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.: 25-4614-MI-1
Issuing Office File No.: 25-4614-MI
Property Address: 5176 Aitken Rd, Lexington, MI 48422-9161

SCHEDULE A

1. Commitment Date: October 7, 2025 at 08:00 AM

2. Policy to be issued:

a. ALTA Homeowners Policy One-to-Four Family (2021)
Proposed Insured:
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple

b. ALTA Short Form Residential Loan Policy One-to-Four Family Residence (2021)
Proposed Insured:
Proposed Amount of Insurance: TBD
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:

Duane Jahn, a/k/a Duane W. Jahns, a/k/a Duane Wm. Jahn

5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Zachary Vander Ark
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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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. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owners policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

7. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. The Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

8. Affidavit of Identity, satisfactory to the Company to establish that Duane Jahn, a/k/a Duane W. Jahns, a/k/a Duane Wm. Jahn are all one and the same person.

9. Record a certified copy of the Death Certificate of Duane Jahn.

10. Institute proper probate proceedings in the Estate of Duane Jahn, 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.

11. Record with the Register of Deeds the letters of authority of the personal representative of the estate of Duane Jahn, which letters contain no restrictions on the personal representatives authority to sell the Land.

SCHEDULE B – PART I
(Continued)

12. 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.

13. Record a deed from the personal representative of the Estate of Duane Jahn, deceased, to the TBD purchaser.

14. Mortgage executed by recited purchaser to recited mortgagee in the amount indicated.

15. 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.

16. Payment of Taxes:

    Tax Identification Number: 150-009-100-060-01

    2025 Summer Tax paid in the amount of $707.21
    2024 Winter Tax paid in the amount of $1,114.43, which includes $156.35 for Freeman Drain

    SEV $182,200.00
    Taxable Value $69,785.00
    Homestead 100%

    NOTE: The above taxes are assessed as follows: T10N R16E SEC 9 COM AT N 1/4 COR, TH W 313 FT TO POB, TH S 1980.5 FT, TH W 676 FT, TH N 610 FT, TH E 250 FT, TH N 1370.5 FT, TH E 426 FT TO POB.

    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.

SCHEDULE B – PART I
(Continued)

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 Sanilac County, Michigan.

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.

11. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.

12. Loss or damage sustained as a result of any discrepancy between the assessed description for tax parcel identification number(s) 150-009-100-060-01 and the legal description as set forth in Schedule A.

13. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the Public Records.

14. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

    Granted to: Michigan Bell Telephone Company
    Recording No: Liber 332 of Deeds, Page 527

    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.)

Fidelity National Title Insurance Company

SCHEDULE C

The Land is described as follows:

Situated in the Township of Lexington, County of Sanilac, State of Michigan

The East half of the Northwest quarter of Section 9, Town 10 North, Range 16 East.

Excepting therefrom: Commencing at the North quarter corner of Section 9, Town 10 North, Range 16 East; running thence South 0 degrees 37 minutes 54 seconds East 2632.58 feet along the North-South quarter line to the center of said Section 9; thence South 88 degrees 52 minutes 15 seconds West 1325.14 feet along the East-West quarter line; thence North 0 degrees 32 minutes 07 seconds West 2635.50 feet; thence North 88 degrees 59 minutes 45 seconds East 581.58 feet along the North Section line; thence South 01 degree 08 minutes 48 seconds East 1370.50 feet; thence South 88 degrees 59 minutes 45 seconds West 250.00 feet; thence South 01 degree 08 minutes 48 seconds East 610.00 feet; thence North 88 degrees 59 minutes 45 seconds East 676.00 feet; thence North 01 degree 08 minutes 48 seconds West 1980.50 feet; thence North 88 degrees 59 minutes 45 seconds East 313.00 feet along the North Section line to the point of beginning.