

Public Land Auction

Allegan / Ottawa

September 7th, 2019

Allegan and Ottawa Counties



Location:

Ottawa County Administration Building
- Main Conference Room
12220 Fillmore St, West Olive, MI
49460

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

Ottawa County Administration Building - Main Conference Room: 12220 Fillmore St, West Olive, MI 49460





[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.

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Lot #	Lot Information	Address	Min. Bid	Sold For
6800	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 01-120-031-00; Legal Description: LOT 31 BALL'S SUBDIVISION SEC 35 T2N R13W. Comments: This home is tucked away at the end of Wells road and is approximately 0.34 acres. There is a paved driveway along side of home leads to a two car garage. There is an enclosed deck that connects the garage to the home. Large grassy back yard that is fenced in. Unfortunately the entrance to the home was inhabited by possums and couldn't be safely inspected. The siding was in fair condition. Foundation looked sound as well. The roof however was slumping and will need attention. This could be a great project for the talented handy man. Roof Issues; Animal Damaged;</p> <p><i>(2 of 2)</i> Parcel ID: 01-120-032-00; Legal Description: LOT 32 BALL'S SUBDIVISION SEC 35 T2N R13W. Comments: This grassy lot is approximately 0.35 acres. It is bundled with parcel (01-120-031-00) that has a one story home on it. There is a row of trees tht run along the roadside. Summer Tax Due: \$100.54</p>	<p>1263 WELLS RD ALLEGAN;</p> <p>1263 WELLS RD ALLEGAN;</p>	\$2,400	
6801	<p>Parcel ID: 01-300-004-00; Legal Description: LOT 4 JOHN RICHARDS ADD SEC 29 T2N R13W (2016). Comments: This vacant lot sits between two houses near the Allegan High school. This property is approximately 0.20 acre in size. It is mostly grassy land with a few bushes and large trees. Summer Tax Due: \$11.46</p>	34TH ST ALLEGAN;	\$900	
6802	<p>Parcel ID: 02-101-021-00; Legal Description: LOT 21 BLK 1 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: This vacant lot is approximately 0.07 acres of wooded land. It lies North of 102nd Street and East of 66th Street. Unable to find to access the property. It is a part of the Black River Park subdivision. The road to this property is undeveloped. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA</p>	Vacant;	\$100	
6803	<p>Parcel ID: 02-126-006-00; Legal Description: LOT 6 BLK 26 BLACK RIVER PARK 1 SEC 34 T1N R16W. Comments: This vacant wooded lot is approximately 0.08 acres of land. It sits in between a home and woods. Out in the country. Summer Tax Due: \$10.98</p>	SOUTH HAVEN;	\$750	
6804	<p>Parcel ID: 02-323-028-00; Legal Description: LOT 28 BLK 23 MIAMI PARK 1 SEC 18 T1N R16W. Comments: This vacant lot sits between a house and a storage building. There are some trees on the property but it is mostly dirt and grassy. It is approximately 0.07 acres of land. Summer Tax Due: \$29.33</p>	SOUTH HAVEN;	\$850	
6805	<p>Parcel ID: 02-323-046-00; Legal Description: LOTS 46 & 47 BLK 23 MIAMI PARK 1 SEC 18 T1N R16W. Comments: This vacant lot is approximately 0.17 acres of land. This is wooded and has thick vegetation. Summer Tax Due: \$59.85</p>	SOUTH HAVEN;	\$1,000	
6806	<p>Parcel ID: 02-380-138-00; Legal Description: LOT 138 AL PERTELLE BEACH SECS 25 & 36 T1N R17W. Comments: Vacant Lot on undeveloped road in heavy wooded area. This vacant lot is approximately 0.06 acres of land. You are able to access this property but you have to walk through the woods to get there. There is technically a road but it has not been built. Summer Tax Due: \$4.00</p>	SOUTH HAVEN;	\$700	

6807	Parcel ID: 02-380-147-00; Legal Description: LOT 147 AL PERTELLE BEACH SECS 25 & 36 T1N R17W. Comments: This vacant lot is approximately 0.06 acres of land. It is in a developing neighborhood near Lake Michigan. There are a few trees but is mostly grassy. The land is uneven. As you enter the property the land starts to incline. Possible spot to build a storage unit. Summer Tax Due: \$25.65	SOUTH HAVEN;	\$3,100	
6808	Parcel ID: 02-380-150-00; Legal Description: LOT 150 AL PERTELLE BEACH SECS 25 & 36 T1N R17W. Comments: This vacant lot on 102nd street in South Haven is approximately 0.07 acres of land. This lot is in a upcoming neighborhood. Please check with the association to determine building codes and rules. Summer Tax Due: \$10.07	SOUTH HAVEN;	\$3,000	
6809	Parcel ID: 02-542-005-10; Legal Description: W 15' OF LOT 5 BLK 2 MIAMI PARK SEC 13 T1N R17W (2016). Comments: Vacant Strip between two very nice homes on Lakeview Avenue near Lake Michigan. This is an interesting parcel. It is approximately 0.04 acres and sits between two homes. It is a small parcel so I don't think you can do much with it. It would be a great opportunity for one of the adjacent property owners to purchase and increase their overall property lines. It looks like there is one large tree on the property. Beautiful neighborhood. Summer Tax Due: \$200.59	;	\$1,800	
6810	Parcel ID: 02-604-019-00; Legal Description: S 1/2 LOT 19 ALSO LOTS 21 & 22 INC BLK 4 NORTH SHORE MANOR SECS 35 & 36 T1N R17W. Comments: Note: This property has future assessments associated with it. Please check with the local unit to determine exact amounts. This home with a gravel driveway along the side sits on approximately 0.52 acres of land. The house contains personal property from the previous owner. The ceiling has caved in and spots of mold were found around the walls. Personal Property; Roof Issues; Mold; Wetland Indicators; Assessment Balance Due; Summer Tax Due: \$351.43	65 PERSHING AVE SOUTH HAVEN;	\$7,200	
6813	Parcel ID: 08-025-004-60; Legal Description: COM AT THE NE COR OF LOT 38 OF LAKE DOSTER GOLF & COUNTRY CLUB ESTATES NO.1 THE 225' TH S 1 DEG 56'03W 180.67' TH N 67 DEG 09'31W 171.80' TH S 54 DEG 20'15W 31.03' TO E'LY EDGE CLUB HOUSE COURT TH NW'LY ALG SD COURT TO SE COR OF SD LOT 38 TH N'LY ON SD LOT LIN TO POB SEC 25 T1N R11W (89) Comments: This vacant lot is approximately 0.84 acres of wooded land and is located near a golf course. It is at the end of a cul-de-sac. Next to some tennis courts. Nice quiet spot to build if you like golfing. However the property lines on this parcel are irregular and buyer would have to get easement from neighbor for driveway access (see photo). Summer Tax Due: \$116.51	39 CLUB HOUSE CT;	\$2,800	
6814	Parcel ID: 08-200-067-00; Legal Description: LOT 67 FAIRWAY ESTATES SEC 25 T1N R11W. Comments: Vacant Lot off Doster private road in Plainwell. This wooded area is approximately 0.52 acres of land and neighbors Lake Doster Golf Club. Great location for the average golfer. Summer Tax Due: \$127.46	281 DOSTER RD;	\$3,000	
6816	Parcel ID: 12-164-003-00; Legal Description: LOT 3 BLK 4 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Fairmount Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$1.10	;	\$700	

6817	Parcel ID: 12-164-006-00; Legal Description: LOT 6 BLK 4 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Fairmount Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6818	Parcel ID: 12-165-001-00; Legal Description: LOT 1 BLK 5 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.08 acres of land. It lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Fairmount Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6819	Parcel ID: 12-166-007-00; Legal Description: LOT 7 BLK 6 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Fairmount Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$1.10	;	\$700	
6820	Parcel ID: 12-168-009-00; Legal Description: LOTS 9 & 10 INC BLK 8 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. The property lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Fairmount Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$2.20	;	\$700	
6821	Parcel ID: 12-171-001-00; Legal Description: LOT 1 BLK 11 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Fairmount Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6822	Parcel ID: 12-186-014-00; Legal Description: LOT 14 BLK 6 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just South of 109th Avenue and East of 53rd Street in Pullman. Unable to find to access the property. It is a part of the Flamingo Gardens Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6823	Parcel ID: 12-187-005-00; Legal Description: LOT 5 BLOCK 7 FLAMINGO GARDENS SEC 10 T1N R15W (90) Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just South of 109th Avenue and East of 53rd Street in Pullman. Unable to find to access the property. It is a part of the Flamingo Gardens Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	

6824	Parcel ID: 12-187-007-00; Legal Description: LOTS 78 & 9 BLOCK 7 FLAMINGO GARDENS SEC 10 T1N R15W (91) Comments: This vacant lot is approximately 0.20 acres of land. Looks to be heavily wooded. It is located just South of 109th Avenue and East of 53rd Street in Pullman. Unable to find to access the property. It is a part of the Flamingo Gardens Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Summer Tax Due: \$4.43	;	\$800	
6825	Parcel ID: 12-203-005-00; Legal Description: LOT 5 BLK 3 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just West of 53rd Street and North of 109th Avenue in Pullman. Unable to find to access the property. It is a part of the Glenwood Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Summer Tax Due: \$1.10	;	\$700	
6826	Parcel ID: 12-204-012-00; Legal Description: LOTS 12 & 13 BLK 4 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Looks to be heavily wooded. It is located just West of 53rd Street and North of 109th Avenue in Pullman. Unable to find to access the property. It is a part of the Glenwood Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6827	Parcel ID: 12-209-003-00; Legal Description: LOT 3 BLK 9 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Looks to be heavily wooded. It is located just West of 53rd Street and South of 110th Avenue in Pullman. Unable to find to access the property. It is a part of the Glenwood Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6828	Parcel ID: 12-214-003-00; Legal Description: LOTS 3 & 4 BLK 14 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.13 acres of land. Looks to be heavily wooded. It is located just West of 53rd Street and South of 110th Avenue in Pullman. Unable to find to access the property. It is a part of the Glenwood Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6829	Parcel ID: 12-218-014-00; Legal Description: LOTS 14 & 15 BLK 18 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W Comments: This vacant lot is approximately 0.14 acres of land. Looks to be heavily wooded. It is located just West of 53rd Street and North of 109th Avenue in Pullman. Unable to find to access the property. It is a part of the Glenwood Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6830	Parcel ID: 12-219-016-00; Legal Description: LOT 16 BLK 19 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just West of 53rd Street and North of 109th Avenue in Pullman. Unable to find to access the property. It is a part of the Glenwood Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	

6831	Parcel ID: 12-317-013-00; Legal Description: LOTS 13 & 14 BLK 17 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. It lies just East of 53rd Street and South of 112th Avenue in Fennville. Unable to find to access the property. It is a part of the Lake View Park Addition Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$2.20	;	\$700	
6832	Parcel ID: 12-319-008-00; Legal Description: LOT 8 BLK 19 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It lies just East of 53rd Street and South of 112th Avenue in Fennville. Unable to find to access the property. It is a part of the Lake View Park Addition Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$1.10	Vacant;	\$100	
6833	Parcel ID: 12-329-019-00; Legal Description: LOTS 19 & 20 BLK 29 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. It lies just East of 53rd Street and South of 112th Avenue in Fennville. Unable to find to access the property. It is a part of the Lake View Park Addition Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$2.20	;	\$750	
6834	Parcel ID: 12-356-013-00; Legal Description: LOT 13 BLK 6 LAKE VIEW PARK SEC 2 T1N R15W (74). Comments: This vacant lot is approximately 0.13 acres of land. Looks to be heavily wooded. It is located just North of 110th Avenue and East of 52nd Street in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA		\$100	
6835	Parcel ID: 12-356-015-00; Legal Description: LOTS 15 & 16 BLK 6 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.13 acres of land. Looks to be heavily wooded. It is located just North of 110th Avenue and East of 52nd Street in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6836	Parcel ID: 12-365-008-00; Legal Description: LOT 8 BLK 15 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just North of 110th Avenue and just East of 52nd Street in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6837	Parcel ID: 12-369-020-00; Legal Description: LOT 20 BLK 19 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just North of 110th Avenue and just East of 52nd Street in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	

6838	Parcel ID: 12-371-003-00; Legal Description: LOT 3 BLK 21 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just East of 52nd Street and North of 110th Avenue in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6839	Parcel ID: 12-380-012-00; Legal Description: LOT 12 BLK 30 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Looks to be heavily wooded. It is located just East of 52nd Street and North of 110th Avenue in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6840	Parcel ID: 12-383-004-00; Legal Description: LOTS 4 & 5 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Looks to be heavily wooded. It is located just East of 52nd Street and North of 110th Avenue in Pullman. Unable to find to access the property. It is a part of the Lake View Park Subdivision. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$2.20	Vacant;	\$700	
6841	Parcel ID: 12-402-004-00; Legal Description: LOT 4 BLK 2 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It is on 55th Street but the road runs out before you can actually get to the property. You either need a 4x4 vehicle or walk to the property. It is a part of the Lower Scott Lake Subdivision. The road to this property is undeveloped. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6842	Parcel ID: 12-406-010-00; Legal Description: LOT 9 & 10 BLK 6 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W (99) Comments: This vacant lot is approximately 0.14 acres of land. It lies North of 111th Street in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision. The road to this property is undeveloped. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$2.20	;	\$700	
6843	Parcel ID: 12-413-004-00; Legal Description: LOTS 4 & 5 BLK 13 LOWER SCOTT LAKE SUBDIVISION 1 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.12 acres of land. It lies just South of 111th Street in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #1. The road to this property is undeveloped. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$2.20	;	\$700	
6844	Parcel ID: 12-414-004-00; Legal Description: LOT 4 BLK 14 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. It lies just South of 111th Street in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #2. The road to this property is undeveloped. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	

6845	Parcel ID: 12-425-012-00; Legal Description: LOTS 12 & 13 BLK 25 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W Comments: This vacant lot is approximately 0.13 acres of land. It lies just West of 54th Street and South of 111th Avenue in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #2. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6846	Parcel ID: 12-429-013-00; Legal Description: LOTS 13 & 14 BLK 29 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W Comments: This vacant lot is approximately 0.13 acres of land. It lies just East of 54th Street and North of Newman Drive in Fennville. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #3. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6847	Parcel ID: 12-438-007-00; Legal Description: LOT 7 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.05 acres of land. It is located East of 54th Street and slightly North of Newman Drive in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #4. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$1.08	;	\$700	
6848	Parcel ID: 12-443-015-00; Legal Description: LOT 15 BLK 43 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W Comments: This vacant lot is approximately 0.07 acres of land. It lies East of 54th Street and just North of Newman Drive in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #4. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6849	Parcel ID: 12-448-018-00; Legal Description: LOT 18 BLK 48 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W Comments: This vacant lot is approximately 0.07 acres of land. It is located East of 54th Street and slightly South of Newman Drive in Pullman. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #4. The road to this property was never developed. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: TBA	Vacant;	\$100	
6850	Parcel ID: 12-456-012-00; Legal Description: LOT 12 BLOCK 6 LOWER SCOTT LAKE SUBDIVISION #5 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. It lies just West of 54th Street in Fennville. Unable to find to access the property. It is a part of the Lower Scott Lake Subdivision #5. The road to this property is undeveloped. There is technically road access to this property but it is not easy to access. Unimproved Roads; Summer Tax Due: \$1.10	;	\$700	
6851	Parcel ID: 19-023-008-00; Legal Description: W 200' OF N 400' OF W 1/2 E 1/2 NW 1/4 NE 1/4 SEC 23 T4N R13W (77) Comments: Abandoned Trailer on approximately 1.76 acres of land. A long two track driveway leads to a trailer tucked in the woods. This mobile home is accompanied with two small storage sheds on the back of the property. The home has two bedrooms, one full bathroom and an open sitting room. Personal debris was found through out the property. Mostly grassy lot with a handful of large trees. There is a swampy area near the entrance to the property. Possible wetland indicator. The trailer was in fair condition but needs to be cleaned up and repaired in a few areas. Mobile Home; Wetland Indicators; Summer Tax Due: \$270.42	2674 142ND AVE DORR;	\$6,100	

6852	<p>Parcel ID: 22-002-003-10; Legal Description: COM AT CTR 1/8 PST NE 1/4 TH W 786.49' TO C/L OF TAFT RD TH N 34 DEG 18'20 W ON SD C/L 232.04' TH E 915.47' TH S 188.29' TO POB SEC 2 T2N R14W (96) Comments: Abandoned Trailer sits on approximately 3.92 acres of wooded land with clearing. Notices posted stating Trailer was in uninhabitable condition. There is a large amount of debris on this property including many tires. Water heater and furnace were still in the home. The breaker box was physically damaged. There were multiple structures on this property at one time but have since collapsed and turned to rubble. Overall, the trailer is in poor condition and needs attention along with the entire premise. This spacious parcel has a lot of potential. If someone comes and cleans all of the garbage and debris this property could become something real nice for a family that likes nature. Vandalism; Condemned; Mobile Home Pad;</p> <p>Summer Tax Due: \$85.58</p>	2339 TAFT RD ALLEGAN;	\$3,200	
6853	<p>Parcel ID: 22-160-115-00; Legal Description: LOT 115 ASPEN ACRES SEC 21 T2N R14W. Comments: This partially wooded lot is approximately 0.47 acres in size. There are power lines that run through the property along with a large satellite dish. Out in the country. Good spot for someone that likes being in the country. Quiet area to build.</p> <p>Summer Tax Due: \$21.71</p>	44TH ST ALLEGAN;	\$1,200	
6854	<p>Parcel ID: 23-026-014-00; Legal Description: COM 278.43' S OF NW COR S 1/2 NW 1/4 TH S 241.29' TH E 272.25' TH N 241.29' TH W 272.25' TO POB SEC 26 T2N R12W (84) Comments: Abandoned old house off 16th street in Otsego. This house sits on approximately 1.5 acres of land. Overall this house is in poor condition. The roof has collapsed in multiple areas and the block foundation has caved in substantially in one area of the home. This is a nice size lot in the country. Would be a nice spot to rebuild. Thick vegetation and some large trees on the property. If visiting this property in person please use caution. This building is dangerous. Mold; Roof Issues; Structural Issues; Foundation Issues; Dangerous Building;</p> <p>Summer Tax Due: \$436.60</p>	1535 16TH ST OTSEGO;	\$5,800	
6855	<p>Parcel ID: 24-019-003-00; Legal Description: THAT PART OF THE SE 1/4 NE 1/4 SEC 19 LYING E OF OLD US HWY 131 EX THE N 105 FT SEC 19 T3N R11W Comments: Abandoned home with wooden barn along 10th street in Wayland. These buildings sit on approximately 1.13 acres of land. The lot is mostly grassy but there are a handful of large trees on the property. The house has two bedrooms, two bathrooms and a spacious front room that opens to the kitchen. There looks to have been some animals inside the home at one point. Sadly there is standing water in the basement. This house will need a lot of work. The wooden barn is in fair condition. There is a door missing on the rear. Good storage spot. Roof Issues; Animal Damaged;</p> <p>Summer Tax Due: \$7.76</p>	2949 10TH ST BRADLEY;	\$2,500	

Ottawa

Lot #	Lot Information	Address	Min. Bid	Sold For
5900	Parcel ID: 70-03-03-226-025; Legal Description: LOT 75 WEST HIGHLANDS NO 3 Comments: Sales 5900 and 5901 are adjacent platted lots on Judson Road near Spring Lake. 5900 has a culvert and drive already cut in. Buy one lot or both! Paved, county maintained road. These lots sit about 5 feet below road grade. You may want to consult local environmental health department staff about onsite sewerage, as we do not believe that there is any municipal sewer here. Summer Tax Due: \$201.56	JUDSON RD SPRING LAKE;	\$1,500	
5901	Parcel ID: 70-03-03-226-027; Legal Description: LOT 74 WEST HIGHLANDS NO 3 Comments: Sales 5900 and 5901 are adjacent platted lots on Judson Road near Spring Lake. 5901 has a drain/creek culverted into the front of it from across the road at the mid-center. It appears to traverse the lot to the southwest from there. Buy one lot or both! Paved, county maintained road. These lots sit about 5 feet below road grade. You may want to consult local environmental health department staff about onsite sewerage, as we do not believe that there is any municipal sewer here. Summer Tax Due: \$246.37	JUDSON RD SPRING LAKE;	\$1,700	
5902	Parcel ID: 70-03-10-100-041; Legal Description: PART OF NE 1/4 OF NW 1/4 COM N 89D 50M 39S W 749.28 FT FROM N 1/4 COR, TH S 0D 50M 34S E 200 FT, N 89D 50M 39S W 100 FT, N 0D 50M 34S W 200 FT TO N SEC LI TH S 89D 50M 39S E 100 FT TO BEG. SEC 10 T8N R16W .46 A Comments: Parcel fronts 100' feet along the south side of Taft Street and runs 200' feet deep. Sits a couple-three feet below road grade. Some towering oaks and maples give this parcel nice shade. Municipal utility service and natural gas at the road. Summer Tax Due: \$510.05	TAFT ST SPRING LAKE;	\$2,500	
5903	Parcel ID: 70-03-13-200-998; Legal Description: BEHIND PARCEL 70-03-13-200-025 AND NEAR 70-03-13-200-026 GAP PARCEL: PART NE 1/4, COM S 1498.5 FT, W 630 FT & N 70 FT FROM NE COR, TH N 150 FT, E 10 FT, S 150 FT, TH W 10 FT TO BEG. SEC 13 T8N R16W Comments: Lawn bowling anyone? This parcel is TEN FEET WIDE x 150' feet long. We suggest that it is a leftover after a survey or re description of an adjoining parcel. Oh. And you can't get to it without crossing other peoples property. Sits to the rear/west of 17421 144th Avenue in Nunica Unbuildable Lands / Too Small; No Road Access; Summer Tax Due: \$130.37	(Behind) 17421 14th Avenue, Nunica;	\$900	
5904	Parcel ID: 70-03-24-100-066; Legal Description: PART OF NE 1/4 OF NW 1/4 COM S 0D 22M 10S E 965 FT & N 89D 43M 15S W 150 FT FROM N 1/4 COR, TH S 0D 22M 10S E 15 FT, N 89D 43M 15S W 50 FT, N 0D 22M 10S W 15 FT, TH S 89D 43M 15S E 50 FT, TO BEG. SEC 24 T8N R16W Comments: MORE lawn bowling opportunities? Maybe a championship JARTS park! This parcel is 15' feet wide x 50' feet long. It has no legal access. Sandwiched in between 16643 and 16651 148th Avenue in Spring Lake. Unbuildable Lands / Too Small; Summer Tax Due: \$6.57	(Between) 16651 / 16643 148TH AVE SPRING LAKE;	\$400	
5906	Parcel ID: 70-04-23-100-018; Legal Description: PART OF NW 1/4 OF NW 1/4 COM S 89D 54M 50S E 1333.63 FT & S 0D 0M 51S W 591.63 FT FROM NW SEC COR, TH S 0D 0M 51S W 442 FT, N 88D 02M 03S W 259.1 FT, N 0D 02M 03S W 376.01 FT, TH N 77D 33M 27S E 265.52 FT TO BEG. SEC 23 T8N R15W 2.43 A Comments: Parcel fronts 265' feet along the south side of Fitzgerald Street and runs roughly 400' feet deep. Fitzgerald Street runs next to and parallel with I-96. There is a tributary of Crockery Creek that runs through the center of this parcel from north to south, and the east and west sides of the lot slope down to that creek bed. Most of the road frontage is behind a guard rail. Summer Tax Due: \$292.98	FITZGERALD ST NUNICA;	\$1,600	

5907	Parcel ID: 70-07-12-300-998; Legal Description: W 1/2 OF W 1/2 OF SW 1/4 EXC N 1945.82 FT, ALSO EXC COM SW SEC COR, TH N ALG W SEC LI 663.16 FT, S 89D 10M 58S E 672.1 FT TO E LI OF W 1/2 OF W 1/2 OF SW 1/4, TH S 0D 01M 44S E 662.84 FT ALG SD E LI TO S SEC LI, TH N 89D 12M 38S W 672.43 FT TO BEG. SEC 12 T7N R16W (APPARENT GAP) Comments: Parcel is an "owner unknown" remnant of many parcel splits and survey/legal description changes. Roughly 50' feet wide on the east side of 152nd Avenue x 675' feet deep. Sits between 12896 and 12928 152nd Avenue in Grand Haven Charter Township. Check with the local zoning people to see if you can use it for your intended purpose. Summer Tax Due: \$19.79	(Off) 152nd Avenue;	\$450	
5908	Parcel ID: 70-11-12-200-998; Legal Description: PART OF NE 1/4 COM W 1900.4 FT & N 88.9 FT FROM E 1/4 COR, TH CONT N 26.6 FT, E TO W LI OLD US 31, TH SE'LY ALG SD W LI TO A PT 105 FT N OF E&W 1/4 LI , TH SW'LY 162.8 FT TO BEG. SEC 12 T6N R16W (APP GAP) Comments: Itsy bitsy, teeny tiny sliver of land, too narrow to build on, between two commercial buildings at the intersection of Old 31 (West Olive Road) and Croswell Street. Not of much value to anyone other than the neighbors. The neighbor to the north (party store building) may actually have part of their building over the property line ... Unbuildable Lands / Too Small; Encroachments; Summer Tax Due: \$45.88	8465 WEST OLIVE RD WEST OLIVE;	\$550	
5909	Parcel ID: 70-11-35-400-004; Legal Description: PART OF NW 1/4 OF SE 1/4 COM 421 FT E OF NW COR, TH E 100 FT S 233 FT, W 100 FT N 233 FT TO BEG. SEC 35 T6N R16W Comments: Parcel fronts 110' feet on the south side of Barry Street. Runs 233' feet deep. It would appear that there was a building removed from this parcel, but it's ready for your new home! Quiet country location on a county maintained paved road north of Hollard not too far from West Olive. Parcel has a driveway cut in and a level, open spot for construction. Summer Tax Due: \$350.80	15484 BARRY ST;	\$9,200	
5910	Parcel ID: 70-14-14-330-031; Legal Description: UNIT 31 BOULDER BLUFF CONDOMINIUMS Comments: Unit 31, Building B of the Boulder Bluff condominium project. Property features a fenced pool, and we *think* this unit has a carport (there is one numbered "31"). Quiet Jenison neighborhood. This unit is OCCUPIED, and as such we did not have the opportunity to view it in detail. 2 bedroom, 1 bath main floor condo in the heart of Jenison. The unit is located in the quiet high-rise Boulder Bluff condo community. This home has lots of storage and large closets. Spacious master bedroom. An elevator for easy access to the basement is centrally located in the building. In the basement, there is a cozy community room, laundry, bathroom, and your own private 12x16 storage unit. The BB community has many amenities which are included in HOA fee of \$270.00. The HOA fee of \$270 includes heat, water, sewer, trash, basic cable, all outdoor ground maintenance, pool, tennis courts and shuffle board. Personal Property; Occupied; Dnvi; Condominium; Summer Tax Due: \$507.26	7530 BOULDER BLUFF DR 31 JENISON;	\$1,800	
5911	Parcel ID: 70-16-32-202-019; Legal Description: LOT 1, BLK B, & N 3 FT OF VACATED ALLEY ADJ ON THE SOUTH BOSMAN'S ADD SEC 32 T5N R15W Comments: This home is OCCUPIED, and as a result we did not get to view it in detail. It appears to be very well taken care of, clean and in excellent repair as to the exterior. Newer architectural series shingle roof. Nicely fenced side yard. Detached 1.5 car garage. Excellent overall condition from exterior indicators. Well maintained corner lot not far from Hope College. Personal Property; Occupied; Dnvi; Summer Tax Due: \$2,610.45	152 E 16TH ST HOLLAND;	\$8,300	

5912	<p>Parcel ID: 70-18-01-100-071; Legal Description: PART OF NW FRL 1/4 COM N 1/4 COR, TH S 88D 41M 34S W 350 FT & S 01D 18M 26S E 33 FT TO PT OF BEG, TH N 88D 41M 34S E 9.45 FT, S 0D 20M 20S E 509.72 FT, TH N 01D 18M 26S W 500 FT TO BEG. SEC 1 T5N R13W Comments: Ever perfected the art of catching Jarts without gloves? if not, here is a stellar opportunity to practice up! Parcel is 9.45 feet wide (at the wide end) and runs over 500 feet deep. Sits at (near) the SW corner of the intersection of Jackson Street and Highland Court in Grandville. Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$7.96</p>	(Next to) 464 JACKSON ST GRANDVILLE;	\$400	
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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.