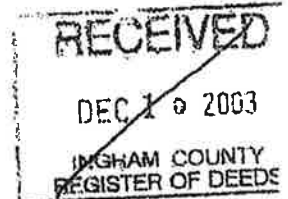
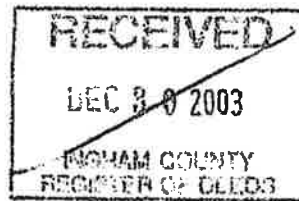


Paula Johnson
INGHAM COUNTY
REGISTER OF DEEDS
OFFICIAL SEAL



L-3089 P-1252
309 41.00 2004-007090

309



GARNES LLC RESTRICTIONS

Gale Road and Barnes Road

Parcel(s): A, B, C, D, E, F, G, H, I, J, K, L, M, N and O

Garnes LLC does hereby covenant and agree with future grantees and owners of parcels of land included in the following described parcels that the following restrictions and protective covenants will run with the title to the following described lands and any parcels of land included therein and shall bind all of said parcels and all of the owners of said parcels, their heirs and assigns. Said lands being located in the Township of Aurelius, County of ~~Eaton~~ ^{Sharon}, State of Michigan and, more particularly, described as follows:

SEE ATTACHED LEGAL DESCRIPTION(S)

1. No parcel shall be used except for private, single family residential purposes. No buildings shall be erected, altered, placed or permitted on any lot other than the one detached single family dwelling not to exceed two and one half stories in height, and a private garage of not less than two cars. All single-family dwellings must have a ground floor area of the main structure exclusive of one-story open porches and garages of not less than 1,300 square feet. The ground floor area of the main structure exclusive of one-story open porches and garages shall be not less than 1,000 feet for a dwelling of more than one story. Roof pitch to be no less than 5-12. Any outbuildings constructed behind the residential dwelling should have harmonious exterior appearance with the architectural design of the residential dwelling.
2. Single-wide mobile homes, double-wide mobile homes and manufactured homes shall not be allowed to be used as a permanent structure.
3. No structure of a temporary nature, including but not limited to trailer, mobile home, basement, tent, shack, garage, or barn shall be erected on any parcel at any time for use as a residence of living area either temporarily or permanently. County restrictions will also apply.
4. No owner of any parcel shall cause or permit to be placed or stored upon this property any car, truck, or any mechanical device, snowmobile, boat, or trailer in an inoperable condition or state of disrepair.
5. No obnoxious or offensive trade or activity shall be carried out on any parcel. All owners shall keep their parcel in a neat and like condition.
6. The exterior of all dwelling houses are to be completed in twelve months from the time that ground is broken.
7. Any building that may be in whole or part destroyed by fire, wind, or any other catastrophe must be rebuild or the remains thereof removed, within one year of destruction.
8. Fences shall be a maximum height of 48" except when enclosing pools or patios. Decorative fences will be permitted in front of home.
9. Outdoor lighting shall be placed in such a manner to avoid illuminating neighbor' homes.
10. Pets shall be confined to their respective owners' property. Owners shall assure property care and restraint of animals so they are not obnoxious or offensive on account of noise, odor or unsanitary conduct.
12. Purchasers acknowledge their acceptance and agreement that the title insurance policy will be

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12. Purchasers acknowledge their acceptance and agreement that the title insurance policy will be provided by Metropolitan Title Company. Closing will take place in the office of Metropolitan Title Company.
13. Title company closing escrow costs to be paid by Purchaser.
14. Ownership of this property offered for sale includes individuals who are licensed real estate salespersons in the State of Michigan. Manager(s) - Karl Forell and Nicholas Bolhouse - have a financial interest in this property.

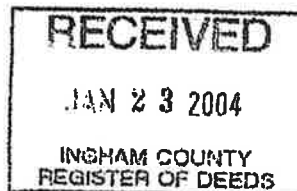


2004-007090

Page: 1 of 10

01/30/2004 09:34A

TRANS



General Property Information**Ingham County**

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 33-09-09-30-400-012 **Unit:** AURELIUS TOWNSHIP**Property Address**

[collapse]

S GALE RD
EATON RAPIDS, MI 48827**Owner Information**

[collapse]

MARTIN TERRY
6816 COOPER
LANSING, MI 48911**Unit:** 33-09**Taxpayer Information**

[collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2012

[collapse]

Property Class:	402 - RES-VAC	Assessed Value:	\$16,000
School District:	23050 - EATON RAPIDS (23050)	Taxable Value:	\$16,000
State Equalized Value:	\$16,000	Map #	
PART. SEV	0	Date of Last Name Chg:	11/30/2004
		Date Filed:	
		Notes:	N/A
Historical District:	N/A	Census Block Group:	N/A
Principal Residence Exemption	June 1st	Final	
2012	0.0000 %		
2011	0.0000 %	0.0000 %	

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2011	\$19,000	\$19,000	\$19,000
2010	\$19,000	\$19,000	\$18,943

Land Information

[collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage:	3.00	
Zoning Code:	A-2 SECONDARY A	
Land Value:	\$32,000	Mortgage Code:
Land Improvements:	\$0	Lot Dimensions/Comments:
Renaissance Zone:	NO	

Renaissance Zone Expiration**Date:****ECF Neighborhood Code:** 00001**Legal Information for 33-09-09-30-400-012**[\[collapse\]](#)

AU 30-8 COM AT SE COR OF SEC 30 -N ALNG E SEC LN 1031.75 FT TO POB -S89D 55' 25"W PLL WITH S SEC LN 581 FT -N 225 FT -N89D 55' 25"E 581 FT -S ALNG E SEC LN 225 FT TO POB ON SE 1/4 OF SEC 30 T2N R2W 3 A SPLIT ON 01/15/2004 FROM 33-09-09-30-400-002; LOT(E)

Land Divison Act Information[\[collapse\]](#)

Date of Last Split/Combine:	10/17/2003	Number of Splits Left:	0
Date Form Filed:	10/17/2003	Unallocated Div.s of Parent:	0
Date Created:	10/17/2003	Unallocated Div.s Transferred:	0
Acreage of Parent:	80.00	Rights Were Transferred?	NO
Split Number:	0	Courtesy Split?	NO
		Parent Parcel:	33-09-09-30-400-002

Sales Information**1 sale record(s) found.**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber / Page
10/04/2004	\$36,900.00	WD	GARNES LLC	MARTIN TERRY	ARMS-LENGTH	3134/174

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[Privacy Policy](#)

Detailed Tax Information**Aurelius Township**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Parcel:** 33-09-09-30-400-012**Property Address**[\[collapse\]](#)S GALE RD
EATON RAPIDS, MI 48827**Owner Information**[\[collapse\]](#)MARTIN TERRY
6816 COOPER
LANSING, MI 48911**Unit:** 33**Taxpayer Information**[\[collapse\]](#)

SEE OWNER INFORMATION

Legal Information for 33-09-09-30-400-012[\[collapse\]](#)

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Enter Future Interest Date:

4/18/2013

[Re-Calculate](#)

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
2012, Winter	\$572.69	\$572.69	02/14/2013	\$0.00
2012, Summer	\$199.95	\$199.95	08/14/2012	\$0.00
2011, Winter	\$667.77	\$667.77	01/03/2012	\$0.00
2011, Summer	\$237.45	\$237.45	09/14/2011	\$0.00
2010, Winter	\$700.70	\$700.70	12/16/2010	\$0.00
2010, Summer	\$236.73	\$236.73	09/07/2010	\$0.00
2009, Winter	\$680.45	\$680.45	12/31/2009	\$0.00
2009, Summer	\$237.59	\$237.59	09/14/2009	\$0.00
2008, Winter	\$668.67	\$668.67	12/30/2008	\$0.00
2008, Summer	\$237.01	\$237.01	09/15/2008	\$0.00
2007, Winter	\$685.13	\$685.13	12/28/2007	\$0.00
2007, Summer	\$237.01	\$237.01	09/13/2007	\$0.00
2006, Winter	\$749.64	\$749.64	12/22/2006	\$0.00
2006, Summer	\$196.38	\$196.38	09/13/2006	\$0.00
2005, Winter	\$732.31	\$732.31	12/30/2005	\$0.00
2005, Summer	\$155.76	\$155.76	09/14/2005	\$0.00
2004, Winter	\$874.98	\$874.98	12/30/2004	\$0.00
2004, Summer	\$132.90	\$132.90	10/06/2004	\$0.00