

# Public Land Auction

Mecosta / Osceola

*August 17th, 2019*

Mecosta and Osceola Counties



***Location:***

Holiday Inn  
1005 Perry Ave, Big Rapids, MI 49307

***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

Holiday Inn: 1005 Perry Ave, Big Rapids, MI 49307





[Facebook.com/TaxSaleInfo](https://www.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://www.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.*

## 2019 AUCTION SCHEDULE - ROUND 1

<b>Diamond Lake Home</b> 7/30/2019 Cassopolis, MI	<b>Northeastern LP</b> 8/1/2019 Alpena, MI	<b>Northern Bay Area</b> 8/2/2019 East Tawas, MI
<b>Eastern U.P.</b> 8/8/2019 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/9/2019 Marquette, MI	<b>Western U.P.</b> 8/10/2019 Watersmeet, MI
<b>North Central L.P.</b> 8/12/2019 Gaylord, MI	<b>West Central Lakeshore</b> 8/13/2019 Manistee, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/14/2019 Cadillac, MI
<b>Clare / Gladwin</b> 8/15/2019 Clare, MI	<b>Lake</b> 8/16/2019 Baldwin, MI	<b>Mecosta / Osceola</b> 8/17/2019 Big Rapids, MI
<b>North Western L.P.</b> 8/20/2019 Boyne Falls, MI	<b>Bay / Tuscola</b> 8/21/2019 Bay City, MI	<b>Saint Clair</b> 8/22/2019 Port Huron, MI
<b>Monroe</b> 8/23/2019 Monroe, MI	<b>Kalamazoo / Barry</b> 8/26/2019 Kalamazoo, MI	<b>Calhoun</b> 8/27/2019 Battle Creek, MI
<b>Jackson</b> 8/28/2019 Jackson, MI	<b>Saint Joseph/Branch</b> 8/29/2019 Coldwater, MI	<b>Van Buren / Cass</b> 8/30/2019 Decatur, MI
<b>Central L.P.</b> 9/4/2019 Owosso, MI	<b>Saginaw</b> 9/5/2019 Frankenmuth, MI	<b>Genesee</b> 9/6/2019 Flint, MI
<b>Allegan / Ottawa</b> 9/7/2019 West Olive, MI	<b>Kent</b> 9/9/2019 Grand Rapids, MI	<b>Muskegon</b> 9/10/2019 Muskegon, MI
<b>Montcalm / Ionia</b> 9/11/2019 Ionia, MI	<b>Lapeer</b> 9/12/2019 Lapeer, 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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-liable 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.**

# Mecosta

Lot #	Lot Information	Address	Min. Bid	Sold For
4501	<b>Parcel ID:</b> 01 052 151 001; <b>Legal Description:</b> SEC 10&11 T16N R10W W 96 FT LOT 151 PINE POINTE <b>Comments:</b> appears to be behind 22655 205th No Road Access; <b>Summer Tax Due:</b> \$41.63		\$800	
4502	<b>Parcel ID:</b> 01 891 047 000; <b>Legal Description:</b> SEC 16 T16N R10W VILLAGE OF PARIS O P BLK L W 60 FT OF LOT 1 & E 4 FT OF LOT 2 ALSO PARCEL LYING TO N 64 FT WIDE BY 178 FT M/L N & S TH N LINE BEING LOT 3 TO 8 EXTENDED <b>Comments:</b> Beyond redemption Roof Issues; Dangerous Building; <b>Summer Tax Due:</b> \$16.27	107 WATER ST PARIS;	\$800	
4503	<b>Parcel ID:</b> 03 004 010 600; <b>Legal Description:</b> SEC 04 T16N R08W COM AT S 1/4 COR SEC 4 TH E ALG S SEC LINE 1862.3 FT TO POB. TH N 46 DEG 0 M W 978.45 FT TO INTER TRAVERSE LINE TH N 6 DEG 26 M E 205.40 FT TH S 67 DEG 0 M E 1067.51 FT TH S 0 DEG 13 M W 466.69 FT TO S SEC LINE TH W 300 FT TO POB. TOGETHER WITH LAND LYING BETWEEN TRAVERSE LINE & SHORE OF HODGES LAKE, AKA PARCEL 6 HODGES LAKE <b>Comments:</b> Old apple orchard planted on front half of this pie shaped parcel. Has frontage on Hodges Lake. MANY possibilities for this vacant parcel <b>Summer Tax Due:</b> \$315.22	9116 23 MILE RD EVART;	\$4,800	
4504	<b>Parcel ID:</b> 03 012 009 000; <b>Legal Description:</b> SEC 12 T16N R08W NE 1/4 SE 1/4 EXC THAT PART EMBRACED IN TOWNLINE LAKE PARK 1 & 2 <b>Comments:</b> Private road, Just under 3 acres great secluded parcel <b>Summer Tax Due:</b> \$118.08	DEERPATH;	\$1,100	
4506	<b>Parcel ID:</b> 03 063 040 000; <b>Legal Description:</b> SEC4&5 T16N R08W LOT 40 LAKE MIRAMICHI SUB #2 <b>Comments:</b> Could be a good investment. Lake Miramichi is located five miles south of Evert, in the mid-western lower peninsula in Michigan. The Lake Miramichi Property Owners Association (LMPOA) is the association for this private lake and is responsible for upkeep of our roads, parks, clubhouse, and dams, which are between the larger lake and our little Lake Miramichi. The little lake has its own charm with pristine water and no motors allowed. The homes, approximately 160, vary between simple seasonal cabins to beautiful year-round homes with great views of the hilly countryside or the many fantastic views of the lake. The lake is private and for the exclusive use of the property owners association members. Maintaining this private status is one of the associations goals. There is a marina available to dock boats for lots without lake frontage. There is a primitive but very nice campground for members located nearby and a lovely clubhouse to use with a large covered pavilion. Lake Miramichi is noted for excellent fishing and is monitored by the DNR for state regulations. Please investigate Yearly Association Fees. Association Fees; <b>Summer Tax Due:</b> \$7.22	23040 MIRAMICHI DR EVART;	\$750	

4507	<p><b>Parcel ID:</b> 03 064 129 000; <b>Legal Description:</b> SEC 04 T16N R08W LOT 129 LAKE MIRAMICHI SUB #3 <b>Comments:</b> Lake Miramichi is located five miles south of Evart, in the mid-western lower peninsula in Michigan. The Lake Miramichi Property Owners Association (LMPOA) is the association for this private lake and is responsible for upkeep of our roads, parks, clubhouse, and dams, which are between the larger lake and our little Lake Miramichi. The little lake has its own charm with pristine water and no motors allowed. The homes, approximately 160, vary between simple seasonal cabins to beautiful year-round homes with great views of the hilly countryside or the many fantastic views of the lake. The lake is private and for the exclusive use of the property owners association members. Maintaining this private status is one of the associations goals. There is a marina available to dock boats for lots without lake frontage. There is a primitive but very nice campground for members located nearby and a lovely clubhouse to use with a large covered pavilion. Lake Miramichi is noted for excellent fishing and is monitored by the DNR for state regulations. Please investigate Yearly Association Fees. Association Fees; <b>Summer Tax Due:</b> \$11.42</p>	23129 MODOC TR EVART;	\$800	
4508	<p><b>Parcel ID:</b> 03 064 163 000; <b>Legal Description:</b> SEC 04 T16N R08W LOT 163 LAKE MIRAMICHI SUB # 3 <b>Comments:</b> Lake Miramichi is located five miles south of Evart, in the mid-western lower peninsula in Michigan. The Lake Miramichi Property Owners Association (LMPOA) is the association for this private lake and is responsible for upkeep of our roads, parks, clubhouse, and dams, which are between the larger lake and our little Lake Miramichi. The little lake has its own charm with pristine water and no motors allowed. The homes, approximately 160, vary between simple seasonal cabins to beautiful year-round homes with great views of the hilly countryside or the many fantastic views of the lake. The lake is private and for the exclusive use of the property owners association members. Maintaining this private status is one of the associations goals. There is a marina available to dock boats for lots without lake frontage. There is a primitive but very nice campground for members located nearby and a lovely clubhouse to use with a large covered pavilion. Lake Miramichi is noted for excellent fishing and is monitored by the DNR for state regulations. Please investigate Yearly Association Fees. Association Fees; <b>Summer Tax Due:</b> \$3.60</p>	23163 MIRAMICHI DR EVART;	\$700	
4510	<p><b>Parcel ID:</b> 04 042 073 000; <b>Legal Description:</b> SEC 04 T16N R07W N 1/2 LOT 73 MERRILL LAKE SUBD DESC AS BEING 120 FT E &amp; W BY 60 FT N &amp; S <b>Comments:</b> Has some newer windows and siding. Needs new roof and probably updating on the interior. At the time of inspection we were not able to gain access to the interior Incomplete Construction; <b>Summer Tax Due:</b> \$765.38</p>	23340 BLUEGILL RD SEARS;	\$4,700	
4511	<p><b>Parcel ID:</b> 04 892 084 000; <b>Legal Description:</b> SEC 27 T16N R07W VILLAGE OF BARRYTON O P BLK 12 LOTS 4 &amp; W 1/2 LOT 5 <b>Comments:</b> Needs a new roof yesterday. 1.5 lots in the city Appears to be vacant for some time . Great quiet village of Barryton. At the time of inspection we were not able to gain access to the interior Roof Issues; <b>Summer Tax Due:</b> \$520.34</p>	358 MARION AVE BARRYTON;	\$7,200	

4512	<b>Parcel ID:</b> 05 020 001 050; <b>Legal Description:</b> SEC 20 T15N R10W COM AT NE COR SD SEC 20 TH S 0 DEG 32 M E ALG E SEC LINE 651.12 FT TO POB TH CONT S 0 DEG 32 M E ALG E SEC LINE 343.72 FT TO PT ON A CURVE TO LEFT ON E LINE OF 220TH AVE SD CURVE HAS RADIUS OF 868.61 FT AND LONG CHORD BEARING OF N 29 DEG 21 M W AND A DISTANCE OF 250.69 FT TH ALG AN ARC OF SD CURVE 251.57 FT TH N 36 DEG 39 M W 372.28 FT TO A PT ON CURVE TO RIGHT, SD CURVE HAS A RADIUS OF 768.61 FT AND A LONG CHORD BEARING OF S 31 DEG 40 M W AND A DISTANCE OF 134.06 FT TH NELY ALG THE ARC OF SD CURVE 134.06 FT TH N 74 DEG 17 M E 243.68 FT TH S 6 DEG 50 M E 90 FT TH S 29 DEG 25 M E 287.32 FT TH S 50 DEG 0 M E 24.37 FT TO E SEC LINE AND POB. <b>Parcel B Comments:</b> 2.3 acres that should be commercial. Easy highway access with visibility for the highway <b>Summer Tax Due:</b> \$1,239.60	220TH AVE BIG RAPIDS;	\$4,800	
4513	<b>Parcel ID:</b> 05 024 006 500; <b>Legal Description:</b> SEC 24 T15N R10W COM AT N 1/4 COR SEC 24 TH S 2 DEG 47 M W ALG N-S 1/4 LINE 423.32 F THT N 68 DEG 42 M E ALG CTRLINE 15 MILE RD. 593 FT TO POB. TH CONT N 68 DEG 42 M E ALG CTRLINE 15 MILE RD. 200 FT TH S 7 DEG 34 M E 253.74 FT TH S 68 DEG 42 M W 200 FT TH N 7 DEG 34 M W 253.74 FT TO POB. <b>Comments:</b> Older occupied single wide trailer. Occupied; Mobile Home; <b>Summer Tax Due:</b> \$551.46	18371 15 MILE RD BIG RAPIDS;	\$3,100	
4514	<b>Parcel ID:</b> 06 006 010 100; <b>Legal Description:</b> SEC 06 T15N R09W COM AT S 1/4 COR SD SEC, TH N 1434.49 FT TO S 1/8 LINE BEING POB. TH CONT N 342.20 FT, TH S 88 DEG 57 M W 377.58 FT, TH S 20 DEG 59 M W 171.84 FT, TH S 59 DEG 4 M W 19.53 FT, TH S 5 DEG 26 M W 174.30 FT, TH S 75 FT TO CTRLINE OF CO.RD, TH E TO N/S 1/4 LINE, THE N TO POB. <b>Comments:</b> Hard to find this combination. Deer camp, weekend get away, building site? Pole barn has newer roof and sets back from the gravel road apx. 200' Please check with the local unit assessor if you are thinking of building. <b>Summer Tax Due:</b> \$496.39	17590 TOWNLIN LAKE RD BIG RAPIDS;	\$2,800	
4515	<b>Parcel ID:</b> 06 891 026 000; <b>Legal Description:</b> VILLAGE OF RODNEY SEC 24 T15N R09W BLK 8 LOTS 8, 9, 10, 11, 12, & 13 <b>Comments:</b> Some kind of prefab home from the 60s. Roof needs attention but walls appear to be solid . Peaceful area. Roof Issues; <b>Summer Tax Due:</b> \$474.03	12134 CHARLES ST RODNEY;	\$2,900	
4516	<b>Parcel ID:</b> 07 014 003 000; <b>Legal Description:</b> SEC 14 T15N R08W PART OF NE1/4 NE1/4 BEG AT SW COR THEREOF TH N 87 DEG 06 M E 824.10 FT TH N 01 DEG 30 M E 573.65 FT TO POB. TH N 60 DEG W 268.28 FT TH S 64 DEG 19 M W 23.26 FT TH N 11 DEG 56 M W 75 FT TH S 64 DEG 19 M W 150 FT TH N 11 DEG 56 M W 626.31 FT TH N 86 DEG 50 M E 568.68 FT TH SOUTH WESTERLY TO POB. EXC BEG AT INTER S LOT LINE OF LOT 5 FLOWERS HTS IF EXTENDED ELY TO E LINE OF PRETTY LAKE DR. TH ELY 99 FT TH NLY // TO SD DR. TO N LINE OF LOT 3 IF EXTENDED TO E LINE OF RD TH SWLY 99 FT TH SELY TO POB. <b>Comments:</b> Across from Pretty Lake on paved , might be able to find a building envelop. Low and swampy Wetland Indicators; <b>Summer Tax Due:</b> \$403.06	PRETTY LAKE DR MECOSTA;	\$3,200	
4517	<b>Parcel ID:</b> 07 044 020 000; <b>Legal Description:</b> SEC 22 T15N R08W FULLMER HEIGHTS PLAT LOT 20 <b>Comments:</b> Walking distance to the lake. Not the 5th wheel is personal property Personal Property; Mobile Home Pad; <b>Summer Tax Due:</b> \$131.57	14290 90TH AVE MECOSTA;	\$1,400	
4518	<b>Parcel ID:</b> 07 054 044 000; <b>Legal Description:</b> SEC 01 T15N R08W LOT 44 LOFTY HAVEN #3 <b>Comments:</b> According to the aerial maps there is a lake through the cattails. Roached out single wide . Value in the land Dangerous Building; Mobile Home; Structural Issues; <b>Summer Tax Due:</b> \$388.10	6925 MUERTOCABO AVE BARRYTON;	\$2,500	

4519	<b>Parcel ID:</b> 08 006 024 000; <b>Legal Description:</b> SEC 06 T15N R07W BEG AT NW COR LOT 62 SPR HILLS ANNEX TH SWLY TO SE COR LOT 59 SPR HILLS ANNEX TH N 06 DEG E 115 FT TH N 32 DEG 03 M W 100 FT TH N 68 DEG E 65 FT TH S 18 DEG 29 M E 100 FT TH S 11 DEG E 111.5 FT TO POB. <b>Summer Tax Due:</b> \$13.82		\$700	
4520	<b>Parcel ID:</b> 08 024 010 000; <b>Legal Description:</b> SEC 24 T15N R07W PART OF SE1/4 SW1/4 BEG 375 FT W OF SE COR TH N 280 FT TH W 410 FT TH S 280 FT TH E 410 FT TO POB. EXC W 1/2 THEREOF <b>Comments:</b> Value in the land . At the time of inspection we were not able to gain access to the interior Mobile Home; <b>Summer Tax Due:</b> \$316.17	590 14 MILE RD REMUS;	\$1,800	
4521	<b>Parcel ID:</b> 08 055 038 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 38 SPRING HILL ANNEX <b>Comments:</b> A lot of the parcels in Spring Hill Annex Do Not Perk Please Do Your Research Wetland Indicators; Septic Issues; <b>Summer Tax Due:</b> \$18.82		\$700	
4522	<b>Parcel ID:</b> 08 055 039 000; <b>Legal Description:</b> SEC 06 T15N R07W LOTS 39, 40, 41, 42 SPRING HILL ANNEX <b>Comments:</b> A lot of the parcels in Spring Hill Annex Do Not Perk Please Do Your Research Septic Issues; <b>Summer Tax Due:</b> \$65.86		\$950	
4523	<b>Parcel ID:</b> 08 055 043 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 43 SPRING HILL ANNEX <b>Comments:</b> Appears to have detached 2 car garage . A lot of the parcels in Spring Hill Annex Do Not Perk Please Do Your Research Septic Issues; Occupied; <b>Summer Tax Due:</b> \$77.04	17938 SPRING HILL BLVD BARRYTON;	\$1,200	
4524	<b>Parcel ID:</b> 08 055 046 000; <b>Legal Description:</b> SEC 06 T15N R07W LOTS 46, 47, 48, 49 SPRING HILL ANNEX <b>Comments:</b> A lot of the parcels in Spring Hill Annex Do Not Perk Please Do Your Research Wetland Indicators; <b>Summer Tax Due:</b> \$33.92		\$900	
4525	<b>Parcel ID:</b> 08 055 061 500; <b>Legal Description:</b> SEC 06 T15N R07W E 20 FT OF LOT 61 SPRING HILL ANNEX Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$3.40	BARRYTON;	\$650	
4527	<b>Parcel ID:</b> 08 055 173 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 173 SPRING HILL ANNEX <b>Comments:</b> A lot of the parcels in Spring Hill Annex Do Not Perk Please Do Your Research Septic Issues; <b>Summer Tax Due:</b> \$31.23	5560 VINE ST BARRYTON;	\$800	
4528	<b>Parcel ID:</b> 08 055 185 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 185 SPRING HILL ANNEX <b>Comments:</b> A lot of the parcels in Spring Hill Annex Do Not Perk Please Do Your Research Septic Issues; <b>Summer Tax Due:</b> \$92.21	BARRYTON;	\$1,100	
4529	<b>Parcel ID:</b> 08 059 007 000; <b>Legal Description:</b> SEC 05 T15N R07W LOTS 7, 8 WEST WINCHESTER SUB <b>Comments:</b> Single wide that is beyond repair. 2 Lots Mobile Home; <b>Summer Tax Due:</b> \$128.12	4926 HARDING RD BARRYTON;	\$1,400	
4530	<b>Parcel ID:</b> 09 025 009 100; <b>Legal Description:</b> SEC 25 T14N R10W BEG AT W 1/4 COR SEC 25 TH N 0 DEG 25 M E 651.40 FT TH S 89 DEG 3 M E 660.04 FT TH S 0 DEG 26 M W 652.22 FT TH N 88 DEG 59 M W 659.80 FT TO POB PARCEL A CONTAINS 9.87 ACRES <b>Comments:</b> Hard to describe this parcel. You have in the front blocking the drive access , a weird older travel trailer ,apx 200' behind this is and single wide that shows evidence of being mowed and a recent fire pit . your guess is as good as mine Do your research . Amish farm across the street Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$192.68	7538 190TH AVE BIG RAPIDS;	\$1,400	



4531	<b>Parcel ID:</b> 10 038 173 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 173 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Summer Tax Due:</b> \$4.77	8826 TIMBERLANE DR STANWOOD;	\$700	
4532	<b>Parcel ID:</b> 10 038 183 000; <b>Legal Description:</b> SEC 13&24 T14N R9W LOT 183 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	12105 HUDSON BAY RD STANWOOD;	\$700	
4533	<b>Parcel ID:</b> 10 038 232 000; <b>Legal Description:</b> SEC 13&24 T14N R9W LOT 232 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	12115 CAPE BRETON DR STANWOOD;	\$700	
4534	<b>Parcel ID:</b> 10 038 254 000; <b>Legal Description:</b> SEC 13&24 T14N R9W LOT 254 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	12020 CAPE BRETON DR STANWOOD;	\$700	
4535	<b>Parcel ID:</b> 10 038 289 000; <b>Legal Description:</b> SEC 13&14 T14N R09W LOT 289 LAKE OF THE CLOUDS # 2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	12080 VICTORIA DR STANWOOD;	\$700	
4536	<b>Parcel ID:</b> 10 038 379 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 379 LAKE OF THE CLOUDS #2 AND THE N 1/2 LOT 378 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$16.30	9080 PERE MARQUETTE DR STANWOOD;	\$800	

4537	<b>Parcel ID:</b> 10 038 475 000; <b>Legal Description:</b> SEC 13&24 T14N R9W LOT 475 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.04	12125 SABLE DR STANWOOD;	\$700	
4538	<b>Parcel ID:</b> 10 038 504 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 504 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.04	12125 DUBOIS DR STANWOOD;	\$700	
4539	<b>Parcel ID:</b> 10 040 100 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 100 HIGHLAND WOODS # 1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8371 WEST RIDGE BLVD STANWOOD;	\$700	
4540	<b>Parcel ID:</b> 10 040 142 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 142 HIGHLAND WOODS # 1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8288 PINE TREE TRL STANWOOD;	\$700	
4541	<b>Parcel ID:</b> 10 040 201 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 201 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8208 TANGLEWOOD TRL STANWOOD;	\$700	
4542	<b>Parcel ID:</b> 10 040 280 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 280 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8169 ASPEN DR STANWOOD;	\$700	

4543	<b>Parcel ID:</b> 10 040 286 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 286 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8137 ASPEN DR STANWOOD;	\$700	
4544	<b>Parcel ID:</b> 10 040 333 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 333 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8235 HIGHLAND TRL STANWOOD;	\$700	
4545	<b>Parcel ID:</b> 10 040 364 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 364 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.77	8286 HIGHLAND TRL STANWOOD;	\$700	
4546	<b>Parcel ID:</b> 10 042 108 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 108 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.04	STANWOOD;	\$700	
4547	<b>Parcel ID:</b> 10 042 121 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 121 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.04	9835 CLOUD CHIEF LN STANWOOD;	\$700	
4548	<b>Parcel ID:</b> 10 042 160 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 160 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.04	9919 EAGLE PASS STANWOOD;	\$700	

4549	<p><b>Parcel ID:</b> 10 042 380 000; <b>Legal Description:</b> SEC 12&amp;13 T14N R09W LOT 380 LOST CANYON <b>Comments:</b> Lake Miramichi is located five miles south of Evart, in the mid-western lower peninsula in Michigan. The Lake Miramichi Property Owners Association (LMPOA) is the association for this private lake and is responsible for upkeep of our roads, parks, clubhouse, and dams, which are between the larger lake and our "little" Lake Miramichi. The little lake has its own charm with pristine water and no motors allowed. The homes, approximately 160, vary between simple seasonal cabins to beautiful year-round homes with great views of the hilly countryside or the many fantastic views of the lake. The lake is private and for the exclusive use of the property owners association members. Maintaining this private status is one of the associations goals. There is a marina available to dock boats for lots without lake frontage. There is a primitive but very nice campground for members located nearby and a lovely clubhouse to use with a large covered pavilion. Lake Miramichi is noted for excellent fishing and is monitored by the DNR for state regulations. Please investigate Yearly Association Fees. Personal Property; Occupied; Association Fees;</p> <p><b>Summer Tax Due:</b> \$13.04</p>	10392 MOUNTAIN VIEW TRL STANWOOD;	\$700	
4550	<p><b>Parcel ID:</b> 10 042 393 000; <b>Legal Description:</b> SEC 12&amp;13 T14N R09W LOT 393 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees;</p> <p><b>Summer Tax Due:</b> \$13.04</p>	10143 TIMBERLANE DR STANWOOD;	\$700	
4551	<p><b>Parcel ID:</b> 10 042 400 000; <b>Legal Description:</b> SEC 12&amp;13 T14N R09W LOT 400 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees;</p> <p><b>Summer Tax Due:</b> \$13.04</p>	10240 EAGLE PASS STANWOOD;	\$700	
4552	<p><b>Parcel ID:</b> 10 042 413 000; <b>Legal Description:</b> SEC 12&amp;13 T14N R09W LOT 413 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees;</p> <p><b>Summer Tax Due:</b> \$13.04</p>	10332 MOUNTAIN VIEW TRL STANWOOD;	\$700	
4553	<p><b>Parcel ID:</b> 10 042 502 000; <b>Legal Description:</b> SEC 12&amp;13 T14N R09W LOT 502 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees;</p> <p><b>Summer Tax Due:</b> \$13.04</p>	12012 RED FEATHER LN STANWOOD;	\$700	

4554	<b>Parcel ID:</b> 11 144 686 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 686 CANADIAN LAKES #7 <b>Comments:</b> Don't find these too often in Canadian Lakes. Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Septic Issues; Association Fees; <b>Summer Tax Due:</b> \$629.07	8135 ISLAND CT STANWOOD;	\$3,800	
4555	<b>Parcel ID:</b> 11 147 789 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 789 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	11506 OAK RIDGE DR STANWOOD;	\$700	
4556	<b>Parcel ID:</b> 11 147 816 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 816 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	11546 MAPLE RIDGE DR STANWOOD;	\$700	
4557	<b>Parcel ID:</b> 11 147 862 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 862 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	11597 N LOOKOUT RIDGE STANWOOD;	\$700	
4558	<b>Parcel ID:</b> 11 148 008 000; <b>Legal Description:</b> SEC 18 T14N R08W CANYON SPRINGS SUB. LOT #8 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$16.46	9115 N ROYAL RD STANWOOD;	\$950	
4559	<b>Parcel ID:</b> 11 158 041 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 41 & 42 OF HIGHLAND WOODS #1 <b>Comments:</b> Inspection of this home was not able to be identified because it is occupied. Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; Occupied; <b>Summer Tax Due:</b> \$540.16	8351 W ROYAL RD STANWOOD;	\$4,100	

4560	<b>Parcel ID:</b> 11 158 055 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 55 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$24.03	8043 HIGHLAND TRL STANWOOD;	\$700	
4561	<b>Parcel ID:</b> 11 158 081 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 81 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	8298 W RIDGE BLVD STANWOOD;	\$700	
4562	<b>Parcel ID:</b> 11 164 037 000; <b>Legal Description:</b> SEC 31 T14N R08W UNIT 37 OF KILKENNY SITE CONDOMINIUM <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$16.46	6511 KILKENNY DR STANWOOD;	\$1,100	
4563	<b>Parcel ID:</b> 11 170 018 000; <b>Legal Description:</b> SEC 18 T14N R08W PLAT OF RANGER LAKE HILLS #1 LOT 18 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$98.79	9205 RANGER DR STANWOOD;	\$1,900	
4564	<b>Parcel ID:</b> 11 175 021 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT #21 OF EVERGREEN PLAT <b>Comments:</b> Has newer homes on either side . Could be a bargain in Canadian Lakes. Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$342.52	9562 ABERDEEN CT STANWOOD;	\$2,400	
4565	<b>Parcel ID:</b> 11 179 046 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 46 FAWN RIDGE ESTATES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$52.18	9381 W CIRCLE DR STANWOOD;	\$900	

4566	<b>Parcel ID:</b> 11 179 097 000; <b>Legal Description:</b> SEC 18 T14N R8W LOT 97 FAWN RIDGE ESTATES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	9365 CENTER LN STANWOOD;	\$400	
4567	<b>Parcel ID:</b> 11 180 180 000; <b>Legal Description:</b> SEC 20 T14N R08W LOT 180 HIDDEN VALLEY ESTATES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$30.94	8881 JENNY LN STANWOOD;	\$750	
4568	<b>Parcel ID:</b> 11 181 223 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 223 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues Association Fees; <b>Summer Tax Due:</b> \$13.71	9944 CADDIE DR STANWOOD;	\$700	
4569	<b>Parcel ID:</b> 11 181 239 000; <b>Legal Description:</b> SEC 07 T14N R08W LOT 239 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues Association Fees; <b>Summer Tax Due:</b> \$13.71	11942 BROKEN ARROW LN STANWOOD;	\$700	
4570	<b>Parcel ID:</b> 11 181 351 000; <b>Legal Description:</b> SEC 07 T14N R08W LOT 351 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$52.68	11740 CHEYENNE WELLS TRL STANWOOD;	\$950	
4571	<b>Parcel ID:</b> 11 182 537 000; <b>Legal Description:</b> SEC 7 T14N R08W LOT 537 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10355 TOMBSTONE DR STANWOOD;	\$700	

4572	<b>Parcel ID:</b> 11 182 548 000; <b>Legal Description:</b> SEC 7 T14N R08W LOT 548 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$52.68	11660 CHEYENNE WELLS TRL STANWOOD;	\$950	
4573	<b>Parcel ID:</b> 11 182 581 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 581 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	9740 CALGARY DR N STANWOOD;	\$700	
4574	<b>Parcel ID:</b> 11 182 621 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 621 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	11259 SHORTHORN CT STANWOOD;	\$400	
4575	<b>Parcel ID:</b> 11 182 622 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 622 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	11279 SHORTHORN CT STANWOOD;	\$400	
4576	<b>Parcel ID:</b> 11 182 653 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 653 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	9727 CALGARY DR S;	\$700	
4577	<b>Parcel ID:</b> 11 182 718 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 718 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	9819 BIRDIE DR STANWOOD;	\$700	



4578	<b>Parcel ID:</b> 11 182 727 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 727 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	11795 STRAIGHT ARROW LN STANWOOD;	\$700	
4579	<b>Parcel ID:</b> 11 182 772 000; <b>Legal Description:</b> SEC 7 T14N R08W LOT 772 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10109 CRAZY HORSE TRL STANWOOD;	\$700	
4580	<b>Parcel ID:</b> 11 185 043 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 43 OF ROLLING MEADOWS <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$24.03	11909 TANGLEWOOD TRL S STANWOOD;	\$750	
4581	<b>Parcel ID:</b> 11 186 026 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 26 CANADIAN LAKES PINES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	7655 LAKE VIEW DR STANWOOD;	\$700	
4582	<b>Parcel ID:</b> 11 186 063 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 63 CANADIAN LAKES PINES#1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10156 SUMMERSET DR STANWOOD;	\$700	
4583	<b>Parcel ID:</b> 11 186 073 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT # 73 OF THE PLAT OF CANADIAN LAKES PINES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10141 SHERWOOD CIR STANWOOD;	\$700	

4584	<b>Parcel ID:</b> 11 186 097 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 97 CANADIAN LAKES PINES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10104 HAWTHORN LN STANWOOD;	\$400	
4585	<b>Parcel ID:</b> 11 186 103 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 103 AND 104 CAN. LAKES PINES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$27.49	10047 EVERGREEN LN STANWOOD;	\$800	
4586	<b>Parcel ID:</b> 11 186 112 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 112 CANADIAN LAKES PINES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10126 EVERGREEN LN STANWOOD;	\$700	
4587	<b>Parcel ID:</b> 11 186 134 000; <b>Legal Description:</b> SEC 20 & 29 T14N R08W LOT 134 CANADIAN LAKES PINES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.71	10035 MALLARD DR STANWOOD;	\$700	
4588	<b>Parcel ID:</b> 11 187 007 000; <b>Legal Description:</b> SEC 20 T14N R08W LOT 7 NORTH SHORE ESTATES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$20.59	8355 ARLENE AVE STANWOOD;	\$750	
4589	<b>Parcel ID:</b> 11 187 051 000; <b>Legal Description:</b> SEC 20 T14N R08W LOT 51 NORTH SHORE ESTATES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$20.59	10760 SMALL AVE W STANWOOD;	\$750	

4590	<b>Parcel ID:</b> 11 189 104 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 104 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$86.03	7569 RYANS RUN RD STANWOOD;	\$950	
4591	<b>Parcel ID:</b> 11 189 165 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 165 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$20.59	7550 RYANS RUN RD STANWOOD;	\$750	
4592	<b>Parcel ID:</b> 11 189 176 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 176 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$84.88	7568 REGENCY LN STANWOOD;	\$450	
4593	<b>Parcel ID:</b> 11 189 221 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 221 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$17.17	9700 SNOWSHOE CT STANWOOD;	\$750	
4594	<b>Parcel ID:</b> 11 190 091 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO. # 1 LOT 91 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$24.03	9101 WHITE PINE DR STANWOOD;	\$750	
4595	<b>Parcel ID:</b> 11 190 149 000; <b>Legal Description:</b> SEC 33 T14N R08W LOT 149 ROYAL CANADIAN SO. #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$20.59	6732 CLUBHOUSE DR E STANWOOD;	\$750	

4596	<b>Parcel ID:</b> 11 193 465 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO. # 2 LOT 465 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$20.59	9255 EDGEWATER DR STANWOOD;	\$750	
4597	<b>Parcel ID:</b> 11 194 560 000; <b>Legal Description:</b> SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #560 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$91.93	9436 CLUBHOUSE DR W STANWOOD;	\$1,000	
4598	<b>Parcel ID:</b> 11 198 004 000; <b>Legal Description:</b> SEC 32 T14N R08W UNIT 4 OF WATERFORD SITE CONDOMINIUM Association Fees; Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$16.46	6898 ABBEY LN STANWOOD;	\$800	
4599	<b>Parcel ID:</b> 12 006 011 700; <b>Legal Description:</b> SEC 06 T14N R07W PART OF S 3/4 E 1/2 SW 1/4 BEG AT SE COR THEREOF TH W 330 FT TH N 648 FT TH E 330 FT TH S 648 FT TO POB. <b>Comments:</b> The mobile home might be habitable. A lot of debris in the yard. Numerous outbuilding, sheds and or garages that could be of some value Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$691.32	11113 55TH AVE;	\$4,400	
4601	<b>Parcel ID:</b> 13 025 014 200; <b>Legal Description:</b> SEC 25 T13N R10W COM AT NW COR SW 1/4 TH E 615 FT TO POB. TH S 89 DEG 26 M E 240.02 FT TH S 0 DEG 34 M W 380 FT TH N 89 DEG 26 M W 405.58 FT TH N 0 DEG 39 M E 122.42 FT TH S 89 DEG 26 M E 165 FT TH N 0 DEG 39 M E 257.65 FT TO POB. PARCEL C <b>Comments:</b> 80s double wide on foundation. 2.5 acres for this flag shaped lot just outside of town. Well maintained home . We were not able to take pictures of the inside at the time of the inspection Personal Property; Occupied; <b>Summer Tax Due:</b> \$393.72	1475 MART LN MORLEY;	\$3,100	
4602	<b>Parcel ID:</b> 13 035 020 000; <b>Legal Description:</b> SEC 35 T13N R10W PART OF NE 1/4 SE 1/4 BEING A STRIP OF LAND 50 FT WIDE BEG 115 FT W OF NE COR OF SD NE 1/4 SE 1/4 TH SELY TO PT 250 FT S OF SD NE COR <b>Comments:</b> 50 X 250, the depth from 190th is only 50' Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$1.20		\$400	
4603	<b>Parcel ID:</b> 13 037 009 000; <b>Legal Description:</b> SEC 36 T13N R10W LOTS 9, 10 ALFORD ARNDT MANOR <b>Comments:</b> 2 lots with detached 2 car garage . Close to Muskegon River Could be a handy man special because of location. We were not able to take pictures of the inside at the time of the inspection Mobile Home; <b>Summer Tax Due:</b> \$144.58	555 HERON DR MORLEY;	\$2,100	
4604	<b>Parcel ID:</b> 14 037 024 000; <b>Legal Description:</b> SEC 30 T13N R09W LITTLE MUSKEGON HTS NLY 1/2 LOT 24 & LOT 25 <b>Comments:</b> Muskegon River frontage House is in tough shape and has roof issues . Check with Health Department on septic issues Interesting property with potential . We were not able to take pictures of the inside at the time of the inspection Septic Issues; Roof Issues; Personal Property; <b>Summer Tax Due:</b> \$226.01	1450 N PARK ST MORLEY;	\$2,600	

4605	<b>Parcel ID:</b> 16 001 003 200; <b>Legal Description:</b> SEC 01 T13N R07W PART OF SW 1/4 NW 1/4 BEG 331 FT W OF NE COR THEREOF TH S 120 FT TH E 65 FT TH N 120 FT TH W 65 FT TO POB. <b>Comments:</b> Has seen better days needs to be removed. Had address of 843 Millbrook Road Mobile Home; <b>Summer Tax Due:</b> \$34.05	MILLBROOK RD BLANCHARD;	\$1,200	
4606	<b>Parcel ID:</b> 17-11-202-003; <b>Legal Description:</b> LOUDON'S ADDITION -- BLK 4, LOT 4 & THE S 40 FT OF LOT 5. <b>Comments:</b> Rural setting for this occupied ranch Personal Property; Occupied; <b>Summer Tax Due:</b> \$893.79	918 LOUDON ST BIG RAPIDS;	\$21,750	
4607	<b>Parcel ID:</b> 17-14-202-007; <b>Legal Description:</b> BRONSON'S SUBDIVISION -- BLK 1, LOT 7. SEC 14, T15N, R10W -- A PARCEL OF LAND BEG AT THE INT OF THE SE'LY LI OF LOT 6 AND THE S LI OF LOT 7 OF BLK 1 OF BRONSON'S SUBDIVISION; TH SW'LY ALG THE SE'LY LI OF LOT 6 EXTENDED TO THE E'LY LI OF S THIRD AVE; TH S'LY ALG THE E'LY LI OF S THIRD AVE, 41 FT; TH NE'LY AT A RT ANG TO S THIRD AVE TO THE S LI OF LOT 7; TH W'LY ALG THE S LI OF LOT 7 TO THE POB. <b>Comments:</b> Unique alley access and carport . Has newer siding but needs windows and roof. We were not able to take pictures of the inside at the time of the inspection <b>Summer Tax Due:</b> \$742.16	319 S 3RD AVE BIG RAPIDS;	\$4,400	
4608	<b>Parcel ID:</b> 04 893 025 000; <b>Legal Description:</b> SEC 28 T16N R07W VILLAGE OF BARRYTON DIXONS ADD BLK 2 N 1/2 OF LOT 4 <b>Comments:</b> Newer 2 + car garage , house has been razed. Driveway and utilities are in place . Extra deep lot. Check with Local Unit Assessor for plans to build. <b>Summer Tax Due:</b> \$83.08	393 NORMAN ST BARRYTON;	\$14,750	

# Osceola

Lot #	Lot Information	Address	Min. Bid	Sold For
5500	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 02 553 397 00; <b>Legal Description:</b> LOT 397 SWISS ALPINE #3  <b>Comments:</b> Wooded hillside parcel that is lot 397 &amp; 398. May have association fees. Association Fees;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 02 553 398 00; <b>Legal Description:</b> LOT 398 SWISS ALPINE #3  <b>Summer Tax Due:</b> \$37.56</p>	SCHWYZ CIRCLE REED CITY;  SCHWYZ CIRCLE REED CITY;	\$1,900	
5502	<p><b>Parcel ID:</b> 02 553 445 00; <b>Legal Description:</b> LOT 445 SWISS ALPINE #3  <b>Comments:</b> Heavily wooded parcel with uneven terrain. May have association fees. Association Fees;  <b>Summer Tax Due:</b> \$10.83</p>	VALAIS DR REED CITY;	\$800	
5503	<p><b>Parcel ID:</b> 03 004 006 00; <b>Legal Description:</b> SEC 4 T17N R8W PT OF SW 1/4 COM 12.31 CH E OF W SEC LN ON S PLAT LN OF VLG OF WINSORVILLE, TH S01DEGW 16 RDS, TH E 14 RDS, TH N 16 RDS, TH W 14 RDS TO POB 1.14A M/L  <b>Comments:</b> Mobile home that has some additions. Currently Occupied by renters. Occupied; Mobile Home;  <b>Summer Tax Due:</b> \$177.88</p>	9795 5 MILE RD EVART;	\$1,700	
5504	<p><b>Parcel ID:</b> 03 006 024 02; <b>Legal Description:</b> SEC 6 T17N R8W S 409.78 FT OF E 20 RDS OF N 1/2 OF NE 1/4 OF SE 1/4, EXC N 144 FT, &amp; EXC S 144 FT THEREOF .93A M/L  <b>Comments:</b> Wooded parcel just outside of downtown Evert with a power panel near road.  <b>Summer Tax Due:</b> \$13.64</p>	EVART;	\$850	
5505	<p><b>Parcel ID:</b> 03 381 007 00; <b>Legal Description:</b> LOT 7 LAKE MIRAMICHI SUBD  <b>Comments:</b> Semi wooded parcel that has a clearing in the center that may have once been used for camping. Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;  <b>Summer Tax Due:</b> \$3.75</p>	EVART;	\$800	
5506	<p><b>Parcel ID:</b> 03 381 034 00; <b>Legal Description:</b> LOT 34 LAKE MIRAMICHI SUBD  <b>Comments:</b> Perfect parcel to build a home or cottage on, grade is slightly higher than road and just a few younger trees. Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;  <b>Summer Tax Due:</b> \$8.76</p>	EVART;	\$800	

5507	<p><b>Parcel ID:</b> 03 381 198 00; <b>Legal Description:</b> LOT 198 LAKE MIRAMICHI SUBD  <b>Comments:</b> Nice semi wooded parcel with younger white pines. Grade is lower than road but no wetland indicators. Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;  <b>Summer Tax Due:</b> \$8.76</p>	EVERT;	\$800	
5508	<p><b>Parcel ID:</b> 03 381 248 00; <b>Legal Description:</b> LOT 248 LAKE MIRAMICHI SUBD  <b>Comments:</b> Nice hillside parcel, fairly open with younger trees.Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;  <b>Summer Tax Due:</b> \$5.00</p>	EVERT;	\$800	
5509	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 03 381 315 00; <b>Legal Description:</b> LOTS 315, 316 &amp; 318 LAKE MIRAMICHI SUBD  <b>Comments:</b> Nice parcel with lots 315 through 318, situated on a hillside. Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 03 381 317 00; <b>Legal Description:</b> LOT 317 LAKE MIRAMICHI SUBD  <b>Summer Tax Due:</b> \$29.81</p>	EVERT;  EVERT;	\$1,400	

5511	<p><b>Parcel ID:</b> 03 382 434 00; <b>Legal Description:</b> LOT 434 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Nice parcel that has a wooded perimeter and open in the middle, grade is higher than road. Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.76</p>	EVART;	\$850	
5512	<p><b>Parcel ID:</b> 03 384 611 00; <b>Legal Description:</b> LOTS 611 &amp; 612 LAKE MIRAMICHI SUBD #4</p> <p><b>Comments:</b> Nicely wooded parcel, grade is higher than road then slopes down towards a swamp area. Two Lots 611 and 612. Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Wetland Indicators; Association Fees;</p> <p><b>Summer Tax Due:</b> \$10.01</p>	EVART;	\$950	
5513	<p><b>Parcel ID:</b> 05 650 063 00; <b>Legal Description:</b> PT OF LOT 63 COM 303.23 FT S FR NE LOT COR ALG W ROW OF MAPLE LN, TH S 303.3 FT, TH S71DEG58'W ALG N ROW OF ROARING BROOK DR 335.09 FT, TH NWLY ALG CREEK TO PT S83DEG12'15"W 481.13 FT FR POB, TH N83DEG12'15"E TO POB PARCEL 1 ROARING BROOK</p> <p><b>Comments:</b> Vacant clear parcel that is wooded on East and West sides lining property borders. Power lines run through middle of parcel, no telephone poles. Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$91.61</p>	3255 MAPLE LN HERSEY;	\$1,900	
5514	<p><b>Parcel ID:</b> 07 001 019 01; <b>Legal Description:</b> SEC 1 T19N R10W PT OF E 1/2 OF SE 1/4 COM 480 FT W OF SE COR, TH N 300 FT, TH E 189 FT 8 IN, TH S 300 FT, TH W 189 FT 8 IN TO POB 1.3A M/L</p> <p><b>Comments:</b> Parcel contains a log sided double wide that is a real fixer upper. Just outside of Leroy. Mobile Home;</p> <p><b>Summer Tax Due:</b> \$182.90</p>	18076 17 MILE RD LEROY;	\$3,100	
5515	<p><b>Parcel ID:</b> 07 012 001 02; <b>Legal Description:</b> SEC 12 T19N R10W W 1/2 OF NE 1/4 E OF RR ROW .54A M/L</p> <p><b>Comments:</b> Low lying wooded parcel just out side of Leroy.</p> <p><b>Summer Tax Due:</b> \$8.84</p>	LEROY;	\$800	
5516	<p><b>Parcel ID:</b> 08 021 001 30; <b>Legal Description:</b> SEC 21 T18N R10W PT OF NE 1/4 OF NE 1/4 BEG S0DEG27'20"E 956.94 FT &amp; S88DEG29'W 330 FT FR NE COR, TH S88DEG29'W 220 FT, TH N0DEG27'40"W 271.93 FT TO LINCOLN CREEK, TH S82DEG42'45"E ALG BANK 62.85 FT, TH S68DEG12'30"E ALG BANK 170.38 FT, TH S0DEG27'20"E 194.93 FT TO POB PARCEL E OF PARCEL E 1.21A M/L</p> <p><b>Comments:</b> OCCUPIED MOBILE HOME Occupied; Mobile Home;</p> <p><b>Summer Tax Due:</b> \$343.20</p>	21100 HITZEMANN DR REED CITY;	\$2,800	



5517	<b>Parcel ID:</b> 08 555 004 00; <b>Legal Description:</b> LOTS 4 & 5 PLEASANT VIEW <b>Comments:</b> Parcel with an old home that is beyond repair. Sanitation Issues And Garbage; Dangerous Building; <b>Summer Tax Due:</b> \$168.03	18640 9 MILE RD REED CITY;	\$3,100	
5518	<b>Parcel ID:</b> 09 002 005 10; <b>Legal Description:</b> SEC 2 T20N R7W PT OF GOVT LOT 8 BEING THAT PT OF PARC COM 28 RDS N OF SE COR THEREOF, TH W 37 RDS, TH S 7 RDS, TH NE TO POB LYG S OF LN COM 34 RDS W & 21 RDS N OF SD SE COR, TH NE TO POB ON E SEC LN 34 RDS N OF SD SE COR .35A M/L <b>Comments:</b> Parcel with no road access. No Road Access; <b>Summer Tax Due:</b> \$7.51	MARION;	\$750	
5519	<b>Parcel ID:</b> 10 025 059 00; <b>Legal Description:</b> SEC 25 T19N R7W PT OF SE 1/4 OF NW 1/4 BEG 549.2 FT N OF CEN, TH W 332 FT, TH S 76.3 FT, TH E 332 FT, TH N 76.3 FT TO POB .58A M/L <b>Comments:</b> Smaller parcel with a nice 2 stall pole barn, seems to be in good shape. <b>Summer Tax Due:</b> \$77.66	562 WELDON DR MARION;	\$1,600	
5520	<b>Parcel ID:</b> 11 008 010 10; <b>Legal Description:</b> SEC 8 T17N R7W PT OF SW 1/4 COM 1213 FT N OF SW COR, TH N 160 FT, TH E 272.25 FT, TH S 160 FT, TH W 272.25 FT TO POB 1A M/L <b>Comments:</b> Parcel contains a mobile home that has additions. Mobile Home; <b>Summer Tax Due:</b> \$114.43	4230 50TH AVE SEARS;	\$1,500	
5521	<b>Parcel ID:</b> 14 006 004 10; <b>Legal Description:</b> SEC 6 T19N R9W PT OF E 1/2 OF NW 1/4 BEG AT N 1/4 COR TH S02DEG24'48"E ALG N-S 1/4 LN 1352.33 FT, TH S89DEG09'59"W 324.78 FT, TH N02DEG15'14"W 1352.32 FT, TH N89DEG10'53"E ALG SEC LN 321 FT TO POB PARCEL 4 10.02A M/L <b>Comments:</b> Parcel is lower than road grade slightly hilly and comes with 10 plus acres. <b>Summer Tax Due:</b> \$124.03	LEROY;	\$1,500	
5522	<b>Parcel ID:</b> 14 550 028 00; <b>Legal Description:</b> LOT 28 ROSE LAKE FOREST SHORES SUBD <b>Comments:</b> Wooded parcel with grade higher than road and terrain is slightly even. may have association fees Association Fees; <b>Summer Tax Due:</b> \$19.60	LEROY;	\$950	
5523	<b>Parcel ID:</b> 14 560 001 00; <b>Legal Description:</b> LOT 1 ROSE LAKE FOREST VALLEY <b>Comments:</b> Vacant wooded parcel that is at a dead end road, the parcel grade is much lower that road. Has ORV trail running through. Possible association fees. <b>Summer Tax Due:</b> \$22.23	LEROY;	\$950	
5524	<b>Parcel ID:</b> 16 026 004 65; <b>Legal Description:</b> SEC 26 T18N R7W PT OF NW 1/4 OF SW 1/4 COM S0DEG16'47"E 1072.2 FT FR W 1/4 COR, TH N89DEG47'12"E 907.5 FT, TH S0DEG16'47"E 240 FT TO S 1/8 LN, TH S89DEG47'12"W 907.5 TO W SEC LN, TH N0DEG16'47"W 240 FT TO POB 5A M/L <b>Comments:</b> Vacant parcel that used to be farm land, slightly uneven terrain, small acreage. <b>Summer Tax Due:</b> \$53.86	SEARS;	\$1,400	
5525	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 16 034 015 00; <b>Legal Description:</b> SEC 34 T18N R7W W 900 FT OF NE 1/4 OF SE 1/4, EXC WOODS SUBD 5.25A M/L <b>Comments:</b> Bundle of 2 Vacant Parcels with 5 plus acres total. The smaller of the two fronts the road, and the larger is landlocked without it. These are in a small owners association that may come with some property owner benefits. Wetland Indicators;  (2 of 2) <b>Parcel ID:</b> 16 720 049 00; <b>Legal Description:</b> LOT 49 WOODS SUBD <b>Comments:</b> Vacant clear Parcel. <b>Summer Tax Due:</b> \$33.74	SEARS;  SEARS;	\$1,600	

5526	<b>Parcel ID:</b> 16 600 064 20; <b>Legal Description:</b> PT OF LOT 64 COM ON N LOT LN 699 FT W OF NE COR SD LOT, TH WLY ALG N LOT LN 115 FT, TH S TO S LOT LN, TH ELY ALG S LOT LN TO PT DUE S OF POB, TH DUE N TO POB TIMBER SHORES <b>Comments:</b> Wet and swampy parcel that is semi wooded with place for camper. Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$32.56	EVART;	\$1,100	
5527	<b>Parcel ID:</b> 16 600 064 50; <b>Legal Description:</b> PT OF LOT 64 COM ON N LOT LN 929 FT W OF NE COR SD LOT, TH WLY ALG N LOT LN 276 FT M/L TO NW COR SD LOT, TH SLY & ELY ALG W & S LOT LNS APPROX 356 FT TO PT DUE S OF POB TH DUE N TO POB TIMBER SHORES Swamp Lot; <b>Summer Tax Due:</b> \$32.56	EVART;	\$1,100	
5529	<b>Parcel ID:</b> 16 720 056 00; <b>Legal Description:</b> LOT 56 WOODS SUBD <b>Comments:</b> Vacant clear lot with Woods Lake across the road. <b>Summer Tax Due:</b> \$17.87	SEARS;	\$800	
5530	<b>Parcel ID:</b> 51 100 484 00; <b>Legal Description:</b> LOT 484 EVART CITY <b>Comments:</b> Parking lot behind Iron Skillet Cafe Smokehouse in downtown Evert. <b>Summer Tax Due:</b> \$56.08	114 S PINE ST EVART;	\$1,400	
5532	<b>Parcel ID:</b> 52 266 009 00; <b>Legal Description:</b> S 75 FT OF LOT 9 & E 20 FT OF S 75 FT OF LOT 8 BLK 6 SUBD OF BLKS 1, 6 & 7 OF BITTNER'S 2ND ADD <b>Comments:</b> Fixer up house in down town Reed City. Needs new Roof and repairs done to the interior.....has potential. Sanitation Issues And Garbage; Roof Issues; <b>Summer Tax Due:</b> \$520.52	116 E OSCEOLA AVE REED CITY;	\$5,900	



# 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	

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> 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.