



**918 Barry Rd
Haslett, MI 48840**

**Residential
Real Estate Auction
BIDDER
INFORMATION
PACKET**

Brad Stoecker, MBA, CAI, AARE, AMM, CES

Auctioneer/Broker

517-927-5028

Real Estate Auction

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

918 Barry Rd, Haslett, MI 48840



Online Bidding Soft Closes: Thursday, Aug 11 @ 7:00 PM

2 Open Houses:

Sun, Aug 7: 12 - 2 PM & Tues, Aug 9: 4 - 6 PM

Features:

- 4 Bedroom 4.5 Bath Home
- 2,838 Sq. Ft
- 35 Acres – Pasture, Pond, Private
- 2 Car Attached Garage
- Generac 22kw Backup Generator
- New Carpet and Paint
- Natural Gas
- Gas Fireplace
- 4 Minutes from I-69
- 15 Minutes to I-96
- 30x30 Heated Workshop w/Loft
- 30x32 Barn with Loft

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 starting at 7 PM, Thursday, Aug 11

Commonly referred to as: **918 Barry Rd, Haslett, MI 48840**

Showings and Open Houses will be conducted according to current health and safety 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 owner(s) 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 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 will not act as Agents of any potential Buyer and owes 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.
- 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 prior to the auction until they are satisfied or refrain from bidding.
- Bidders are permitted to bring professional home inspectors to the open houses.
- 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.
- Buyers Agents are not required for bidders to participate in the auction process, but Agents are welcome to assist Buyers with the process in accordance with the registration posted on the Epic website.

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.
- Water and septic inspections and Ingham County Health Department Point of Sale Inspection approvals will be the Seller’s responsibility prior to closing. Water testing is complete and passed.
- County tax records list the home at 2,244 sq-ft. The home measures 2,838 sq-ft using the 3-D Matterport digital camera measuring system.

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.
- 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 any 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 at their sole discretion to re-open the lot for further bidding. Auction Company will contact the final bidder after the auction ends to confirm when the lot is considered sold.
- Neither the Auctioneer nor the 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 sale price of \$110,000. This final sale price will be the final price on which all transfer taxes and title insurance policies will be based.
- If the winning bidder is properly represented by a Buyer’s Agent, an additional 2% Buyer’s Premium, based on the final high bid amount, will be added to the sales price. This will be paid to the Buyer’s Agent pursuant to the requirements in the Broker Registration Form.

Earnest Money/Down Payment/Deposit for Real Property

- **\$50,000** deposit in the form of a 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 Purchase Agreement and earnest money deposit will be considered in default.
- Earnest money is 100% non-refundable.
- Earnest money will be held by Auctioneer until closing.
- Remaining balance to be paid in full on or before 45 days after the auction at closing.

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. Signing may be done electronically.

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 Buyer's 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.
- Closing will be handled by Midstate Title from their East Lansing office. There will be no split closings. Closings can be handled remotely as needed.
- 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 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 not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Epic Auctions & Estate Sales is acting only as the Seller's Agent regarding the sale of this property.



EPIC AUCTIONS and ESTATE SALES, LLC SALES OFFER

Dated: _____

1. BUYERS, _____ hereinafter called "BUYER", whose address is _____ offers to buy from _____ hereinafter called "SELLER", the following real property located in the City/Town/Village of Haslett, County of Ingham, State of Michigan, legally described as:

The East 35 acres of the South 1/2 of the Northeast fractional 1/4 of Section 4, Town 4 North, Range 1 East, Williamstown Township, Ingham County, Michigan.

More Commonly Known As: **918 Barry Rd, Haslett, MI 48840** Parcel #: **33-03-03-04-200-025**

This property is sold subject to any and all existing building and use restrictions, zoning ordinances and easements, if any. The property includes all buildings: GAS, OIL AND MINERAL RIGHTS WHICH MAY BE OWNED BY SELLER, all attached fixtures.

EXCEPTIONS OR ADDITIONS: **None.**

2. The sales price will be: \$ _____

3. METHOD OF PAYMENT: **ALL CLOSING FUNDS MUST BE PAID IN THE FORM OF A WIRE TRANSFER OR CASHIERS CHECK.**

4. FINANCING: This purchase is not contingent upon Purchaser obtaining financing. There are no Buyer's Contingencies. Earnest money deposit is 100% non-refundable unless title is not transferable.

5. PRORATED ITEMS: Interest, rents, association fees, insurance if assigned, will be current and prorated to the date of Closing.

6. SPECIAL ASSESSMENTS and TAXES:

- a. SPECIAL ASSESSMENTS which are or become a lien on the property on or before date of Closing of this Agreement will be paid by the SELLER.
- b. TAXES will be treated as if they cover the calendar year in which they become a lien. TAXES which become a lien in years prior to year of Closing will be paid by SELLER without proration. TAXES which become a lien in year of Closing will be prorated so that SELLER will pay taxes from the first of the year to closing date and BUYER will pay taxes for balance of year, including day of Closing. If any bill for taxes is not issued as of the date of closing, the then current S.E.V. and tax rate and any administrative fee will be substituted and prorated.

7. CLOSING

- a. BUYER WILL PAY FOR all closing costs including all transfer taxes, title insurance, recording fees, etc.
- b. SELLER WILL PAY any outstanding assessments or taxes owed up to the date of closing.
- c. Closing will be handled by Midstate Title from the East Lansing office. Closings can be handled remotely.

Buyer Initials _____

8. TITLE. If defects exist, SELLER will have 90 days after receiving written notice to remedy the defects. After the 90 days, SELLER will refund the deposit in full termination of the contract if unable to remedy the defects.
9. BUYER AND SELLER ACKNOWLEDGE THAT EPIC AUCTIONS & ESTATE SALES, LLC IS ONLY ACTING AS THE SELLER'S AGENT.
10. ATTORNEY. BUYER acknowledges that it has been recommended that an attorney be retained to review the marketability of title and all Closing documents and to determine that the terms of this contract have been met. Initial either a. or b. below:
- a. _____ Documents and transaction to be reviewed by:
- i. Attorney Name: _____
- ii. Attorney Address: _____
- iii. Attorney Phone Number: _____
- b. _____ Buyer waives the review by an attorney.
11. SALE must be closed within 45 days. Seller reserves the right to extend the date of closing.
12. OCCUPANCY. The SELLER will deliver, and the BUYER will accept possession of the property at Closing. If the SELLER occupies the property, it will be vacated no later than the date of Closing.
13. AUCTION TERMS: BUYER ACKNOWLEDGES THAT THEY ARE BOUND BY THE AUCTION TERMS AND CONDITIONS THAT WERE PROVIDED AND AGREED TO PRIOR TO REGISTERING TO BID. BUYER HAS PERSONALLY EXAMINED THIS PROPERTY AND AGREES TO ACCEPT IT "AS IS" AND IN ITS PRESENT CONDITION WITH ANY DEFECTS NOTED OR NOT NOTED AND AGREES THAT THERE ARE NO ADDITIONAL WRITTEN OR ORAL UNDERSTANDINGS EXCEPT AS SPECIFIED HEREIN.
14. SELLER'S DISCLOSURE. BUYER acknowledges that a SELLER'S Disclosure Statement has been provided.
15. BUYER DEPOSITS **\$50,000** showing BUYER'S good faith will be deposited in Auctioneer's trust account and will apply as part of the purchase price. If title is not marketable or insurable, this deposit is to be refunded. In the event of default by BUYER, all deposits made may be forfeited as liquidated damages at SELLER's election; or SELLER may retain such deposits as part of payment of the purchase price and pursue his/her legal or equitable remedies against BUYER. If there is default by either party and the deposit is forfeited, the deposit will be transferred to the escrow agent's trust account for distribution.
16. BUYER AND SELLER agree that any dispute related to this contract shall be submitted to mediation. This mediation shall be according to the National Association of Realtors (NAR) rules and procedures of the Homesellers/Homebuyers Dispute Resolution System. If the parties cannot reach a binding agreement in mediation, they have the right to use other legal remedies.
17. BUYER will not assign this Agreement without written consent of SELLER.
18. Make Deed to _____ (This can be adjusted prior to closing.)

The Buyer has read, fully understands, and approves the foregoing offer.

Dated: _____

Buyer: _____

Buyer: _____

Seller acknowledges receipt of Buyer's written offer and accepts it as presented.

Dated: _____

Seller: _____

Seller: _____

Epic Auctions and Estate Sales, LLC acknowledges receipt of Buyer's earnest money deposit in the amount of **\$50,000** in accordance with the terms provided herein.

Dated: _____

Auctioneer: _____
Bradley A. Stoecker, Owner/Auctioneer/Broker

Buyer Initials _____



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.

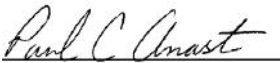
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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



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: 33-22833724-ELN
Property Address: 918 Barry Rd, Haslett, MI 48840
Revision Number:

1. Commitment Date: April 27, 2022, 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:
Arthur H. Tonn and Ursula E. Tonn, and their successors, as Trustees of the Arthur H. Tonn and Ursula E. Tonn Trust Agreement dated November 7, 2017
5. The land referred to in this commitment is situated in the Township of Williamstown, County of Ingham, State of Michigan, as follows:
The East 35 acres of the South 1/2 of the Northeast fractional 1/4 of Section 4, Town 4 North, Range 1 East, Williamstown Township, Ingham County, Michigan.

ATA National Title Group, LLC

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. SUBMIT for approval and RECORD proper Certificate of Trust Existence and Authority in compliance state law, or SUBMIT for approval said original trust agreement, referred to as (a) Arthur H. Tonn and Ursula E. Tonn Trust Agreement dated November 7, 2017, 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.
6. 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.
7. PAYMENT OF TAXES: Tax Parcel No.: 33-03-03-04-200-025

2021 Winter Taxes in the amount of \$4,288.40 are PAID, Includes MCKEON DRAIN \$60.61, POLICE SERVICES \$100.00

2021 Summer Taxes in the amount of \$1,663.88 are PAID

Special Assessments: TBFL

- 2021 State Equalized Value: \$238,600.00
- 2021 Taxable Value: \$130,188.00
- 2021 Principal Residence Exemption: 100%
- School District: 33060

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, outstanding oil, gas and mineral rights 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. 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.

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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>

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.



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.**



FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or rep	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacypolicy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				



11040 Ransom Hwy, Dimondale, MI 48821 * 517-927-5028

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

Property Address: 918 Barry Rd, Hasle 77, Michigan.

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	☒			
Dishwasher	☒			
Refrigerator		☒		
Hood/fan	☒			
Disposal	☒			
TV antenna, TV rotor & controls	☒			
Electrical system	☒			
Garage door opener & remote control	☒			
Alarm system	☒			
Intercom				☒
Central vacuum				☒
Attic fan				☒
Pool heater, wall liner & equipment				☒
Microwave	☒			
Trash compactor				☒
Ceiling fan	☒			
Sauna/hot tub				☒
Washer				☒
Dryer				☒
Lawn sprinkler system				☒
Water heater	☒			
Plumbing system	☒			
Water softener/ conditioner	☒			
Well & pump	☒			
Septic tank & drain field	☒			
Sump pump				☒
City Water System				☒
City Sewer System				☒
Central air conditioning	☒			
Central heating system	☒			
Wall furnace				☒
Humidifier	☒			
Electronic air filter				☒
Solar heating system				☒
Fireplace & chimney	☒			
Wood burning system				☒

Explanations (attach additional sheets if necessary):

Kitchen Fridge is not currently operating.

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: Basement Door Area has leaked in past minimally during torrential rains.
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 20 yrs
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: Nat Gas Forced Air
7. **Plumbing system:** Type: copper X galvanized ___ other _____
Any known problems? None
8. **Electrical system:** Any known problems? None
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 X _____ No _____

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:

8-Forms in Area

The seller has lived in the residence on the property from [1994] to [2022]. The seller has owned the property since [1994]. 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 *Anthony F. Bohannon Trustee* Date *4/27/22*
Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time: _____
Buyer _____ Date _____ Time: _____



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

Property Address: 918 Berry Rd
Hoslett, MI

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: 4/27/22 Seller: Arthur F. Brandy Trustee

2. Agent's Acknowledgment

AFB 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: 4/27/2022 Agent: Bradly A Stoeckner

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.

918 BARRY RD HASLETT, MI 48840 (Property Address)

Parcel Number: 33-03-03-04-200-025

Property Owner: TONN ARTHUR H & URSULA TRUST**Summary Information**

> Residential Building Summary

- Year Built: 1968
- Full Baths: 3
- Sq. Feet: 2,224
- Bedrooms: 4
- Half Baths: 1
- Acres: 35.000

> Assessed Value: \$238,600 | Taxable Value: \$130,188

> Property Tax information found



Item 1 of 2

1 Image / 1 Sketch

**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.

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information**Owner**

TONN ARTHUR H & URSULA
TRUST
918 BARRY RD
HASLETT, MI 48840

Taxpayer[SEE OWNER INFORMATION](#)**General Information for Tax Year 2021**

Property Class	401 RESIDENTIAL-IMPROVED	Unit	33-03 WILLIAMSTOWN TOWNSHIP'
School District	HASLETT PUBLIC SCHOOLS	Assessed Value	\$238,600
MAP #	<i>No Data to Display</i>	Taxable Value	\$130,188
USER NUM IDX	100	State Equalized Value	\$238,600
RED CEDAR SAD	<i>Not Available</i>	Date of Last Name Change	11/22/2017
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>
POKICE	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

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

Principal Residence Exemption	June 1st	Final
2021	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$231,400	\$231,400	\$128,391
2019	\$225,000	\$225,000	\$125,998
2018	\$216,400	\$216,400	\$123,045

Land Information

Zoning Code	AG-SF	Total Acres	35.000
Land Value	\$227,400	Land Improvements	\$3,198

Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	RURAL BC+ HOMES - HASLETT	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

WMS 4-6 E 35 A OF S 1/2 OF NE FRL 1/4 OF SEC 4 T4NR1E

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	01/01/0001	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
11/07/2017	\$0.00	WD	TONN ARTHUR H & URSULA E	TONN ARTHUR H & URSULA TRUST	14-INTO/OUT OF TRUST	2017-041293
08/05/1994	\$275,000.00	WD			03-ARM'S LENGTH	2209/238
02/01/1986	\$110,000.00	WD			21-NOT USED/OTHER	

Building Information - 2224 sq ft TWO STORY (Residential)

General

Floor Area	2,224 sq ft	Estimated TCV	\$234,452
Garage Area	616 sq ft	Basement Area	956 sq ft
Foundation Size	1,292 sq ft		
Year Built	1968	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	BC
Effective Age	36 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	4	Water	Water Well
1st Floor Rooms	4	Sewer	Septic
2nd Floor Rooms	4	Style	TWO STORY
Bedrooms	4		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	900 sq ft	2 Story
1 Story	Basement	Siding	56 sq ft	1 Story
1 Story	Slab	Siding	336 sq ft	1 Story

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
32 sq ft	1 Story	Siding	No

Basement Finish

Recreation	400 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	2 Fixture Bath	1
Softener, Auto	1	Ceramic Tile Floor	3
Ceramic Tile Wainscoat	3	Ceramic Tub Alcove	3
Vent Fan	3		

Built-In Information

Cook Top	1	Dishwasher	1
Vented Hood	1	Oven	1

Fireplace Information

Exterior 1 Story	1	Raised Hearth	1
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Garage Information

Area	616 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	2 Wall
Year Built	<i>No Data to Display</i>	Finished	Yes
Auto Doors	0	Mech Doors	0

Porch Information

WGEP (1 Story)	240 sq ft	Foundation	Standard
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Deck Information

Treated Wood	220 sq ft
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Building Information - 900 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	900 sq ft	Estimated TCV	\$3,017
Perimeter	120 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	42%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	38 yrs

Building Information - 900 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	900 sq ft	Estimated TCV	\$3,017
Perimeter	120 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	42%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	38 yrs

****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.

918 BARRY RD HASLETT, MI 48840 (Property Address)

Parcel Number: 33-03-03-04-200-025



Item 1 of 2

[1 Image / 1 Sketch](#)**Property Owner: TONN ARTHUR H & URSULA TRUST****Summary Information**

> Residential Building Summary

- Year Built: 1968
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- Bedrooms: 4
- Half Baths: 1
- Acres: 35.000

> Assessed Value: \$242,100 | Taxable Value: \$134,484

> Property Tax information found

Owner and Taxpayer Information**Owner**TONN ARTHUR H &
URSULA TRUST
918 BARRY RD
HASLETT, MI 48840**Taxpayer**SEE OWNER
INFORMATION**Amount Due**

Current Taxes:

\$1,718.79[Pay Now](#)**Legal Description**

WMS 4-6 E 35 A OF S 1/2 OF NE FRL 1/4 OF SEC 4 T4NR1E

Other Information**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

7/6/2022

[Recalculate](#)**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2022	Summer	\$1,718.79	\$0.00		\$1,718.79	Pay Now
2021	Winter	\$4,288.40	\$4,288.40	01/12/2022	\$0.00	
2021	Summer	\$1,663.88	\$1,663.88	07/06/2021	\$0.00	
2020	Winter	\$4,057.01	\$4,057.01	12/30/2020	\$0.00	
2020	Summer	\$1,642.67	\$1,642.67	07/07/2020	\$0.00	
2019	Winter	\$4,073.49	\$4,073.49	02/04/2020	\$0.00	
2019	Summer	\$1,612.75	\$1,612.75	09/03/2019	\$0.00	
2018	Winter	\$4,199.16	\$4,199.16	01/29/2019	\$0.00	
2018	Summer	\$1,574.97	\$1,574.97	07/05/2018	\$0.00	
Load More Years						

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Parcel: 33-03-03-04-200-025

Property Address

918 BARRY RD
HASLETT, MI 48840

Owner and Taxpayer Information

Owner	TONN ARTHUR H & URSULA TRUST 918 BARRY RD HASLETT, MI 48840	Taxpayer	SEE OWNER INFORMATION
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Legal Description

WMS 4-6 E 35 A OF S 1/2 OF NE FRL 1/4 OF SEC 4 T4NR1E

Other Information

General Information for 2021 Winter Taxes

School District	33060	PRE/MBT	100.0000%
Taxable Value	\$130,188		
Property Class	401 - 401 RESIDENTIAL	Assessed Value	\$238,600
Tax Bill Number	05035	Last Receipt Number	00001421
Last Payment Date	01/12/2022	Number of Payments	1
Base Tax	\$4,288.40	Base Paid	\$4,288.40
Admin Fees	\$0.00	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$4,288.40	Total Paid	\$4,288.40

Tax Bill Breakdown for 2021 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
Farmland Pres	0.139500	\$18.16	\$18.16
Animal Control	0.239300	\$31.15	\$31.15
Health Services	0.628100	\$81.77	\$81.77
Potter Park Zoo	0.498600	\$64.91	\$64.91
Parks & Trails	0.498600	\$64.91	\$64.91
Public Trans	0.598800	\$77.95	\$77.95
Juvenile Justice	0.598300	\$77.89	\$77.89
Jail/Justice	0.847600	\$110.34	\$110.34
911 System	0.848300	\$110.43	\$110.43
Elder Care	0.299400	\$38.97	\$38.97
Airport	0.699000	\$91.00	\$91.00
Cap Area Library	1.552800	\$202.15	\$202.15
Williamstown Twp	0.977500	\$127.25	\$127.25
NIESA Fire&Emerg	2.981100	\$388.10	\$388.10
Lansing Comm Col	3.769200	\$490.70	\$490.70
Ingham Int Sch D	6.229700	\$811.03	\$811.03
School Operating	18.000000	\$0.00	\$0.00
	49.707000	\$4,288.40	\$4,288.40

Taxing Authority	Millage Rate	Amount	Amount Paid
School Debt	8.330000	\$1,084.46	\$1,084.46
SINKING FUND	1.971200	\$256.62	\$256.62
MCKEON DRAIN	0.000000	\$60.61	\$60.61
POLICE SERVICES	0.000000	\$100.00	\$100.00
Admin Fees		\$0.00	\$0.00
Interest Fees		\$0.00	\$0.00
	49.707000	\$4,288.40	\$4,288.40

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Parcel: 33-03-03-04-200-025

Property Address

918 BARRY RD
HASLETT, MI 48840

Owner and Taxpayer Information

Owner	TONN ARTHUR H & URSULA TRUST 918 BARRY RD HASLETT, MI 48840	Taxpayer	SEE OWNER INFORMATION
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Legal Description

WMS 4-6 E 35 A OF S 1/2 OF NE FRL 1/4 OF SEC 4 T4NR1E

Other Information

General Information for 2022 Summer Taxes

School District	33060	PRE/MBT	100.0000%
Taxable Value	\$134,484	S.E.V.	\$242,100
Property Class	401 - 401 RESIDENTIAL	Assessed Value	\$242,100
Tax Bill Number	12022	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$1,718.79	Base Paid	\$0.00
Admin Fees	\$0.00	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,718.79	Total Paid	\$0.00
Renaissance Zone	0	Mortgage Code	No Data to Display

Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
State Educ. Tax	6.000000	\$806.90	\$0.00
Ingham County	6.747900	\$907.48	\$0.00
Co. Indigent Vet	0.032800	\$4.41	\$0.00
Admin Fees		\$0.00	\$0.00
Interest Fees		\$0.00	\$0.00
12.780700		\$1,718.79	\$0.00

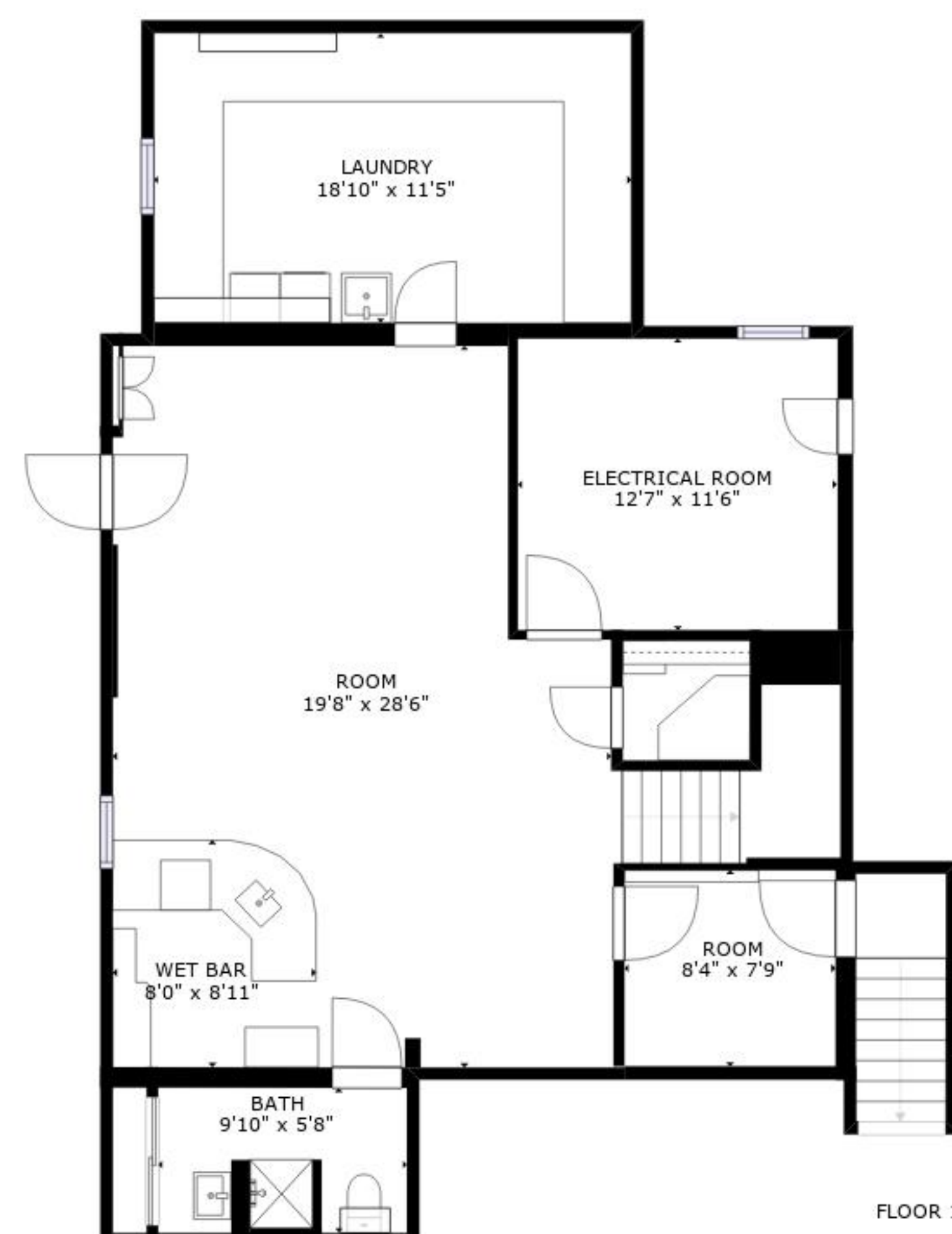
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FLOOR 2



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1167 sq. ft, FLOOR 2: 1777 sq. ft
 FLOOR 3: 1061 sq. ft, EXCLUDED AREAS:
 GARAGE: 540 sq. ft, REDUCED HEADROOM BELOW 1.5M: 117 sq. ft
 TOTAL: 4005 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



35 Acres