



Fidelity National Title Insurance Company

# Commitment for Title Insurance

BY

**Fidelity National Title Insurance Company**

THROUGH ITS AGENT

**Best Homes Title Agency, LLC**

## Schedule A

Commitment No.: **GRC-100536**  
Revision No. 1

1. Commitment Date: **03/01/2017** at 8:00 AM

2. Policy (or Policies) to be issued:

Policy Amount

**a. ALTA Owner's Policy of Title Insurance (6-17-06)**

**\$TBD**

Proposed Insured: **To Be Determined**

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date by:

**Parcel 1: Kurt R. Weber and Nancy C. Weber, husband and wife**

**Parcel 2: Gayle Branch, a married man**

**Parcel 3: Herminio Mora, a married man and Julio Mora, a married man, as joint tenants with full rights of survivorship.**

**Parcels 4 and 5: R B Stelter Farms, L.L.C.**

**Parcels 6, 9 and 10: William L. Nutting, a married man**

**Parcel 7: R B Stelter Farms, L.L.C., a Michigan limited liability company**

**Parcel 8: R B Stelter Farms, L.L.C., a Michigan limited liability company; Subject to the interest of Ralph Steven Stelter, Trustee of the Ralph Steven Stelter Trust dated March 27, 1998 as to an undivided 1/2 interest and Barbara Jean Stelter, Trustee of the Barbara Jean Stelter Trust dated March 27, 1998 as to an undivided 1/2 interest**

**Parcel 11: A and B: Triple L Farms, Inc., a Michigan corporation**

**Parcel 11: C: Valentin Llerena III, Valentin Llerena, Jr. and Genoveva Llerena, husband and wife**

4. The land referred to in this Commitment is described as follows:

Situated in the **Township of See Below, County of , State of Michigan**

**Properties are located in the Township of Bainbridge, Berrien County, Michigan and in the Townships of Covert and Bangor, VanBuren County, Michigan:**

**Parcel 1:**

**The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 3, Town 4 South, Range 17 West; and also the West 3/4 of the North 1/2 of the North 1/2 of the Southwest fractional 1/4 of Section 3, Town 4 South, Range 17 West, Bainbridge Township, Berrien County, Michigan.**

**Parcel 2:**

**The Northeast 1/4 of the Northwest 1/4 of Section 24, Town 2 South, Range 17 West, Covert Township, VanBuren County, Michigan.**

**Parcel 3:**

Commencing at a point 265.00 feet South of the East Quarter Post of Section 18, Town 2 South, Range 16 West, according to the Government Survey thereof; thence South along the East line of said Section 630.57 feet to the South line of the North 15 acres of the East 22 acres of the Northeast Quarter of the Southeast Quarter of said Section; thence North 89 degrees 13' 20" West along the last described line 718.32 feet to the West line of the East 22 acres of the Northeast 1/4 of the Southeast 1/4 of said Section; thence North 00 degrees 02' 41" East along the last described line 630.73 feet to a line which is 265.00 feet South and parallel to the East and West Quarter line of said Section; thence South 89 degrees 13' 00" East along the last described line 717.82 feet to the point of beginning, Bangor Township, VanBuren County, Michigan.

**Parcel 4:**

The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Town 2 South, Range 17 West, Covert Township, VanBuren County, Michigan.

**Parcel 5:**

The North 3/4 of the East 1/2 of the Southeast 1/4 of Section 24, Town 2 South, Range 17 West, Except Commencing at the Southeast corner of Section 24, Town 2 South, Range 17 West, Covert Township, VanBuren County, Michigan; thence North 00 degrees 34' 00" West 728.00 feet on the East line of said Section to the Point of Beginning; thence South 89 degrees 20' 05" West 498.00 feet; thence North 00 degrees 34' 00" West parallel with the East Section line 345.00 feet; thence North 89 degrees 20' 05" East 128.00 feet; thence North 00 degrees 34' 00" West parallel with the East Section line, 125.00 feet; thence North 89 degrees 20' 05" East 370.00 feet to the East Section line; thence South 00 degrees 34' 00" East along said line 470.00 feet to the point of beginning, Covert Township, VanBuren County, Michigan.

**Parcel 6:**

Beginning on the South line of Section 24, Town 2 South, Range 17 West at a point 1538.81 feet South 89 degrees 22' 54" West of the Southeast corner of the Section; thence continue South 89 degrees 22' 54" West on the Section line 466.51 feet; thence North 00 degrees 07' 26" West 1977.12 feet; thence South 89 degrees 11' 25" West 465.17 feet; thence North 00 degrees 01' 44" East 645.00 feet to the East and West 1/4 line; thence North 89 degrees 11' 25" East on same, 1123.00 feet; thence South 00 degrees 16' 35" East 1968.19 feet; thence North 89 degrees 22' 56" West 200.00 feet; thence South 00 degrees 16' 35" East 656.08 feet to the place of beginning, Covert Township, VanBuren County, Michigan.

**Parcel 7:**

Commencing at the West 1/4 post of Section 24, Town 2 South, Range 17 West, thence South on the West Section line, 625.00 feet; thence North 89 degrees 16' 37" East 1300.00 feet to the place of beginning of this description; thence North 89 degrees 16' 37" East 395.00 feet; thence South 20.00 feet; thence North 89 degrees 16' 37" East 929.81 feet to the North and South 1/4 line; thence South 00 degrees 01' 44" West on same 664.98 feet to the East and West 1/8 line in the Southwest 1/4; thence South 89 degrees 18' 50" West on same, 1324.46 feet; thence North parallel with the West Section line, 684.12 feet to the place of beginning. Together with a 66 foot wide easement for ingress and egress over the North 66 feet of the following described parcel beginning on the West line of Section 24, Town 2 South, Range 17 West at a point 625.00 feet South of the West 1/4 post of the Section; thence North 89 degrees 16' 37" East 1300.00 feet; thence South parallel with the West Section line, 684.12 feet to the East and West 1/8 line in the Southwest 1/4; thence South 89 degrees 18' 50" West on same 1300.00 feet to the West Section line; thence North on same 683.28 feet to the place of beginning, Covert Township, VanBuren County, Michigan.

**Parcel 8:**

Beginning at the South 1/4 post of Section 24, Town 2 South, Range 17 West; thence North 00 degrees 01' 44" East, along the North and South 1/4 line of said Section 24, 1974.96 feet; thence South 89 degrees 16' 37" West, parallel with the East and West 1/4 line of said Section 24, 929.81 feet; thence North parallel with the West line of said Section 24, 645.00 feet to said East and West 1/4 line; thence North 89 degrees 16' 37" East, along said East and West 1/4 line, 930.14 feet to the center of said Section 24; thence North 89 degrees 11' 25" East, along said East and West 1/4 line 196.10 feet; thence South 00 degrees 01' 44" West, parallel with said North and South 1/4 line 645.00 feet; thence North 89 degrees 11' 25" East parallel with

said East and West 1/4 line 465.17 feet; thence South 00 degrees 07' 26" East 1977.12 feet to the South line of said Section 24; thence South 89 degrees 22' 54" West, along said South line 666.51 feet to the point of beginning, Covert Township, VanBuren County, Michigan.

**Parcel 9:**

The South 1/2 of the Southwest 1/4 of Section 24, Town 2 South, Range 17 West, lying Easterly of the Railroad Right of Way, Covert Township, VanBuren County, Michigan.

**Parcel 10:**

Land situated in the Township of Bangor, VanBuren County, Michigan, more particularly described as the East 3/4 of the North 1/2 of the Northeast 1/4 of Section 30, Town 2 South, Range 16 West, Except the East 20 acres thereof. Also Except commencing at the Northeast corner of said Section 30; thence West along the North Section line 1314.20 feet to the place of beginning; thence continuing West along the North Section line, 128.80 feet; thence South, at right angle, 339 feet; thence East parallel with the North Section line, 128.8 feet; thence North 339 feet to the place of beginning.

**Parcel 11:**

A. The Northwest 1/4 of the Southwest 1/4 of Section 25, Town 2 South, Range 17 West, Covert Township, VanBuren County, Michigan.

B. The Northeast 1/4 of the Southwest 1/4 and the West 15 acres of the Northwest 1/4 of the Southeast 1/4 of Section 25, Town 2 South, Range 17 West, Covert Township, VanBuren County, Michigan.

C. The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Town 2 South, Range 17 West, Covert Township, VanBuren County, Michigan.



By: \_\_\_\_\_

Authorized Countersignature – Neil Sherman  
(This Schedule A valid only when Schedule B is attached.)

4949 Plainfield Avenue NE, Grand Rapids, Michigan 49525

Telephone: (616) 885-9027 Facsimile: (616) 885-9033



PROVIDING THE VERY *Best* IN TITLE SERVICES



Fidelity National Title Insurance Company

# Commitment for Title Insurance

BY

**Fidelity National Title Insurance Company**

## Schedule BI

THROUGH ITS AGENT

**Best Homes Title Agency, LLC**

### REQUIREMENTS

Commitment No.: **GRC-100536** Revision No. 1

The following requirements must be satisfied:

1. Pay the agreed amounts for the Title and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. **Documents satisfactory to us creating the interest in the Land and/or the mortgagor to be insured must be signed, delivered and recorded:**
  - A. **Submit "Affidavit by Owner". Additional requirements may be made or exceptions taken for matters disclosed therein.**
  - B. **NOTE: In order to insure access to that part of Parcel 1 described as the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, ownership must remain in common with that part of Parcel 1 described as West 3/4 of the North 1/2 of the North 1/2 of the Southwest fractional 1/4 or another contiguous parcel on a public road.**
  - C. **NOTE: In order to insure access to Parcel 11 - B, ownership must remain in common with Parcel 11 - A.**
  - D. **Warranty Deeds executed by Parcel 1: Kurt R. Weber and Nancy C. Weber, husband and wife; Parcel 2: Gayle Branch and spouse if any; Parcel 3: Herminio Mora, a married man and Julio Mora, a married man, as joint tenants with full rights of survivorship; Parcels 4, 5, 7 and 8: R B Stelter Farms, L.L.C., a Michigan limited liability company; Parcels 6, 9 and 10: William L. Nutting, a married man and his spouse; Parcels 11: A and B: Triple L Farms, Inc., a Michigan corporation and Parcel 11: C: Valentin Llerena III, Valentin Llerena, Jr. and Genoveva Llerena, husband and wife all to the party to be insured herein.**
  - E. **Submit to the Company the Operating Agreement, including any amendments thereto, of R B Stelter Farms, L.L.C., a Michigan limited liability company, and the Certificate issued by the Corporation Division of the Commercial Services Bureau of the Michigan Department of Energy, Labor and Economic Growth evidencing proper filing of the Articles of Organization. \*\*NOTE: The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.**
  - F. **Submit to the Company a Certificate of Good Standing of Triple L Farms, Inc., a Michigan corporation issued by the Corporation Division of the Commercial Services Bureau of the Michigan Department of Consumer & Industry Services. NOTE: The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.**
  - G. **Submit to the Company a Resolution by the Board of Directors or Shareholders of Triple L Farms, Inc., a Michigan corporation, authorizing the [sale/mortgage] and directing the proper officers to execute the [deed/land contract/mortgage] on behalf of the Corporation. \*\*NOTE: The above must be submitted to the Company for review before closing. The Company reserves the right to make further requirements and/or exceptions based upon examination of same.**
  - H. **The tax description for Parcel 7 contains an error in that it is missing a call of going East 1300 feet before the point of beginning. Submit evidence that the tax description has been corrected by the Covert Township Assessor.**
  - I. **The legal description for Parcel 9 recorded in Liber 1526, Page 573 (the deed being corrected to omit a sentence in Liber 1528, Page 593) has a discrepancy in it. The description covers less land other than the sentence "Also described as the South 1/2 of the Southwest 1/4 lying Easterly of the Railroad right of way". Re-record the deed so that Parcel 4 on said deed is the same as Parcel 9 on Schedule A herein.**

- J. Submit to the company a certified copy of the Judgment of Divorce between Gayle G. Branch and Janice M. Branch (Parcel 2). Further requirements may be necessary after review of said Judgment of Divorce.
  - K. Current Certificate of Trust Existence and Authority for the Ralph Steven Stelter Trust dated March 27, 1998, which complies with the requirements of MCL 565.432; MSA 26.745(2).
  - L. Current Certificate of Trust Existence and Authority for the Barbara Jean Stelter Trust dated March 27, 1998, which complies with the requirements of MCL 565.432; MSA 26.745(2).
  - M. Deed from Ralph Steven Stelter, Trustee of the Ralph Steven Stelter Trust dated March 27, 1998 as to an undivided 1/2 interest and Barbara Jean Stelter, Trustee of the Barbara Jean Stelter Trust dated March 27, 1998 as to an undivided 1/2 interest to R B Stelter Farms, L.L.C., a Michigan limited liability company, conveying Parcel 8. Said deed to be given to clear title.
  - N. Relinquishment of the Farmland Development Rights Agreement and the terms, provisions and conditions contained therein, excepted on Schedule B - Section II.
  - O. Discharge(s) of the mortgage(s) excepted on Schedule B – Section II. (In the event the loan is secured by a Mortgage allowing for advances of a credit line, please be advised that the borrower must authorize the lender to freeze the referenced credit line upon issuance of the payoff.)
  - P. NOTE: A search of the Public Records does not reveal any open mortgage. You must disclose any knowledge of any unrecorded mortgage or other obligation that may result in a lien attaching to the Land. (Parcels 4, 5, 7 and 8)
- 4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements relating to the interest or the loan.
  - 5. Pay unpaid taxes and assessments unless shown as paid. The amounts shown as unpaid do not include collection fees, penalties or interest.

SEE ATTACHED TAX INFORMATION SHEET

## TAX INFORMATION SHEET

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

2016 Winter Taxes in the amount of \$102.15 are PAID.

2016 Summer Taxes in the amount of \$88.98 are PAID.

Property Address: Vacant Land

Tax Parcel Number: 11-01-0003-0002-00-8 (part of Parcel 1)

2016 State Equalized Value: \$25,800.00

Taxable Value: \$7,017.00

Principal Residence Exemption: 100%

School District: Coloma

Special Assessments: Drain Assessments are included in the Winter tax bill. Payoff information is not available.

2016 Winter Taxes in the amount of \$353.43 are PAID.

2016 Summer Taxes in the amount of \$470.24 are PAID.

Tax Parcel Number: 11-01-0003-0003-02-1 (Part of Parcel 1)

2016 State Equalized Value: \$96,700.00

Taxable Value: \$37,078.00

Principal Residence Exemption: 100%

School District: Coloma

Assessed Address: V/L

Special Assessments: Drain Assessments are included in the Winter bill. Payoff information is unavailable.

2016 Winter Taxes in the amount of \$1,076.87 are DELINQUENT and DUE. Payoff for March is \$1,130.71.

2016 Summer Taxes in the amount of \$798.95 are PAID.

Tax Parcel Number: 80-07-024-001-00 (Parcel 2)

2016 State Equalized Value: \$105,700.00

Taxable Value: \$64,537.00

Principal Residence Exemption: 100%

School District: Covert

Assessed Address: 71243 36th Ave.

Special Assessments: Drain assessment is included in the Winter bill. Payoff is unavailable.

2016 taxes are DELINQUENT and DUE in the amount of \$115.13 if paid by March 31, 2017. (2016 Winter base is \$73.42 and 2016 Summer base is \$34.17)

Property Address: V/L 68th St.

Tax Parcel Number: 80-04-018-027-00 (Pt of Parcel 3)

2016 State Equalized Value: \$12,900.00

2016 Taxable Value: \$3,232.00

Principal Residence Exemption: 100%

School District: Bangor Schools

Special Assessments: None

2015 taxes are DELINQUENT and DUE in the amount of \$281.19 if paid by March 31, 2017

2016 taxes are DELINQUENT and DUE in the amount of \$132.56 if paid by March 31, 2017. (2016 Winter base is \$84.56 and 2016 Summer base is \$39.33)

Property Address: V/L 68th St.

Tax Parcel Number: 80-04-018-028-00 (Pt of Parcel 3)

2016 State Equalized Value: \$13,100.00

2016 Taxable Value: \$3,720.00

Principal Residence Exemption: 100%

School District: Bangor Schools

Special Assessments: None

2016 taxes are DELINQUENT and DUE in the amount of \$182.91 if paid by March 31, 2017. (2016 Winter base is \$96.53 and 2016 Summer base is \$73.27)

Property Address: V/L 38th St.  
Tax Parcel Number: 80-07-024-007-00 (Parcel 4)  
2016 State Equalized Value: \$37,600.00  
2016 Taxable Value: \$5,920.00  
Principal Residence Exemption: 100%  
School District: Covert Schools  
Special Assessments: None

2016 taxes are DELINQUENT and DUE in the amount of \$3,228.97 if paid by March 31, 2017. (2016 Winter base is \$1,472.71 and 2016 Summer base is \$1,511.79)

Property Address: 38442 70th  
Tax Parcel Number: 80-07-024-015-01 (Parcel 5)  
2016 State Equalized Value: \$185,800.00  
2016 Taxable Value: \$89,326.00  
Principal Residence Exemption: 75%  
School District: Covert Schools  
Special Assessments: Drain assessment is included in the Winter bill. Payoff information is unavailable.

2015 taxes are DELINQUENT and DUE in the amount of \$2,840.47 if paid by March 31, 2017.  
2016 taxes are DELINQUENT and DUE in the amount of \$2,062.35 if paid by March 31, 2017. (2016 Winter base is \$1,097.77 and 2016 Summer base is \$866.37)

Property Address: V/L 38<sup>th</sup> Ave

Tax Parcel Number: 80-07-024-004-61 (Parcel 6)

2016 State Equalized Value: \$93,900.00

2016 Taxable Value: \$66,022.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessment is included in the Winter bill. Payoff information is unavailable.

2016 taxes are DELINQUENT and DUE in the amount of \$832.80 if paid by March 31, 2017. (2016 Winter base is \$450.72 and 2016 Summer base is \$342.42)

Property Address: V/L 72nd

Tax Parcel Number: 80-07-024-004-71 (Parcel 7 – Contains an inaccurate description)

2016 State Equalized Value: \$40,300.00

2016 Taxable Value: \$26,095.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessment is included in the Winter bill. Payoff information is unavailable.

2016 taxes are DELINQUENT and DUE in the amount of \$1,357.57 if paid by March 31, 2017. (2016 Winter base is \$731.42 and 2016 Summer base is \$561.50)

Property Address: 39736 70th

Tax Parcel Number: 80-07-024-004-50 (Parcel 8)

2016 State Equalized Value: \$108,100.00

2016 Taxable Value: \$42,790.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessment is included in the Winter bill. Payoff information is unavailable.

2015 taxes are DELINQUENT and DUE in the amount of \$2,856.96 if paid by March 31, 2017

2016 taxes are DELINQUENT and DUE in the amount of \$2,070.85 if paid by March 31, 2017. (2016 Winter base is \$1,111.47 and 2016 Summer base is \$812.05)

Property Address: 71012 40th

Tax Parcel Number: 80-07-024-012-00 (Parcel 9)

2016 State Equalized Value: \$81,600.00

2016 Taxable Value: \$65,596.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessment is included in the Winter bill. Payoff information is unavailable.



2015 taxes are DELINQUENT and DUE in the amount of \$2,419.86 if paid by March 31, 2017  
2016 taxes are DELINQUENT and DUE in the amount of \$1,774.12 if paid by March 31, 2017. (2016 Winter base is \$1,131.80 and 2016 Summer base is \$526.25)

Property Address: V/L 40th

Tax Parcel Number: 80-04-030-027-01 (Parcel 10)

2016 State Equalized Value: \$88,400.00

2016 Taxable Value: \$49,757.00

Principal Residence Exemption: 100%

School District: Bangor Schools

Special Assessments: Possible Drain assessment.

2016 taxes are DELINQUENT and DUE in the amount of \$1,433.96 if paid by March 31, 2017. (2016 Winter base is \$827.03 and 2016 Summer base is \$508.15)

Property Address: 72nd

Tax Parcel Number: 80-07-025-003-00 (Parcel 11 – A)

2016 State Equalized Value: \$78,000.00

2016 Taxable Value: \$41,048.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessments are included in the Winter bill. Payoff information is unavailable. Drain Commissioner can be contacted at 269-657-8241.

2016 taxes are DELINQUENT and DUE in the amount of \$1,807.03 if paid by March 31, 2017. (2016 Winter base is \$1,051.72 and 2016 Summer base is \$631.38)

Property Address: CR 376

Tax Parcel Number: 80-07-025-020-00 (Parcel 11 – B)

2016 State Equalized Value: \$93,300.00

2016 Taxable Value: \$51,002.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessments are included in the Winter bill. Payoff information is unavailable. Drain Commissioner can be contacted at 269-657-8241.

2016 Winter taxes are PAID in the amount of \$528.63

2016 Summer taxes are PAID in the amount of \$280.19

Property Address: 71140 CR 376

Tax Parcel Number: 80-07-025-017-01 (Parcel 11 – C)

2016 State Equalized Value: \$29,100.00

2016 Taxable Value: \$22,634.00

Principal Residence Exemption: 100%

School District: Covert Schools

Special Assessments: Drain assessments are included in the Winter bill. Payoff information is unavailable. Drain Commissioner can be contacted at 269-657-8241.



Fidelity National Title Insurance Company

# Commitment for Title Insurance

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THROUGH ITS AGENT

**Best Homes Title Agency, LLC**

## Schedule BII

### EXCEPTIONS

Commitment No.: **GRC-100536** Revision No. 1

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien or right to lien for services, labor or material imposed by law and not shown by the public records.
5. Taxes and assessments not due and payable at Commitment Date.
6. Taxes and assessments which become due and payable after the Date of Policy, including taxes and assessments which may be added to the tax rolls or tax bill after the Date of Policy as a result of the taxing authority disallowing or revising an allowance of a Principal Residence Exemption ("PRE"), and invoices or assessments resulting from Building or Ordinance violations, if any.
7. All oil, gas and mineral interests of every kind and nature, and all rights appurtenant thereto.
8. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
9. Mortgage executed by Kurt R. Weber and Nancy C. Weber, husband and wife to Gretchen S. Weatherford in the amount of \$144,000.00, dated July 18, 2016 and recorded July 19, 2016 in Liber 3142, Page 1512. (Parcel 1)
10. Mortgage executed by Kurt R. Weber and Nancy C. Weber, husband and wife to Hearland Agricultural Services, LLC in the amount of \$22,500.00, dated July 18, 2016 and recorded July 19, 2016 in Liber 3142, Page 1516. (Parcel 1)
11. Farmland Development Rights Agreement dated September 4, 2009 and recorded October 21, 2009 in Liber 2901, Page 711, which expired by its own terms on December 31, 2015. (Parcel 1)
12. Right of Way to Michigan Bell Telephone Company recorded in Liber 992, Page 713. (Parcel 1)
13. Mortgage executed by Gayle G. Branch and Janice M. Branch, husband and wife to United States of America acting through the Farm Service Agency dated December 8, 2003 and recorded December 26, 2003 in Liber 1403, Page 543. (Parcel 2 and additional land)
14. Mortgage executed by Gayle Gamiel Branch, a/k/a Gayle Branch, a single man to United States of America acting through the Farm Service Agency dated April 3, 2015 and recorded April 6, 2015 in Liber 1617, Page 762. (Parcel 2 and additional land).
15. Mortgage executed by Gayle Gamiel Branch, a/k/a Gayle Branch, a single man to Sturgis Bank & Trust Co #407562 in the amount of \$59,000.00, dated February 23, 2016 and recorded February 29, 2016 in Liber 1631, Page 793. (Parcel 2)

16. Mortgage executed by Gayle G. Branch and Janice M. Branch, husband and wife to United States of America acting through the Farm Service Agency dated December 8, 2003 and recorded December 26, 2003 in Liber 1403, Page 544. (Parcel 2 and additional land)
17. Mortgage executed by Gayle G. Branch, a married man to United States of America acting through the Farm Service Agency dated April 12, 2005 and recorded April 14, 2005 in Liber 1436, Page 34.(Parcel 2 and additional land)
18. Mortgage executed by Gayle G. Branch and Janice M. Branch, husband and wife to United States of America acting through the Farm Service Agency dated December 14, 2006 and recorded December 18, 2006 in Liber 1474, Page 600. (Parcel 2 and additional land)
19. Mortgage executed by Gayle G. Branch and Janice M. Branch, husband and wife to United States of America acting through the Farm Service Agency dated October 30, 2009 and recorded November 2, 2009 in Liber 1525, Page 865. (Parcel 2 and additional land)
20. Mortgage executed by Gayle G. Branch and Janice M. Branch, husband and wife to United States of America acting through the Farm Service Agency dated December 16, 2010 and recorded December 27, 2010 in Liber 1543, Page 996. (Parcel 2 and additional land)
21. Mortgage executed by Gayle G. Branch, a/k/a Gayle Branch, a single man to United States of America acting through the Farm Service Agency dated November 28, 2012 and recorded December 13, 2012 in Liber 1576, Page 914. (Parcel 2 and additional land)
22. Mortgage executed by Gayle G. Branch, a/k/a Gayle Branch, a single man to United States of America acting through the Farm Service Agency dated June 9, 2014 and recorded June 11, 2014 in Liber 1603, Page 979. (Parcel 2 and additional land)
23. Release of Right of Way for Highway Purposes to the Board of County Road Commissioners of the County of VanBuren, recorded in Liber 536, Page 110. (Parcel 2)
24. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of the Drain and the Pond. (Parcel 2)
25. The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of the waters of the Drain and the Pond. (Parcel 2)
26. Mortgage executed by Herminio Mora and Evangelina Vargas Mora, husband and wife and Julio Mora and Nora Guzman, husband and wife to Kernel Ag Fund, LLC in the amount of \$32,000.00, dated October 18, 2013 and recorded October 22, 2013 in Liber 1593, Page 347, as Assigned to the Earl F. Oberst Trust in Liber 1595, Page 374. (Parcel 3 and additional land)
27. Oil and Gas Lease in favor of Harris Oil Inc., as lessee, recorded in Liber 715, Page 367, and any subsequent instruments pertinent thereto. (Parcel 3)
28. Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 1491, Page 9; Liber 1349, Page 227 and in Liber 1349, Page 226. (Parcel 3)
29. Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 1403, Page 842. (Parcel 4)
30. Affidavit Attesting that Qualified Agricultural Property Shall Remain Qualified Agricultural Property recorded in Liber 1403, Page 841. (Parcel 5)
31. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of the Drain. (Parcels 5, 9 and 10)
32. The nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public, in and to the use of the waters of the Drain. (Parcels 5, 9 and 10)
33. Mortgage executed by William L. Nutting and Kristy Lynn Nutting a/k/a Kristy Lynn Pobuda, husband and wife to GreenStone Farm Credit Services, FLCA in the amount of \$744,500.00 dated June 25, 2014 and recorded June 30, 2014 in Liber 1604, Page 831. (Parcels 6, 9 and 10)
34. Mortgage executed by William L. Nutting and Kristy Lynn Nutting a/k/a Kristy Lynn Pobuda, husband and wife to GreenStone Farm Credit Services, ACA in the amount of \$186,500.00, dated June 25, 2014 and recorded June 30, 2014 in Liber 1604, Page 832. (Parcels 6 and 9)

35. Mortgage executed by William L. Nutting to GreenStone Farm Credit Services, ACA dated December 30, 2013 and recorded January 2, 2014 in Liber 1596, Page 148, as Subordinated to the mortgage recorded in Liber 1604, Page 831 by Subordination Agreement recorded in Liber 1604, Page 833. (Parcel 10 and additional land)
36. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land. (Parcel 9)
37. Mortgage executed by Triple L Farms, Inc., a Michigan corporation to GreenStone Farm Credit Services, FLCA, dated July 15, 2004 and recorded July 16, 2004 in Liber 1418, Page 156. (Parcel 11 - A&B and additional land)
38. Mortgage executed by Valentin Llerena, Jr., a/k/a Valentin Llerena III, a single man and Valentin Llerena a/k/a Valentin Llerena, Sr a/k/a Valentin Llerena, Jr. and Genoveva Llerena, husband and wife to Greenstone Farm Credit Services, FLCA in the amount of \$56,500.00, dated November 22, 2010 and recorded December 3, 2010 in Liber 1543, Page 97. (Parcel 11 - C)