

1931

ARDEN TWP

SEC 4 T38N R18W

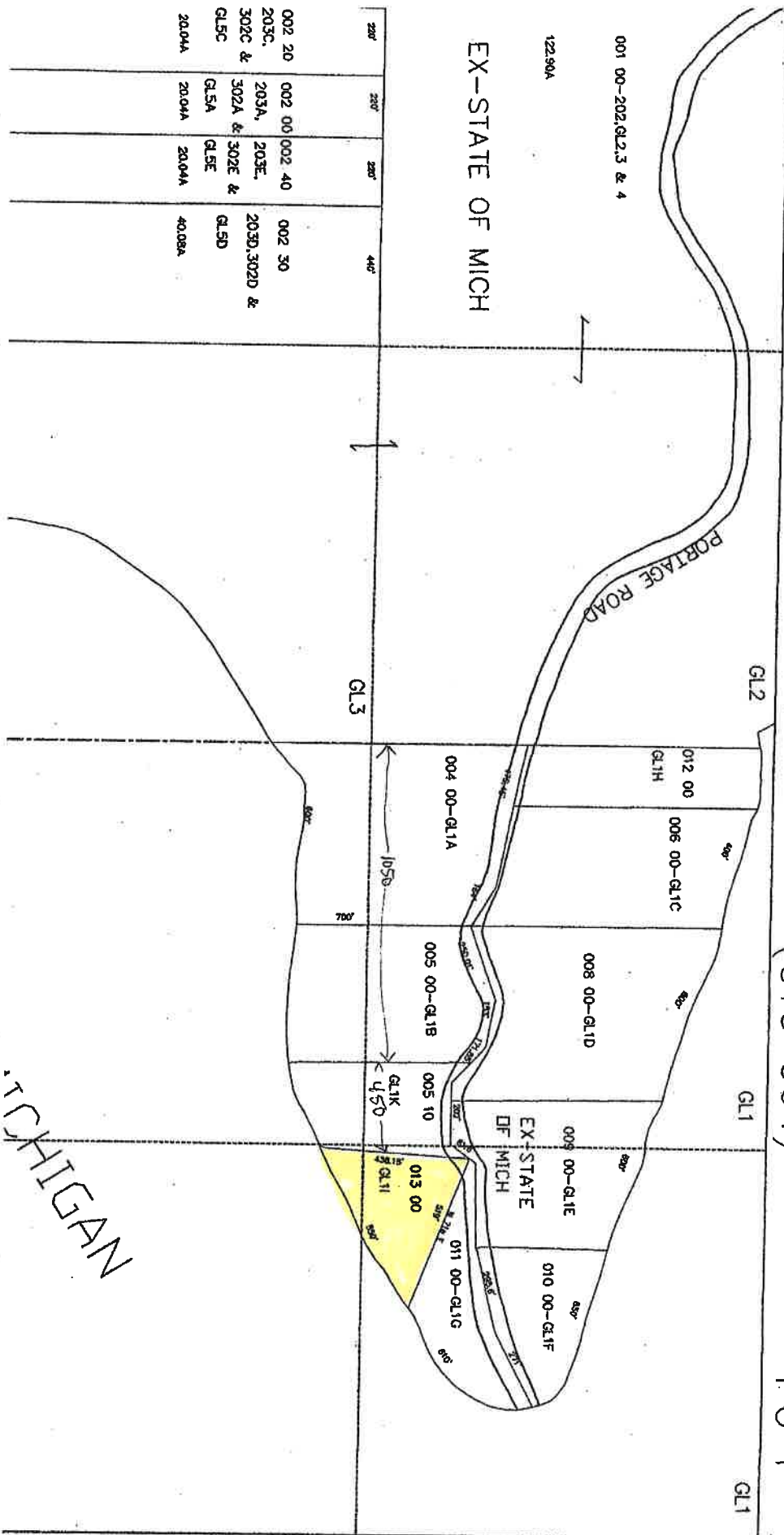
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PG 1

16500
4900

PORTAGE ROAD

EX-STATE OF MICH



2002	2002	2002	4002
002 20	002 00	002 40	002 30
203C,	203A,	203E,	2030, 302D &
302C &	302A &	302E &	GL5D
GL5C	GL5A	GL5E	
2004A	2004A	2004A	4008A

MICHIGAN

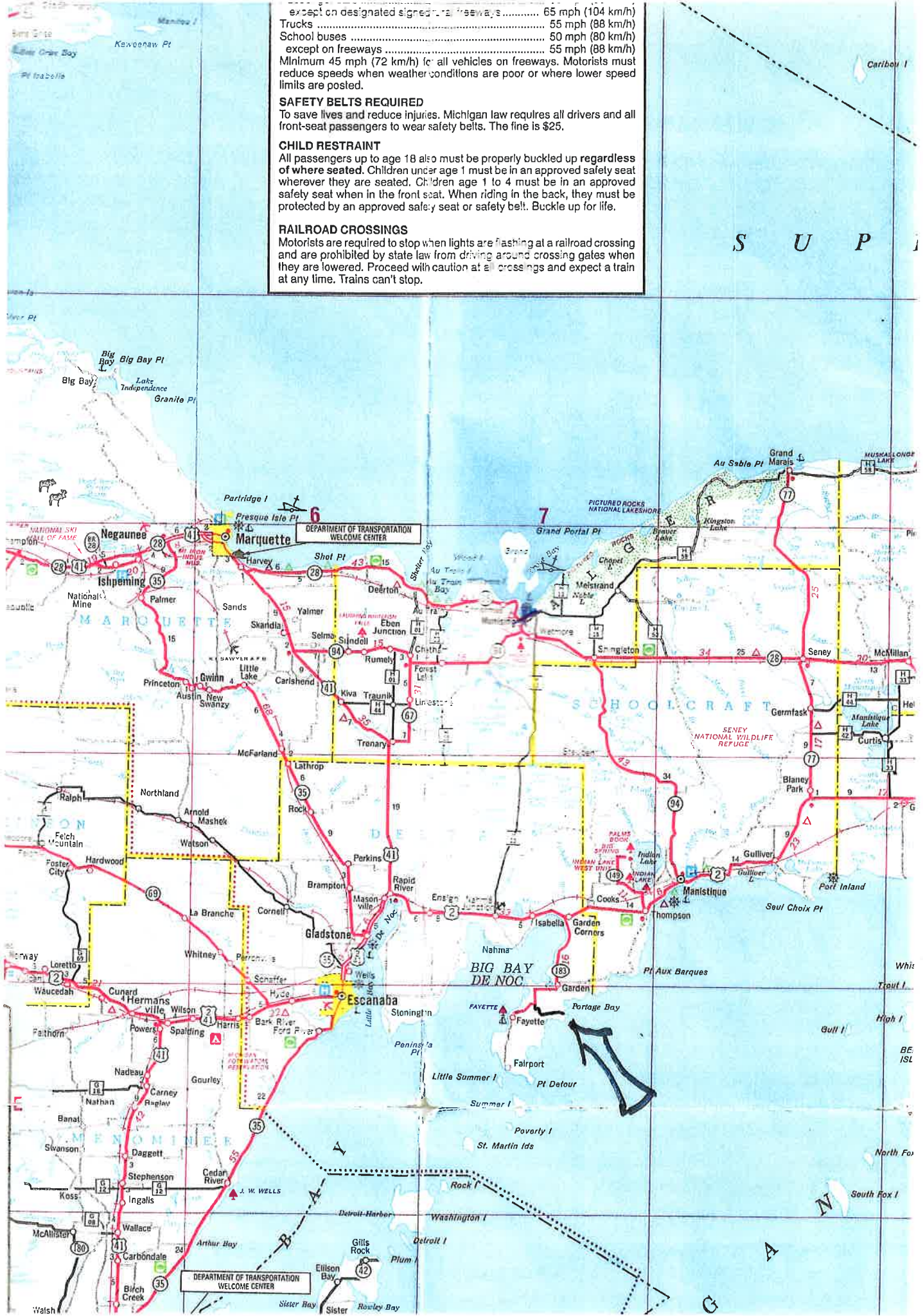
except on designated signed toll freeways 65 mph (104 km/h)
 Trucks 55 mph (88 km/h)
 School buses 50 mph (80 km/h)
 except on freeways 55 mph (88 km/h)
 Minimum 45 mph (72 km/h) for all vehicles on freeways. Motorists must reduce speeds when weather conditions are poor or where lower speed limits are posted.

SAFETY BELTS REQUIRED
 To save lives and reduce injuries, Michigan law requires all drivers and all front-seat passengers to wear safety belts. The fine is \$25.

CHILD RESTRAINT
 All passengers up to age 18 also must be properly buckled up regardless of where seated. Children under age 1 must be in an approved safety seat wherever they are seated. Children age 1 to 4 must be in an approved safety seat when in the front seat. When riding in the back, they must be protected by an approved safety seat or safety belt. Buckle up for life.

RAILROAD CROSSINGS
 Motorists are required to stop when lights are flashing at a railroad crossing and are prohibited by state law from driving around crossing gates when they are lowered. Proceed with caution at all crossings and expect a train at any time. Trains can't stop.

S U P P L



SELLER'S DISCLOSURE STATEMENT

Property Address: 16427 12.75 LANE GARDEN MI
Street City, Village or Twp

5. **Septic tanks/drain fields:** Condition, if known: WORKING INSTALLED 2004

6. **Heating system:** Type/approximate age: GAS FIREPLACE INSTALLED 2004

7. **Plumbing system:** Type: copper X galvanized _____ other _____

Any known problems? NONE

8. **Electrical system:** Any known problems? NONE

9. **History of infestation,** if any: (termites, carpenter ants, etc.) NONE

10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

Unknown _____ yes _____ no X

If yes, please explain: _____

11. **Flood Insurance:** Do you have flood insurance on the property? Unknown _____ yes _____ no X

12. **Mineral Rights:** Do you own the mineral rights? Unknown X yes _____ no _____

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? Unknown _____ yes X no _____

2. Any encroachments, easements, zoning violations or nonconforming uses? Unknown _____ yes _____ no _____

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? Unknown _____ yes _____ no X

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? Unknown _____ yes _____ no X

5. Settling, flooding, drainage, structural, or grading problems? Unknown _____ yes _____ no X

6. Major damage to the property from fire, wind, floods, or landslides? Unknown _____ yes _____ no X

7. Any underground storage tanks? Unknown _____ yes _____ no X

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? Unknown _____ yes _____ no X

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? Unknown _____ yes _____ no X

10. Any outstanding municipal assessments or fees? Unknown _____ yes _____ no X

11. Any pending litigation that could affect the property or the Seller's right to convey the property? Unknown _____ yes _____ no X

If the answer to any of these questions is yes, please explain: Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from 2003 (date) to 2017 (date).

The Seller has owned the property since 1991 (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH 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, PRINCIPAL RESIDENCE 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 Gary A. Jarco

Date: 7-12-2017

Seller _____

Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____

Date: _____

Buyer _____

Date: _____

SELLER'S DISCLOSURE STATEMENT

Listing # _____

Property Address: _____ MI

Street _____ City, Village or Twp _____

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the seller disclosure act. 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 any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. 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 is required to 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 the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range / Oven	X				Dryer	X			
Dishwasher		X			Lawn sprinkler system		X		
Refrigerator	X				Water heater	X			
Hood / Fan	X				Plumbing system	X			
Disposal		X			Water softener/conditioner		X		
TV antenna, TV rotor controls	X				Well & pump	X			
Electrical system	X				Septic tank & drain field	X			
Garage door opener & remote		X			Sump pump		X		
Alarm system		X			City Water System		X		
Intercom		X			City Sewer System		X		
Central vacuum		X			Central air conditioning		X		
Attic fan		X			Wall furnace		X		
Pool heater, wall liner & equipment		X			Humidifier		X		
Microwave	X				Electronic air filter		X		
Trash compactor		X			Solar heating system	X			
Ceiling fan	X				Fireplace & chimney	X			
Sauna / hot tub		X			Wood burning system		X		
Washer	X								

Explanations (attach additional sheets if necessary): _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/crawl space:** Has there been evidence of water? yes _____ no X
If yes, please explain: _____
- Insulation:** Describe, if known FIBERGLASS
Urea Formaldehyde Foam Insulation (UFFI) is installed? Unknown _____ yes ✓ no _____
- Roof:** Leaks? yes _____ no X
Approximate age if known _____
- Well:** Type of well (depth/diameter, age and repair history, if known): 6" 150 DEEP
Has the water been tested? Yes X no _____
If yes, date of last report/results: 12-10-2004

BUYER'S INITIALS _____ /
SELLER'S INITIALS GAG