



# Fidelity National Title Insurance Company

## Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Denali Title & Escrow Agency, Inc  
 Issuing Office: 151 44th Street SW, Grandville, MI 49418  
 Issuing Office's ALTA® Registry ID: 1186488  
 Loan ID No.:  
 Commitment No.: 26-5324-MI-1  
 Issuing Office File No.: 26-5324-MI  
 Property Address: 6146 Longview Drive, East Lansing, MI 48823-9738

## SCHEDULE A

1. Commitment Date: March 17, 2026 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Homeowners Policy One-to-Four Family (2021)  
 Proposed Insured:  
 Proposed Amount of Insurance: \$1.00  
 The estate or interest to be insured: Fee Simple
  - b. ALTA Short Form Residential Loan Policy One-to-Four Family Residence (2021)  
 Proposed Insured: , its successors and/or assigns as their respective interests may appear.  
 Proposed Amount of Insurance: \$1.00  
 The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Estate of David O'Leary
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

Zachary Vander Ark  
Authorized Signatory

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27C170B00

ALTA Commitment for Title Insurance (7-1-21)

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## SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. Pay the agreed amount for the estate or interest to be insured.
2. Pay the premiums, fees, and charges for the Policy to the Company.
3. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
4. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Record a certified copy of the Death Certificate of David O'Leary.
7. Institute proper probate proceedings in the Estate of David O'Leary, 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 Land.
8. Furnish to the Company satisfactory evidence that the Federal Estate Tax has been paid or that the estate is not subject to the Federal Estate Tax.
9. Record a deed from the personal representative of the Estate of David O'Leary, deceased, to recited purchaser.
10. Mortgage executed by recited purchaser to recited mortgagee in the amount indicated.
11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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## SCHEDULE B – PART I

(Continued)

12. Payment of Taxes:

Tax Identification Number: 33-02-02-05-402-068

2025 Summer Tax Paid in the amount of \$5,873.65

2025 Winter Tax Paid in the amount of \$5,758.89, which includes \$50.86 for Raby Drain, \$162.19 for Remy Chandler Drain and \$46.25 for Street Lights

SEV \$234,600.00

Taxable Value \$221,083.00

Homestead 100%

NOTE: In the event that the form jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The form jacket is available for inspection at any Company office.

In accordance with the terms and provisions of the form jacket, 'This form 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'.

NOTE: The policy to be issued does not insure against unpaid water, sewer, blight tickets, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

***Title Commitment Schedule B Requirements for Electronic Signing, Notarization, and Recording  
For any document creating the insured title or interest that will be executed, notarized, and recorded electronically using IPEN or RON, the following requirements apply:***

NOTE: Execution of the instrument(s) to be insured pursuant to the requirements of the Michigan Uniform Electronic Transaction Act MCL 450.831 et. seq.

NOTE: Acknowledgement of the instrument(s) to be insured by a notary properly commissioned as an electronic or remote notary public by the Michigan Secretary of State with the ability to perform electronic or remote notarial acts under the Michigan Law on Notarial Acts - MCL 55.261 - 55.315.

Electronic recordation of the instrument(s) to be insured in the County Clerk/Register of Deeds of Ingham County, Michigan.

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## SCHEDULE B, PART II - EXCEPTIONS

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
3. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
4. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.
5. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Taxes, blight tickets, and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
10. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.

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## SCHEDULE B – PART II

(Continued)

11. Terms, provisions, conditions, restrictions, easements and limitations contained in the Master Deed set forth below, and any amendments thereto, if any, including, but not limited to, the rights of the co-owners of the Condominium set forth below in general common elements and limited common elements, as set forth in said Master Deed and Amendments thereto, and designated as Ingham County Condominium Subdivision Plan No. 76, and as described in Act 59 of the Public Acts of 1978, as amended, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Document Entitled: Master Deed

Recording No: Liber 1727, Page 8, Liber 1770, Page 1250, Liber 1802, Page 1075, Liber 2153, Page 254, Liber 2687, Page 1263

Name of Condominium: The Greens at Walnut Hills Condominium

12. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: Charter Township of Meridian  
Recording No: Liber 1737, Page 354, Liber 1737, Page 355, Liber 1737, Page 356, Liber 1737, Page 357
13. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: Consumers Power Company (now known as Consumers Energy)  
Recording No: Liber 1739, Page 773
14. Terms, Covenants, and Conditions of Dedication Deed and Agreement Raby Drain Drainage District as set forth below:
- Recording No: Liber 2034, Page 1181
15. Terms, Covenants, and Conditions of Dedication Deed and Agreement Remy Chandler Drain Drainage District as set forth below:
- Recording No: Liber 2090, Page 239, Liber 2034, Page 1191
16. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.

NOTE: The policy does not insure against unpaid water, sewer, blight tickets, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

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## SCHEDULE C

The Land is described as follows:

Situated in the Township of Meridian, County of Ingham, State of Michigan, to wit:

Unit 68, The Greens at Walnut Hills, a Condominium, Meridian Township, Ingham County, Michigan, according to the Master Deed thereof, as recorded November 22, 1988 in Liber 1727, Pages 8 through 57, Ingham County Records; and amended by the First Amendment to Master Deed recorded in Liber 1770, Pages 1250 through 1259, Ingham County Records; and Second Amendment to Master Deed recorded in Liber 1802, Pages 1075 through 1084, Ingham County Records; and Third Amendment to Master Deed recorded in Liber 2153, Pages 254 through 264, Ingham County Records; and Fourth Amendment to Master Deed recorded in Liber 2687, Pages 1263 through 1266, Ingham County Records; and designated as Ingham County Condominium Plan No. 76, together with the rights in general common elements as set forth in the Master Deed and pursuant to Act 59 of the Public Acts of 1978, as amended.