Estimated TCV	\$24,670
Perimeter	128 ft	Height	16 ft

Year Built	2009	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	82%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	9 yrs

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1705 WALLINE MASON, MI 48854 (Property Address)

Parcel Number: 33-06-06-22-400-012



Item 1 of 4 3 Images / 1 Sketch

Property Owner: MONTAGUE DONALD L TRUST

Summary Information

- > Residential Building Summary
- Year Built: 1968

- Full Baths: 2

- Sq. Feet: 1,586

- Bedrooms: 3

- Half Baths: 0

- Acres: 8.607
- > Assessed Value: \$128,000 | Taxable Value: \$106,101
- > Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information

Owner

MONTAGUE DONALD L TRUST Taxpayer

SEE OWNER INFORMATION

1705 WALLINE

MASON, MI 48854

Legal Description

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Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

5/21/2019

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2017	Winter	\$1,156.51	\$1,156.51	02/26/2018	\$0.00	
2017	Summer	\$2,250.83	\$2,250.83	08/01/2017	\$0.00	
2016	Winter	\$1,107.38	\$1,107.38	12/15/2016	\$0.00	
2016	Summer	\$2,253.07	\$2,253.07	09/29/2016	\$0.00	
2015	Winter	\$1,191.11	\$0.00		\$1,191.11	
2015	Summer	\$2,224.12	\$2,224.12	08/19/2015	\$0.00	
2014	Winter	\$1,160.18	\$1,160.18	02/20/2015	\$0.00	
2014	Summer	\$2,189.10	\$2,189.10	09/15/2014	\$0.00	
Load More Years						

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