

# Public Land Auction

Saint Joseph/Branch

*August 28th, 2018*

Branch and Saint Joseph Counties



***Location:***

Sturgis-Young Civic Auditorium  
201 N. Nottawa Street, Sturgis, MI  
49091

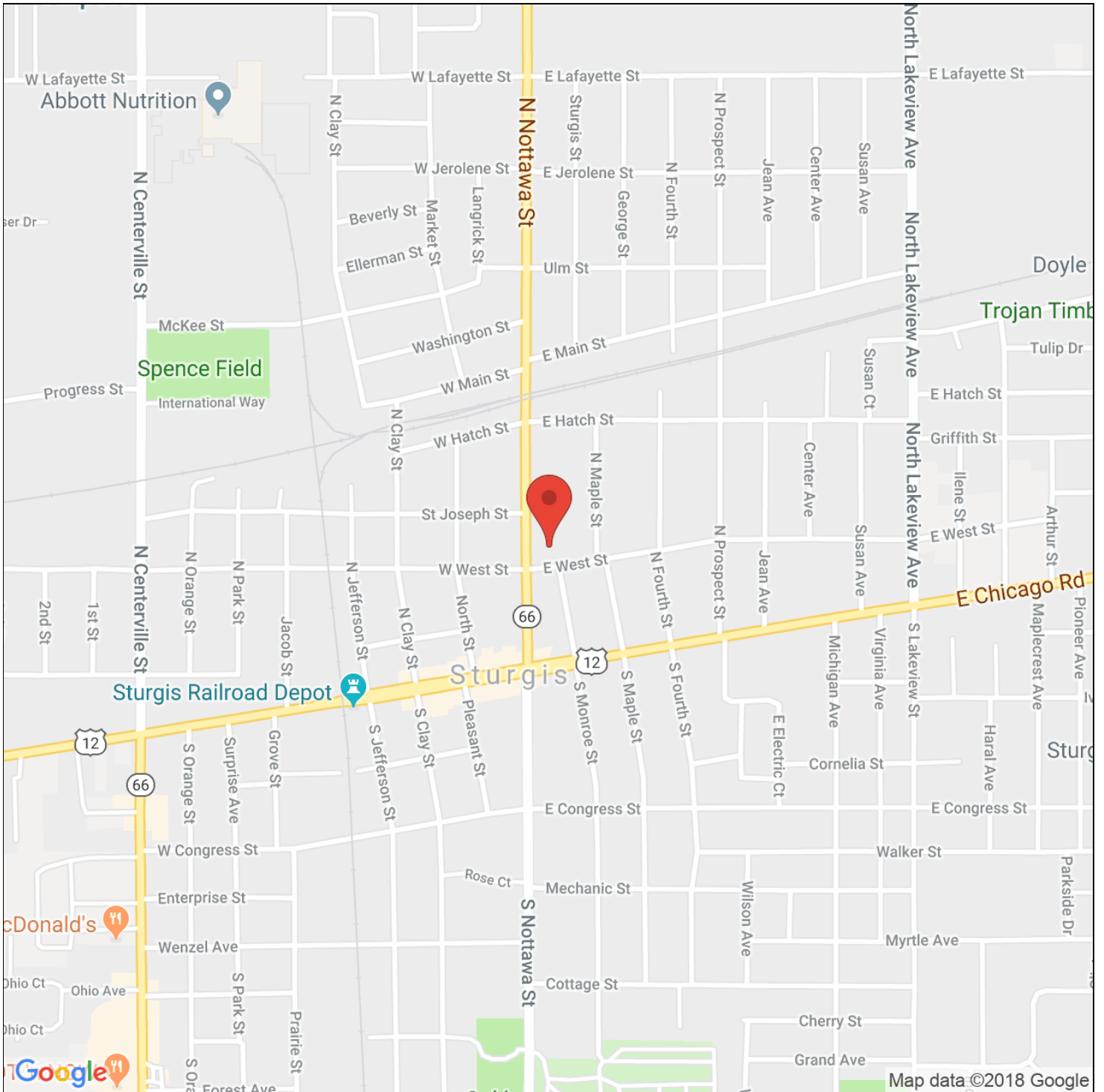
***Time:***

Registration: 11:30am  
Auction: 12:00pm

*Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.*

# Auction Location

Sturgis-Young Civic Auditorium: 201 N. Nottawa Street, Sturgis, MI 49091





**Facebook.com/TaxSaleInfo**

There are three ways to bid at our auctions:

**IN-PERSON AT THE AUCTION**

**ONLINE VIA OUR WEBSITE**

**PROXY/ABSENTEE BID**

(Absentee bids are for those who cannot attend in-person or bid online)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**SAVE TIME AT THE AUCTION**

**PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://tax-sale.info)**

## Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

**Properties may be OCCUPIED or "being watched" by former owners or neighbors sympathetic with former owners.** Occupants are often UNKNOWN and could potentially be volatile, unstable or "anti- government" persons. Even vacant land presents potential for conflict.

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

**PLEASE REMEMBER that property lists can change up to the day-of-auction.**

## **PAYING FOR YOUR AUCTION PURCHASES**

- **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

### **Online bidding**

- **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

### **Absentee bidding**

If you do not have internet access, **you can submit an absentee bid by Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 800-259-7470 for more information. *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

### **On-site bidding**

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

## 2018 AUCTION SCHEDULE - ROUND 1

<b>Ionia/Montcalm</b> 7/31/2018 Sheridan, MI	<b>Northern Bay Area</b> 8/1/2018 East Tawas, MI	<b>Mecosta/Osceola</b> 8/2/2018 Big Rapids, MI
<b>Lake</b> 8/3/2018 Baldwin, MI	<b>Clare/Gladwin</b> 8/4/2018 Clare, MI	<b>Bay/Tuscola</b> 8/8/2018 Bay City, MI
<b>Central L.P.</b> 8/9/2018 Owosso, MI	<b>Monroe</b> 8/10/2018 Monroe, MI	<b>Saint Clair</b> 8/11/2018 Port Huron, MI
<b>North Central L.P.</b> 8/13/2018 Gaylord, MI	<b>Northeastern L.P.</b> 8/14/2018 Alpena, MI	<b>Northwestern L.P.</b> 8/16/2018 Boyne Falls, MI
<b>West Central Lakeshore</b> 8/17/2018 Manistee, MI	<b>Allegan/Ottawa</b> 8/18/2018 West Olive, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/21/2018 Cadillac, MI
<b>Muskegon</b> 8/22/2018 Muskegon, MI	<b>Eastern U.P.</b> 8/23/2018 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/24/2018 Gladstone, MI
<b>Western U.P.</b> 8/25/2018 Watersmeet, MI	<b>Saint Joseph/Branch</b> 8/28/2018 Sturgis, MI	<b>Calhoun</b> 8/29/2018 Battle Creek, MI
<b>Jackson</b> 8/30/2018 Jackson, MI	<b>Genesee</b> 9/4/2018 Flint, MI	<b>Lapeer</b> 9/5/2018 Lapeer, MI
<b>Saginaw</b> 9/6/2018 Frankenmuth, MI	<b>Van Buren/Cass</b> 9/7/2018 Decatur, MI	<b>Kent</b> 9/10/2018 Grand Rapids, MI
	<b>Kalamazoo/Barry</b> 9/11/2018 Kalamazoo, MI	

## Rules and Regulations

### 1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

### 2. Properties Offered

#### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU".

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to DO HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

#### B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

#### G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

The FGU and auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

## 4. Terms of Sale

### A. Payment

- **Live On-Site Bidders**
  - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
  - **NO CASH** will be accepted.
  - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
  - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
    - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
    - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
  - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
  - **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
  - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

### B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

### D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer did not meet the above requirements at the time their bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

#### F. Cancellation Policy

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

#### G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200)** applies. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

### 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

### 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The purchaser may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### 7. Special Assessments

Special assessment installments through the most recent tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer receives a deed, no activities should be conducted on the site other than:

##### I. Securing the Property

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

##### II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

## B. Occupied Property

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance.

## 9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## 10. Deeds

### A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

### B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

## 11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned.** These items are not prorated. They include, but are not limited to municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## 12. Other

### A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. Seller makes no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered personal property.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

### B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

### C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change at any time and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.**

## Branch

Lot #	Lot Information	Address	Min. Bid	Sold For
1100	<b>Parcel ID:</b> 010-006-300-002-00; <b>Legal Description:</b> SHERWOOD TWP/T5S R8W, SEC 6: SE1/4 SW1/4 LYING N'LY OF HWY (8 AC ). <b>Comments:</b> This house sits on approximately 6.97 acres. Partially wooded. Borders surrounding farmland. Large front lawn with some big trees that provide ample shade. The front porch is sloping. The roof above the porch is rotting and will need to be repaired. The shingles appear to be in decent shape. Gravel driveway leads to a two car garage. Vinyl siding. There is a concrete slab foundation poured on the side of the garage. There is a small red barn/building that is very old in the back of the property. It is in fair condition, for its age. <b>Summer Tax Due:</b> \$447.80	1268 FACTORYVILLE RD ATHENS;	\$6,400	
1101	<b>Parcel ID:</b> 010-C30-000-121-00; <b>Legal Description:</b> LOT 121 CHEROKEE LAKE ESTATES SEC 12 T5S R8W L549 PG933 <b>Comments:</b> This small home sits on approximately 0.25 acres of land near Union Lake. This building is in very poor condition with a collapsed roof. This land sits lower than surrounding property so there could be some water issues. However, it wasn't bad when last visited. There are a few large trees on the property. Could be a nice place to build a barn to store your summer toys! Nice spot to park a boat. Roof Issues; Dangerous Building; Wetland Indicators; <b>Summer Tax Due:</b> \$36.20	CHIPPAWA DR/VACANT UNION CITY;	\$750	
1102	<b>Parcel ID:</b> 010-C30-000-157-00; <b>Legal Description:</b> SHERWOOD TWP/T5S R8W, SEC 12: CHEROKEE LAKE ESTATES; LOT 157. <b>Comments:</b> This vacant lot is approximately 0.17 acres. Grassy lot with tree in back portion. Could be a good spot to build a pole barn to store your boats and other summer toys. <b>Summer Tax Due:</b> \$14.80	CHIPPAWA DR/VACANT SHERWOOD;	\$600	
1103	<b>Parcel ID:</b> 020-004-400-010-00; <b>Legal Description:</b> UNION TOWNSHIP T5S R7W SECTION 4 COM AT NE COR OF LAND FORMERLY OWNED BY EDWIN CHIVIS ON SE 1/4 OF SEC IN C/L OF HWY, S 88 DEG E 66 FT, SLY AT RT ANGLE 132 FT, W AT RT ANGLE 66 FT, N 132 FT TO POB .20 AC <b>Comments:</b> This home sits on approximately 0.20 acres of land. Grass driveway leads to a car port on the back of the property. The car port has a sagging roof. The house is completely boarded up. Overall this house needs a lot of work. The front porch is sloping and has some rotting wood. The front lawn has small trees scattered about. The roof has suffered a collapse. The interior of the property will be damaged. Across the street from farmland. Dangerous Building; Boarded; Roof Issues; <b>Summer Tax Due:</b> \$56.66	567 W UNION CITY RD UNION CITY;	\$1,300	
1104	<b>Parcel ID:</b> 020-019-400-005-01; <b>Legal Description:</b> UNION TOWNSHIP T5S R7W SECTION 19 PAR 345 FT E & W BY 300 FT N & S IN NE CORNER OF N 1/2 OF NE 1/4 OF SE 1/4 2.38 AC <b>Comments:</b> This home sits on approximately 2.38 acres and is surrounded by farm land. There is also a two car garage on the property. All of the windows of the home have been broken. the house is open to the elements. Metal roof is a bit rusty but in fair condition. There is a large tree that has fallen onto the back of the home but it looks as though no major damage has occurred. The siding of the home is a mixture of wood and stone. Large grassy lot with a few large trees. the two car garage is in poor condition. this place overall needs a lot of work but could be a nice peaceful country home. Dangerous Building; <b>Summer Tax Due:</b> \$75.59	948 ARBOGAST RD UNION CITY;	\$1,600	

1105	<b>Parcel ID:</b> 021-W05-000-036-00; <b>Legal Description:</b> UNION TOWNSHIP T5S R7W SECTION 5 LOTS 26 & 27 OF WALNUT LANE, ALSO COM AT NW CORNER OF LOT 26 WALNUT LANE SUB, S ON W LINE OF LOTS 26 & 27 TO SW CORNER OF LOT 27, W PARALLEL WITH CALHOUN ST 30 FT, N 132 FT, E 30 FT TO POB VILLAGE OF UNION CITY <b>Comments:</b> Occupied ranch home on Walnut Lane. Detailed inspection coming soon. Occupied; <b>Summer Tax Due:</b> \$967.79	625 WALNUT LANE UNION CITY;	\$16,250	
1106	<b>Parcel ID:</b> 040-015-200-015-00; <b>Legal Description:</b> PAR 284 FT N & S BY 400 FT E & W IN SE COR OF W 1/2 OF NE 1/4 SEC 15 T5S R5W <b>Comments:</b> This lot is approximately 2.60 acres of land that is surrounded by farm land. Grassy lot with a some large trees scattered around. There are multiple buildings on this property. 1)There is a single wide mobile home on the East side of the property. It is full of debris and looks to be in poor condition. 2)A large red barn with two garage doors. Metal in good shape. Poured concrete in good condition as well. 3)two story home could use some work. There is some type of wrapping around the house that is falling apart. Mix of vinyl and wood siding needs some work. Shingle roof in fair condition. Small front porch. Boarded back doorway. This house overall needs some work. Could be a good fixer upper. 4)There is an old home that is covered in thick vegetation. The stone foundation is crumbling away. This house looks dangerous. Use caution. There is a small RV on the back portion of this property. Personal Property; <b>Summer Tax Due:</b> \$526.86	1068 ANNIN RD QUINCY;	\$6,400	
1107	<b>Parcel ID:</b> 060-013-400-040-00; <b>Legal Description:</b> COM N 508.15 FT & N 73DEG 03MIN 40SEC E 521.57 FT TH 203.60 FT TH E 100 FT FR S 1/4 POST TH E 100 FT TH S 200 FT M/L TO C/L M-86 HWY TH WLY 100 FT M/L TO A PT S OF BEG TH N 200 FT TO POB SEC 13 T6S R7W <b>Comments:</b> This home was occupied on last visit. This home sits on approximately 0.41 acres. The back yard runs along farmland. There are a handful of large trees on the property. Gravel driveway leads to a two car garage. Small front porch. The shingle roof on home is in fair condition as is the metal roof on the garage. Pour concrete foundation looks good. Metal siding. Occupied; <b>Summer Tax Due:</b> \$385.45	138 W COLON RD COLDWATER;	\$4,000	
1108	<b>Parcel ID:</b> 080-026-200-015-02; <b>Legal Description:</b> COM 552 FT S OF NW COR OF S 30 A. OF W 1/2 OF NE 1/4 & TH E 335 FT & TH S 260 FT & TH W 335 FT & TH N 260 FT TO POB SEC 26 T6S R5W <b>Comments:</b> This lot is approximately 1.99 acres of land and has 4 buildings on it including a large two story home, a large barn, a long chicken coop style building and a large three car storage garage. 1) Large two story home with mud room on front portion. The roof is in poor shape. There are multiple tarps visible. Vinyl siding could use a good power wash. Stone foundation has some cracks but look ok overall. Dirt driveway runs along side of home and leads to garage. 2) Three car garage roof looks to be in fair condition no visible holes. Poured concrete foundation. There is a chimney coming out of the garage which leads me to believe there is a wood stove. Doorway entrance. 3) Large metal/wood barn in back portion of home. Poured concrete foundation. barn in decent condition. 4) Long building that looks like it could have been used to keep animals. Decent shape. Open to elements. Roof Issues; <b>Summer Tax Due:</b> \$760.99	257 N BRIGGS RD QUINCY;	\$10,750	

1110	<b>Parcel ID:</b> 110-M30-000-006-00; <b>Legal Description:</b> LOTS 6 & 7 MELODY SHORES SEC 19 T7S R6W <b>Comments:</b> This property is waterfront and is approximately 0.27 acres. Two story home in fair condition. This is a corner lot on Melody Shore's Dr in Coldwater. Looks like there was an addition built onto this home at some point. The roof on the addition has some small waves. The roof on the main home looks to be in good condition. Poured concrete foundation looks good. The vinyl siding is dirty but with the good power wash wood look good as new. Large wood back porch with two large glass sliding doors. This home looks like a good one. Looks clean on the inside. Small dock on the water. A little bit of TLC would go a long way with this one. Don't miss your chance!! <b>Summer Tax Due:</b> \$635.45	429 MELODY SHORES DR COLDWATER;	\$9,300	
1111	<b>Parcel ID:</b> 150-I50-000-006-00; <b>Legal Description:</b> LOT 6 INDIAN SHORES SEC 9 T8S R6W <b>Comments:</b> This property sits on approximately 0.21 acres. Occupied on last visit. There was a dog in the garage, take caution and be respectful if visiting the property. Near Crystal Lake. Dirt driveway leads to a one car garage. Full of debris. There have been additions built onto this home. Lots of tall trees on property grassy side lawn. Mobile Home; <b>Summer Tax Due:</b> \$116.29	872 NAVAJO DR COLDWATER;	\$1,700	
1112	<b>Parcel ID:</b> 200-001-000-231-00; <b>Legal Description:</b> LOT 15 OF ANDERSON SUB CITY OF BRONSON T7S R8W, SEC 12 <b>Comments:</b> This house was occupied on last visit. Please be respectful if visiting the property. This house sits on approximately 0.23 acres of land. Grassy front and back yard. Partial gravel and poured concrete driveway leads to an attached one car garage. Wheel chair accessible front porch. Mix of brick and vinyl siding. Roof looks to be in fair condition. Large travel trailer on side of home and other personal property. This is not part of the sale. Utilities were on last visit. Some small sheds on the back of the property. Backyard is partially fenced in. Occupied; <b>Summer Tax Due:</b> \$749.14	602 RAILROAD ST BRONSON;	\$3,300	
1113	<b>Parcel ID:</b> 200-002-000-238-00; <b>Legal Description:</b> S 52 FT OF LOTS 1-2-3 BLK 5 BRONSON DEV ASSO SUB OF A PART OF THE S C ROSES PLAT CITY OF BRONSON T7S R8W SEC 12 <b>Comments:</b> This property was occupied on last visit. This home sits on approximately 0.21 acres of land. Block foundation looks to be in good shape. The shingled roof is wavy in certain areas and looks like it could use some work. Beware of dog. City utilities look to still be on. Grassy backyard. Lots of debris all about property. House needs some TLC Occupied; Beware Of Dog; <b>Summer Tax Due:</b> \$487.13	510 N DOUGLAS ST BRONSON;	\$3,700	
1115	<b>Parcel ID:</b> 301-000-000-271-00; <b>Legal Description:</b> E 1/2 OF FOL COM AT NW COR LD DEEDED TO ELMER YODER L220 P123 TH W ON S LI PERKINS ST 8 RDS TH S TO N LI NYC R/R GROUNDS TH ELY 8 RDS TH TO POB WH POB IS APPOX 42 RDS 6 1/2 FT E OF E LI OF SPRAGUE ST SEC 22 T6S R6W <b>Comments:</b> This house looks like it could be two story. It has been boarded up. Block concrete foundation looks to be in decent shape. Vinyl siding could use a good power wash. Small shed on the back portion oh property. Back portion of the property backs up to a set of railroad tracks. Boarded; <b>Summer Tax Due:</b> \$488.48	334 PERKINS ST COLDWATER;	\$5,400	

# Saint Joseph

Lot #	Lot Information	Address	Min. Bid	Sold For
6200	<b>Parcel ID:</b> 001 090 031 00; <b>Legal Description:</b> LOT 31 TRAILS END. SEC 14 T7S R9W. <b>Comments:</b> Overgrown vacant lot with a few large trees and a telephone pole on the property. Approx. 0.35 acres. <b>Summer Tax Due:</b> \$9.49	MAPLE LANE BURR OAK;	\$550	
6201	<b>Parcel ID:</b> 003 100 014 01; <b>Legal Description:</b> N 200 FT OF LOT 14 OX-BOW ACRES SEC 34 T7S R12W. <b>Comments:</b> This unoccupied one story home is completely boarded up. The neighborhood is quiet with nice privacy. Large lot with a shaded yard . It has an attached 2 car garage and an old storage shed. Poured concrete foundation. The roof and siding are in fair condition. Thick vegetation behind the house. Approx 0.50 acres. Boarded; <b>Summer Tax Due:</b> \$453.38	67311 OXBOW DR CONSTANTINE;	\$7,500	
6202	<b>Parcel ID:</b> 003 150 006 02; <b>Legal Description:</b> COM SW COR SEC 26 T7S R12W TH N 0D 33M 17S E 1273.41 FT TO SW COR TIMMS UNRECORDED PLAT TH N 50D 51M 51S E 426.37 FT (REC N 50D 50M E 426 FT) TO SW COR LOT 18 SD PLAT TH N 51D 00M 26S E ALG C/L RIVERSIDE DR 51.49 FT TH N 00D 06M 12S E 344.22 FT TO POB TH N 90D E 129.7 FT TH N 01D 16M 34S W ALG E LN SD LOT 192.84 FT TH TH W 125.06 FT TH S 0D 06M 12S W 192.79 FT TO POB. ALSO RIGHT OF INGRESS & EGRESS. EST 0.56 A. <b>Comments:</b> Good size lot down a quiet dirt road. Very peaceful. A few large trees but mostly a grassy lot with some vegetation throughout. Approx 0.56 acres. <b>Summer Tax Due:</b> \$79.11	14118 RIVERSIDE DR CONSTANTINE;	\$1,700	
6203	<b>Parcel ID:</b> 004 013 019 04; <b>Legal Description:</b> COM S 1/4 COR SEC 13 T6S R12W TH WLY ALG S LN SD SEC 687.50 FT TO POB TH N 0D 26M E 183 FT TH N 88D 35M W 50 FT TH S 0D 26M W 183 FT TH S 88D 35M E 50 FT TO POB. <b>Comments:</b> Quaint 1 bedroom 1 bath home in good condition. A little updating and this could be a cool bachelor/bachelorette pad. Very solid foundation. Roof and metal siding are in good shape. A few large trees give the yard some nice shade. Appx 0.21 acres. <b>Summer Tax Due:</b> \$140.57	15358 MILLARD RD THREE RIVERS;	\$1,800	
6204	<b>Parcel ID:</b> 004 340 098 00; <b>Legal Description:</b> LOT 98 SCHELLHOUS SUB-DIV. SEC. 20 T6S R12W. <b>Comments:</b> Nice lot on Mud Lake with uneven ground. Land has a steep slope from the road to the lake. Many large trees and thick vegetation. Gravel road. Approx 0.52 acres. <b>Summer Tax Due:</b> \$81.69	EAST RD THREE RIVERS;	\$1,600	
6205	<b>Parcel ID:</b> 005 050 015 00; <b>Legal Description:</b> LOT 27 ARDEN PARK ADD SEC 6 T8S R9W. <b>Comments:</b> Grassy vacant lot with a couple small trees. Appears to have been a back yard to the house behind the property. Large privacy fence on each side of the yard. Approx 0.11 acres. <b>Summer Tax Due:</b> \$38.13	ILENE ST STURGIS;	\$1,000	
6206	<b>Parcel ID:</b> 007 026 009 35; <b>Legal Description:</b> COM CEN SEC 26 T5S R12W TH E 12.6 RDS TH N 12.6 RDS TH W 1 RD TH S 5 RDS 3 IN TH W 35 FT 4 IN TH S 3.5 RDS TH W 9 RDS 2 FT 6 IN TH S 4 RDS TO POB. <b>Comments:</b> Dozier bait!! This old rundown building is full of black mold. Animal infested. Racoons and other animals living inside the building. Open to the elements. Dirt driveway entrance from road. Approx 0.40 acres. NOTE: There is a 20 foot recorded easement to the Township of Flowerfield for access to the adjacent cemetery. Sanitation Issues And Garbage; Mold; Animal Damaged; <b>Summer Tax Due:</b> \$151.45	14536 FLOATING BRIDGE RD THREE RIVERS;	\$5,000	

6207	<b>Parcel ID:</b> 008 037 134 20; <b>Legal Description:</b> PT OF LOT 134 ASSESSORS PLAT OF LEONIDAS SEC 21 T5S R9W DES AS COM N R/W LN JACKSONBURG RD AT INT LOTS 134 & 106 TH S 38D 38M 10S W 348 FT TO POB TH S 38D 38M 10S W ALG SD R/W 121 FT TH N 42D 47M 22S W 355.5 FT N 38D 23M E 121 FT TH S 42D 47M 22S E TO POB <b>Comments:</b> Large wooded lot right off M-60. This property would be a nice spot to build. Thick vegetation and large trees throughout the property. Approx 0.98 acres. <b>Summer Tax Due:</b> \$39.14	M 60;	\$1,000	
6208	<b>Parcel ID:</b> 009 040 013 00; <b>Legal Description:</b> LOT 13 ASH SUBDIVISION SEC 16 T6S R11W. <b>Comments:</b> This property is on a channel that leads to the St. Joe River. It is currently occupied. Small storage shed. Dirt Driveway. Beware of friendly dog. Approx 0.46 acres. Occupied; Mobile Home; <b>Summer Tax Due:</b> \$124.64	58670 ASH RD THREE RIVERS;	\$2,300	
6209	<b>Parcel ID:</b> 009 280 035 00; <b>Legal Description:</b> LOT 32. ST JOE ACRES. SECS 10 & 15 T6S R11W. <b>Comments:</b> This is a neat property with an old nasty trailer on it. Dozier bait. Property runs all the way to the river. Lots of trees and thick vegetation. <b>Summer Tax Due:</b> \$174.71	57981 OAK PARK RD THREE RIVERS;	\$2,900	
6210	<b>Parcel ID:</b> 009 290 027 00; <b>Legal Description:</b> COM 2400 FT N OF SW COR OF NE 1/4 SEC 9 T6S R11W TH N 100 FT TH E 821 FT TH S 100 FT TH W 821.1 FT TO POB. EXC W 50 FT FOR HWY. TRACT 28. ST JOE ACRES NO 5. <b>Comments:</b> Overgrown road prevents you from reaching this property. Completely wooded lot with thick vegetation. Approx 1.74 acres. <b>Summer Tax Due:</b> \$44.28	THREE RIVERS;	\$1,100	
6211	<b>Parcel ID:</b> 009 300 039 10; <b>Legal Description:</b> W 200 FT OF FOLG - COM 1086.8 FT E & 600 FT N OF SW COR SEC 9 T6S R11W TH N 100 FT TH E 500 FT TH S 100 FT TH W 500 FT TO POB. PT OF TRACT 41 ST JOE ACRES NO 6. <b>Comments:</b> This property was occupied at the time of inspection. Roof is sagging a little. Paved driveway. Gas removed. Has a well and septic. Approx 0.46 acres. Occupied; <b>Summer Tax Due:</b> \$278.47	57883 PATTERSON LN THREE RIVERS;	\$4,300	
6212	<b>Parcel ID:</b> 010 020 011 40; <b>Legal Description:</b> COM CEN SEC 20 T5S R10W TH W 826 FT TO POB TH S 2640 FT TH W 128 FT TH N 2640 FT TH E 128 FT TO POB. 7.7 A. <b>Comments:</b> 3 bedroom 2 bath. This one story manufactured home is on a long, skinny, beautiful lot. Lots of garbage inside the house. If cleaned up and updated the house could be nice. Fireplace in the living area. All electrical and furnace still intact. Large tree down in the gravel driveway. 2 storage buildings in the large back yard. About 5 acres of woods which could be used for hunting. Approx 7.7 acres total. Sanitation Issues And Garbage; Personal Property; <b>Summer Tax Due:</b> \$286.86	23335 PINHOOK RD MENDON;	\$4,200	
6213	<b>Parcel ID:</b> 013 023 010 00; <b>Legal Description:</b> COM 10 CHNS W OF SE COR OF SE 1/4 OF SEC 23 T5S R11W TH N TO PT 22 RDS S OF NW COR OF LOT 18 VIL OF PARKVILL W 22 1/2 RDS S TO S SEC LN TH E TO POB EXC N 200 FT OF E 66 FT. <b>Comments:</b> This parcel is approximately 4.74 acres. Heavy thick vegetation. No Road Access; <b>Summer Tax Due:</b> \$39.09	THREE RIVERS;	\$950	
6214	<b>Parcel ID:</b> 013 030 011 00; <b>Legal Description:</b> COM 20 RDS W OF NE COR E 1/2 (REC E 1/3) SW 1/4 SEC 30 T5S R11W TH W 4 RDS 5 FT TH S 15 RDS TH E 4 RDS 5 FT TH N TO POB. 0.38 A. <b>Comments:</b> Partially wooded vacant lot. Thick vegetation and a few very large trees. Gas pipeline runs through the property. <b>Summer Tax Due:</b> \$28.37	16421 FLOATING BRIDGE RD THREE RIVERS;	\$800	

6215	<b>Parcel ID:</b> 014 260 049 00; <b>Legal Description:</b> LOT 49 THUNDERBIRD BEACH SEC 34 T7S R10W. <b>Comments:</b> This is a good size lot with a 1 story home that appears to be in good condition with a lot of potential. The home is currently occupied. Lots of personal property including multiple boats on the property. Large porch overlooking the lake. Nice storage shed close to the water. Foundation, vinyl siding, and roof shingles are all in good condition. Approx 0.54 acres. Personal Property; Occupied; <b>Summer Tax Due:</b> \$368.57	67942 THUNDERBIRD DR STURGIS;	\$6,300	
6216	<b>Parcel ID:</b> 016 120 073 00; <b>Legal Description:</b> LOT 72. CEDAR RIDGE LAKE ESTATES. SEC 3 T8S R11W. <b>Comments:</b> Vacant lot next to a storage building. Property begins just east of the small pine trees. Wetland indicators throughout this wooded property. Across the street from Grass Lake. Approx 0.50 acres. Wetland Indicators; <b>Summer Tax Due:</b> \$49.00	WALLOWA RD WHITE PIGEON;	\$1,400	
6219	<b>Parcel ID:</b> 043 110 005 00; <b>Legal Description:</b> LOTS 9-10 EXC 4 RDS OFF N END BLK 26. HOUSE & ULLMAN ADD. VIL OF CONSTANTINE. ALSO COM 4 RDS SLY OF NW COR LOT 9 AS POB TH ELY PRL TO S LN LOTS 9 & 10 TO WHITE PIGEON RD TH WLY TO PNT ON W LN LOT 9 35 FT N OF POB TH SLY 35 FT TO POB. <b>Comments:</b> This 2 story home is in very poor condition. The floors are very mushy. The building has been declared unsafe. Many broken windows. Extensive trash and debris. Sanitation issues. This property is on the corner of White Pigeon Rd. & East Lafayette St. Approx 0.21 acres. Sanitation Issues And Garbage; Dangerous Building; <b>Summer Tax Due:</b> \$475.76	680 WHITE PIGEON RD CONSTANTINE;	\$5,000	
6221	<b>Parcel ID:</b> 045 777 046 00; <b>Legal Description:</b> BEG 3 RDS S OF SW COR LOT 52 ORIG PLAT ELY 6 RDS SLY 6 RDS WLY 6 RDS NLY 6 RDS TO BEG EXC NLY 20 FT. VIL OF WHITE PIGEON. <b>Comments:</b> This is a nice property with an older home that is borderline dozier bait. Uneven floors. Very old metal roof which is in poor condition. Stucco siding has large cracks. Extensive garbage and debris. Crawl space basement. Approx 0.18 acres. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$296.91	107 S ST JOSEPH ST WHITE PIGEON;	\$7,900	
6222	<b>Parcel ID:</b> 051 112 005 01; <b>Legal Description:</b> SLY 35 FT OF NLY 75 FT OF WLY 97.4 FT OF LOT 4 BLK 50 BOWMAN'S ADD. CITY OF THREE RIVERS. <b>Comments:</b> The City of Three Rivers has agreed to purchase this property under their first rights. For Further information contact the City of Three Rivers. This home is currently occupied. Land slopes down away from Portage Ave. Missing siding on the back porch. Small trailer on the property. Roof appears to be in fair condition. Approx 0.08 acres. Occupied; <b>Summer Tax Due:</b> \$1,005.28	301 PORTAGE AV THREE RIVERS;	\$3,700	
6223	<b>Parcel ID:</b> 051 199 094 40; <b>Legal Description:</b> COM AT PT 1074.98 FT S OF CEN SEC TH S 153.16 FT TH W 66.28 FT TH N 53D 33M 17S W 104.07 FT TH N 91.34 FT TH E 150 FT TO POB. ALSO ESM'TS IN L660 P344. SEC 7 T6S R11W. UPD CITY OF THREE RIVERS. 0.47 A <b>Comments:</b> Partially a parking lot. Large sign still there. Tanks removed. \$900,000 lien. Approx 0.47 acres. <b>Summer Tax Due:</b> \$633.23	1100 N MAIN ST THREE RIVERS;	\$4,300	

6224	<b>Parcel ID:</b> 051 230 028 00; <b>Legal Description:</b> COM AT PNT ON W LN S MAIN ST 32 FT N OF INT OF N LN LOT 9 BLK 1 PROJ WLY TH NWLY ALG S MAIN ST TO PNT LYG 739 FT N OF S LN BLK 2 TH WLY AT R/A TO S MAIN ST TO E LN RR R/W TH SELY ALG RR TO PT 33 FT N OF INT OF N LN LOT 9 BLK 1 PROJ WLY TH NELY TO POB. PT OF BLK 2 FLINT'S ADD TO CITY OF THREE RIVERS. EXC NLY 50 FT. ALSO EXC FOR NLY 20 FT OF REMAING FOR HWY. <b>Comments:</b> The City of Three Rivers has agreed to purchase this property under their first rights. For Further information contact the City of Three Rivers. This old commercial building has seen better days. The poured concrete and block foundation appears to be solid but the roof has caved in at multiple locations. Extensive debris and garbage. Sanitation issues. This building needs a lot of work but it could be salvaged. Approx 0.09 acres. Dangerous Building; Roof Issues; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$1,412.09	225 S MAIN ST THREE RIVERS;	\$8,600	
6225	<b>Parcel ID:</b> 051 245 114 00; <b>Legal Description:</b> S 50 FT OF E 1/2 OF LOT 2 BLK 36 VIL OF LOCKPORT CITY OF 3 RIVERS. <b>Comments:</b> Grassy vacant lot with a few trees in between 2 homes. Right across the street from a small commercial building. <b>Summer Tax Due:</b> \$71.17	S Main ST THREE RIVERS;	\$1,800	
6226	<b>Parcel ID:</b> 051 245 197 00; <b>Legal Description:</b> LOT 6 BLK 55 ALSO W 16 IN OF FOL: S 1/2 OF LOTS 4 & 5 BLK 55 ALSO S 10 FT OF N 1/2 OF LOTS 4 & 5 BLK 55 VIL OF LOCKPORT CITY OF THREE RIVERS. <b>Comments:</b> The City of Three Rivers has agreed to purchase this property under their first rights. For Further information contact the City of Three Rivers. 2 Story home on Broadway St. with an alley running along the side of the property. Small storage shed in the back yard. Block foundation. Roof and Vinyl siding appear to be in good condition. This property is currently occupied. Beware of dogs. Dirt parking lot behind the house. Approx 0.17 acres. Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$379.77	412 E BROADWAY ST THREE RIVERS;	\$2,900	
6227	<b>Parcel ID:</b> 051 245 322 00; <b>Legal Description:</b> E 90 FT OF LOT 5 BLK 81 VIL OF LOCKPORT CITY OF 3 RIVERS. <b>Comments:</b> Grassy vacant lot on the corner of 4th and Liberty St. in Three Rivers. This lot is next to lot # 6226 which is also being auctioned. Approx 0.12 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$37.68	FOURTH ST THREE RIVERS;	\$2,000	
6228	<b>Parcel ID:</b> 051 245 323 00; <b>Legal Description:</b> W 50 FT OF LOT 5 BLK 81 SEC 19 T6S R11W VIL OF LOCKPORT ALSO E 1/2 OF VACATED ALLEY BET N & S LOT LNS EXTD AS RECD IN L686-P398 CITY OF THREE RIVERS <b>Comments:</b> Small grassy vacant lot next to lot # 6227 which is also being auctioned. There is a dirt road that runs along the edge of the property. Approx 0.08 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$23.52	THIRD ST THREE RIVERS;	\$1,100	
6229	<b>Parcel ID:</b> 051 245 348 00; <b>Legal Description:</b> LOT 9 EXC N 7 FT. BLK 83. VIL OF LOCKPORT CITY OF 3 RIVERS. <b>Comments:</b> Large rubble pile from demolition. A few large trees on the property. Directly behind Triple Creek Convenience Store and Chucks Body Shop. Driveway entrance at road. Approx 0.19 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$383.58	1204 FIFTH ST THREE RIVERS;	\$4,400	

6230	<b>Parcel ID:</b> 051 355 018 00; <b>Legal Description:</b> LOTS 24 & 26 SWARTZ ADD. CITY OF THREE RIVERS. <b>Comments:</b> The City of Three Rivers has agreed to purchase this property under their first rights. For Further information contact the City of Three Rivers. This 2 bed 2 bath appears to be in fair condition but has large cracks in the foundation. There is a detached 2 car garage that needs a new roof. The roof to the house appears to be ok. Nice corner lot. Winterized. Dirt basement is full of water and is open to the elements. Approx 0.27 acres. Foundation Issues; <b>Summer Tax Due:</b> \$787.90	500 W BROADWAY ST THREE RIVERS;	\$7,000	
6231	<b>Parcel ID:</b> 051 445 031 00; <b>Legal Description:</b> LOT 5 & W 1/2 LOT 4 & N 12 1/2 FT LOT 17 & N 12 1/2 FT OF W 50 FT LOT 18 BLK 58 PORTAGE ADD CITY OF THREE RIVERS <b>Comments:</b> The City of Three Rivers has agreed to purchase this property under their first rights. For Further information contact the City of Three Rivers. Very large 2 story home and commercial building that are in bad shape. Ceilings caved in throughout home. Extensive debris & garbage in the home and commercial building. 2 car detached garage is in decent shape. Vandalism. Nice big grassy lot. Approx 0.69 acres. Vandalism; <b>Summer Tax Due:</b> \$1,133.97	235 E MICHIGAN AV THREE RIVERS;	\$12,750	
6232	<b>Parcel ID:</b> 051 445 137 00; <b>Legal Description:</b> LOT 2 BLK 63 1/2 PORTAGE ADD. SEC 17 T6S R11W CITY OF THREE RIVERS. <b>Comments:</b> Grassy vacant lot in between 2 homes. Close to Three Rivers High School. A couple large trees on the property. Large cement slab where structure use to be. Driveway access to road. Approx 0.20 acres. <b>Summer Tax Due:</b> \$49.02	FIFTH AVE THREE RIVERS;	\$650	
6233	<b>Parcel ID:</b> 051 499 063 00; <b>Legal Description:</b> COM AT NW COR OF NE 1/4 OF NW 1/4 SEC 17T6S R11W TH S 33 FT TO S LN OF HOFFMAN ST TH E ON S LN OF ST 419 FT TO POB TH E 185.15 FT TO PT 50 FT FROM C/L OF M-60 TH SWLY ALG A LN 50 FT WLY OF C/L OF M-60 210.3 FT TO PT S OF POB TH N TO POB. CITY OF THREE RIVERS. <b>Comments:</b> The City of Three Rivers has agreed to purchase this property under their first rights. For Further information contact the City of Three Rivers. This property is on the corner of Jefferson St and M-60 right across the street from Three Rivers Middle School. The building has multiple additions to it and is in fair condition. Garbage throughout. Metal siding and shingle roof. Has a small green house which is in good condition. Gravel driveway. Approx 0.19 acres. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$1,137.50	1154 JEFFERSON ST THREE RIVERS;	\$9,500	
6234	<b>Parcel ID:</b> 052 040 113 00; <b>Legal Description:</b> N 1/2 OF LOTS 6 & 7 EXC E 3 RDS 6 3/4 FT OF LOT 6 BLK 14 ORIG PLAT. CITY OF STURGIS. <b>Comments:</b> This lot may have a house on the property. A few small trees. Grassy. near the Sturgis Center <b>Summer Tax Due:</b> \$177.64	311 N JEFFERSON STREET STURGIS;	\$2,000	
6235	<b>Parcel ID:</b> 052 290 169 00; <b>Legal Description:</b> LOT 172. HAGERMAN & FREELAND ADD. CITY OF STURGIS. <b>Comments:</b> Grassy vacant lot in between 2 homes with a driveway entrance. A few large rocks and other minor debris on the property. Approx 0.14 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$207.10	410 SUSAN STURGIS;	\$3,200	
6236	<b>Parcel ID:</b> 052 490 122 00; <b>Legal Description:</b> N 56.8 FT LOT 122 & SLY 56.8 FT LOT 123 MEADOWLANE ADDITION CITY OF STURGIS. <b>Comments:</b> Nice lot to build a home on. Large grassy lot in between two houses. Appears to be in a really nice neighborhood. Driveway entrance to the lot. Approx 0.24 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$316.82	1107 MERRYVIEW DRIVE STURGIS;	\$4,200	

6237	<b>Parcel ID:</b> 052 530 019 00; <b>Legal Description:</b> LOT 7 BLK 3. PRAIRIE HEIGHTS ADD. CITY OF STURGIS. <b>Comments:</b> The City of Sturgis has agreed to purchase this property under their first rights. For Further information contact the City of Sturgis. 3 bed 1 bath home in fair condition across the street from Wenzel elementary school. The detached 2 car garage is in rough shape. The front porch roof is on the struggle bus. The block foundation appears to be solid. Extensive garbage throughout the house. If cleaned up and fixed up this property has some potential. Approx 0.20 acres. <b>Summer Tax Due:</b> \$877.12	603 ENTERPRISE AVENUE STURGIS;	\$5,400	
6238	<b>Parcel ID:</b> 052 680 039 00; <b>Legal Description:</b> LOT 39 WAYNEWOOD SUB. CITY OF STURGIS. <b>Comments:</b> The City of Sturgis has agreed to purchase this property under their first rights. For Further information contact the City of Sturgis. Great neighborhood. Nice grassy vacant lot with a few trees on the property. Partially fenced in. This parcel is next to Lot # 6239 which is also going to auction. Approx 0.22 acres. <b>Summer Tax Due:</b> \$98.79	915 S OHIO COURT STURGIS;	\$1,300	
6239	<b>Parcel ID:</b> 052 680 040 00; <b>Legal Description:</b> LOT 40 WAYNEWOOD SUB. CITY OF STURGIS. <b>Comments:</b> The City of Sturgis has agreed to purchase this property under their first rights. For Further information contact the City of Sturgis. This is a 1 story home in a great neighborhood that is currently occupied. Wood siding and shingled roof are in good shape. Detached 2 car garage is in fair shape. AC unit. Fenced in back yard. Wheelchair ramp. Paved driveway. Large corner lot. Front porch sags a bit. This property is next to lot # 6238 which is also being auctioned. Approx 0.25 acres. Occupied; <b>Summer Tax Due:</b> \$1,210.62	911 S OHIO COURT STURGIS;	\$5,100	



# DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

**Note:** You can **cut your checkout time in half** and avoid data entry errors by registering on our website at [www.tax-sale.info](http://www.tax-sale.info) and filling out your deed information before the auction!

## ***Bidder Information***

Name: \_\_\_\_\_ Bidder #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## ***Deed Information***

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if **married couple**): \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking Title in Her Name Only  
☐ Married Persons

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

**Additional Party 1** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

**Additional Party 2** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

**Additional Party 3** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

## **Tenancy**

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

☐ **TENANTS IN COMMON**

If a co-tenant dies, their share of the property passes to their heirs by law.

☐ **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

☐ **TENANTS BY THE ENTIRETIES** (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

**Reminder:** If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;  
*or*
- The Entity is a division, agency, or instrumentality of federal, state, or local government;  
*or*
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;  
*or*
- The Entity is a publicly traded company listed on a national securities exchange.

## SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- ☐ Disclosure is continued on the back of this sheet; OR
- ☐ An additional SCHEDULE OF ENTITY OWNERSHIP is attached

## Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
<b>Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.</b>			
10. Type of Transfer: <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

### EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer is by blood or affinity to the first degree
- ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ transfer of land with qualified conservation easement (land only - not improvements)
- ☐ other, specify: \_\_\_\_\_

### CERTIFICATION

*I certify that the information above is true and complete to the best of my knowledge.*

Signature		Date
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

**Instructions:**

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

**Excerpts from Michigan Compiled Laws (MCL), Chapter 211**

**Section 211.27a(10):** "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

**Section 211.27(5):** "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

**Penalties:**

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
  - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
  - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.