

**TITLE SEARCH
ISSUED BY
ABSOLUTE TITLE, INC.**

File No.: **90950**

Address reference:
415 W. Washington St.
Ann Arbor, MI 48104

SCHEDULE A

1. Effective Date: July 21, 2021 at 5:00 P.M.
2. Policy or Policies to be issued: Amount
2006 ALTA Owner's Policy NONE


Proposed Insured:
NONE
3. The estate or interest in the land described or referred to in the Search and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

Ann Arbor Building Authority, a public corporation
4. The land referred to in this Search is situated in the City of Ann Arbor, Washtenaw County, Michigan, and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Due to the limited nature of the search, liability for inaccuracies or errors in the search is limited to refund of the search fee actually paid.

Absolute Title, Inc.

By: 
Authorized Signatory
Phone (734)662-1050
Fax (734)662-3608

LEGAL DESCRIPTION

Lot 13, except that portion thereof described as follows: Commencing at the Northwest corner of Lot 12, Block 2 of Assessor's Plat No. 3 and running thence North along the West line of Lot 13 in said Block, 40.58 feet and to the Southwest corner of land conveyed by Gottlieb Schneider and wife to the Board of County Road Commissioners of Washtenaw County by deed dated March 27, 1920 and recorded in Liber 219, Page 606, Washtenaw County Records; thence Easterly along the Southerly line of said land to a point on the West line of Lot 10 in said Block, 22 feet South of the Northwest corner of said Lot 10; thence South along the West line of said Lot 10, 56.89 feet and to the Northeast corner of Lot 11 in said Block; thence West along the North line of Lots 11 and 12 to the Place of Beginning; also except that portion thereof described as follows: Commencing at an iron pipe at the Northwest corner of Lot 10, Block 2 of Assessor's Plat No. 3, thence Southerly along the line between Lots 10 and 13 of said Assessor's Plat, 22 feet to an iron pipe for a Place of Beginning; thence Westerly through an interior angle of $88^{\circ}14'$ to the right 123.8 feet to an iron pipe in the West line of said Lot 13; thence Northerly through an interior angle of $88^{\circ}30'$ to the right 6 feet; thence Easterly through an interior angle of $91^{\circ}30'$ to the right 123.46 feet to the Westerly line of said Lot 10; thence Southerly along the Westerly line of said Lot 10, 6 feet to the Place of Beginning;

And all of Lots 14, 15, 16, and 17, and also a right of way over Lot 7 as reserved in a deed recorded in Liber 156, Page 61, Washtenaw County Records; all of said lots being in Block 2 of Assessor's Plat No. 3 in the City of Ann Arbor, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

SCHEDULE B - SECTION I
REQUIREMENTS

The following are the requirements to be complied with:

1. **Record deed from Ann Arbor Building Authority, a public corporation to party to be insured.**
2. **Submit resolution of the Board of Directors of Ann Arbor Building Authority, authorizing the execution of the deed.**
3. 2020 winter taxes exempt.
2021 summer exempt.
All previous years taxes paid.
Special Assessments: None
Tax I.D. No. 09-09-29-211-003
Requirements: None

SCHEDULE B - SECTION II

EXCEPTIONS

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

1. Standard exceptions set forth on the inside back cover.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Liens for any tax and/or assessment which become due and payable on or after the effective date of this Commitment.
4. Release of Right of Way for County Drain Commissioner, as recorded in Liber 525, Pages 607, 610, and 642, Liber 536, Page 410, and Liber 705, Page 131, Washtenaw County Records.
5. Transfer of Easements, as recorded in Liber 3179, Page 202, Washtenaw County Records.