



VACANT LAND SELLER'S DISCLOSURE STATEMENT OF THE GREATER KALAMAZOO ASSOCIATION OF REALTORS® ("GKAR")



Form# _____

PROPERTY DESCRIPTION: Located at 10505 18 1/2 Mile Road 13-09-070-024-00
(street address/parcel #)

in the CITY/VILLAGE/TWP. of Marshall, Calhoun County,
(CIRCLE ONE) (CITY/VILLAGE/TWP. NAME) (COUNTY NAME)

Michigan, and legally described as: _____

New Legal will be in place after sale

Purpose of Statement: This statement is a disclosure of the condition and information concerning The Property, known by the Seller. Unless otherwise advised, the Seller does not possess an expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of any improvements on The Property. This statement is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent will provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of Property. The following are representations made solely by the Seller and are not the representations of the Seller's agent(s), if any. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

Instructions to Seller: (1) Complete this form YOURSELF; (2) Answer ALL questions; (3) Report known conditions affecting The Property; (4) Attach additional pages with your signature if additional space is required; (5) If some items do not apply to your property, or you do not know the facts, check UNKNOWN ("Unk").

With respect to The Property, are you ("Seller") aware of any of the following? Please check Yes, No or Unknown.

- | | | | |
|---|---|--|------------------------------|
| 1. Any part of The Property subject to any public or private use restriction or limitation (including, but not limited to, deed or plat restriction; conservation, forestry or agricultural agreement, or tax deferral program)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 2. Any determination that The Property constitutes a "wetlands", antiquities or dunes area, is subject to the "scenic rivers act" or any other unusual governmental use restrictions? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 3. Any sale, transfer or reservation of development, water or drainage rights to The Property? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unk |
| 4. Any sale, transfer or reservation of the oil, gas or other mineral rights relating to The Property? | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 5. Any oral or written leases for crops; hunting; logging; oil, gas, mineral rights, etc.? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 6. Any past or current drilling for oil or gas or any past or current revenues received from production? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 7. Any past use or history of The Property that may have an impact on the value (gas station, dry cleaners or contaminated soils, etc.)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 8. Any underground fuel, gas, chemical or other storage tanks (present or removed)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 9. Any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, or lead-based paint on The Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 10. Any farm dump, household dump, community dump and/or landfill (current, covered or removed from the Property or any portion thereof); any old buildings or vehicles which have been buried or burned? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 11. Any operating, capped or abandoned uncapped wells? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 12. Is The Property located in the vicinity of farmland or a farm operation? If so, generally accepted agricultural and management practices which generate noise, dust, odors and other assorted conditions may be used and are protected by the Michigan Right to Farm Act. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 13. Any neighborhood noise problems or potential nuisances (i.e., airport, shooting ranges, landfill, racetrack, freeways, outdoor concerts, intensive live stock operations, etc.)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |

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|-----|--|---|--|------------------------------|
| 14. | Any filling, grading, mining, covering or change of The Property or any portion thereof by other than natural forces? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 15. | Any flooding or drainage problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 16. | Any existing surveys, mortgage reports, soil test(s), health department site surveys, percolation test(s), environmental studies, etc.? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unk |
| 17. | Any features of The Property co-owned, shared in common with adjacent land owners or others, such as walls, fences, driveways, roads, walkways, wells, septic systems, pools, tennis courts, etc.? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 18. | Any Association which has authority over The Property which might include fees and/or restrictions? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 19. | Any encroachments, easements or similar matters that may affect The Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 20. | Any existing violations of any laws, statutes, ordinances, regulations, orders or requirements of any governmental authority affecting The Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 21. | Any pending or threatened litigation, administrative action or claim relating to The Property, the boundaries, or Seller's right to convey? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 22. | Any zoning violations, nonconforming uses, or condemnation actions? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 23. | Do you own the mineral rights? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unk |
| 24. | Any outstanding or pending assessments or fees, surcharges or hookup charges? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |
| 25. | Any negative condition of the improvements, other than what a prudent buyer could observe? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk |

The Seller has owned The Property since 1956 (date). The Seller has indicated above the condition of all the items based on information known to the Seller. If any changes occur from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the Buyer hold the brokers and salespersons liable for any representations not directly made by the brokers or salespersons.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge, as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY.

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller: *Stephen R. Aune* Date: 4/5/22
 Seller: Date: _____

(Buyer has read and acknowledges receipt of this statement)

Buyer: Date: _____ Time: _____
 Buyer: Date: _____ Time: _____



DISCLOSURE OF AFFILIATED BUSINESSES WHICH PROVIDE REAL ESTATE RELATED SERVICES

BERKSHIRE HATHAWAY
HomeServices
Michigan Real Estate



To: Steve Line

Name of Buyer or Seller

From: **Berkshire Hathaway HomeServices Michigan Real Estate**

Subject Property: 10505 18 1/2 Mile Road, Marshall, MI 49068

Address of Property

Insurance REsource of Michigan and Title REsource Agency have a common ownership with Berkshire Hathaway HomeServices Michigan Real Estate (BHHS-MRE). Due to this common business relationship, any referral to these subsidiaries may provide BHHS-MRE a financial benefit.

As a condition of the purchase or sale of the subject property you may need the services of one or more of these related business, but YOU ARE NOT REQUIRED TO USE ANY OF THESE AFFILIATED BUSINESSES.

THERE ARE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES.

YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR ANY OF THESE SERVICES.

Title Services vary from provider to provider but a sample of the range of expense of such services would be:

- Owner's Policy of Title Insurance for a sale the amount of \$100,000 - \$500 to \$785.
- Owner's Policy of Title Insurance for a sale in the amount of \$300,000 - \$979 to \$1,600.
- Mortgagee Policy of Title Insurance in the amount of \$80,000 - \$404 to \$435.
- Mortgagee Policy of Title Insurance in the amount of \$240,000 - \$750 to \$814.
- Closing Fees of \$150 to \$450 for sales with regular mortgages.

Homeowner's Insurance rates vary substantially depending on the scope of coverage and the risk assessments made by the insurance carrier from such things as past claim histories, available fire protection, age of the improvements, etc. It is advisable that the Buyer compare coverage and expense from licensed carriers.

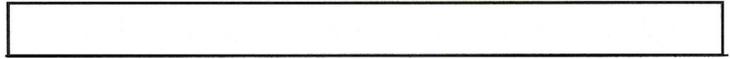
ACKNOWLEDGEMENT:

I/we have read this disclosure form, and understand that BHHS-MRE is referring us to purchase one or more of the above-described service(s) and may receive a financial or other benefit as the result of these referrals.



Buyer's/Seller's Signature

Date of Signature



Buyer's/Seller's Signature

Date of Signature

Steve Line

Buyer's/Seller's Name: (Please Print)

Buyer's/Seller's Name: (Please Print)