

**Commitment for Title Insurance
Schedule A**

Case No: 09-84996W
Client / Loan No:2001153357

1. **Effective Date:** October 21, 2009 at 8:00 a.m.

2. **Policy or policies to be issued:**

(a) ALTA Owners Policy (6/06) Policy Amount \$ 1,000.00

Proposed Insured: n/a

(b) ALTA Loan Policy (6/06) Policy Amount

Proposed Insured:

3. **Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:**

Federal National Mortgage Association

4. **The land referred to in the Commitment is located in the Village of Camden, County of Hillsdale, State of Michigan and described as follows:**

Commencing 171.90 feet North of the Northwest corner of Lot Number 20 of Miller's Addition to the Village of Camden, according to the recorded Plat thereof and running North 25 feet along the East line of Main Street of the Village of Camden, Michigan; thence East at right angles to said street to the South line of Lot Numbered 53 of Miller's Addition; thence Southeasterly along the South line of said Lot Numbered 53 and the South line of Miller Street to the Southwest corner of Lot Number 85 of said Miller's Addition; thence South 171.9 feet to the centerline of land formerly known as the M.C. and L.M.R.R.; thence Northwesterly along said centerline to the East line of Main Street, which is the place of beginning. Also commencing 96.9 feet North of the Northwest corner of Lot Number 20 of Miller's Addition to the Village of Camden according to the recorded Plat thereof, and running thence East at right angles to the Main Street of the Village of Camden, Michigan, to the centerline of land formerly known as the M.C. and L.M.R.R.; thence Northwesterly along said centerline to the East line of Main Street; thence South 75 feet along the East line of Main Street to the point of beginning.

Address: 135 N Main St

ISSUED BY: WARRANTY TITLE AGENCY, LLC
31440 Northwestern Highway. Ste. 150
Farmington Hills, MI 48334
Phone: (248)594-3839 Fax: (248)205-4108
Security Union Title Insurance Company

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be complied with:

1. Standard requirements as set forth in jacket.
2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
3. 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.
4. Evidence showing proper compliance with all inspection and occupancy requirements as required by the local municipality.
5. When the proposed insured is identified, additional requirements and/or exceptions may be made.
6. Provide evidence of the purchase price and/or the amount of the mortgage to be insured.
7. Record a Covenant Deed from the above Recited Owner and spouse, if any, to the Proposed Insured.

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8. PAYMENT OF TAXES: Tax Parcel No.: 30-14-100-001-087 (as to Parcel 1)

2009 City Taxes in the amount of \$ 389.00 are Paid.

2008 County Taxes in the amount of \$ 418.25 are Paid including Drn \$.22

2009 Village Taxes in the amount of \$ 324.09 are Due.

Special Assessments: none.

- 2009 State Equalized Value: \$ 38,790.00
- 2009 Taxable Value: \$ 35,392.00
- Principal Residence Exemption: 100%
- School District: Camden-Frontier

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

9. PAYMENT OF TAXES: Tax Parcel No.: 30-14-100-001-023 (as to Parcel 2)

2009 City Taxes in the amount of \$ 16.16 are Due.

2008 County Taxes in the amount of \$ 17.32 are Paid.

2009 Village Taxes in the amount of \$ 13.44 are Due.

Special Assessments: none.

- 2009 State Equalized Value: \$ 1,940.00
- 2009 Taxable Value: \$ 1,469.00
- Principal Residence Exemption: 100%
- School District: Camden-Frontier

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

10. NOTE: If subject property is connected to public/community water or sewer, furnish a copy of the current bill showing that all charges have been paid to date or the Owner's Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the date of policy.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

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

1. Standard exceptions set forth in jacket.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
3. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances or claims thereof not shown by the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. The lien of real estate taxes or assessments 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 and assessments 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. Final Billing for Water and Sewer Charges.
9. Rights of the public and any governmental authority in any part of land taken, deeded or used as a street, road or highway.
10. Subject to terms and conditions as set forth in Easement Agreements recorded in Liber 1357, Page 672 and Liber 277, Page 451.
11. Subject to terms and conditions as set forth in Oil and Gas Lease recorded in Liber 610, Page 497.
12. Loss, damage or injury resulting from the failure to properly comply with all inspection and occupancy requirements as required by the local municipality.

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