

Public Land Auction

Kent

September 9th, 2019

Kent County



Location:

Crowne Plaza Grand Rapids - Airport
5700 28th St SE, Grand Rapids, MI
49546

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

Crowne Plaza Grand Rapids - Airport: 5700 28th St SE, Grand Rapids, MI 49546





[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

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

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**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.

Kent

Lot #	Lot Information	Address	Min. Bid	Sold For
3400	<p>Parcel ID: 41-02-23-200-030; Legal Description: N 87 FT OF S 787 FT OF W 270 FT OF E 768 FT OF N 1/2 NE 1/4 ALSO N 262 FT OF S 787 FT OF W 150 FT OF E 498 FT OF N 1/2 NE 1/4 ALSO N 163 FT OF S 787 FT OF W 50 FT OF E 348 FT OF N 1/2 NE 1/4 * SEC 23 T10N R11W 1.63 A. Comments: This structure sits on approximately 1.63 acres of high grassy land. A wood shack on the right side. There is a basketball hoop pole in the dirt driveway. There are signs that a trailer used to be on one of the two cement pad that had an addition built on. After the trailer was removed, the addition remains. There are two rooms in the addition that have garbage and furniture in them. The small shelter was empty and in poor condition. Mobile Home Pad;</p> <p>Summer Tax Due: \$435.82</p>	15507 WHITE CREEK AVE NE CEDAR SPRINGS;	\$3,200	
3401	<p>Parcel ID: 41-02-28-400-028; Legal Description: S 165 FT OF N 528 FT OF E 1/2 W 1/2 NE 1/4 SE 1/4 * SEC 28 T10N R11W 1.25 A. Comments: This home was formerly being used to manufacture Methamphetamine. It has been condemned as unfit for human habitation. Please be aware that due to this there may be additional cleanup that is required of the buyer. Interested bidders should investigate thoroughly before placing a bid. This house and unattached garage sit on 1.27 acres of land. A dirt driveway leads to the house. In the backyard was a large pile of garbage and furniture. The house had some furniture and bags of garbage inside. The bathroom separates two of the bedrooms. The water heater and furnace were located inside. A back utility room had washer/dryer hook ups. The garage had some debris scattered on the floor. There were some storage containers in the attic part of the garage. A boat was located on the side of the garage. Personal Property; Contamination Indicators; Condemned;</p> <p>Summer Tax Due: \$1,692.33</p>	2314 SOLON ST NE CEDAR SPRINGS;	\$5,400	
3402	<p>Parcel ID: 41-02-35-200-006; Legal Description: THAT PART OF NE 1/4 NE 1/4 LYING SWLY & WLY OF WLY LINE OF US131 RELOCATED * SEC 35 T10N R11W 0.13 A. Comments: This vacant lot is approximately 0.04 acres of land. Unable to access this property. You would need to get to it from the off ramp which would be dangerous. This may be landlocked not positive the laws on accessing this through the highway. Grassy.</p> <p>Summer Tax Due: \$18.48</p>	3802 17 MILE RD NE CEDAR SPRINGS;	\$650	
3403	<p>Parcel ID: 41-03-05-129-029; Legal Description: LOTS 4 & 5 BLK 24 STONE & SEELEY'S ADD Comments: This vacant lot is approximately 0.63 acres of land. Unable to get to this property. It looks like it is located off a road that was never finished. It looks to be landlocked but it is still accessible by walking through the woods. This would be a good purchase for one of the adjacent neighbors look to increase their property size. Unimproved Roads;</p> <p>Summer Tax Due: \$9.31</p>	335 OAK ST SAND LAKE;	\$750	
3404	<p>Parcel ID: 41-04-11-400-048; Legal Description: PART OF NE 1/4 SE 1/4 COM AT SW COR THEREOF TH N 0D 03M 08S E ALONG N&S 1/8 LINE 122 FT TH N 89D 44M 58S E 20 FT TH S 0D 03M 08S W 122 FT TO E&W 1/8 LINE TH S 89D 44M 58S W ALONG SD LINE 20 FT TO BEG * SEC 11 T10N R9W 0.06 A. Comments: This strip of land is approximately.06 acres of land between two houses. This side yard lot is unbuildable due to its size. There are trees and bushes on this lot. Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$3.41</p>	13413 HENDRICKSON ST NE GOWEN;	\$600	

3405	Parcel ID: 41-04-12-303-012; Legal Description: LOTS 35 & 36 * BASS LAKE RESORT Comments: A house and unattached garage sit on approximately 0.17 acres of land that's near lake ?. A dirt driveway leads to the unattached two car garage. The garage was mostly clear with the exception of a some mattresses and other smaller pieces of debris. The inside of the home was in bad shape. The ceiling had multiple leaks spotted that mold had started to grow. Piles of ceiling tiles and plaster walls were found in one of the bedrooms. Bags of insulation were piled in another bedroom. In the living room was a damaged fireplace. The basement of the house was boarded and was not entered. The location of this property is very nice, even with the house in rough shape. Roof Issues; Mold; Summer Tax Due: \$471.79	16637 BROMLEY AVE NE GOWEN;	\$9,500	
3411	Parcel ID: 41-06-07-379-026; Legal Description: PART OF SE 1/4 & SW 1/4 COM AT S 1/4 COR TH E ALONG S SEC LINE TO W LINE OF E 2585 FT OF SE 1/4 TH N ALONG SD W LINE TO N LINE OF S 1056 FT OF SE 1/4 & TO BEG OF THIS DESC - TH W ALONG SD N LINE SE 1/4 & SW 1/4 TO E LINE OF ORCHARD PARK TH NLY ALONG SD E LINE 27 FT M/L TO S LINE OF N 1584 FT OF SE 1/4 & SW 1/4 TH E ALONG SD S LINE TO W LINE OF E 2585 FT OF SE 1/4 TH S ALONG SD W LINE TO BEG * SEC 7 T9N R11W 0.14 A. Comments: This vacant lot is approximately 0.14 acres of land. It is near Camp lake. Unable to find access to this property. It sits behind a home. Looks to be wooded. Summer Tax Due: \$2.30	11747 LYMBURNER AVE NE SPARTA;	\$600	
3413	Parcel ID: 41-10-30-456-012; Legal Description: LOT 114 * GRAND RIVER PARK NO.1 Comments: This lot is approximately 0.14 acres of land with some fallen trees on it. There were some large trees giving coverage to the lot. The ground was moist and visible water covering the ground. This lot was close to ? river. Swamp Lot; Summer Tax Due: \$42.86	4414 LOVERS LN NE COMSTOCK PARK;	\$800	
3414	Parcel ID: 41-10-30-456-017; Legal Description: LOTS 116 & 117 * GRAND RIVER PARK NO.1 Comments: This lot is approximately 0.36 acres of land. Thick vegetation meets at the road access. The ground felt moist and water was visible on the ground. This lot is close to the ? river Swamp Lot; Summer Tax Due: \$186.26	4402 LOVERS LN NE COMSTOCK PARK;	\$1,200	
3416	Parcel ID: 41-12-17-201-015; Legal Description: PART OF NE 1/4 COM AT NE COR OF NW 1/4 NE 1/4 TH S 0D 47M 30S E ALONG E LINE OF NW 1/4 NE 1/4 323.57 FT TH N 89D 58M 01S W 654.01 FT TH N 0D 47M 30S W 332.20 FT TO N SEC LINE TH 90D 00M 00S E ALONG SD N LINE 654.0 FT TO BEG * SEC 17 T8N R9W 4.92 A. Comments: This lot is approximately 4.56 acres of land with a pond on it. There is some tree coverage, but the lot is mostly open. There are patches of thick bushes and high grass. The pond takes up the back part of the lot. Wetland Indicators; Summer Tax Due: \$81.94	6773 WABASIS AVE NE BELDING;	\$2,000	
3417	Parcel ID: 41-13-11-477-010; Legal Description: E 1 FT OF LOT 15 * GLENGARRY ADDITION Comments: This lot is located between two houses. Due to its size, this lot unbuildable. It is one foot wide. It is part of the neighbor's driveway. It would be a great addition to the neighboring property owners. Unbuildable Lands / Too Small; Summer Tax Due: \$5.32	890 ROGER ST NW GRAND RAPIDS;	\$600	

3418	Parcel ID: 41-13-14-102-012; Legal Description: E 19 FT OF W 503 FT OF S 160 FT OF NW 1/4 NW 1/4 * SEC 14 T7N R12W 0.07 A. Comments: This side yard lot is approximately 0.08 acres of land. The lot is fenced in by the neighboring property. There are some trees and a row of bushes. There is possibly a shed on the property . Due to the size, this lot is unbuildable. This would be a great addition for the neighboring property owner. Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$6.54	1555 DUNLAP ST NW GRAND RAPIDS;	\$600	
3421	Parcel ID: 41-13-18-201-062; Legal Description: LOT 3 * OLTHOF PLAT Comments: This lot is approximately 0.42 acres of land between two houses off a busy street. Thick vegetation and large trees make up most of this property. This lot would be great for new construction or a great addition to the neighboring property line. Summer Tax Due: \$610.35	1720 WILSON AVE NW GRAND RAPIDS;	\$4,000	
3433	Parcel ID: 41-13-26-129-020; Legal Description: THAT PART OF LOTS 53, 54, 55, 56 & 57 WHICH LIES WLY OF A LINE DESCRIBED AS COM AT NE COR OF LOT 7 OF QUIGLEY PARK ADD TH SWLY TO SE COR OF LOT 7 BLK 1 OF RICHARDS ADD SD PT BEING PT OF ENDING* THE BALL PARK PLAT Comments: This vacant lot is approximately 0.18 acres of land. It is located behind some homes on Sunset Ave NW. Unable to access this property since it is of the highway or behind a home. No positive if it is landlocked. This would be a good purchase for an adjacent neighbor to purchase and increase their property size. No Road Access; Summer Tax Due: \$12.07	312 NW SUNSET AVE GRAND RAPIDS;	\$650	
3451	Parcel ID: 41-14-32-277-024; Legal Description: S 1.25 FT OF N 41.25 FT OF LOT 27 * J A GIDDINGS FIFTH AVENUE ADDITION Comments: This is a very small strip of land. It is landlocked due to it being in the middle of some houses. Unable to determine actual size due to how small it is. It would be a good purchase for one of the adjacent neighbors looking to increase their property size. Unbuildable Lands / Too Small; No Road Access; Summer Tax Due: \$5.06	1407 SE THOMAS ST GRAND RAPIDS;	\$600	
3454	Parcel ID: 41-15-05-300-013; Legal Description: E 200 FT OF S 100 FT OF N 400 FT OF W 1/2 SW 1/4 SW 1/4 * SEC 5, T7N-R10W; CONT 0.46 AC DIMEN:100.00 x 200.00 Comments: This vacant lot is approximately 0.46 acres of land. This vacant lot sits deep into the woods and is accessible through a dirt two track road. No positive if this is a private drive. Possibly landlocked but there could be an easement. There are some large and young trees giving coverage to some thick vegetation. Summer Tax Due: \$389.23	2952 PETTIS AVE NE ADA;	\$4,500	

3468	<p>Parcel ID: 41-17-15-226-082; Legal Description: PART OF NE 1/4 COM AT SW COR OF LOT 5 OF 28TH STREET OFFICE PLAZA TH SLY 19.72 FT ALONG A 26.69 FT RAD CURVE TO LT /LONG CHORD BEARS S 21D 32M 20S E 19.28 FT/ TH SLY 83.32 FT ALONG A 50.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 5D 01M 33S W 74.01 FT/ TH S 0D 22M 00S E 53.39 FT TH S 39D 20M 00S W 239.40 FT TH S 89D 50M 00S W 198.31 FT TH S 44D 50M 00S W 90.0 FT TO E LINE OF GARDENTOWN VILLAGE TH SLY ALONG E LINE OF SD PLAT & SD E LINE EXT TO A PT 1378 FT S FROM N SEC LINE TH NELY TO A PT 1231 FT S & 980.30 FT W FROM NE COR OF SEC TH NELY TO A PT 1089 FT S & 819 FT W FROM NE COR OF SEC TH NELY TO A PT 22.37 FT S FROM SE COR OF 28TH STREET OFFICE PLAZA TH N 22.37 FT TO SE COR OF SD PLAT TH WLY ALONG S LINE OF SD PLAT 176.01 FT TO BEG * SEC 15 T6N R12W * 2.09 A. * ALSO PART OF LOT 2 COM 140.40 FT S ALONG E LOT LINE FROM MOST NLY COR THEREOF TH N ALONG E LOT LINE 140.40 FT TH SWLY ALONG NLY LOT LINE 99.25 FT TH SELY TO BEG ALSO S 1/2 OF THAT PART OF VACATED PORTION OF 30TH ST ADJ ABOVE DESC ON THE N * GARDENTOWN VILLAGE Comments: This lot is approximately 2.44 acres of land. A large vacant next to apartment complexes and commercial area. Lots of tall trees and large bushes around the road access. This could be a good spot for more apartments or another commercial building.</p> <p>Summer Tax Due: \$27.59</p>	2930 OAK VALLEY AVE SW WYOMING;	\$700	
3469	<p>Parcel ID: 41-17-23-328-051; Legal Description: S 92 FT OF N 258 FT OF E 60 FT OF W 588 FT NE 1/4 SW 1/4 * SEC 23 T6N R12W 0.13 A. Comments: This lot is approximately 0.13 acres of land that's down the road from Oriole Park. The grassy lot is surrounded by a chain linked fence There are a few small tree on the lot, but is mostly open. A great spot for new construction in a nice looking neighborhood.</p> <p>Summer Tax Due: \$544.09</p>	4032 ORIOLE AVE SW WYOMING;	\$2,100	
3470	<p>Parcel ID: 41-18-05-131-022; Legal Description: N 2.20 FT OF S 40 FT OF W 39 FT OF LOT 3 BLK 10 ALSO N 2.20 FT OF E 36.60 FT OF S 40 FT OF LOT 4 BLK 10 * POWER'S PARIS ADDITION Comments: This is a very small strip of land. It is landlocked due to it being in the middle of some houses. Unable to determine actual size due to how small it is. It would be a good purchase for one of the adjacent neighbors looking to increase their property size. Unbuildable Lands / Too Small; No Road Access;</p> <p>Summer Tax Due: \$4.84</p>	1344 SE EWING AVE GRAND RAPIDS;	\$600	
3484	<p>Parcel ID: 41-20-01-126-022; Legal Description: PT OF NE 1/4 NW 1/4 COM 1342.71 FT 90D W ALG N SEC LN & 523 FT S 0D 28M 53S E ALG W LN OF NE 1/4 NW 1/4 FR N 1/4 COR TH S 0D 28M 53S 3 ALG SD W LN TO N LN OF S 268.5 FT OF N 28 A TH 90D E ALG SD N LN 264 FT TH S 0D 28M 53S E 268.5 FT TO S LN OF N 28 A OF NE 1/4 NW 1/4 TH 90D E ALG SD S LN 160 FT TH N 0D 28M 53S W 386.21 FT TH 90D W 424 FT TO W LN OF NE 1/4 NW 1/4 & THENCE TO BEG * SEC 1 T6N R9W 2.16 A. Comments: This single story with a large garage sits on approximately 2.08 acres of land. A long partial paved driveway leads along the house and near the front of the garage. The backyard was open and spacious by the side of the garage. The house opens to a spacious living room with nice high ceilings in all the rooms on the main floor. There is a full bathroom located on both levels with washer/dryer hook ups. The basement showed signs of being a duplex. A kitchen was located on both levels of the house. There was a sliding door entrance to the basement from the backyard. The plumbing had stickers stating it had been winterized. The garage had a nice workshop room attached to the car port. The car port opens to another perpendicular car port. This house looks to be in good condition and would need little work to be livable. We don't get many houses that look this nice.</p> <p>Summer Tax Due: \$3,686.35</p>	901 GRINDLE DR SE LOWELL;	\$6,700	

3485	Parcel ID: 41-20-04-378-010; Legal Description: PART OF SW 1/4 COM AT SW COR LOT 9 OF WHISPERING HILLS PLAT NO.1 TH N 19D 56M 36S W ALONG WLY LINE OF SD PLAT 274.32 FT TH 89D 31M 30S W 210.0 FT TO A PT 632.28 FT S 90D 00M 00S E ALONG E&W 1/4 LINE & 1350.46 FT S 33D 30M 00S E FROM W 1/4 COR TH S 33D 30M 00S E 310.59 FT TO EXT S LINE OF WHISPERING HILLS PLAT NO.1 TH N 89D 22M 06S E ALONG SD EXT S LINE 135.03 FT TO BEG * SEC 4 T6N R9W 1.02 A. Comments: This vacant lot is approximately 1.09 acres of lands with large trees covering the lot. Large bushes are scattered around the property. Thick vegetation surrounding the dirt drive that goes through the lot. The entrance was found in the back of a commercial lot. Summer Tax Due: \$30.53	11531 FULTON ST SE LOWELL;	\$800	
3487	Parcel ID: 41-21-28-503-009; Legal Description: W 1/2 OF THAT PART OF ABANDONED PENN CENTRAL RR R/W /100 FT WIDE/ LYING WITHIN S 1/2 SE 1/4 SE 1/4 EX S 456 FT * SEC 28 T5N R12W 0.24 A. Comments: This vacant lot is approximately 0.24 acres in size. It is located in the middle of some farm land. Was unable to find access to this property due to the surrounding properties. Not positive there is road access to this property. Do your homework before bidding on this one. It would be a good purchase for one of the adjacent property owners looking to increase their property size. No Road Access; Summer Tax Due: \$9.38	2505 100TH ST SW BYRON CENTER;	\$650	
3488	Parcel ID: 41-22-07-226-014; Legal Description: N 7 FT OF LOT 33 * FENNEMA PLAT NO 1 Comments: This side yard lot is approximately 0.02 acres of land. Due to the size of the lot, it is unbuildable. There is a stop sign on the property. This is a great addition for the neighboring property owner. Unbuildable Lands / Too Small; Summer Tax Due: \$2.96	6918 UNION AVE SE GRAND RAPIDS;	\$600	
3489	Parcel ID: 41-22-11-301-011; Legal Description: OUT LOT A * PARKVIEW ESTATES Comments: This lot is approximately 0.25 acres of land between two houses. The neighbor's chain linked fence lines the southwest side of the property. There are a few trees near the road access, but most the lot is clear and open. This would be a great addition to either neighboring properties. Unbuildable Lands / Too Small; Summer Tax Due: \$14.36	7382 HANNA LAKE AVE SE CALEDONIA;	\$800	
3490	Parcel ID: 41-23-19-400-043; Legal Description: PART SE 1/4 COM 465.30 FT S 0D 00M ALONG E SEC LINE FROM E 1/4 COR TH S 0D 00M 00S 60.01 FT TO S LINE OF N 525.31 FT OF E 1/2 SE 1/4 TH N 89D 07M 40S W ALONG SD S LINE 429.98 FT TH N 0D 00M 00S 60.19 FT TH S 89D 07M 40S E 433.13 FT TO BEG * SEC 19 T5N R10W 0.46 A. Comments: This lot is approximately 0.55 acres of land. A paved road and an electric pole are located on this property. There is a patch of grass and some large bushes near the northern property line. This could be a great addition for the neighboring property owner. Summer Tax Due: \$36.09	8901 KRAFT AVE SE CALEDONIA;	\$800	

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 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 <i>if applicable</i>)
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete Schedule of Entity Ownership below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> 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). **The completed Affidavit 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.** 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		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. 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.		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. 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

Certain types of transfers are exempt from uncapping. 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 between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- 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 stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- 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.

Printed Name		
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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

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.