NOTICE TO ALL BIDDERS

The information included in this Bidders Packet is a summary of information available from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders at the Public Auction to be held. It is supplied for whatever assistance it may provide in answering questions, however,

ALL INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land and tax records of the county the real estate is located in and the State of Michigan and to make an inspection of the premises on their own behalf; consulting whatever advisor they may feel appropriate.

The property for sale will be auctioned in an "AS IS", "WHERE IS" condition and neither Miedema Auctioneering, Inc., the sellers, nor their respective agents make any express or implied warranties of any kind. The descriptions and conditions listed in this and other advertising materials are to be used as guidelines only and are not guaranteed.

NEW DATA:

New data, corrections, or changes could be made after the printing of this brochure. Please arrive prior to the start of the Auction to inspect and consider any new information and changes.

PROCEDURE FOR PURCHASING AT AUCTION

Thank you for your interest in this Auction! If you are unfamiliar with buying real estate at a Miedema Auctioneering, Inc. auction, following are some guidelines to make participating easy and fun.

REGISTRATION:

1. Upon arriving at the auction site, please proceed to the Auction office/registration table.
2. In order to register, you will need to supply your driver's license to the Miedema Auctioneering agent assisting you.
3. Once the Miedema Auctioneering agent has completed your registration and you have signed the Auction terms, the Miedema Auctioneering agent will provide you with your bidding number and any additional information relevant to the Auction.

BIDDING:

Bidding is a very simple process. It is very important to listen closely to the auctioneer. When the auctioneer is calling out bids to the crowd, you can bid by any of the following ways:

1. Raising your bid card in the air,
2. Shouting your bid out to the auctioneer verbally,
3. Having one of the auction staff place your bid for you, or
4. Communicating a signal to the auctioneer that has been arranged prior to the auction.

Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The auction staff will chart the progress of the auction on the auction boards for the entire crowd to see. Bids in the winning position will be indicated by a red asterisk or star on the auction boards. It is important for you to pay attention to the auction boards, since the boards show the current standings of all bidders involved in the auction.

Announcements made by the auctioneer at the time of sale take precedence over all printed materials. If you have any questions at the auction about the property, procedures, or anything else, do not hesitate to ask. We will be happy to help in any way we can. To provide the best service to you, please ask your questions prior to the bidding. Once the bidding has begun, we will maintain the flow and integrity of the auction; therefore, it would be very difficult to stop and answer lengthy questions.

CONCLUSION:

When the auctioneer announces the conclusion of the bidding and announces that the parcels are "Sold", the winning bidder(s) will immediately be required to sign the Buy/Sell Agreement and post the proper deposit. If you are the successful buyer, copies of your completed and signed Buy/Sell Agreement(s) will be provided to you for your records.

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HOW THE AUCTION WILL BE CONDUCTED

The Auction will be conducted in such a way that will allow bidding on individual parcels and bidding on any combination of parcels throughout the Auction. The bids and buyers numbers will be written on the boards for everybody's viewing. We will start out by offering the parcels individually. Then we will allow combination bids. This is a very fair way to allow buyers the opportunity to buy as they desire.

The winning bids will probably change throughout the Auction as different combination bids are taken. The bids that are currently in the winning position will be noted with a red asterisk next to the buyer number. No parcel of Real Estate is sold until the entire Auction is over and Auctioneer announces the Auction is completed.

It is important to know that <u>if you have placed a bid, do not leave the Auction until the bidding is closed,</u> because there are times when a persons bid was not part of the winning combination for a while and then when a new bidder puts in a new combination, that first persons bid was now part of the winning bid. You may be brought back into a winning position, because of the bidding of others. Please stay until the Auction is completed.

Near conclusion of the Auction, when bidding has slowed, we will give a time limit for a bid. If we do not receive a bid, the Auction will end. If we do get a bid, we start a new time limit to allow the bidders who were knocked out at the last minute the opportunity to bid again.

We have plenty of bid assistants to help you during bidding. If you have any questions about what you would need to bid in order to be in the winning position, or if you have any other questions, please ask any of the *MIEDEMA AUCTIONEERING, INC.* TEAM.

Thank you for your consideration.

Miedema Auctioneering, Inc.

Catherine Armstrong Real Estate
Auction Announcements

1. Open House: Saturday April 6, 1-3PM. Auction representative will be at Parcel #1. You may walk the vacant land anytime at your convenience.

2. Auction will be held at The Curtis Community Building, 209 S. Sheldon St. Edmore, MI. Registration begins at 5PM. The auction begins at 6PM.

3. The personal property will be sold separately on a separate auction held Saturday, May 4th, 10AM conducted by Merritt Auctions Inc.

4. The real estate will be bid on by the parcel not by the acre.

5. Survey costs per parcel will be the cost of the buyer, payable at closing.
   Parcel #1- $1,200.00
   Parcel #2 - $300.00
   Parcel #3 –$1,500.00
   Parcel #4 - $800.00
   Parcel #5 - $2,025.00

Property Information

Parcels 1 & 2 are located just North of McBride and South of Edmore.
From Edmore, take Wyman Rd (571) South to the farm.

Parcel 1
Home, Buildings and 77 Acres at
5060 N. Wyman Rd., Edmore, MI.
Home and Buildings will need to be fixed up.
77 Acres of land with frontage on Wyman Rd.
Parcel # 59-006-004-010-00

Parcel 2
Prime 8 Acres, Mostly Wooded,
Just South of Parcel 1.
Parcel # 59-006-009-010-10

Parcels 3 & 4 are located just South of Edmore, North of Stanton.
From M-66 take Coral Rd West, Then follow Coral Rd South
to Holland, when Coral Rd goes West again, go South on Holland
approximately 1 Mile to the properties.

Parcel 3
Approximately 40 Acres with Frontage on Holland Rd.
Prime hunting parcel.
Located across the road from Parcel 4.
North Part of Parcel # 59-007-023-001-00

Parcel 4
Approximately 20 Acres with Frontage on Holland Rd.
Prime hunting parcel. Also some tillable ground.
North Part of Parcel # 59-007-024-015-00

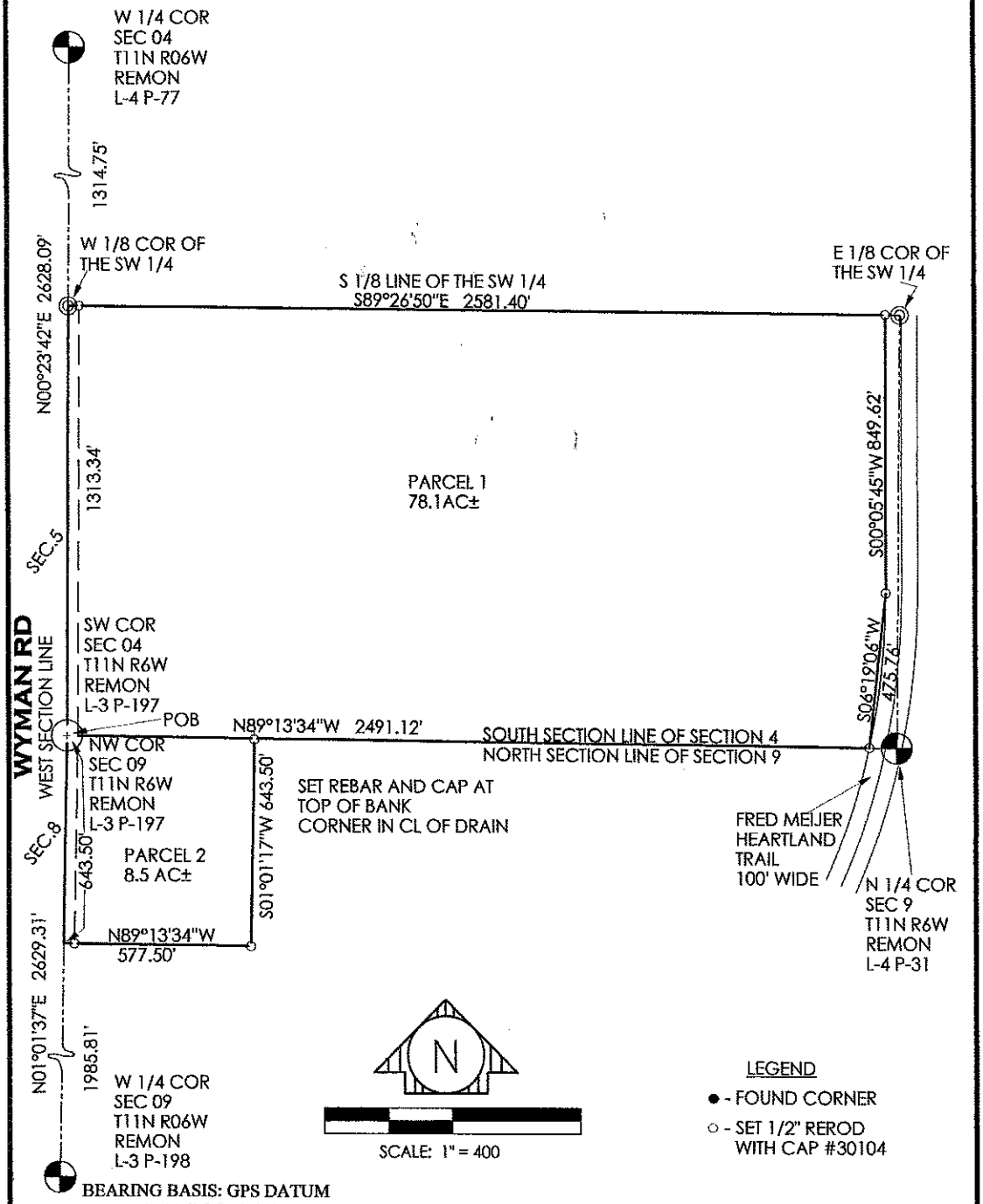
Parcel 5 is located near Clare, MI. From Business 27.
Take Colonville Rd West to the "T" in the road (Grant Rd), go right (North) to Elm, then left (West) on Elm to Bass Lake, then left (South) to the property.

Parcel 5
60 Acre Parcel Located in Grant Township, Clare County.
This is an L-Shaped parcel with frontage on Bass Lake Rd. Quite a bit of open, tillable ground on the back 40 acres behind the small woods. Lots of potential.
Five Lakes Creek flowing through the property.
Parcel # 015-020-400-06

Driving Directions

Directions to the Auction: All parcel will be sold at the Curtis Community Building – 209 S. Sheldon St. Edmore, MI. Located in Edmore, from M-46 take Sheldon St. South to the Curtis Community Building.

CERTIFICATE of SURVEY



DATE: 3/11/13	REVISED: 3/18/13	SCALE: 1" = 400	CLIENT:ARMSTRONG ESTATE	JOB NO:13228-001	DWN BY: ERE

SHEET 1 OF 2

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN 20,000, OR LESS THAT 0.15' IF THE PERIMETER OF SURVEY IS LESS THAT 750': THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

STATE OF MICHIGAN
WILLIAM G. [illegible]
PROFESSIONAL SURVEYOR

PROFESSIONAL SURVEYOR

Tingley & Associates P.C.

422 E. MAIN STREET
STANTON MI 48888
989\831-5322

7725 155TH AVENUE
STANWOOD MI 49346
231\823-2968

13228-001 SHEET 1 OF 2

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CERTIFICATE of SURVEY

DESCRIPTION PROVIDED:

PARCEL 1
THE SOUTH 1/2 OF THE SOUTHWEST 1/4, EXCEPT PERE MARQUETTE RAILROAD RIGHT-OF-WAY, SECTION 4, T11N R6W, DAY TOWNSHIP, MONTCALM COUNTY, MICHIGAN.

PARCEL 2
35 RODS EAST AND WEST BY 39 RODS NORTH AND SOUTH IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 11 NORTH, RNAGE 6 WEST.

PURPOSE OF SURVEY IS TO STAKE OUT PROPERTY AS DESCRIBED IN SECTION 4 AND SECTION 9.

MORE PARTICULARY DESCRIBED AS PARCEL 1:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4, SECTION 4 TOWNSHIP 11 NORTH, RANGE 6 WEST, DAY TOWNSHIP, MONTCALM COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8 AND 9; THENCE N00°23'42"E 1313.34 FEET ALONG THE WEST SECTION LINE OF SECTION 4 TO THE WEST 1/8 CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE S89°26'50"E 2581.40 FEET ALONG THE SOUTH 1/8 LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO AN IRON ON THE RIGHT-OF-WAY OF FRED MEIJER HEARTLAND TRAIL; THENCE S00°05'45"W 849.62 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2090.84 FEET AND A LONG CHORD BEARING AND DISTANCE OF S06°19'06"W 475.76 FEET TO A POINT ON A SECTION LINE BETWEEN SECTIONS 4 AND 9; THENCE N89°13'34"W 2491.12 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; THIS PARCEL CONTAINS 86.6 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY. THIS DESCRIPTION INCORPORATES ALL CALLS FOR MONUMENTS AS SHOWN ON THE CERTIFICATE OF SURVEY AS PREPARED BY WILLIAM G. TINGLEY, P.S., MICHIGAN LICENSE #30104 DATED MARCH 11, 2013, REFERENCE #13228-001.

MORE PARTICULARY DESCRIBED AS PARCEL 2:
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST1/4, SECTION 9, TOWNSHIP 11 NORTH, RANGE 6 WEST, DAY TOWNSHIP, MONTCALM COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8 AND 9; THENCE S89°13'34"E 577.50 FEET ALONG THE NORTH SECTION LINE OF SECTION 9; THENCE S01°01'37"W 643.50 FEET PARALLEL WITH THE WEST SECTION LINE OF SECTION 9; THENCE N89°13'34"W 577.50 FEET PARALLEL WITH THE NORTH SECTION LINE OF SECTOIN 9 TO A POINT ON THE WEST SECTION LINE; THENCE N01°01'37"E 643.50 FEET ALONG THE WEST SECTION LINE OF SECTION 9 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 86.6 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY. THIS DESCRIPTION INCORPORATES ALL CALLS FOR MONUMENTS AS SHOWN ON THE CERTIFICATE OF SURVEY AS PREPARED BY WILLIAM G. TINGLEY, P.S., MICHIGAN LICENSE #30104 DATED MARCH 11, 2013, REFERENCE #13228-001.

MADE 2 PARCEL

SHEET 2 OF 2

DATE: 3/11/13	REVISED: 3/18/13	SCALE: 1" = 400	CLIENT:ARMSTRONG ESTATE	JOB NO: 13228-001	DWN BY: ERE

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN 20,000, OR LESS THAT 0.15' IF THE PERIMETER OF SURVEY IS LESS THAT 750': THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

WILLIAM G. TINGLEY PROFESSIONAL SURVEYOR NO. 30104

Tingley & Associates P.C.

422 E. MAIN STREET
STANTON MI 48888
989\831-5322

7725 155TH AVENUE
STANWOOD MI 49346
231\823-2968

13228-001 SHEET 2 OF 2

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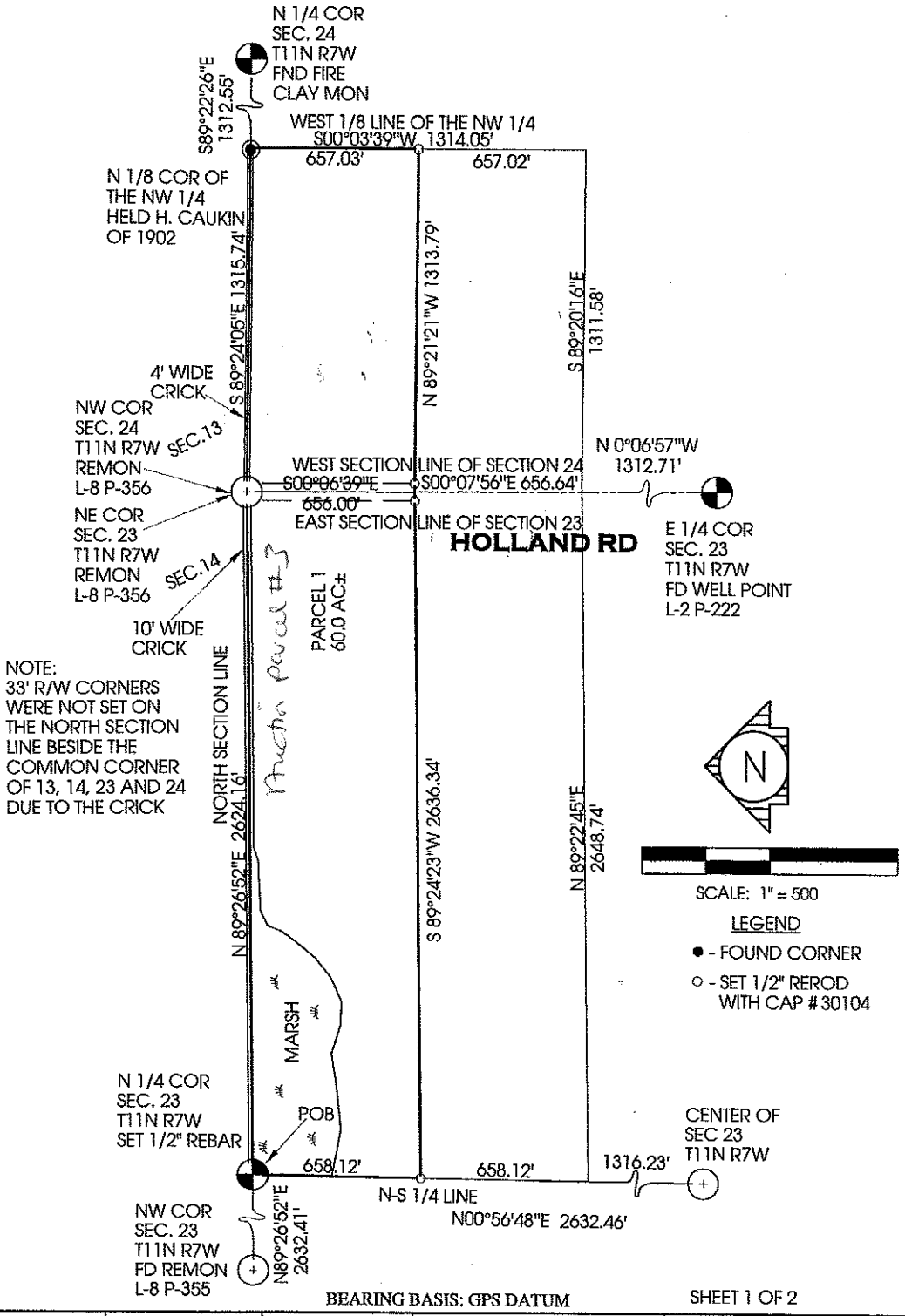
8

CERTIFICATE of SURVEY



BEARING BASIS: GPS DATUM

SHEET 1 OF 2

DATE: 3/13/13	REVISED:	SCALE: 1" = 500	CLIENT:ARMSTRONG ESTATE	JOB NO:13229-001	DWN BY: ERE

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN 20,000, OR LESS THAT 0.15' IF THE PERIMETER OF SURVEY IS LESS THAT 750': THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

STATE OF MICHIGAN
WILLIAM G. TINGLEY
PROFESSIONAL SURVEYOR NO. 30104
LICENSED PROFESSIONAL SURVEYOR

PROFESSIONAL SURVEYOR

Tingley & Associates P.C.

422 E. MAIN STREET
STANTON MI 48888
989\831-5322

7025 155TH AVENUE
STANWOOD MI 49346
231\823-2968

13229-001 SHEET 1 OF 2

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Auction parcel #3

CERTIFICATE of SURVEY

DESCRIPTION PROVIDED

LIBER 657 PAGE 1064 THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 23, T11N R7W AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 24, T11N R7W, DOUGLASS TOWNSHIP, MONTCALM COUNTY MICHIGAN

PURPOSE OF SURVEY: TO SURVEY THE NORTH 1/2 OF THE PARCEL IN SECTION 23, WHICH HAS ALREADY BEEN SPLIT, AND SURVEY THE NORTH 1/2 OF THE PARCEL IN SECTION 24, WHICH HAS ALSO ALREADY BEEN SPLIT.

MORE PARTICULARY DESCRIBED AS

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 23, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 24, TOWNSHIP 11 NORTH, RANGE 7 WEST, DOUGLASS TOWNSHIP, MONTCALM COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 23; THENCE N89°26'52"E 2624.16 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION TO THE CORNER COMMON TO SECTIONS 13, 14, 23 AND 24; THENCE S89°24'05"E 1315.74 FEET ALONG THE NORTH SECTION LINE OF SECTION 24 TO THE NORTH 1/8 CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S00°03'39"W 657.03 FEET ALONG THE WEST 1/8 LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N89°21'21"W 1313.79 FEET TO A POINT ON A SECTION LINE BETWEEN SECTIONS 23 AND 24; THENCE S89°24'23"W 2636.34 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SECTION 23; THENCE N00°56'48"E 658.12 FEET ALONG SAID LINE OF SAID SECTION TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 60.0 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY. THIS DESCRIPTION INCORPORATES ALL CALLS FOR MONUMENTS AS SHOWN ON THE CERTIFICATE OF SURVEY AS PREPARED BY WILLIAM G. TINGLEY, P.S., MICHIGAN LICENSE # 30104 DATED MARCH 13, 2013, REFERENCE # 13229-001.

N 1/4 COR
SEC. 24
T11N R7W
FIRE CLAY MON
8" RED OAK
S53W 14.29'
15" WHITE OAK
N53W 10.31'
4" MAPLE
S54E 9.00'
TWIN RED OAK
N17E 6.98'

E 1/4 COR
SEC. 23
T11N R7W
FD WELL POINT
L-2 P-222 (FOLLOWING WITNESSES)
FND NAIL E. SIDE P. POLE
S20W 66.50'
FND NAIL E. SIDE 30" MAPLE
N30W 41.52'
FND NAIL W. SIDE 30" MAPLE
N23E 71.75'

N 1/4 COR
SEC. 23,
T.11 N.-R.7 W.
SET 1/2" REBAR
SET N/T W.FACE
BLUE BEECH CLUMP
N23°E 14.95'
SET N/T S.W.FACE
12" ASH
N45°W 7.44'
SET N/T N.FACE
10" ASH
S82°E 6.75'
SET N/T W.FACE 8"
CHERRY
S27°E 31.05'

DATE: 3/13/13	REVISED:	SCALE: 1" = 500	CLIENT:ARMSTRONG ESTATE	JOB NO:13229-001	DWN BY: ERE

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN 20,000, OR LESS THAT 0.15' IF THE PERIMETER OF SURVEY IS LESS THAT 750': THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

STATE OF MICHIGAN — WILLIAM G. TINGLEY — PROFESSIONAL SURVEYOR

Tingley & Associates P.C.
422 E. MAIN STREET 7925 155TH AVENUE
STANTON MI 48888 STANWOOD MI 49346
989\831-5322 231\823-2968

13229-001 SHEET 2 OF 2

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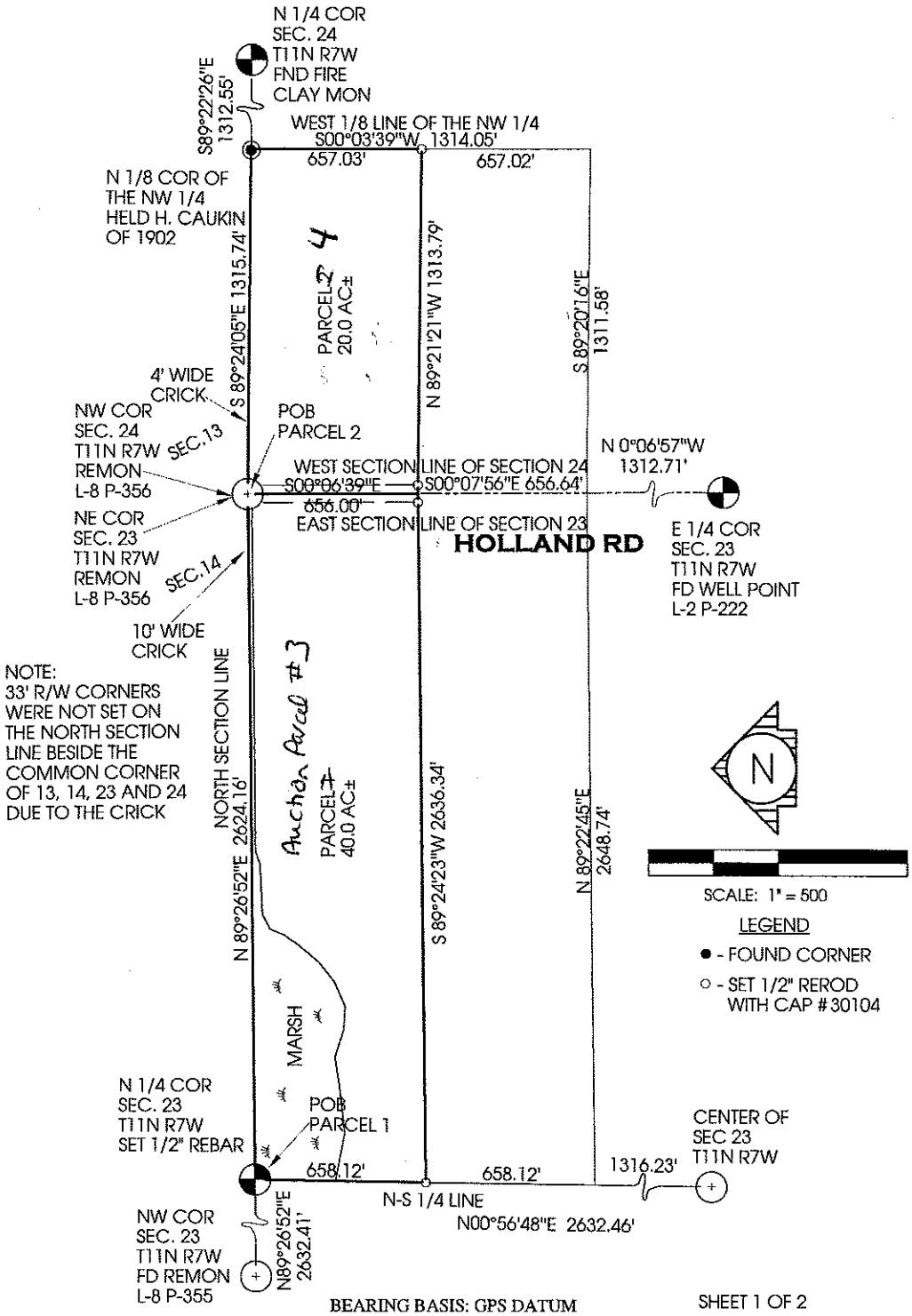
10

CERTIFICATE of SURVEY



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PROFESSIONAL SURVEYOR

Tingley & Associates P.C.

422 E. MAIN STREET
STANTON MI 48888
989\831-5322

7725 155TH AVENUE
STANWOOD MI 49346
231\823-2968

13229-001 SHEET 1 OF 2

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11

CERTIFICATE of SURVEY

DESCRIPTION PROVIDED

LIBER 657 PAGE 1064 THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 23, T11N R7W AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 24, T11N R7W, DOUGLASS TOWNSHIP, MONTCALM COUNTY MICHIGAN

PURPOSE OF SURVEY: TO SURVEY THE NORTH 1/2 OF THE PARCEL IN SECTION 23, WHICH HAS ALREADY BEEN SPLIT, AND SURVEY THE NORTH 1/2 OF THE PARCEL IN SECTION 24, WHICH HAS ALSO ALREADY BEEN SPLIT.

MORE PARTICULARY DESCRIBED AS

PARCEL # 3
PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 11 NORTH, RANGE 7 WEST, DOUGLASS TOWNSHIP, MONTCALM COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 23; THENCE N89°26'52"E 2624.16 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION TO THE CORNER COMMON TO SECTIONS 13, 14, 23 AND 24; THENCE S00°06'39"E 656.00 FEET ALONG A SECTION LINE BETWEEN SECTION 23 AND 24; THENCE S89°24'23"W 2636.34 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SECTION 23; THENCE N00°56'48"E 658.12 FEET ALONG SAID LINE OF SAID SECTION TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 40.0 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY. THIS DESCRIPTION INCORPORATES ALL CALLS FOR MONUMENTS AS SHOWN ON THE CERTIFICATE OF SURVEY AS PREPARED BY WILLIAM G. TINGLEY, P.S., MICHIGAN LICENSE # 30104 DATED MARCH 13, 2013, REFERENCE # 13229-001.

PARCEL # 4
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 24, TOWNSHIP 11 NORTH, RANGE 7 WEST, DOUGLASS TOWNSHIP, MONTCALM COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION (ALSO KNOWN AS THE COMMON CORNER TO SECTIONS 13, 14, 23 AND 24); THENCE S89°24'05"E 1315.74 FEET ALONG THE NORTH SECTION LINE OF SECTION 24 TO THE NORTH 1/8 CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S00°03'39"W 657.03 FEET ALONG THE WEST 1/8 LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N89°21'21"W 1313.79 FEET TO A POINT ON A SECTION LINE BETWEEN SECTIONS 23 AND 24; THENCE N00°06'39"W 656.00 FEET ALONG SAID LINE BETWEEN SAID SECTIONS TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 20.0 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY. THIS DESCRIPTION INCORPORATES ALL CALLS FOR MONUMENTS AS SHOWN ON THE CERTIFICATE OF SURVEY AS PREPARED BY WILLIAM G. TINGLEY, P.S., MICHIGAN LICENSE # 30104 DATED MARCH 13, 2013, REFERENCE # 13229-001.

N 1/4 COR
SEC. 24
T11N R7W
FIRE CLAY MON
8" RED OAK
S53W 14.29'
15" WHITE OAK
N53W 10.31'
4" MAPLE
S54E 9.00'
TWIN RED OAK
N17E 6.98'

E 1/4 COR
SEC. 23
T11N R7W
FD WELL POINT
L-2 P-222 (FOLLOWING WITNESSES)
FND NAIL E. SIDE P. POLE
S20W 66.50'
FND NAIL E. SIDE 30" MAPLE
N30W 41.52'
FND NAIL W. SIDE 30" MAPLE
N23E 71.75'

N 1/4 COR
SEC. 23,
T.11 N.-R.7 W.
SET 1/2" REBAR
SET N/T W.FACE
BLUE BEECH CLUMP
N23°E 14.95'
SET N/T S.W.FACE
12" ASH
N45°W 7.44'
SET N/T N.FACE
10" ASH
S82°E 6.75'
SET N/T W.FACE 8"
CHERRY
S27°E 31.05'

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PROFESSIONAL SURVEYOR

Tingley & Associates P.C.
422 E. MAIN STREET
STANTON MI 48888
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7725 155TH AVENUE
STANWOOD MI 49346
231\823-2968

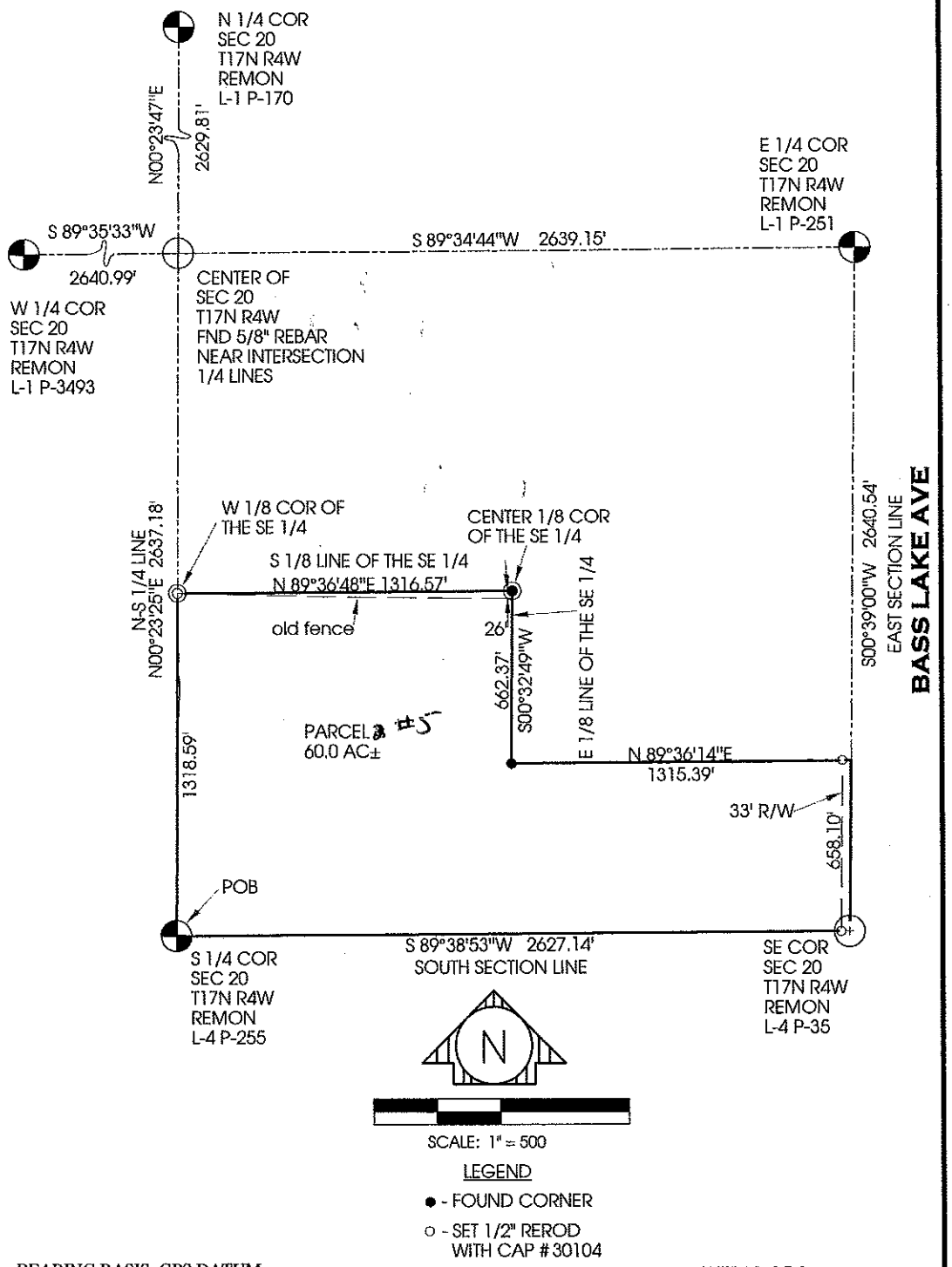
13229-001 SHEET 2 OF 2

M:\MONTCALM\11-07\231\13229.DWG

12

Auction parcel #5

CERTIFICATE of SURVEY



BEARING BASIS: GPS DATUM

SHEET 1 OF 2

DATE: 3/13/13	REVISED:	SCALE: 1" = 500	CLIENT:ARMSTRONG ESTATE	JOB NO:13230-001	DWN BY: ERE

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN 20,000, OR LESS THAT 0.15' IF THE PERIMETER OF SURVEY IS LESS THAT 750'. THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

WILLIAM G. TINGLEY
PROFESSIONAL SURVEYOR
3910
STATE OF MICHIGAN
PROFESSIONAL SURVEYOR

PROFESSIONAL SURVEYOR

Tingley & Associates P.C.

422 E. MAIN STREET
STANTON MI 48888
989\831-5322

7725 55TH AVENUE
STANWOOD MI 49346
231\823-2968

13230-001 SHEET 1 OF 2

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13

Auction parcel #5

CERTIFICATE of SURVEY

DESCRIPTION PROVIDED

LIBER 657 PAGE 1064 THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 20, T17N R4W, GRANT TOWNSHIP, CLARE COUNTY, MICHIGAN.

PURPOSE OF SURVEY: STAKEOUT PARCEL AS DESCRIBED

MORE PARTICULARY DESCRIBED AS

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, SECTION 20, TOWNSHIP 17 NORTH, RANGE 4 WEST, GRANT TOWNSHIP, CLARE COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°23'25"E 1318.59 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE WEST 1/8 CORNER OF THE SOUTHEAST 1/4; THENCE N89°36'48"E 1316.57 FEET ALONG THE SOUTH 1/8 LINE OF THE SOUTHEAST 1/4 TO THE CENTER 1/8 CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S00°32'49"W 662.37 FEET ALONG THE EAST 1/8 LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE N89°36'14"E 1315.39 FEET TO A POINT ON THE EAST SECTION LINE; THENCE S00°39'00"W 658.10 FEET ALONG SAID LINE TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE S89°38'53"W 2627.14 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 60.0 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND SERVITUDES OF USE OR RECORD, IF ANY. THIS DESCRIPTION INCORPORATES ALL CALLS FOR MONUMENTS AS SHOWN ON THE CERTIFICATE OF SURVEY AS PREPARED BY WILLIAM G. TINGLEY, P.S., MICHIGAN LICENSE # 30104 DATED MARCH 13, 2013, REFERENCE # 13230-001.

SHEET 2 OF 2

DATE: 3/13/13	REVISED:	SCALE: 1" = 500	CLIENT:ARMSTRONG ESTATE	JOB NO:13230-001	DWN BY: ERE

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN 20,000, OR LESS THAT 0.15' IF THE PERIMETER OF SURVEY IS LESS THAT 750'; THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

PROFESSIONAL SURVEYOR

STATE OF MICHIGAN
TINGLEY
PROFESSIONAL
SURVEYOR
NO.
30104

Tingley & Associates P.C.

422 E. MAIN STREET
STANTON MI 48888
989\831-5322

7250 155TH AVENUE
STANWOOD MI 49346
231\823-2968

13230-001 SHEET 2 OF 2

M:\CLARE\17-04\20\13230.DRG

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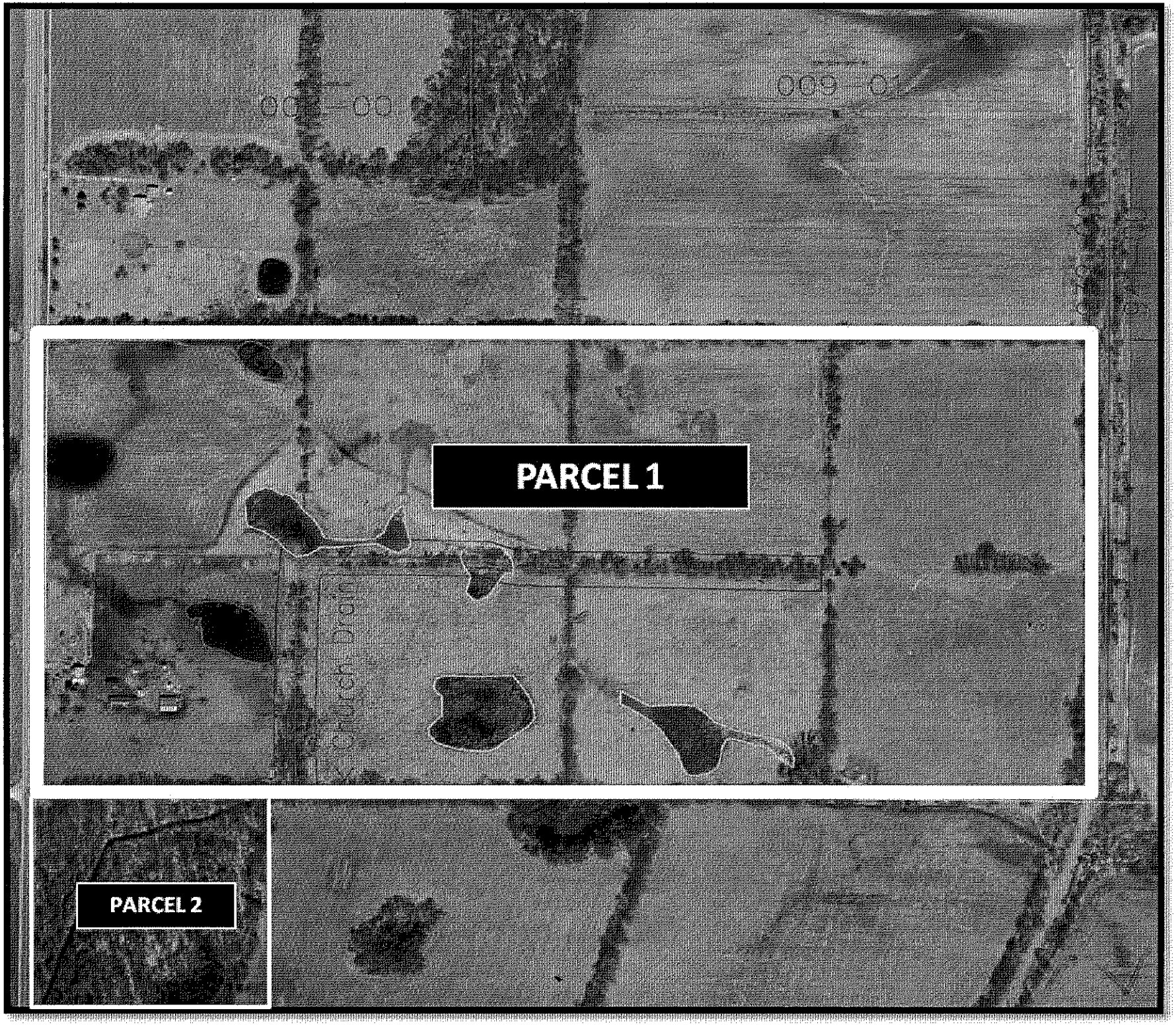
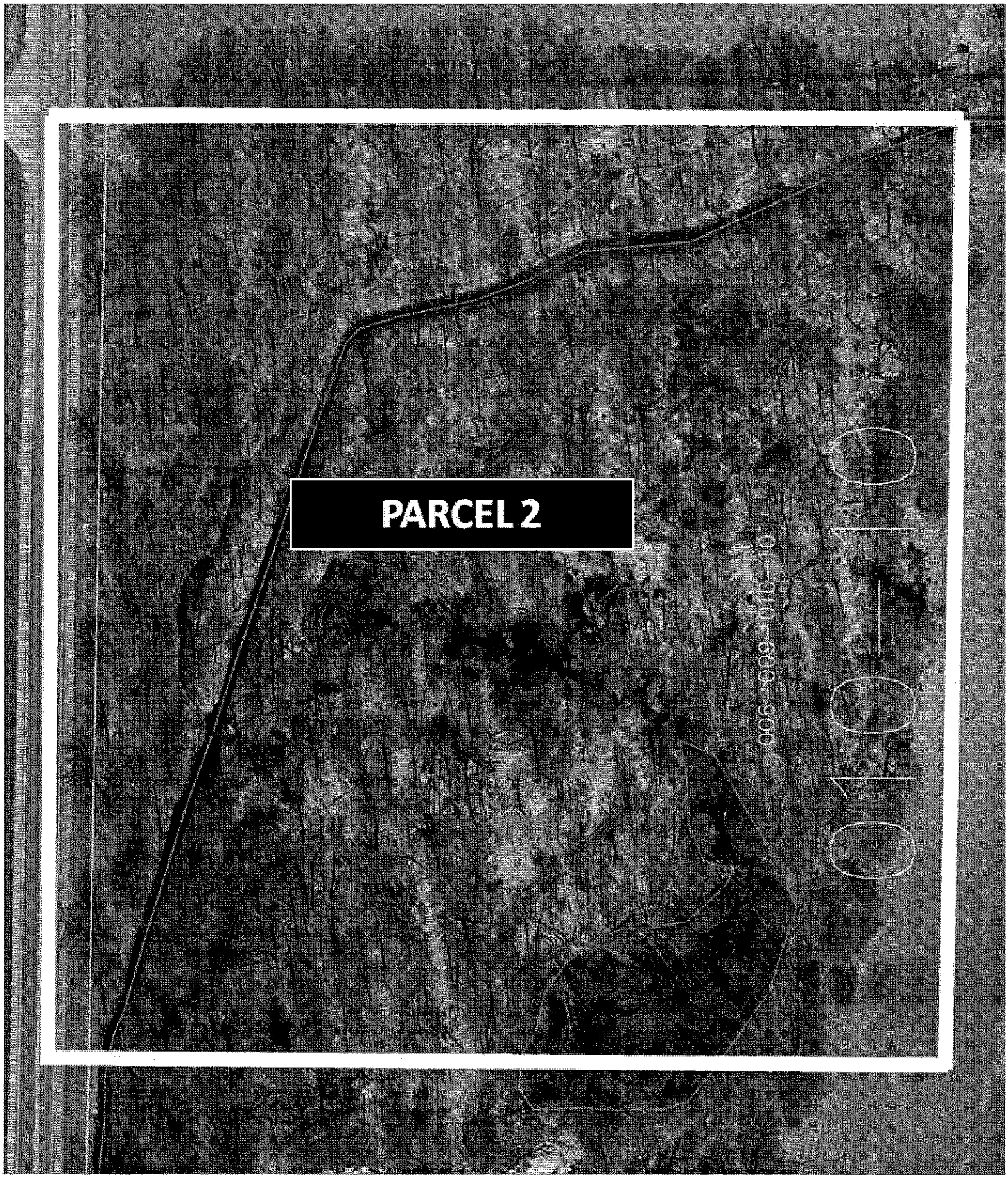

PARCEL 1
PARCEL 2



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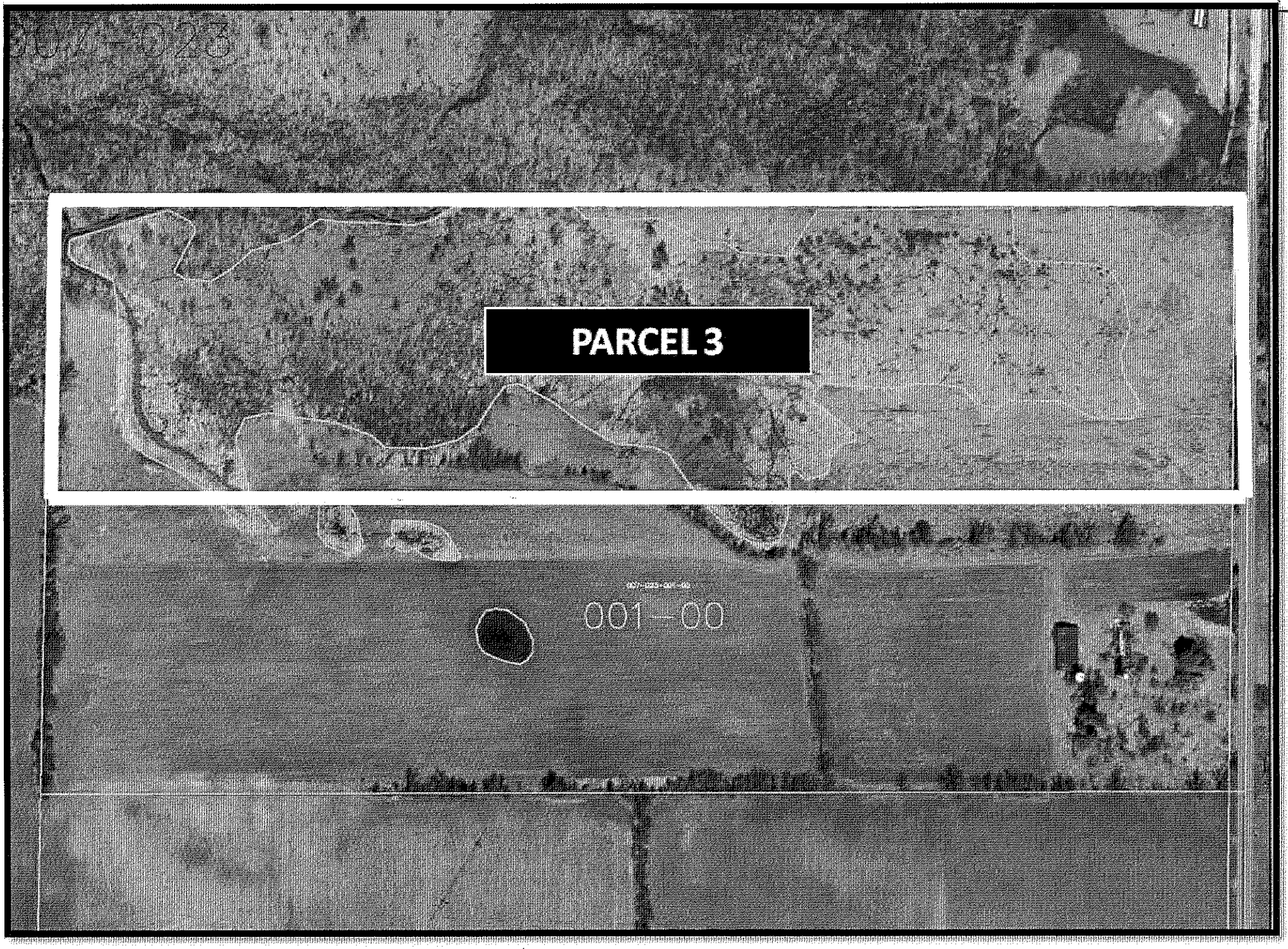
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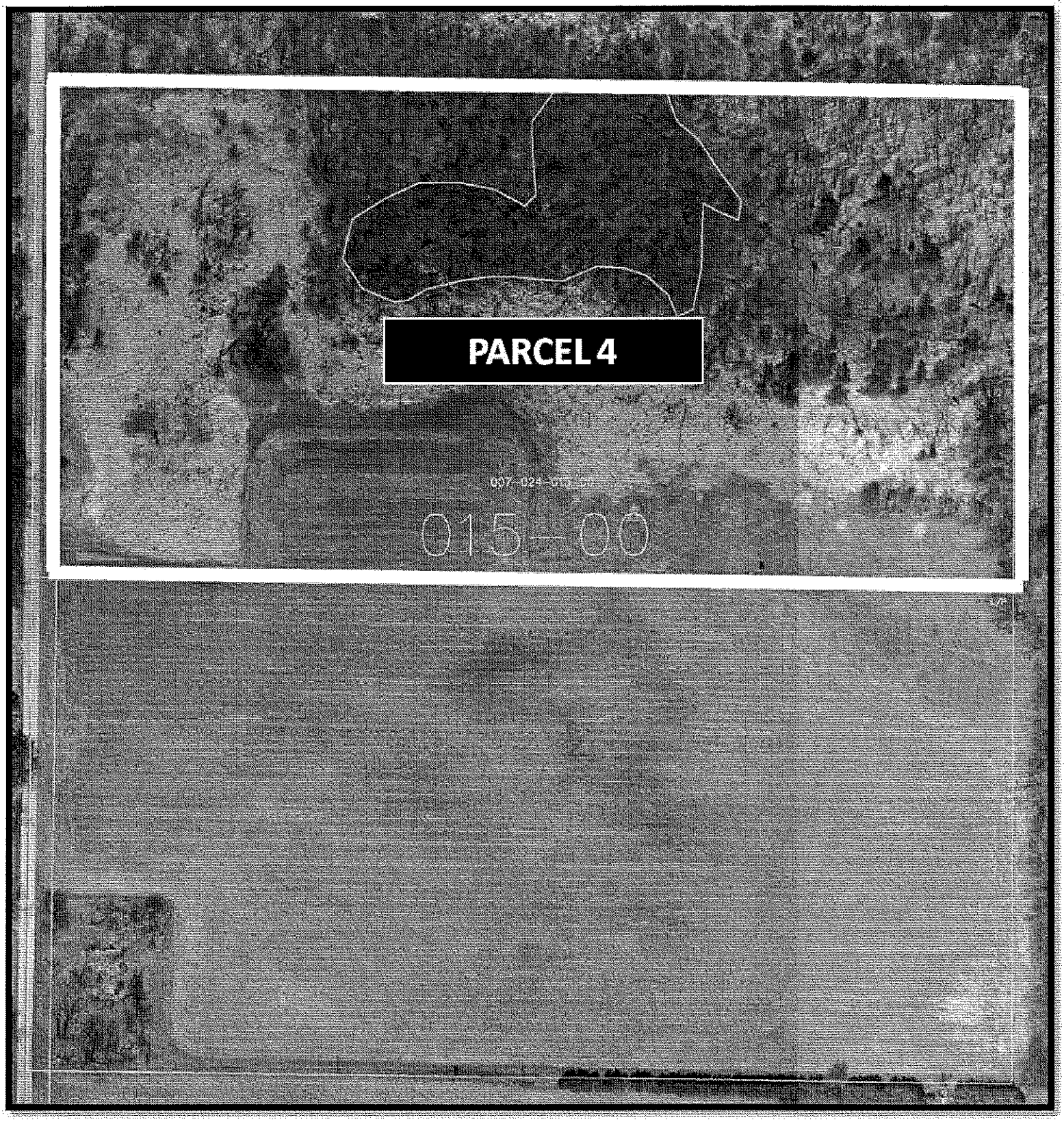
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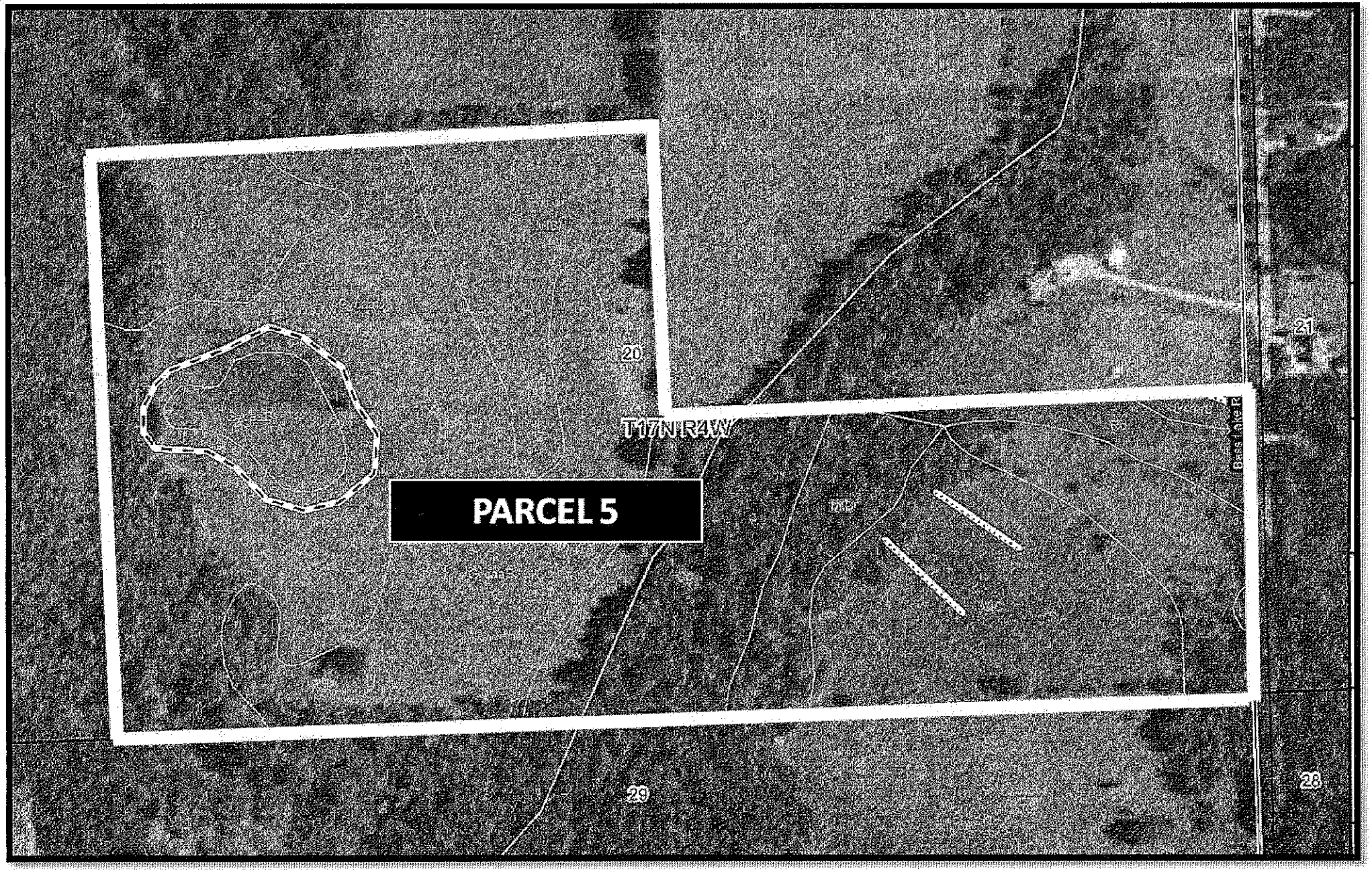
015-00


PARCEL 5
T17N R4W
20
21
29
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Addendum to West Michigan Regional Purchase Agreement
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address 5260 N. Wyman Rd, Edmore, MI

Lead Warning Statement

Every purchaser of 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 of 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.

Seller's Disclosure

A. Presence of lead-based paint and/or lead-based paint hazards (initial "1" or "2" below)
1. _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
— 2. _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and reports available to the Seller (initial "1" or "2" below)
1. _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
_____
— 2. _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller's Acknowledgment

A. X Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of her/his responsibility to ensure compliance.

X _____ _____ _____ _____
Seller Date Seller Date

NOTE: SELLERS ARE UNDER NO OBLIGATION TO HAVE THEIR HOME TESTED PRIOR TO A SALE AND THEY ARE NOT RESPONSIBLE TO REMOVE OR CORRECT ANY LEAD-BASED PAINT HAZARDS.

Purchaser's Acknowledgment (initial)

A. _____ Purchaser has received copies of all information listed above.
B. _____ Purchaser has received the pamphlet *Protect Your Family From Lead In Your Home.*
C. X Purchaser has (check "1", "2", or "3" below):
1. _____ received a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
2. _____ received by mutual agreement a _____ day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazard; or
(If Purchaser is not satisfied with the results of the inspection referenced in either #1 or #2 above, upon written notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.)
3. ✓ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	X _____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
REALTOR®	Date	REALTOR®	Date

Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of Agency relationship you have with that licensee.

A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104. Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

A broker or salesperson may function in any of the following capacities:
- represent the seller as an authorized seller's agent or subagent
- represent the buyer as an authorized buyer's agent or subagent
- represent both the seller and buyer as a disclosed dual agent, authorized by both the seller and buyer
- represent neither the seller nor buyer as an agent, but provide services authorized by the seller or buyer to complete a transaction as a transaction coordinator

SELLER'S AGENT

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

The duties that a seller's agent and subagent owes to the seller include:
- promoting the best interests of the seller
- fully disclosing to the seller all facts that might affect or influence the seller's decision to accept an offer to purchase
- keeping confidential the seller's motivations for selling
- presenting all offers to the seller
- disclosing to seller all information known to the seller's agent about the identities of all buyers and the willingness of those buyers to complete the sale or to offer a higher price

BUYER'S AGENT

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent and who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

The duties a buyer's agent and subagent owe to the buyer include:
- promoting the best interests of the buyer
- fully disclosing to the buyer all facts that might affect or influence the buyer's decision to tender an offer to purchase
- keeping confidential the buyer's motivations for buying
- presenting all offers on behalf of the buyer
- disclosing to the buyer all information known to the buyer's agent about the willingness of the seller to complete the sale or to accept a lower price

DUAL AGENT

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer, and may include the provision that the broker will not knowingly say anything or do anything which might place one party at a disadvantage, including the disclosure of personal confidences. For example, unless otherwise agreed, the dual agent broker will not disclose to the buyer that the seller might accept other than the listed price or terms; nor shall the dual agent broker disclose to the seller that the buyer might be willing to pay a higher price or terms other than offered.

TRANSACTION COORDINATOR

A transaction coordinator is a **licensee who is not acting as an agent of either the seller or the buyer,** yet is providing services to complete a real estate transaction.

The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party. The transactional coordinator is not the advocate of either party and therefore has no obligation to "negotiate" for either party. The responsibilities of the transaction coordinator typically include:
- providing access to and the showing of the property
- providing access to market information
- providing assistance in the preparation of a buy and sell agreement which reflects the terms of the parties' agreement
- presenting a buy and sell agreement and any subsequent counter-offers
- assisting all parties in undertaking all steps necessary to carry out the agreement, such as the execution of documents, the obtaining of financing, the obtaining of inspections, etc.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

REAL ESTATE LICENSEE DISCLOSURE – THIS IS NOT A CONTRACT FOR AGENCY SERVICES

I hereby disclose that the agency status I/we have with the buyer and/or seller below is (choose one):
- ☒ Seller's agent or subagent **(I will not be representing the buyer unless otherwise agreed in writing.)**
- ☐ Buyer's agent or subagent
- ☐ Dual agent
- ☐ Transaction Coordinator **(A licensee who is not acting as an agent of either the seller or the buyer.)**
- ☐ None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

☐ Check here if acting as a designated agent. Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
☐ Check here if not acting as a designated agent. All affiliated licensees have the same agency relationships as the licensee named below.

This form was provided to the buyer or seller before disclosure of confidential information.

Mirdema Mchoneery for — 3-20-13
Licensee — Date — Licensee — Date

The undersigned ☐ does ☐ does not have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as a ☐ Buyer ☐ Seller.

ACKNOWLEDGMENT: By signing below, the parties confirm that they have received and read the information on this agency disclosure statement and that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers. **THIS IS NOT A CONTRACT.**

X
Potential ☐ Buyer ☒ Seller (check one) — Date — Potential ☐ Buyer ☐ Seller (check one) — Date

© Grand Rapids Association of REALTORS® 2006 Rev. 1/05 Form #34
This form not authorized for use after December 31, 2006.

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MICHIGAN ASSOCIATION OF REALTORS®
The Voice for Real Estate™ in Michigan

Seller's Disclosure Statement

Property Address: 5060 N Wyma Rd, Edmore, MI MICHIGAN
Street City, Village or Township

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 inspection 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) A 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 listed 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				

	Yes	No	Unknown	Not Available
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				
Dryer				

Explanations (attach additional sheets if necessary): _____

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/Crawlspace:** Has there been evidence of water? yes ____ no ____
   If yes, please explain: _____
2. **Insulation:** Describe, if known: _____
   Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ____ yes ____ no ____
3. **Roof:** Leaks? yes ____ no ____
   Approximate age if known: _____
4. **Well:** Type of well (depth/diameter, age and repair history, if known): _____
   Has the water been tested? yes ____ no ____
   If yes, date of last report/results: _____
5. **Septic tanks/drain fields:** Condition, if known: _____
6. **Heating system:** Type/approximate age: _____
7. **Plumbing system:** Type: copper ____ galvanized ____ other ____
   Any known problems? _____
8. **Electrical system:** Any known problems? _____
9. **History of infestation,** if any: (termites, carpenter ants, etc.) _____

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Property Address: 5060 N Wyman Rd, Edmore, MI MICHIGAN
Street City, Village or Township

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 property.
unknown _____ yes _____ no _____

If yes, please exxplain: _____

11. **Flood Insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no _____
12. **Mineral Rights:** Do you own the mineral rights? unknown _____ 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 _____
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no _____
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 _____
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no _____
5. Settling, flooding, drainage, structural, or grading problems? unknown _____ yes _____ no _____
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no _____
7. Any underground storage tanks? unknown _____ yes _____ no _____
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no _____
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no _____
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no _____
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no _____

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

The Seller has lived in the residence on the property from _____ (date) to _____ (date).
The Seller has owned the property since _____ (date).
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.

BUYER IS 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 SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD 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_____ Date_____

Seller_____ Date_____

Buyer has read and acknowledges receipt of this statement.

Buyer_____ Date_____ Time_____

Buyer_____ Date_____ Time_____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation or for warranties made in connection with the form.

1004/001/seller2.dls

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

CHICAGO TITLE INSURANCE COMPANY

Countersigned: _____
Authorized Signatory

By: _____ President

ATTEST _____ Secretary

EFFECTIVE FEBRUARY 25, 2013 AT 08:00 AM

ADDRESS: V/L N Holland Road
BUYER/BO Determined
SELLER: Armstrong

MIEDEMA AUCTIONEERING
BETH TRUSKOWSKI

INQUIRIES SHOULD BE DIRECTED TO:
Chicago Title of Michigan
625 Kenmoor Ave. SE, Suite 108
Grand Rapids, MI 49546
PHONE: (616)957-2713
FAX: (616)957-1656

Chicago Title Insurance Company
601 Riverside Avenue, Jacksonville, FL 32204

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: 590615678
Loan No.:

Title No.: 590615678

1. Effective date: February 25, 2013 at 08:00 AM

2. Policy or Policies to be issued:

		Policy Amount
(a) Owner's Policy Proposed Insured: To Be Determined	(ALTA Homeowners (10/17/1998) "Freedom Policy")	TBD
(b) Loan Policy Proposed Insured:	(2006 ALTA Loan w/out exceptions)	

3. The estate or interest in the land described or referred to in this Commitment is:
   Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:
   The Estate of Catherine E. Armstrong, deceased

5. The land referred to in this Commitment is located in Townships of Day and Douglass, Montcalm County, State of Michigan, and is described as follows:

   Parcel 1:
   The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 23, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

   Parcel 2:
   The South 1/2 of the Southwest 1/4, Except Pere Marquette Railroad Right of Way, Section 4, Town North, Range 6 West, Day Township, Montcalm County, Michigan.

   Parcel 3:
   The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

   Parcel 4:
   35 rods East and West by 39 rods North and South in the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Town 11 North, Range 6 West, Day Township, Montcalm County, Michigan.

Title No.: 590615678
Locate No.:

Chicago Title Insurance Company

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIPS OF DAY AND DOUGLASS, MONTCALM COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:
The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 23, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

Parcel 2:
The South 1/2 of the Southwest 1/4, Except Pere Marquette Railroad Right of Way, Section 4, Town North, Range 6 West, Day Township, Montcalm County, Michigan.

Parcel 3:
The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

Parcel 4:
35 rods East and West by 39 rods North and South in the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Town 11 North, Range 6 West, Day Township, Montcalm County, Michigan.

Parcel ID: 59-007-023-001-00

Street Address: V/L N Holland Road, Edmore

Title No.: 590615678
Locate No.:

Chicago Title Insurance Company

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

1. **Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.**

2. **Pay us the premiums, fees and charges for the policy.**

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 then make additional requirements or exceptions.**

4. **Payment of all taxes, charges, assessments, levied and assessed against the subject premises that may be due and/or payable.**

5. **Owner's Affidavit(s), in the form furnished by the Company, must be completed and executed by all Sellers, Buyers and/or Borrowers to the transaction to be insured, and the Company reserves the right to raise any additional requirements and/or exceptions to title as deemed necessary based upon the information provided.**

6. **Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded in accordance with the requirements set forth below.**

7. Institute proper probate proceedings in the estate of Catherine E. Armstrong, deceased, and secure the appointment and qualification of a personal representative of said estate. Obtain the necessary authorization allowing said personal representative to sell the subject property.

   Record a deed from the personal representative of the estate of Catherine E. Armstrong, deceased, to To Be Determined.

8. Note: A search of the Montcalm County, MI land records, as of the effective date herein, reveals that the subject property is free and clear of any existing mortgages. If there are any existing open mortgages, disclosed by the borrower or reflected on a credit report, please contact this Chicago Title issuing office immediately, so that the commitment can be revised accordingly.

9. All deeds delivered at closing must comply with the recording requirements of the Subdivision Control Act Amendment of 1996 regarding Farm Operations and Land Division.

10. Submit to the Company, a properly executed Owner's Affidavit (attached hereto). The Policy to be issued may except items revealed by said affidavit.

11. If the proposed parcel to be insured has a public water or sewer supply, meter readings should be obtained and adjusted between the parties involved, and additional investigation by the parties involved in this transaction should be made to determine if : 1. Current charges are being paid on a timely basis, 2. Deferred installation or connection charges are still owing, and 3. Future installation charges would be incurred to connect to the system. The Policy to be issued will not insure against any loss or damage arising from these charges.

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12. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $560.21
2012 Summer taxes paid in the amount of $369.20
State Equalized Value $91,500.00 (2012)
Taxable Value $35,123.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Central Montcalm
Tax Identification Number: 59-007-023-001-00 (Parcel 1 and additional land)

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

13. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $259.99
2012 Summer taxes paid in the amount of $165.45
State Equalized Value $41,300.00 (2012)
Taxable Value $15,740.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Central Montcalm
Tax Identification Number: 59-007-024-015-00 (Parcel 3 and additional land)

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

14. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $920.52
2012 Summer taxes paid in the amount of $488.64
State Equalized Value $110,200.00 (2012)
Taxable Value $46,434.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Montabella
Tax Identification Number: 59-006-004-010-00 (Parcel 2)

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

15. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $67.89
2012 Summer taxes paid in the amount of $34.91
State Equalized Value $11,300.00 (2012)
Taxable Value $3,323.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Montabella
Tax Identification Number: 59-006-009-010-10 (Parcel 4)

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

END OF SCHEDULE B- SECTION I

Title No.: 590615678
Locate No.:

Chicago Title Insurance Company

SCHEDULE B - SECTION II
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Rights or claims of parties in possession not shown by the public records.**
3. **Any encroachment, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.**
4. **Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploration rights.**
5. **Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Any and all oil, gas, mineral, mining rights and/or reservations thereof.**
7. **Taxes or special assessments which are not shown as existing liens by the public records.**
2. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
3. Easement to GTE North Incorporated Michigan Operations as recorded in Liber 621, Page 405, as to Parcel 2.
4. Oil and gas lease between Catherine E. Greenhoe as lessor, and Systems Development Associates as lessee, as recorded in Liber Liber 538, Page 165.
5. Loss or damage sustained as a result of any discrepancy between the "assessed" description for tax parcel identification number(s) 59-007-023-001-00 and 59-007-024-015-00 and their "legal" description as set forth in Schedule A.

END OF SCHEDULE B - SECTION II

PRINTED - March 7, 2013 at 09:44 AM

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

CHICAGO TITLE INSURANCE COMPANY

By: _____ President

ATTEST _____ Secretary

Countersigned: _____
Authorized Signatory

EFFECTIVE FEBRUARY 25, 2013 AT 08:00 AM

ADDRESS: V/L N Holland Road
BUYER/BO Determined
SELLER: Armstrong

MIEDEMA AUCTIONEERING
BETH TRUSKOWSKI

INQUIRIES SHOULD BE DIRECTED TO:
Chicago Title of Michigan
625 Kenmoor Ave. SE, Suite 108
Grand Rapids, MI 49546
PHONE: (616)957-2713
FAX: (616)957-1656

Chicago Title Insurance Company

601 Riverside Avenue, Jacksonville, FL 32204

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: 590615678
Loan No.:

Title No.: 590615678
Revision No.: 1

1. Effective date: February 25, 2013 at 08:00 AM

2. Policy or Policies to be issued:

		Policy Amount
(a) Owner's Policy	(ALTA Homeowners (10/17/1998) "Freedom Policy")	TBD
Proposed Insured: To Be Determined		
(b) Loan Policy	(2006 ALTA Loan w/out exceptions)	
Proposed Insured:		

3. The estate or interest in the land described or referred to in this Commitment is:
   Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:
   The Estate of Catherine E. Armstrong, deceased

5. The land referred to in this Commitment is located in Townships of Day and Douglass, Montcalm County, State of Michigan, and is described as follows:

   Parcel 1:
   The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 23, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

   Parcel 2:
   The South 1/2 of the Southwest 1/4, Except Pere Marquette Railroad Right of Way, Section 4, Town North, Range 6 West, Day Township, Montcalm County, Michigan.

   Parcel 3:
   The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

   Parcel 4:
   35 rods East and West by 39 rods North and South in the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Town 11 North, Range 6 West, Day Township, Montcalm County, Michigan.

Title No.: 590615678
Locate No.:

Chicago Title Insurance Company

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIPS OF DAY AND DOUGLASS, MONTCALM COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:
The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 23, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

Parcel 2:
The South 1/2 of the Southwest 1/4, Except Pere Marquette Railroad Right of Way, Section 4, Town North, Range 6 West, Day Township, Montcalm County, Michigan.

Parcel 3:
The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Town 11 North, Range 7 West, Douglass Township, Montcalm County, Michigan.

Parcel 4:
35 rods East and West by 39 rods North and South in the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Town 11 North, Range 6 West, Day Township, Montcalm County, Michigan.

Parcel ID: 59-007-023-001-00

Street Address: V/L N Holland Road, Edmore

Title No.: 590615678
Locate No.:

Chicago Title Insurance Company

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

1. **Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.**

2. **Pay us the premiums, fees and charges for the policy.**

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 then make additional requirements or exceptions.**

4. **Payment of all taxes, charges, assessments, levied and assessed against the subject premises that may be due and/or payable.**

5. **Owner's Affidavit(s), in the form furnished by the Company, must be completed and executed by all Sellers, Buyers and/or Borrowers to the transaction to be insured, and the Company reserves the right to raise any additional requirements and/or exceptions to title as deemed necessary based upon the information provided.**

6. **Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded in accordance with the requirements set forth below.**

7. Institute proper probate proceedings in the estate of Catherine E. Armstrong, deceased, and secure the appointment and qualification of a personal representative of said estate. Obtain the necessary authorization allowing said personal representative to sell the subject property.

   Record a deed from the personal representative of the estate of Catherine E. Armstrong, deceased, to To Be Determined.

8. Note: A search of the Montcalm County, MI land records, as of the effective date herein, reveals that the subject property is free and clear of any existing mortgages. If there are any existing open mortgages, disclosed by the borrower or reflected on a credit report, please contact this Chicago Title issuing office immediately, so that the commitment can be revised accordingly.

9. All deeds delivered at closing must comply with the recording requirements of the Subdivision Control Act Amendment of 1996 regarding Farm Operations and Land Division.

10. Submit to the Company, a properly executed Owner's Affidavit (attached hereto). The Policy to be issued may except items revealed by said affidavit.

11. If the proposed parcel to be insured has a public water or sewer supply, meter readings should be obtained and adjusted between the parties involved, and additional investigation by the parties involved in this transaction should be made to determine if : 1. Current charges are being paid on a timely basis, 2. Deferred installation or connection charges are still owing, and 3. Future installation charges would be incurred to connect to the system. The Policy to be issued will not insure against any loss or damage arising from these charges.

12. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $560.21
2012 Summer taxes paid in the amount of $369.20
State Equalized Value $91,500.00 (2012)
Taxable Value $35,123.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Central Montcalm
Tax Identification Number: 59-007-023-001-00 (Parcel 1 and additional land) NOTE: New number for 2013 will be 59-007-023-001-01.

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

13. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $259.99
2012 Summer taxes paid in the amount of $165.45
State Equalized Value $41,300.00 (2012)
Taxable Value $15,740.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Central Montcalm
Tax Identification Number: 59-007-024-015-00 (Parcel 3 and additional land) NOTE: New number for 2013 taxes will be 59-007-024-015-01

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

14. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $920.52
2012 Summer taxes paid in the amount of $488.64
State Equalized Value $110,200.00 (2012)
Taxable Value $46,434.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Montabella
Tax Identification Number: 59-006-004-010-00 (Parcel 2)

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

15. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes paid in the amount of $67.89
2012 Summer taxes paid in the amount of $34.91
State Equalized Value $11,300.00 (2012)
Taxable Value $3,323.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Montabella
Tax Identification Number: 59-006-009-010-10 (Parcel 4)

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

END OF SCHEDULE B- SECTION I

Title No.: 590615678
Locate No.:

Chicago Title Insurance Company

SCHEDULE B - SECTION II
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Rights or claims of parties in possession not shown by the public records.**
3. **Any encroachment, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.**
4. **Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploration rights.**
5. **Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Any and all oil, gas, mineral, mining rights and/or reservations thereof.**
7. **Taxes or special assessments which are not shown as existing liens by the public records.**
2. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
3. Easement to GTE North Incorporated Michigan Operations as recorded in Liber 621, Page 405, as to Parcel 2.
4. Oil and gas lease between Catherine E. Greenhoe as lessor, and Systems Development Associates as lessee, as recorded in Liber Liber 538, Page 165.
5. Loss or damage sustained as a result of any discrepancy between the "assessed" description for tax parcel identification number(s) 59-007-023-001-00 and 59-007-024-015-00 and their "legal" description as set forth in Schedule A.

END OF SCHEDULE B - SECTION II

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

CHICAGO TITLE INSURANCE COMPANY

Countersigned: _____
Authorized Signatory

By: _____ President

ATTEST _____ Secretary

EFFECTIVE MARCH 1, 2013 AT 08:00 AM

ADDRESS: V/L 2241 Stanton Road
BUYER/BO Determined
SELLER: Armstrong

MIEDEMA AUCTIONEERING
BETH TRUSKOWSKI

INQUIRIES SHOULD BE DIRECTED TO:
Chicago Title of Michigan
625 Kenmoor Ave. SE, Suite 108
Grand Rapids, MI 49546
PHONE: (616)957-2713
FAX: (616)957-1656

Chicago Title Insurance Company
601 Riverside Avenue, Jacksonville, FL 32204

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: 180615674
Loan No.:

Title No.: 180615674

1. Effective date: March 1, 2013 at 08:00 AM

2. Policy or Policies to be issued:

		Policy Amount
(a) Owner's Policy	(ALTA Homeowners (10/17/1998) "Freedom Policy")	TBD
Proposed Insured: To Be Determined		
(b) Loan Policy	(2006 ALTA Loan w/out exceptions)	
Proposed Insured:		

3. The estate or interest in the land described or referred to in this Commitment is:
   Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:
   The Estate of Catherine E. Armstrong, deceased

5. The land referred to in this Commitment is located in Township of Grant, Clare County, State of Michigan, and is described as follows:

   The South 1/2 of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 20, Town 17 North, Range 4 West, Grant Township, Clare County, Michigan.

Title No.: 180615674
Locate No.:

Chicago Title Insurance Company

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GRANT, CLARE COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4, Section 20, Town 17 North, Range 4 West, Grant Township, Clare County, Michigan.

Parcel ID: 015-020-400-06

Street Address: V/L 2241 Stanton Road, Stanton

Title No.: 180615674
Locate No.:

Chicago Title Insurance Company

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

1. **Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.**

2. **Pay us the premiums, fees and charges for the policy.**

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 then make additional requirements or exceptions.**

4. **Payment of all taxes, charges, assessments, levied and assessed against the subject premises that may be due and/or payable.**

5. **Owner's Affidavit(s), in the form furnished by the Company, must be completed and executed by all Sellers, Buyers and/or Borrowers to the transaction to be insured, and the Company reserves the right to raise any additional requirements and/or exceptions to title as deemed necessary based upon the information provided.**

6. **Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded in accordance with the requirements set forth below.**

7. Institute proper probate proceedings in the estate of Catherine E. Armstrong, deceased, and secure the appointment and qualification of a personal representative of said estate. Obtain the necessary authorization allowing said personal representative to sell the subject property.

   Record a deed from the personal representative of the estate of Catherine E. Armstrong, deceased, to To Be Determined.

8. Note: A search of the Clare County, MI land records, as of the effective date herein, reveals that the subject property is free and clear of any existing mortgages. If there are any existing open mortgages, disclosed by the borrower or reflected on a credit report, please contact this Chicago Title issuing office immediately, so that the commitment can be revised accordingly.

9. All deeds delivered at closing must comply with the recording requirements of the Subdivision Control Act Amendment of 1996 regarding Farm Operations and Land Division.

10. Submit to the Company, a properly executed Owner's Affidavit (attached hereto). The Policy to be issued may except items revealed by said affidavit.

11. If the proposed parcel to be insured has a public water or sewer supply, meter readings should be obtained and adjusted between the parties involved, and additional investigation by the parties involved in this transaction should be made to determine if : 1. Current charges are being paid on a timely basis, 2. Deferred installation or connection charges are still owing, and 3. Future installation charges would be incurred to connect to the system. The Policy to be issued will not insure against any loss or damage arising from these charges.

12. NOTE: Principal Residence Exemption and school district information is provided to the Company and is shown for informational purposes only. The accuracy of same is neither guaranteed nor insured.

2012 Winter taxes were billed in the base amount of $223.08. Payment information is unavailable at this time.
2012 Summer taxes were billed in the base amount of $221.51. Payment information is unavailable at this time.
State Equalized Value $54,135.00 (2012)
Taxable Value $20,783.00 (2012)
Principal Residence Exemption: 100%
Special Assessments: None
School District: Clare School District
Tax Identification Number: 015-020-400-06

The following exception will appear on your Policy: No liability is assumed by the Company for tax increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for the insured premises.

END OF SCHEDULE B- SECTION I

Title No.: 180615674
Locate No.:

Chicago Title Insurance Company

SCHEDULE B - SECTION II
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Rights or claims of parties in possession not shown by the public records.**
3. **Any encroachment, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.**
4. **Easements or claims of easements not shown by the public records and existing water, mineral, oil and exploration rights.**
5. **Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Any and all oil, gas, mineral, mining rights and/or reservations thereof.**
7. **Taxes or special assessments which are not shown as existing liens by the public records.**
2. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.
3. Easement rights in favor of any and all utility companies, public or otherwise, over and across the land described in Schedule A for the location, servicing and maintenance of facilities located on, over or under land, if any.

END OF SCHEDULE B - SECTION II

BUY/SELL AGREEMENT

THIS BUY/SELL AGREEMENT made this 11th day of April, 2013, by and between the undersigned Estate of Catherine E. Armstrong, hereinafter called the "Seller", and

_____ of

_____

[please note whether husband and wife, married, single, partnership, corporation, etc], hereinafter called the "Buyer". The Buyer hereby offers to buy the Property commonly described as Parcel _____ and legally described in the attached Exhibit A, subject to any existing building and use restrictions, zoning ordinances and easements, if any, according to the following terms:

1. The full purchase price of _____ _____ Dollars ($_____) shall be paid upon execution and delivery of Warranty Deed by Seller by bank money order, cashier's check or wire transfer of immediately available funds.

2. The Sale of the Property shall be closed within ten (10) days after all necessary papers are ready, but not later than May 11, 2013. If the closing of the sale is delayed by reasons of delays in the title work, or by title defects which can be readily corrected, a further period of thirty (30) days shall be allowed for closing. The Buyer acknowledges receipt prior to the Auction Sale of a copy of a Commitment for Title Insurance respecting the subject real Property issued through Chicago Title of Michigan, dated February 25, 2013, and agrees that if further Commitment for Title Insurance brought current, as provided hereinabove, contains no different or additional material requirements or exceptions, the same shall be accepted by the Buyer, without objection or exception by the Buyer, as evidencing marketable title.

3. Possession will be given to Buyer at closing. Exceptions: _____.

4. **Acceptance of Premises.** Buyer acknowledges that Buyer has made Buyer's own independent investigation with respect to the Property and its condition, including but not limited to zoning, governmental permits/approvals, and/or any environmental concerns and agrees to accept the Property in its present condition. The Property is being sold to the Buyer "AS IS, WHERE IS". The Buyer acknowledges and agrees that the Seller and the Auction Company make no representation or warranty as to the condition of the Property, including building improvements and fixtures, mechanical

Buyer Initials _____ Seller Initials _____

systems, well and septic systems, environmental conditions, and the Seller and the Auction Company assume no responsibility as to compliance of the Property with any laws or regulations, federal, state or local.

5. All improvements and appurtenances now on the Property are included in the sale. Exceptions: Any items listed and/or sold on the personal property auction on May 4, 2013, are not included with the real estate.

6. All Property improvements are sold "AS IS" with no warranties of any type. Any repairs or improvements which must be made are the responsibility of the Buyer. Buyer represents and warrants to Seller that Buyer has had the opportunity to inspect the entire Property, including, but not limited to, structural, plumbing, heating, electrical and mechanical components of the Property, to Buyer's satisfaction and, Buyer agrees to accept the Property in its present "AS IS" condition, with no warranties concerning its condition or permitted use. Buyer acknowledges that the Property may require repairs, maintenance or refurbishing. Buyer acknowledges that Buyer has had the opportunity to investigate the zoning classification of the Property and any other matters of interest pertinent to the Property, including, without limitation, its environmental condition and history.

7. If the Property includes one or more residential dwellings used or occupied, or intended to be used or occupied, as the home or residence of one or more persons, Buyer acknowledges that Seller has provided to Buyer a copy of the current form of lead paint hazard information pamphlet prepared by the United States Environmental Protection Agency ("USEPA"). In addition, Seller has disclosed to Buyer the presence of any known lead-based paint hazards and provided any available lead hazard evaluation report to Buyer. Buyer acknowledges that Buyer has had the opportunity to inspect the Property for any lead-based paint hazard and agrees to take title subject to any such hazard. Attached as Exhibit B to this Contract is the statement required by applicable laws and regulations to be attached to a contract for sale of residential real estate constructed prior to 1978.

8. Buyer acknowledges having received and inspected a copy of the Seller's Disclosure Statement, see attached Exhibit C.

9. Buyer acknowledges having received a copy of and having had the opportunity to review the Disclosure Regarding Real Estate Agency Relationships, see attached Exhibit D.

10. Property taxes and assessments which are payable on the Property on or before the date hereof shall be paid by the Seller, without proration. All Property taxes and assessments which are due and payable on the Property after the date hereof shall be paid by the Buyer, without proration. In the event that a taxing authority fails to process land divisions affecting this property prior to issuing the next tax bill that is the responsibility of the buyer(s), upon issuance of said tax bill, the title company

 Buyer Initials _____ Seller Initials _____

AD

and/or auction company will prorate the taxes due between buyer(s) based on auction purchase prices and send notification to buyer(s) regarding the amount of taxes owed, name & address of payee and due date.

11. A standard ALTA owners policy of Title Insurance in the amount of the purchase price shall be furnished to the Buyer at the Seller's expense.

12. At closing Buyer shall reimburse Seller for a portion of Seller's costs in obtaining a survey of the parent parcel of which the Property was a part. The portion of the survey costs to be reimbursed by Buyer is _____ and no/100 Dollars ($____.__) per parcel purchased.

13. The closing will be conducted by Chicago Title of Michigan, Grand Rapids, MI. Closing fees charged by the title company of approximately Three Hundred Fifty and no/100 Dollars ($350.00) will be divided evenly between the Buyer and the Seller, payable at closing. At closing Seller will pay the transfer tax charged by the State of Michigan and Montcalm County, and will pay for issuance of the title insurance policy referenced above. Buyer will pay the cost of recording the deed to the Property.

14. Per the Michigan PA 288 of 1967, as amended by P.A. 87 of 1997, Seller will transfer without warranty to Buyer the right to divide the Property purchased hereunder as follows: _____.
This is subject to compliance with the Act. Seller and Auction Company make no representation as to the effect local zoning ordinances or regulations may have on Buyer's ability to divide the Property at all. Buyer acknowledges that local laws may differ and be more restrictive and not allow Buyer to divide the Property into smaller parcels.

15. Buyer hereby deposits _____
_____ Dollars ($_____) as valuable consideration evidencing Buyer's good faith commitment to purchase the Property, which is non refundable and to be applied to the purchase price. In the event of default by the Buyer, all deposits made hereunder may be forfeited as liquidated damages, or alternatively, at Seller's election, the Seller may retain such deposit as part of the payment of the purchase price and pursue any legal or equitable remedies against the Buyer including the right to bring an action for specific performance and/or to collect damages (including reasonable legal fees). In the event of default by the Buyer, Buyer agrees that all deposits are automatically relinquished to Seller, immediately, without notification.

[Method of Payment: _____]

16. Binding Effect. This agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, and their respective heirs, personal representatives, successors and assigns.

 Buyer Initials _____ Seller Initials _____

17. Buyer acknowledges that the Auction Company is an agent for the Seller.

18. Time is of the essence regarding this contract; except that Seller may waive this provision for the purpose of curing title defects.

19. Seller agrees to pay the Auctioneer commission and expenses as stated in the Employment Agreement dated February 20, 2013, between the Auction Company and Seller.

20. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, supersedes all prior agreements or negotiations between such parties, and may be amended, supplemented or changed only by an agreement in writing which makes specific reference hereto and which is signed by the party against whom enforcement of any such amendment, supplement or modification is sought. Any party signing this agreement represents that he or she has the authority to enter into this agreement and bind the party for whom he or she is signing.

In witness whereof, the parties have signed this agreement as of the date and year first above written.

BUYER'S SIGNATURE _____ Dated _____

BUYER'S PRINTED NAME _____ Dated _____

BUYER'S SIGNATURE _____ Dated _____

BUYER'S PRINTED NAME _____ Dated _____

BUYER'S ADDRESS _____

BUYER'S DAYTIME TELEPHONE (_____) _____ - _____

WITNESS _____ Dated _____

SELLER'S ACCEPTANCE:

The above offer is hereby accepted.

SELLER'S SIGNATURE _____ Dated _____

SELLER'S PRINTED NAME _____ Dated _____

SELLER'S SIGNATURE _____ Dated _____

 Buyer Initials _____ Seller Initials _____

A7

SELLER'S PRINTED NAME _____ Dated _____

SELLER'S ADDRESS _____

SELLER'S TELEPHONE (_____) _____ - _____

WITNESS _____ Dated _____

****

FOR OFFICE USE ONLY:

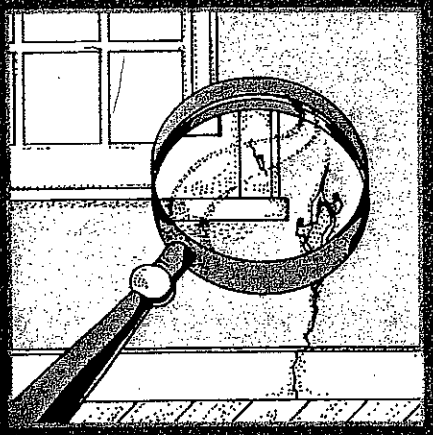
TYPE OF CLOSING: _____ *CASH;* _____ *MORTGAGE;* _____ *OTHER [explain]*

LENDER NAME: _____
CONTACT NAME: _____ *PHONE:* _____

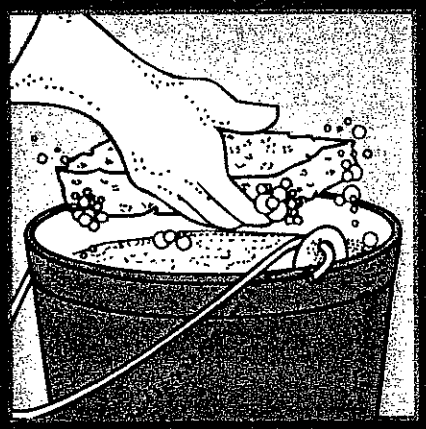
IF BUYING MORE THAN ONE PARCEL, BUYER WISHES TO DEED
_____ *ALL THE PARCELS ON ONE DEED;* _____ *EACH PARCEL SEPARATELY*

IF DEEDING SEPARATELY, LIST PRICES PER PARCEL _____
_____

Buyer Initials _____ Seller Initials _____







Protect Your Family From Lead In Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead from Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

FACT: Lead exposure can harm young children and babies even before they are born.

FACT: Even children who seem healthy can have high levels of lead in their bodies.

FACT: People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.

FACT: People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.

FACT: Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

People can get lead in their body if they:

- Breathe in lead dust (especially during renovations that disturb painted surfaces).
- Put their hands or other objects covered with lead dust in their mouths.
- Eat paint chips or soil that contains lead.

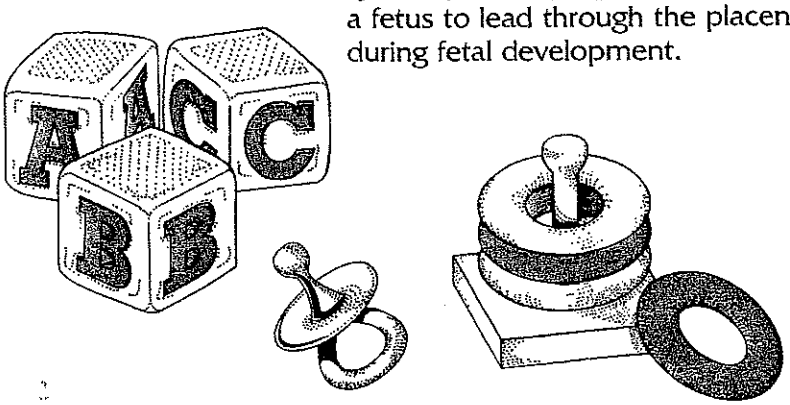
Even children who appear healthy can have dangerous levels of lead in their bodies.

Lead is even more dangerous to children under the age of 6:

- At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

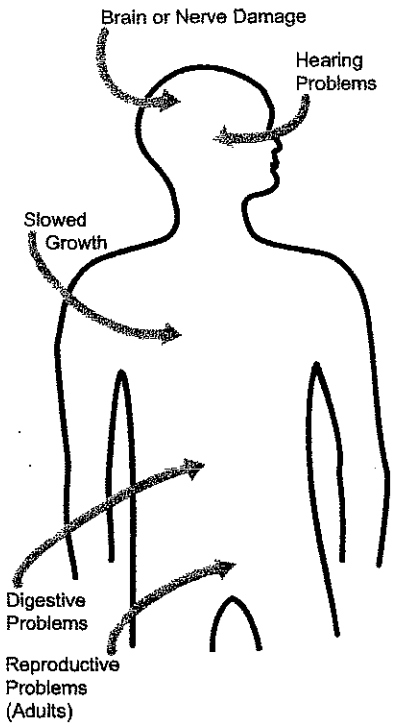
- Nervous system and kidney damage.
- Learning disabilities, attention deficit disorder, and decreased intelligence.
- Speech, language, and behavior problems.
- Poor muscle coordination.
- Decreased muscle and bone growth.
- Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- Increased chance of illness during pregnancy.
- Harm to a fetus, including brain damage or death.
- Fertility problems (in men and women).
- High blood pressure.
- Digestive problems.
- Nerve disorders.
- Memory and concentration problems.
- Muscle and joint pain.



Lead affects the body in many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- In homes in the city, country, or suburbs.
- In apartments, single-family homes, and both private and public housing.
- Inside and outside of the house.
- In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have. Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- Children at ages 1 and 2.
- Children or other family members who have been exposed to high levels of lead.
- Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- Windows and window sills.
- Doors and door frames.
- Stairs, railings, banisters, and porches.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors.
- 250 $\mu g/ft^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- 400 parts per million (ppm) and higher in play areas of bare soil.
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

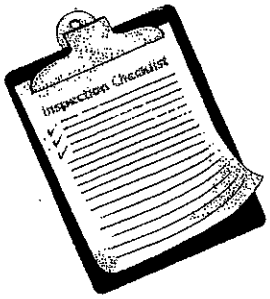
The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.

You can get your home tested for lead in several different ways:

- A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.



Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- Visual inspection of paint condition and location.
- A portable x-ray fluorescence (XRF) machine.
- Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

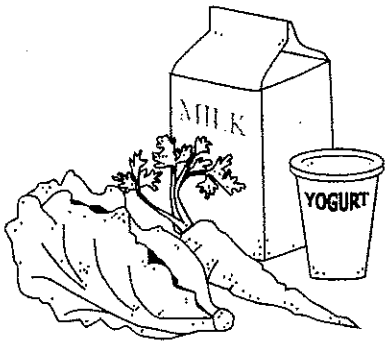
If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:



- **If you rent, notify your landlord of peeling or chipping paint.**
- **Clean up paint chips immediately.**
- **Clean floors, window frames, window sills, and other surfaces weekly.** Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.



- **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- **Wash children's hands often, especially before they eat and before nap time and bed time.**
- **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- **Keep children from chewing window sills or other painted surfaces.**
- **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.



Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

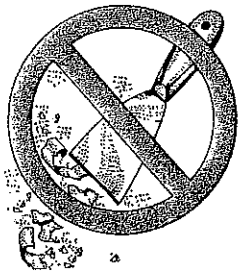
Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- 40 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors;
- 250 $\mu g/ft^2$ for interior windows sills; and
- 400 $\mu g/ft^2$ for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):



- **Have the area tested for lead-based paint.**
- **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



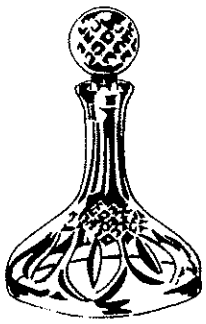
If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.

Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist.





- **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Old painted **toys** and **furniture.**
- Food and liquids stored in **lead crystal** or **lead-glazed pottery or porcelain.**
- **Lead smelters** or other industries that release lead into the air.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

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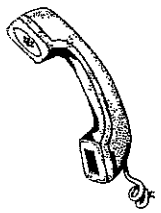
For More Information

The National Lead Information Center

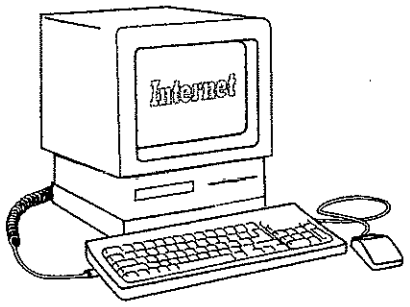


Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/.**

EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline



To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov.**

Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD.**

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

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EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
1 (888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center
Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center
Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center
Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development
Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

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June 2003

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