

# Public Land Auction

Barry/Ionia County

August 1<sup>st</sup>, 2011

Registration: 11:00am

Auction 12:00pm

Ionia County I.S.D.

2191 Harwood Rd.

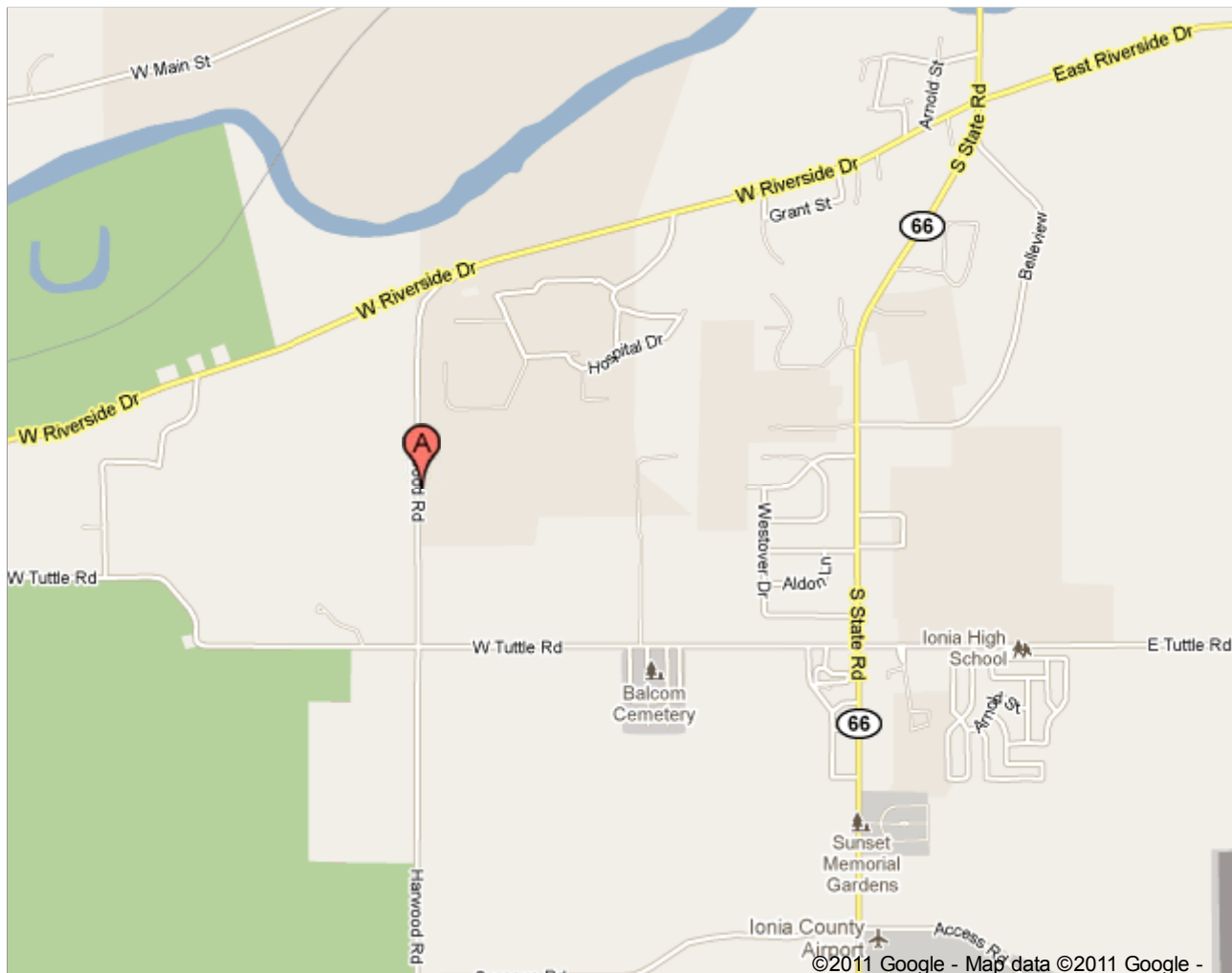
Ionia, MI

Announcements made on the day of the sale supersede any previous printed matter.

[www.tax-sale.info](http://www.tax-sale.info)



To see all the details that are visible on the screen, use the "Print" link next to the map.



## 2011 Auction Schedule

### **Barry/ Ionia County**

August 1<sup>st</sup>, 2011

Ionia, MI

### **Jackson County**

August 16<sup>th</sup>, 2011

Jackson, MI

### **Southwest Michigan**

August 2<sup>nd</sup>, 2011

Lawrence, MI

### **Kent County**

August 17<sup>th</sup>, 2011

Grand Rapids, MI

### **Kalamazoo County**

August 3<sup>rd</sup>, 2011

Kalamazoo, MI

### **Western Michigan**

August 18<sup>th</sup>

Manistee, MI

### **Muskegon County**

August 4<sup>th</sup>, 2011

Muskegon, MI

### **Central Northern Lower**

August 19<sup>th</sup>, 2011

Beaverton, MI

### **Lake County**

August 5<sup>th</sup>, 2011

Baldwin, MI

### **Northeastern Lower**

August 20<sup>th</sup>, 2011

Indian River, MI

### **Bay County**

August 12<sup>th</sup>, 2011

Bay City, MI

### **Eastern Northern Lower**

August 22<sup>nd</sup>, 2011

Grayling, MI

### **Allegan/Ottawa County**

August 13<sup>th</sup>, 2011

West Olive, MI

### **Northwestern Lower**

August 23<sup>rd</sup>, 2011

Boyne Falls, MI

### **Monroe County**

August 15<sup>th</sup>, 2011

Monroe, MI

### **Western Upper Peninsula**

August 27<sup>th</sup>, 2011

Calumet, MI

# 2011 Auction Schedule

## **Central Upper Peninsula**

August 29<sup>th</sup>, 2011

Marquette, MI

## **Chippewa County**

August 30<sup>th</sup>, 2011

Sault Sainte Marie, MI

## **Saint Clair County**

September 13<sup>th</sup>, 2011

Port Huron, MI

## **Thumb**

September 14<sup>th</sup>, 2011

Sandusky, MI

## **Saginaw County**

September 15<sup>th</sup>, 2011

Saginaw, MI

## **Genesee County**

September 16<sup>th</sup>, 2011

Flint, MI

## 2011 Rules and Regulations

### 1. Registration

On site registration will begin at 11:00AM and all sales will begin at 12:00PM, unless noted otherwise with a special start time for the auction. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. Driver's license and social security number will be required to register. Driver's license or state I.D. must be presented in order to receive a bidder number.

### 2. Properties Offered

The attached list of County Treasurer owned properties being offered, identified by sale unit numbers, have been approved for sale at public auction by the County Treasurer. The County Treasurer 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 IRS & DEQ liens), encumbrances and taxes **are cancelled** by Circuit Court Order. The County Treasurer 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 County Treasurer does not guarantee the usability or access to any of these lands.

**It is the responsibility of the prospective purchaser to do their own research as to the use of the land for their intended purpose and to make a personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased. The County Treasurer makes neither representations nor claims as to fitness for purpose, ingress/ egress, conditions, covenants, or restrictions. Structures may not be entered without the written permission of the County Treasurer. Some structures may be occupied, and occupants should not be disturbed.**

RESERVATION OF REVERTER - It is an express condition of sale, and deeds will contain a reverter clause that prohibits future severing of the mineral rights (if any) or splitting the parcel sold into smaller units which do not meet zoning requirements for minimum lot size or dimension. In the event of violation of this deed restriction, the property will revert to the Foreclosing Governmental Unit without refund.

All offered properties may be subject to flooding. Any new construction or reconstruction should be elevated above the 100-year flood plain. Also, any filling, dredging, or other permanent construction below the ordinary high-water mark of the water body involved may be subject to the provisions of 1972 Public Act 346. Any earth change on the property may be subject to the provisions of 1972 Public Act 347. These properties may also be subject to the Goemaere-Anderson Wetland Protection Act, 1979, Public Act 203.

### 3. Starting Bid Price

The starting bid prices are shown on the list. 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 auctioneer.

### 4. Bidding

Any registered person may bid on the properties offered. 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. The registered bidder is legally and financially responsible for all parcels bid upon whether representing one's self or acting as an agent. Each sale unit will be offered separately and in the order appearing on the list. Each sale will be awarded to the individual bidding the highest amount equal or greater than the starting bid.

We will accept an absentee bid 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 prior to accepting the bid. Absentee bids must be submitted 48 hours prior to the date of the Auction by calling 1.800.259.7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info).

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the County Treasurer reserves the right to reject any or all bids.

## **BID INCREMENTS**

Floor bidders MUST bid in the same increments as online bidders. **We will not accept odd bid increments** in fairness to online bidders!

BID AMOUNT	INCREMENT
\$1 to \$99	\$ 10.00
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

### **5. Terms of Sale**

**The full purchase price must be paid the day of the sale, within an hour of the end of the Auction!**

**THE FIRST \$1,000 OF THE FINAL SELLING PRICE MUST BE PAID IN CASH OR CERTIFIED FUNDS! This \$1,000 will only be needed if you are successful as the winning bidder on a parcel. The \$1,000 is not necessary to bid on-site at the auction.**

The purchase price consists of the final bid price plus 13%\* of bid price as buyer premium, and \$20.00 processing fee. Cash, money orders, personal checks, major credit cards, and wire transfers will be accepted. (\* There is a 3% discount on the buyer's premium when paying by cash, check or wire transfer) **The first \$1,000 of the selling price must be deposited in the form of cash, or certified funds. The balance may be paid by personal check or other means listed above. Wire transfers are not able to be processed or handled at the auction on-site.**

Any bidder **whose balance payment is dishonored for any reason** will forfeit the **\$1000 DEPOSIT** to the County Treasurer. **The County Treasurer may prosecute any purchaser who bounces a check or fails to consummate a purchase.**

Any bidder who fails to consummate a purchase will be banned from bidding at all future land auctions. No purchases can be made on a time-payment plan.

The buyer premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

**The County Treasurer reserves the right to cancel ANY sale, at ANY time prior to the issuance of the deed.**

### **6. Purchase Receipts**

Successful bidders at the sale will be issued a receipt for their purchases upon payment. Purchasers will be entitled to deeds for the property descriptions identified by the assigned sale unit numbers noted on the receipts.

### **7. Title Being Conveyed**

Quit-claim deeds will be issued conveying only such title as received by the County Treasurer through tax foreclosure. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The County Treasurer makes no representation as to the availability of title insurance and the **Unavailability of title insurance is not grounds for reconveyance to the County Treasurer.** The purchaser may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### **8. Special Assessments**

Special assessments through tax year 2010 are included in the starting bids. We have identified those parcels with known special assessments with a note on the parcel detail page.

Outstanding bonded assessments: 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 city or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

## 9. Possession of Property

We recommend that no purchaser take physical possession of any property bid upon at this sale until a deed has been executed and delivered to the purchaser. No activities should be conducted on the site other than a baseline environmental assessment to assess the condition of potentially contaminated properties.

**However, steps should be taken to protect your equity in this property by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property. Buyers will be responsible for all procedures and legal requirements for conducting evictions. Additionally, buyers are responsible for contacting local units of government to prevent possible demolition of structures situated on parcels.**

## 10. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the County Treasurer 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 County Treasurer recommends that a person who is interested in acquiring surplus County property contact an attorney or an environmental consultant for advice prior to the acquisition of any surplus County property that may be contaminated.

## 11. Deeds

Deeds will be **created and executed** within 30 days. It will be the responsibility of the County Treasurer to record the deeds and remit them to the purchaser after completion of recording by the Register of Deeds. **This process takes between 45 and 60 days normally. In some counties where the Register of Deeds is "backed up" it can take up to 90 to 120 days. Please be patient!**

## 12. Property Taxes

**All property taxes that became due and payable after March 31, 2011 will be the responsibility of the purchaser.**

**PLEASE UNDERSTAND THAT YOU ARE RESPONSIBLE FOR ALL CURRENT YEAR TAXES!**

### **13. Other:**

#### Personal Property:

Personal property (*items not attached to buildings and lands such as furnishings, automobiles etc*) located on tax foreclosed land or within structures situated on foreclosed land was not taxed as part of the real estate, does not belong to the Treasurer and is not sold to the purchaser of the real estate in this transaction. You are advised to contact former owners of the lands and provide them an opportunity to reclaim contents. A certified mail notice to their last known address is strongly advised.

**Mobile Homes may be titled separately and considered personal property.**

#### Mineral Rights:

You will receive any and all title that the Treasurer 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) but the royalty payments would be payable to you.

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 Treasurer 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.



## Barry County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
370	03-007-017-00 A PARCEL OF LAND IN THE N 1/2 NE 1/4 SEC 7 T1N R9W, 66FT IN WIDTH, 33FT ON EACH SIDE OF C/L FORMER CKS RR. EX COM S89*15'06"E 1235.57FT FROM N 1/4 POST SEC 7 FOR POB; TH S89*15'06"E 73.26FT, TH S26*32'29"W 1087.69 FT, TH N89*54'44"W 73.68FT, TH N26*32'29"E 1088.63FT TO POB. 0.59 ACRES  Nice brick home. The interior was not reviewed, and may need some work? It is understood the home is vacant.	11266 SPRAGUE RD DELTON	\$1400	
371	05-130-308-00 LOT 8 BLK C PLEASANT SHORES	989 GERKE DR HASTINGS	\$2150	
372	06-015-003-00 BEG NW COR N 1/4 W 1/2 W 1/2 E 1/2 NW 1/4 SEC 15 T3N R8W; TH E 8 RDS; TH S 20 RDS; TH W 8 RDS; TH N 20 RDS TO POB. 1 A.	2252 E STATE RD HASTINGS	\$10250	
373	06-021-042-00 COM AT PT ON W LI SEC 21-T3N-R8W DIST N 1087.50' FROM SW COR SD SEC; TH E 1170' TO POB; TH N 216'; TH E 150'; TH S 216'; TH W 150' TO POB. .74 A	STAR SCHOOL RD HASTINGS	\$900	
374	06-550-019-00 LOT 19 SUNDAGO PARK.  Narrow Lakefront lot on Thornapple Lake.	SUNDAGO PARK ST HASTINGS	\$2300	
375	07-009-009-85 HOPE TWP T2N R9W COM AT THE CNTR OF SEC 9 T2N R9W TH N00 DEG 01'31" W 200 FT TH S89DEG 50'33" W 247.84 FT TO POB TH CONT S89DEG 50'33" W 442.96 FT TH N00DEG 42'21" E 149.21 FT TH N31DEG 27'10" E 114 FT TH S88DEG 56' 55" E 381.59 FT TH S00DEG 01'31" E 238. 23 FT TO POB BEING 2.4 AC+/-	4625 BRUSH RIDGE DR HASTINGS	\$11800	
376	07-015-052-00 HOPE TWP SEC 15 T2N R9W COM N 1/4 POST SEC 15 T2N R9W, TH N89*54'05"W 1320.72FT TH S01*37'53"W 621.03FT TO POB; TH S01*37'53"W 148.99FT, TH N59*13'41"E 71.58FT TH N06*01'19"W 139FT, TH S58*43'41"W 50FT +/- TO POB. (ALSO KNOWN AS LOT 1 UNRECORDED KENYON'S OAK GROVE, DESC AS: COM N 1/8 POST ON NW 1/4 SEC 15 T2N R9W TH S 775FT TO STAKE FOR POB; TH N60*45'E 50FT, TH N04*30'W 139FT, TH S60*15'W 50FT, TH S04*30'E 150FT TO POB. SEE SURVEY L.1-479). ALSO INCLUDING INGRESS/EGRESS GRANTED IN L.137-130 OVER ROADWAY APPROXIMATELY 12FT IN WIDTH. 0.174 ACRES +/-	LONG LAKE DR HASTINGS	\$1600	
377	07-230-025-00 HOPE TWP LOT 27 PLAT OF OAK OPENINGS WILKINSON LAKE LOT.	OAK OPENING ST DELTON	\$1300	
378	08-023-006-00 IRVING TWP BEG AT A PT ON N-S 1/4 LI	4810 BUEHLER RD	\$4350	

	SEC 23-T4N-R9W; TH S 01 DEG 30' 32" W, 664.00 FT FROM N 1/4 POST SD SEC; TH S 88 DEG 26' 22" E 1314.80 FT, TH S 01 DEG 26' 11" W 369.40 FT ALG E LI W 1/2 NE 1/4 SD SEC, TH N 88 DEG 35' 54" W 1315.30 FT TO SD N-S 1/4 LI, TH N 01 DEG 30' 32" E 400.04 FT TO POB. 12 A M/L.	HASTINGS		
379	09-028-004-05 JOHNSTOWN TWP. SEC.28 T1N R8WPART SW1/4 COM S87DEG 36'30"W 106.85 FT & S28DEG 00'E 868.78 FT FROM NW COR THEREOF S63DEG 20'06"W 346.17 FT S00DEG 30'45"W ALG W SEC LINE TO SW COR SEC E'LY ALG C/L FERRIS RD. TO C/L BANFIELD RD. N28DEG W 1678 FT M/L TO BEG. EXC COM AT SW COR SW1/4 S89DEG 35'31"E 417.42 FT N00DEG 30'45"E 417.42 FT N89DEG 35'31"W 417.42 FT S00DG 30'45"W 417.42 FT TO BEG.	14800 BANFIELD RD. BATTLE CREEK	\$4650	
380	09-160-003-00 JOHNSTOWN TWP. REESE ACRES LOT 6	1355 E. PIFER RD. DOWLING	\$2900	
381	11-005-328-00 ORANGEVILLE TWP COM INT W 1/8 LINE SEC 5 T2N R10 WITH N SHORE GUN LAKE TH S TO CHATEAU PARK PLAT TH NW'LY ON PLAT TO NW COR LOT 1 CHATEAU PARK TH N TO LAKE TH SE'LY TO POB. (07)  Waterfront on Gun Lake. The road occupies the majority of this piece. A possible spot to park a boat. Multiple docs. occupy the shorline, and there is a permanent concrete and metal structure that may sit along the lot in the lake.	MARSH RD SHELBYVILLE	\$800	
382	11-020-014-00 has been withdrawn.		\$1050	
383	12-475-001-26 T1N-R10W. LOT 49 SHANGRI-LA NO. 2.  Vacant lot, with private easement leading to lake.	S LAKE DOSTER PLAINWELL	\$5700	
384	12-475-001-29 T1N-R10W. LOT 50 SHANGRI-LA NO. 2.  Vacant lot, with private easement leading to lake.	S LAKE DOSTER PLAINWELL	\$5700	
385	12-475-001-32 T1N-R10W. LOT 51 SHANGRI-LA NO. 2.  Vacant lot, with private easement leading to lake.	DOSTER RD PLAINWELL	\$4700	
386	13-197-090-00 RUTLAND TOWNSHIP LOT 90 PINE HAVEN ESTATES # 3		\$2900	
387	14-032-022-00 COM AT SE COR NW 1/4 SEC 32-4-10 TH W 10 RDS N 40 RDS E 10 RDS S 40 RDS TO BEG. 2 1/2 AC.	11465 DAVIS RD MIDDLEVILLE	\$6850	
388	16-105-023-00 LOT 28 JOHNSONS GUN LAKE PLAT.  Large home on the Lagoon that runs into Gun Lake. The home appears to be in decent condition, and is occupied. The interior of the home was not viewed.	12918 HAZEL DR WAYLAND	\$7650	
389	41-028-007-00 MIDDLEVILLE LOT 10 BLK 84 KEELER	DAYTON ST	\$900	

	BROS. ADD'N	MIDDLEVILLE		
8748	08-07-160-139-00 LOTS 188189190 LAKEWOOD ESTATES LOT		\$1400	
8749	08-07-160-140-00 LOT 199 LAKEWOOD ESTATES LOT.		\$1300	
8969	08-41-065-008-00 LOT 17 BLK 65. This is a vacant parcel is an area that is trending to commercial use on M-37 in Middleville. It is a lot that sits below grade and lends itself to a new building with a walkout basement level.	415 BROADWAY - M-37 MIDDLEVILLE MI	\$750	

## Ionia County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
8299	010-060-000-005-00 LOT 25 OF COUNTRYSIDE ESTATES SUBDIVISION NO. 2 ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS ON PAGE 1 IONIA COUNTY RECORDS  Vacant Land on Holiday Drive. Approx .38A	S STATE RD IONIA MI	\$5000	
8300	020-033-000-015-12 PART OF THE NE 1/4 OF SECTION 33 T6N-R8W BOSTON TOWNSHIP IONIA COUNTY MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH SECTION LINE N89* 51' 04E 379.00 FT FROM THE NORTH 1/4 CORNER OF SECTION 33; THENCE N89* 51' 04E 300.00 FEET ALONG THE NORTH SECTION LINE; THENCE S00* 08' 56E 425.00 FEET; THENCE S89* 51' 04W 300.00 FEET; THENCE N00* 08' 56W 425.00 FEET TO THE POINT OF BEGINNING.  1 story frame house with large metal building On approx 2.93 A house needs repair.	9387 W PORTLAND RD CLARKSVILLE MI	\$11000	
8301	021-130-000-225-10 THAT PORTION OF LOT 60 LYING NORTHEASTERLY OF LAKE CREEK OF THE RECORDED PLAT OF WILSON AND CHIPMAN'S ADDITION TO THE VILLAGE OF SARANAC BOSTON TOWNSHIP  Wooded vacant lot along Lake Creek includes part of a parking lot. Approx. .8 A	S DIVISION ST SARANAC MI	\$5000	
8302	031-070-000-035-00 has been withdrawn.		\$9000	
8303	051-018-000-010-01 COMMENCING 255 FEET WEST OF THE NORTH 1/4 POST OF SECTION 18 T7N-R7W EASTON TOWNSHIP; THENCE SOUTH 150 FEET; THENCE WEST 200 FEET; THENCE NORTH 150 FEET; THENCE EAST 200 FEET TO THE POINT OF BEGINNING  2 story frame house in what appears good condition with a frame garage on approx .69A.	5557 MCKENDRY RD SARANAC MI	\$8000	
8304	051-022-000-070-00 COMMENCING AT A POINT ON THE EAST LINE OF THE SW 1/4 OF SECTION 22 T7N-R7W EASTON TOWNSHIP WHERE THE NORTH BOUNDARY OF THE STATE PROPERTY INTERSECTS THE EAST LINE OF SAID SW 1/4; THENCE NORTH 4 RODS; THENCE WEST 12 RODS; THENCE SOUTH TO THE STATE LAND; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING  Vacant wooded lot located on W. Bluewater Hwy (aka M-21). Approx .82A	W BLUEWATER HWY IONIA MI	\$1700	
8306	060-100-000-225-00 LOT 81 AND 82 OF LAWTON'S ALTERED PLAT OF C. LOVELL'S THIRD ADDITION TO	LOUISA ST IONIA MI	\$2500	

	<p>THE CITY OF IONIA ACCORDING TO THE RECORDED PLAT THEREOF.</p> <p>Vacant lots at the end of Louisa St mostly land locked neighboring mobile home &amp; propane tank infringe on Lot 82</p>			
8307	<p>060-120-000-040-00 LOT 11 OF THE RECORDED PLAT OF LIPPERT'S SUBDIVISION OF LOT 45 OF SUPERVISOR HALLS PLAT OF SOUTH IONIA SECTION 30 T7N-R6W 060-120-000-045-20 PART OF LOT 12 OF THE RECORDED PLAT OF LIPPERT'S SUBDIVISION OF LOT 45 OF SUPERVISOR HALLS PLAT OF SOUTH IONIA SECTION 30 T7N-R6W DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 12; THENCE S89° 28' 41E 12 FT ALONG THE NORTH LINE OF LOT 12; THENCE S08° 20' 18W 53.03 FEET; THENCE N78° 05' 35W 20 FEET ALONG THE SOUTH LINE OF LOT 12 TO THE SOUTHWEST CORNER OF LOT 12; THENCE N17° 28' 56E 50.80 FEET (RECORDED AS 49.9 FEET) TO THE POINT OF BEGINNING</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	246 MILLER ST IONIA MI MILLER ST IONIA MI	\$14200	
8309	<p>060-200-000-185-20 PART OF LOT 27 OF SUPERVISOR WELCH'S ADDITION TO PRAIRIE CREEK PART OF SECTION 20 T7N-R6W DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE N77° 45' 00W 43 FT; THENCE N0° 20' 00E 100 FT ALONG THE WEST LINE OF LOT 27; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING</p> <p>Small triangle shaped parcel along a drain May need to be county property?</p>	OAK DR IONIA MI	\$1600	
8310	<p>060-220-000-020-00 LOT 13 OF THE RECORDED PLAT OF SUPERVISOR WELCH'S PLAT OF STEELE HILL SECTION 17 T7N-R6W</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	1148 NORTH ST IONIA MI	\$13900	
8311	080-010-000-025-11 has been withdrawn.		\$0	
8312	080-010-000-025-12 has been withdrawn.		\$0	
8313	<p>081-060-000-067-00 LOT 34 OF THE RECORDED PLAT OF HALSTEAD'S ADDITION TO THE VILLAGE OF MUIR.</p> <p>Moveable frame shed on otherwise vacant lot. Lot size approximately 125x50</p>	371 BURGESS ST LYONS MI	\$2100	
8314	<p>082-060-000-055-00 LOT 53 OF THE RECORDED PLAT OF ADDITION NO.1 TO THE VILLAGE OF MUIR.</p> <p>Sloped lot wooded on unimproved road. Approximate</p>	E GARDEN ST MUIR MI	\$3000	

	size:100x130			
8315	091-060-000-645-00 LOTS 190 AND 191 OF THE ORIGINAL PLAT OF THE VILLAGE OF HUBBARDSTON. Corner lot approx size 105x100. Frame house with metal roof and frame garage.	149 SEAVER ST HUBBARDSTON MI	\$5000	
8316	120-036-000-130-05 COMMENCING 141.38 FT EAST AND SOUTH 792.12 FT ALONG THE CENTERLINE OF MARQUETTE RD FROM THE CENTER OF SEC 36T8N-R7W ORLEANS TWP; THENCE EAST 391 FT; THENCE NORTH 43.52 FT; THENCE WEST 391 FT; THENCE SOUTH 43.52 FT TO POB  Small lot approximately 43x391. Has neighbor's sheds on the lot.	MARQUETTE RD IONIA MI	\$1500	
8317	120-160-000-045-00 LOTS 12 AND 13 OF THE RECORDED PLAT OF PALMER'S ADDITION TO THE VILLAGE OF ORLEANS SECTION 21 T8N-R7W  Shares driveway with neighboring house Has 2 story frame house (poor condition) on lot with frame garage.	5457 ORLEANS RD ORLEANS MI	\$3800	
8318	120-160-000-070-00 LOTS 20 21 & 26 OF THE RECORDED PLAT OF PALMER'S ADDITION TO THE VILLAGE OF ORLEANS SECTION 21 T8N-R7W.  2 Story frame house and 2 additional lots	5433 ORLEANS RD ORLEANS MI	\$4000	
8319	130-013-000-125-70 PART OF THE EAST 1/2 OF SEC 13 T8N-R8W OTISCO TWP DESCRIBED AS: COM AT THE N1/4 CORNER OF SEC 13; THENCE S00* 46' 45W 1169.02 FT ALONG THE N/S 1/4 LINE TO THE CENTERLINE OF BELDING RD (STATE HWY M-44); THENCE ALONG SAID CENTERLINE S79* 25' 10E 132 FT TO THE POINT OF BEGINNING OF THIS DESCRIPTION THENCE CONTINUING ALONG SAID CENTERLINE S79* 25' 10E 235.21 FT THENCE S00* 40' 55W 326 FT; THENCE N79* 25' 10W 235.77 FT; THENCE N00* 46' 45E 325.90 FT TO THE POINT OF BEGINNING  Vacant lot approx 1.74 A	6637 DUSTY LN BELDING MI	\$2400	
8320	130-021-000-100-01 PART OF THE SW 1/4 OF SEC 21 T8N-R8W OTISCO TWP DESCRIBED AS; COMMENCING AT THE SW CORNER OF SAID SEC; TH N88* 04' 28E 672.75 FT ALONG THE S LINE OF SAID SECTION TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; TH N00* 10' 49E 1325.58 FT; TH N87* 30' 26E 1026.16 FT ALONG THE N LINE OF THE S 1/2 OF THE SW 1/4 OF SAID SECTION; TH S00* 05' 03E 543.56 FT; TH S88* 04' 28W 660 FT; TH S00* 05' 03E 16 FT; TH S88* 04' 28W 147.64 FT; TH S00* 05' 03E 776 FT; TH S 88* 04' 28W 224.25 FT ALONG THE S LINE OF SAID SEC TO THE PLACE OF BEGINNING.  Vacant lot approximately 16.78 Acres	9857 BUTTON RD BELDING MI	\$10000	
8321	130-028-000-090-15 PART OF THE NE 1/4 OF SEC 28 T8N-	4730 FLAT RIVER TR	\$4000	

	<p>R8W OTISCO TWP. DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SEC 28; TH S02* 08' 50W 2627.48 FT ALONG THE EAST LINE OF SEC 28 ; TH N89* 08' 59W 876.12 FT; THENCE N01* 00' 43E 1028.46 FT TO THE POB OF THIS DESCRIPTION; TH N88* 59' 17W 164 FT; TH N01* 00' 43E 228 FT TO A POINT ON THE SOUTH BANK OF THE FLAT RIVER; TH ALONG A TRAVERSE LINE OF THE SOUTH BANK OF THE FLAT RIVER N66* 55'44E 179.64 FT; TH S01* 00' 43W 302.20 FT TO THE POB. THIS PARCEL INCLUDES THE LAND BETWEEN THE TRAVERSE LINE AND THE WATERS EDGE OF THE FLAT RIVER.</p> <p>Vacant approx 1 acre River frontage.</p>	BELDING MI		
8322	<p>130-050-000-095-00 LOT 43 AND 44 OF THE RECORDED PLAT OF COOKS CORNER SECTION 16 T8N-R8W OTISCO TOWNSHIP</p> <p>Mobile home garage pool deck on property Occupied?</p>	6800 CENTER ST BELDING MI	\$6000	
8323	<p>150-003-000-015-10 THE W 1/2 OF THE WEST 1/2 OF THE NORTH 16.45 ACRES OF THE NE 1/4 OF THE NE 1/4 OF SECTION 3 T8N-R6W RONALD TWP</p> <p>Approx 4.26 acres on a vacant lot with road frontage.</p>	E BRICKER RD FENWICK MI	\$5000	
8324	<p>160-002-000-070-00 COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SEC 2 T5N-R6W SEBEWA TWP TH WEST 284 FT TH SOUTH 148 FT TH E 284 FT TH NORTH 148 FT TO THE POINT OF BEGINNING.</p> <p>About 1 acre with dilapidated frame building on on property with road access.</p>	PETRIE RD PORTLAND MI	\$3000	
8325	<p>201-080-000-215-00 LOT 39 OF SUPERVISOR CARTEN'S ADDITION TO THE CITY OF IONIA ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 PAGE 95</p> <p>1.5 Story frame house and frame garage. Home seems to be in ok condition large yard</p>	403 PLEASANT ST IONIA MI	\$10000	
8326	<p>201-110-000-015-00 LOT 3 EXCEPT THE NORTH 12 FEET THEREOF AND LOT 4 EXCEPT THE SOUTH 60 FEET THEREOF OF THE RECORDED PLAT OF SUPERVISOR HANIGAN AND BAXTERS ADDITION TO THE CITY OF IONIA</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	244 S STEELE ST IONIA MI	\$26900	
8327	<p>201-140-000-160-00 LOT 94 OF THE RECORDED PLAT OF LAWTONS ALTERED PLAT OF C. LOVELLS 3RD ADDITION TO THE CITY OF IONIA.</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take</p>	335 FOREST ST IONIA MI	\$6500	

	place, if it has not occurred by the time of the auction.			
8328	<p>202-170-000-240-00 COMMENCING 60 FT S OF THE NE CORNER OF LOT 69 OF SUPERVISORVOELKER'S ADDITION TO THE CITY OF IONIA ACCORDING TO THE PLAT THERE OF AS RECORDED IN LIBER 1 OF PLATS ON PAGE 84; TH SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 69 80 FT;TH W PARALLEL WITH THE NORTH LINE OF SAID LOT 69 TO THE WEST LINE OF SAID LOT; TH NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 69 TO A POINT WHERE THE S LINE OF LOT SOLD TO HOWARD ORSER INTERSECTS WEST LINE OF SAID LOT; TH EPARALLEL WITH THE N LINE OF SAID LOT 69 TO THE POB. EXCEPTTHE EAST 2 FEET OF THE ABOVE DESCRIBED PREMISES THEREOFSOLD TO THE CITY OF IONIA.</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	229 KING ALLEY IONIA MI	\$13100	
8329	<p>204-100-000-025-00 LOT 5 OF THE RECORDED PLAT OF JOHNSONS ADDITION TO THE CITY OF IONIA</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	606 JONES ST IONIA MI	\$22200	
8330	<p>204-110-000-040-00 LOTS 11 AND 12 OF THE RECORDED PLAT OF LOCKES SUBDIVISION TOTHE CITY OF IONIA. ALSO THE E 15 FT OF THE W 30 FT OF LOT 17 OFLOCKES SUBDIVISON EXCEPT THAT PORTION LYING SOUTHERLY OFA LINE IF DRAWN FROM THE SW CORNER OF LOT 16 TO A POINT 5 FTN OF THE SE CORNER OF LOT 17 OF SAID ADDITION</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	625 E LINCOLN AVE IONIA MI	\$9800	
8331	<p>204-180-000-125-00 THE E 1/2 OF LOT 128 OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA ACCORDING TO THE RECORDED PLAT THEREOF. ALSOLOT 23 OF STEVENSON'S ADDITION TO THE CITY OF IONIA ACCORDINGTO THE RECORDED PLAT THEREOF.</p> <p>1 1/2 story frame house with large yard mostly wooded in the back.</p>	469 E LINCOLN AVE IONIA MI	\$7500	
8332	<p>204-210-000-035-00 LOT 8 EXCEPT THE W 20 FT THEREOF OF THE RECORDED PLAT OFSUPERVISOR TAYLORS SECOND ADDITION TO THE CITY OF IONIA</p> <p>The structures on this property are being demolished. Buyer is purchasing the property subject to demolition that will take place, if it has not occurred by the time of the auction.</p>	443 LAFAYETTE ST IONIA MI	\$11000	
8333	<p>204-210-000-170-00 LOT 32 OF THE RECORDED PLAT OF SUPERVISOR TAYLOR'S SECOND ADDITION TO THE</p>	454 E MAIN ST IONIA MI	\$9400	



	CITY OF IONIA.  2 story frame house on sloped lot. Has driveway exterior of house appears in poor condition City may demolish. *has renter			
8334	300-028-000-500-00 ISLAND #7 LYING WITHIN THE SW 1/4 OF SE 1/4 SECTION 28 T6N-R5WIN THE CENTER OF THE GRAND RIVER WHICH IS LYING WEST OF LOT 53 OF SAID ADDITION		\$700	
8335	300-070-000-350-00 LOTS 163 AND 170 OF THE RECORDED PLAT OF BARTOW'S SECONDDADDITION TO THE CITY OF PORTLAND  1 story frame house needs new roof. Large yard. *maybe occupied	628 CANAL ST PORTLAND MI	\$5000	
8336	300-075-000-005-55 THRU 300-075-000-005-67 PART OF THE SW 1/4 OF SECTION 28 T6N R5W CITY OF PORTLAND COMMENCING AT THE SW CORNER OF SAID SECTION 28; TH N00* 33' 09E 33 FT ALONG THE WEST LINE OF SAID SECTION 28 TO THE NELY RIGHT OF WAY LINE OF GRAND RIVER AVE; THENCE S89* 22' 42E 573.23 FT ALONG SAID NLY RIGHT OF WAY LINE THE POINT OF BEGINNING OF THIS DESCRIPTION; TH N 89* 22' 42W 140 FT ALONG SAID NLY RIGHT OF WAY LINE TO A POINT ON THE EASTERLY BANK OF A CREEK SAID POINT BEING 10 FT MORE OR LESS FROM THE CENTERLINE OF SAID CREEK THENCE ALONG A TRAVERSE LINE THE FOLLOWING (9) COURSES; N15* 51' 12W 80 FT; N62* 29' 08E 100 FT;N30* 40' 29 E 120 FT; N25* 03' 07W 160 FT; N02* 29' 27E 140 FT; N17* 24 51W 200 FT; N27* 29' 47E 260 FT; N65* 13' 51E 70 FT; N04* 49' 14W 50 FT TO A POINT ON THE ELY BANK OF SAID CREEK SAID POINT BEING 10 FT MORE OR LESS FROM THE CENTERLINE OF SAID CREEK; TH S89* 21' 18E 95 FT TO THE WEST LINE OF BAKER'S SUBDIVISION AS RECORDED IN LIBER 7 OF PLATS PAGE 21 IONIA COUNTY RECORDS; TH S14* 35' 30W 96.44 FT ALONG SAID W LINE TO THE NW CORNER OF SLOWIN'S GREEN ACRES SUBDIVISION AS RECORDED IN LIBER 4 OF PLATS PAGE 20 IONIA COUNTY RECORDS; TH ALONG THE W LINE OF SAID SLOWIN'S GREEN ACRES SUBDIVISION THE FOLLOWING THREE (3) COURSES: S15* 12' 25W 279.86 FT; S00* 37' 00W 66 FT; S10* 46' 00E 178.89 FT TO THE NW CORNER OF SLOWIN'S ADDITION SUBDIVISION; TH S00* 34' 00W 239.59 FT ALONG THE W LINE OF SAID SLOWIN'S ADDITION SUBDIVISION; TH N89* 33' 13W 119.57 FT; TH S00* 43' 17W 159.84 FT TO THE POINT OF BEG. THIS PARCEL CONTAINS 4.46A INCLUDING ALL LAND LYING BETWEEN THE TRAVERSE LINE AND THE CENTERLINE OF CREEK.	111 LIBERTY LANE PORTLAND MI	\$11200	
8349	300-200-000-490-00 PART OF BLOCK 7 OF THE	326 E GRAND RIVER	\$5000	

	<p>RECORDED PLAT OF JAMES NEWMANS ADDITION TO THE CITY OF PORTLAND DESCRIBED AS:  COMMENCING AT A POINT 90 FEET NLY AND 180 FT WLY OF THE INTERSECTION OF JAMES AND WARREN STREETS; TH WLY PARALLEL WITH JAMES ST 50 FT; TH NLY PARALLEL WITH WARREN ST TO THE S LINE OF DEWITT ST (NOW E GRAND RIVER AVE); TH NELY ALON THE S LINE OF DEWITT ST TO A POINT 180 FT WLY FROM THE SWLY INTERSECTION OF DEWITT ST AND WARREN ST; TH S TO THE POINT OF BEGINNING.</p> <p>Unlivable house located on steep hill. Access to property from driveway by walking path only behind another home.</p>	AVE PORTLAND MI		
8350	<p>402-070-000-290-00 LOT 50 AND THE N 3 FT OF LOT 49 OF BROAS SECOND ADDITION TO THE CITY OF BELDING ACCORDING TO THE RECORDED PLAT THEREOF</p> <p>2 story frame house on City lot. *Not occupied.</p>	611 S PLEASANT ST BELDING MI	\$5000	
8351	<p>403-200-000-015-00 CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 1.</p> <p>Former Hardware store in Belding Total Floor Area approximately 13125 sq. ft.</p>	500 COVERED VILLAGE BELDING MI	\$27200	
8352	<p>403-200-000-045-00 CITY OF BELDING BELDING URBAN RENEWAL REPLAT REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 12</p> <p>Former retail space approximately 1825 sq. ft.</p>	350 COVERED VILLAGE BELDING MI	\$6900	

# Pre Register

By filling out the information below and turning it in at the registration table you can save time during the check-out/taking of title process. **You are still responsible for approving the final information on your deed!**

## Purchaser information:

\_\_\_\_\_

Name

\_\_\_\_\_

Address

\_\_\_\_\_

City

\_\_\_\_\_

State

\_\_\_\_\_

Zip Code

## How to take Title of the Property:

(Please fill out completely and keep in mind that if we would rather call or email you to clarify an issue with a deed rather than submit an incorrect deed)

\_\_\_\_\_

Name

\_\_\_\_\_

Marital Status/Tenancy Status/Type of Company

\_\_\_\_\_

Address

\_\_\_\_\_

City

\_\_\_\_\_

State

\_\_\_\_\_

Zip Code

\_\_\_\_\_

Name

\_\_\_\_\_

Marital Status/Tenancy Status/Type of Company

\_\_\_\_\_

City

\_\_\_\_\_

State

\_\_\_\_\_

Zip Code

\_\_\_\_\_

Phone number (with area code please)

\_\_\_\_\_ @ \_\_\_\_\_

Email address

If you have more names to add to the Deed, just flip this paper over and use the blank space on the back.

# Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	4. Date of Transfer (or land contract was signed)
3. City/Township/Village of Real Estate <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Property Identification Number ( <b>PIN</b> ). If you don't have a PIN, attach legal description.		<b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hypens and sometimes includes letters. It is on the property tax bill and on the assessment notice.

7. Seller's (Transferor) Name	8. Buyer's (Transferee) Name and Mailing Address
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**Items 9 - 13 are optional. However, by completing them you may avoid further correspondence.**

**Transfers** include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.

9. Type of **Transfer**

<input type="checkbox"/> Land Contract	<input type="checkbox"/> Lease
<input type="checkbox"/> Deed	<input type="checkbox"/> Other (specify) _____

10. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	11. Amount of Down Payment
12. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount Financed (Borrowed)

## Exemptions

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer of that portion of a property subject to a life lease or life estate (**until** the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint ownership if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- other, specify:

## Certification

*I certify that the information above is true and complete to the best of my knowledge.*

Owner's Signature	Date	If signer is other than the owner, print name and title
Daytime Phone Number		E-mail Address

## Instructions

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- buildings on leased land.
- leasehold improvements (as defined in MCL Section 211.8(h)).
- leasehold estates (as defined in MCL Section 211.8(i) and (j)).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- deed.
- land contract.
- transfer into a trust, **unless** the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- transfer from a trust, **unless** the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- changes in the sole present beneficiary of a trust, **unless** the change only adds or substitutes the spouse of the sole present beneficiary.
- distributions by a will or intestate succession, **unless** to the decedent's spouse.
- leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- transfers of more than a 50 percent interest in the ownership of a business, **unless** the ownership is gained through the normal public trading of shares of stock.
- transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- a conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a - j).

## Excerpts from Michigan Compiled Laws (MCL), Chapter 211

### Section 211.27a(10)

". . . the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

### Section 211.27(5)

"Beginning December 31, 1994, 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."