883 Lake Street, Frankfort, MI 49635

Residential

Real Estate Auction

BIDDER INFORMATION PACKET

Brad Stoecker, MBA, CES, AMM

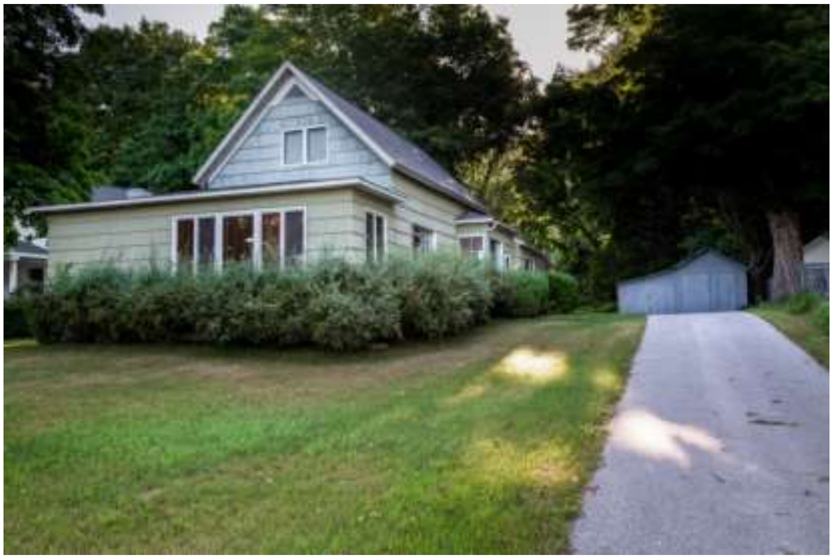
Auctioneer/Broker

517-927-5028

Real Estate Auction

ONLINE BIDDING ONLY

883 Lake Street, Frankfort, MI 49635



Online Bidding Closes: Thursday, Aug 13 @ 7:00 PM

2 Open Houses- Sunday, Aug 9 3-5 PM & Tuesday, Aug 11 5-7 PM

Features:

- **3 Bedroom 1 Bath**
- **1,740 Sq. Ft**
- **Beautiful View of Betsie Lake**
- **Fully Furnished & Move-In Ready**
- **Amazing 1950's Vintage Kitchen**
- **Beautiful Enclosed Front Porch**
- **Washer and Dryer Included**
- **Paved Driveway**
- **Barn and Garden Shed**
- **Close to Lake Michigan**

Approximate Room Sizes:

- **Living Room 29' x 13.5'**
- **Kitchen/Dining 21' x 11.5'**
- **Pantry 6' x 5'**
- **Enclosed Porch 19' x 7'**
- **Upstairs Bedroom #1 10' x 14'**
- **Upstairs Bedroom #2 10' x 9'**
- **Downstairs Bedroom 17' x 10'**
- **Walk-In Closet 7' x 7'**
- **Rear Porch/Utility Area 21' x 7'**
- **Bathroom 6' x 6'**

For Bidder Packet and Online Auction Details Please Contact Us:

www.EpicAuctions.com

Brad Stoecker (Auctioneer/Broker)
517-927-5028
Info@EpicAuctions.com

Real Estate Auction Terms

Bidding Soft Closes at 7 PM, Thursday, Aug 13

Commonly referred to as: **883 Lake Street, Frankfort, MI 49635**

Showings and Open Houses will be conducted according to current regulations.

General Terms

- The selling price of this property shall be determined by competitive bidding via online only auction.
- 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, LLC, 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 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 immediately upon posting and the Bidder will be bound by those updated Terms and Conditions.
- The act of bidding shall constitute Bidder's acceptance of these Terms and Conditions in whole and individually. If any individual Term or Condition is later found to be unenforceable, Bidder agrees that all remaining Terms and Conditions shall remain valid and in full effect.
- Epic Auctions and Estate Sale, LLC, is acting solely in the role of Seller's Agent and 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 any reserve amount.
- All bidders are encouraged to attend an Open House to inspect the property to their full satisfaction. If the Bidder is not 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 bidding.
- Any information provided in auction advertisements and bidder information packets was obtained from sources believed to be accurate but are subject to verification by any parties relying on such information. No liability for accuracy, errors, or omissions is assumed by Auction Company or Seller.
- Seller Disclosures for this property will not be provided as the Seller is a non-occupant fiduciary administering the settlement of the decedent's estate.

Real Property Information

- All properties are sold subject to any 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 their 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 suspended and any 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 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 request proof of funds for the Earnest Money Deposit.
- Auction Company reserves the right to waive any 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 online only auction.
- Soft close means bidding will extend until no bids are submitted during the extended bidding period.
- 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 of the end of the auction 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** after the completion of the auction. Winning bidders that fail to submit the fully executed Contract and earnest money deposit will be considered 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.
- Proof of adequate funds for Earnest Money Deposit may be required at Auctioneer's discretion.

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 from the date of official notice from the title company 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, water, 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, Marital Status, Age, Handicap, or families with children.

Epic Auctions & Estate Sales is acting only as the Seller's Agent regarding 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 EXTRACONTRACTUAL 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. Bilbrey *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.

ATA National Title Group
Midstate Title Agency

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:	10-20713026-ELN
Property Address:	883 Lake Street
Revision Number:	

1. Commitment Date: May 28, 2020, 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:

   Estate of Jonathan W. Drury

5. The land referred to in this commitment is situated in the Township of Crystal Lake, County of Benzie, State of Michigan, as follows:

   SEE EXHIBIT A

ATA National Title Group, LLC

Paul C Anast

By: Paul C. Anast
AUTHORIZED SIGNATORY

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.

Exhibit "A"

The land referred to in this commitment is described as follows: Township of Crystal Lake, County of Benzie, State of Michigan

PARCEL 1
Commencing at a point 120 rods South of the 1/4 post on the West line of Section 26, T26N, R16W, Crystal Lake Township, Benzie County, Michigan; thence East 225 feet; thence South 65 feet; thence West 225 feet; thence North 65 feet to the place of beginning, being part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 26, T26N, R16W, Crystal Lake Township, Benzie County, Michigan.

PARCEL 2
Beginning at the same point as above; thence South 65 feet; thence due West to the right of way of the Ann Arbor Rail Road Company; thence Northwesterly along the right of way of the Ann Arbor Rail Road Company to a point due West of the point of beginning; thence due East to the place of beginning. Said description being in Block Y of the Second Addition to Frankfort, City of Frankfort, Benzie County, Michigan.

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 Jonathan W. Drury to Chemical Bank dated November 8, 2016 and recorded December 1, 2016 in Instrument Number 2015R-05137, in the original amount of $20,314.50.

   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. Information supplied to the Company indicates that Jonathan W. Drury is deceased.

7. Record a certified copy of the Death Certificate of Jonathan W. Drury.

8. Information, either furnished to the company or disclosed by the records indicates that Jonathan W. Drury is deceased. Properly initiate proceedings probating the above mentioned estate and cause to be filed there in.

9. 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.

10. PAYMENT OF TAXES: Tax Parcel No.: 05-001-467-00 PARCEL 1

2019 Winter Taxes in the amount of $386.56 are PAID, which includes $25.00 for RECYCLE TAX

2019 Summer Taxes in the amount of $1,384.95 are PAID

Special Assessments: NONE

- 2019 State Equalized Value: $53,200.00
- 2019 Taxable Value: $43,008.00
- 2019 Principal Residence Exemption: 0.0%
- School District: 10025

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

11. PAYMENT OF TAXES: Tax Parcel No.: 10-51-030-040-00 PARCEL 2

2019 Winter Taxes in the amount of $2.16 are PAID

2019 Summer Taxes in the amount of $19.31 are PAID

Special Assessments: NONE

- 2019 State Equalized Value: $11,400.00
- 2019 Taxable Value: $399.00
- 2019 Principal Residence Exemption: 0%
- School District: 10025

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

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. 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.

9. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

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:

(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>

ATA National Title Group
Midstate Title Agency

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.**

883 LAKE ST FRANKFORT, MI 49635 (Property Address)

Parcel Number: 05-001-467-00

Error Loading Image

Item **1** of **1** 1 Image / 0 Sketches

Property Owner: DRURY JONATHAN W

Summary Information

- > Residential Building Summary
  - Year Built: N/A
  - Bedrooms: 0
  - Full Baths: 1
  - Half Baths: 0
  - Sq. Feet: 1,740
  - Acres: N/A
- > Assessed Value: $52,300 | Taxable Value: $43,825
- > Property Tax information found

Owner and Taxpayer Information

Owner	DRURY JONATHAN W 203 FURNACE ELBERTA, MI 49628	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2020

Property Class	RESIDENTIAL - IMPROVED	**Unit**	10-05 CRYSTAL LAKE TOWNSHIP
School District	FRANKFORT	**Assessed Value**	$52,300
MAP #	*No Data to Display*	**Taxable Value**	$43,825
STATUS	0	**State Equalized Value**	$52,300
OVERRIDE	*No Data to Display*	**Date of Last Name Change**	11/03/2016
RENTAL	*No Data to Display*	**Notes**	*Not Available*
Historical District	No	**Census Block Group**	*No Data to Display*
SCANNED	*No Data to Display*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2020	0.0000 %	-

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	$53,200	$53,200	$43,008
2018	$42,000	$42,000	$42,000
2017	$43,400	$43,400	$43,400

Land Information

Zoning Code		**Total Acres**	0.000
Land Value	$15,340	**Land Improvements**	$1,716
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	GENERAL TWP (2020 DONE)	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	65.00 ft	0.00 ft
	Total Frontage: 65.00 ft	**Average Depth: 0.00 ft**

Legal Description

346* N 65 FT OF W 225 FT OF S 1/2 OF SW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W .7 A M/L P.A. 883 LAKE STREET [[8/90 244/719 MLC;

Land Division Act Information

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
10/07/2016	$185,000.00	WD	DRURY JOHN & BETH	DRURY JONATHAN W	NOT ARMS-LENGTH	2016R/04394	OTHER PARCELS IN SALE
10/23/2002	$116,000.00	WD	GRIX, JOHN	DRURY, JOHN & BETH	NOT ARMS-LENGTH	438/338	

Building Information - 1740 sq ft PRE 1950 (Residential)

General

Floor Area	1,740 sq ft	**Estimated TCV**	$87,629
Garage Area	372 sq ft	**Basement Area**	0 sq ft
Foundation Size	1,454 sq ft		
Year Built	*Not Available*	**Year Remodeled**	*Not Available*
Occupancy	Single Family	**Class**	CD
Effective Age	45 yrs	**Tri-Level**	No
Percent Complete	0%	**Heat**	Forced Air w/ Ducts
AC w/Separate Ducts	No	**Wood Stove Add-on**	No
Basement Rooms	0	**Water**	*No Data to Display*
1st Floor Rooms	0	**Sewer**	*No Data to Display*
2nd Floor Rooms	0	**Style**	PRE 1950
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.5 Story	Crawl Space	Siding	573 sq ft	1.5 Story
1 Story	Crawl Space	Siding	440 sq ft	1 Story
1 Story	Crawl Space	Siding	441 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	**Stone Veneer**	0 sq ft

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	1

Garage Information

Area	372 sq ft	**Exterior**	Siding
Foundation	18 Inch	**Common Wall**	Detached
Year Built	1955	**Finished**	No
Auto Doors	0	**Mech Doors**	0

Porch Information

WGEP (1 Story)	42 sq ft	**Foundation**	Standard
WGEP (1 Story)	300 sq ft	**Foundation**	Standard

883 LAKE STREET (Property Address)

Parcel Number: 05-001-467-00

Property Owner: DRURY, JONATHAN W

Summary Information

> Property Tax information found

Owner and Taxpayer Information

Owner	DRURY, JONATHAN W 203 FURNACE ELBERTA, MI 49628	**Taxpayer**	SEE OWNER INFORMATION

Legal Description

346* N 65 FT OF W 225 FT OF S 1/2 OF SW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W .7 A M/L P.A. 883 LAKE STREET [[8/90 244/719 MLC;

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 7/13/2020 Recalculate

Tax History

**Note: On March 3 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2019	Winter	$386.56	$386.56	12/30/2019	$0.00	
2019	Summer	$1,384.95	$1,384.95	09/12/2019	$0.00	
2018	Winter	$378.67	$378.67	01/08/2019	$0.00	
2018	Summer	$1,352.86	$1,352.86	11/09/2018	$0.00	
2017	Winter	$381.73	$381.73	12/29/2017	$0.00	
2017	Summer	$1,398.83	$1,398.83	09/14/2017	$0.00	
2016	Winter	$390.36	$0.00		**$390.36**	**** Read Note(s) Above**
2016	Summer	$1,462.72	$1,462.72	08/17/2016	$0.00	
2015	Winter	$375.06	$375.06	12/29/2015	$0.00	
2015	Summer	$1,480.75	$1,480.75	09/11/2015	$0.00	

Load More Years

Parcel: 05-001-467-00

Property Address

883 LAKE STREET

Owner and Taxpayer Information

Owner	DRURY, JONATHAN W 203 FURNACE ELBERTA, MI 49628	**Taxpayer**	SEE OWNER INFORMATION

Legal Description

346* N 65 FT OF W 225 FT OF S 1/2 OF SW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W .7 A M/L P.A. 883 LAKE STREET [[8/90 244/719 MLC;

General Information for 2019 Summer Taxes

School District	10025	**PRE/MBT**	0.0000%
Taxable Value	$43,008	**S.E.V.**	$53,200
Property Class	401 - 401-RESIDENTIAL	**Assessed Value**	$53,200
Tax Bill Number	*No Data to Display*	**Last Receipt Number**	00001114
Last Payment Date	09/12/2019	**Number of Payments**	1
Base Tax	$1,371.24	**Base Paid**	$1,371.24
Admin Fees	$13.71	**Admin Fees Paid**	$13.71
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$1,384.95	**Total Paid**	$1,384.95
Renaissance Zone	0	**Mortgage Code**	*No Data to Display*

Tax Bill Breakdown for 2019 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY TAX	3.447900	$148.28	$148.28
STATE EDUC TAX	6.000000	$258.04	$258.04
SCHOOL OPERATING	18.000000	$774.14	$774.14
SCHOOL DEBT	1.520000	$65.37	$65.37
TBA ISD	2.916100	$125.41	$125.41
Admin Fees		$13.71	$13.71
Interest Fees		$0.00	$0.00
	31.884000	**$1,384.95**	**$1,384.95**

Parcel: 05-001-467-00

Property Address

883 LAKE STREET

Owner and Taxpayer Information

Owner	DRURY, JONATHAN W 203 FURNACE ELBERTA, MI 49628	**Taxpayer**	SEE OWNER INFORMATION

Legal Description

346* N 65 FT OF W 225 FT OF S 1/2 OF SW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W .7 A M/L P.A. 883 LAKE STREET [[8/90 244/719 MLC;

General Information for 2019 Winter Taxes

School District	10025	**PRE/MBT**	0.0000%
Taxable Value	$43,008	**S.E.V.**	$53,200
Property Class	401 - 401-RESIDENTIAL	**Assessed Value**	$53,200
Tax Bill Number	*No Data to Display*	**Last Receipt Number**	00005612
Last Payment Date	12/30/2019	**Number of Payments**	1
Base Tax	$382.74	**Base Paid**	$382.74
Admin Fees	$3.82	**Admin Fees Paid**	$3.82
Interest Fees	$0.00	**Interest Fees Paid**	$0.00
Total Tax & Fees	$386.56	**Total Paid**	$386.56
Renaissance Zone	0	**Mortgage Code**	*No Data to Display*

Tax Bill Breakdown for 2019 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
JAIL DEBT/OPER	0.882800	$37.96	$37.96
MCF OPERATING	0.360200	$15.49	$15.49
MCF BOND	0.635000	$27.31	$27.31
COM ON AGING	0.844800	$36.33	$36.33
VETERANS	0.040000	$1.72	$1.72
ANIMAL CONTROL	0.097500	$4.19	$4.19
AMBULANCE/ALS	0.789800	$33.96	$33.96
ROAD IMPROVEMENT	0.998600	$42.94	$42.94
TNT OFFICER	0.098400	$4.23	$4.23
PUBLIC TRANSPORT	0.490400	$21.09	$21.09
SCH RES OFFICER	0.179700	$7.72	$7.72
CONSERVATION DIS	0.124800	$5.36	$5.36
DISTRICT LIBRARY	0.600000	$25.80	$25.80
TOWNSHIP TAX	0.691300	$29.73	$29.73
FIRE DISTRICT	0.500000	$21.50	$21.50
TWP ROAD	0.986100	$42.41	$42.41
RECYCLE TAX	0.000000	$25.00	$25.00
Admin Fees		$3.82	$3.82
Interest Fees		$0.00	$0.00
	8.319400	**$386.56**	**$386.56**