

2019--027

RESOLUTION

AT A MEETING OF THE BOARD OF COMMISSIONERS OF GLADWIN COUNTY, MICHIGAN, HELD AT 9:00 a.m, ON November 26, 2019.

**WHEREAS**, Mark Schwager is the owner or real property that is adjacent to real property owned by Gladwin County in the City of Gladwin, Gladwin County, Michigan.

**WHEREAS**, Mark Schwager is developing his real property and has requested that the County sell to him a strip along the property line between the two parcels so that his development can abut directly up to the counties use of the property and not leave a 1.5 foot strip undeveloped.

**WHEREAS**, the Commissioners having determined that the sale will not impact Gladwin Counties use of the property;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Gladwin County, Michigan, that Gladwin County shall sell to Mark Schwager for one dollar plus the payment of the closing fee the property legally described as:

Property located in the Northeast ¼ of Section 1, T18N, R2W, City of Gladwin, County of Gladwin, State of Michigan: Part of unplatted Lot B Grout, Foutch and Johnson's Additions to Cedar Village as recorded in Liber 1 of Plats on Page 3, described as: Commencing at the Southwest corner of Block 12, Plat of "Cedar" as recorded in Liber 1 of Plats on Page 1; thence North 89° 00' West, along the North line of Cedar Street, 99.00 feet; thence North 01° 05' East, along the East line of said Lot B, 74.25 feet to the Point of Beginning; thence from said Point of Beginning North 89° 00' West, parallel with the North line of Cedar Street, 65.34 feet recorded as 66.00 feet; thence North 01° 05' East, parallel to the East line of Lot B, 7.25 feet; thence North 89° 00' West, parallel to the North line of Cedar Street, 102.00 feet; thence North 01° 05' East, parallel to the East line of Lot B, 1.50 feet; thence South 89° 00' East, parallel to the North line of Cedar Street, 167.34 feet recorded as 168.00 feet to the East line of Lot B; thence South 01° 05' West, along the East line of Lot B, 8.75 feet to said Point of Beginning.

AYES: 5

NAYS: 0

ABSENT/ABSTAIN: 0

I, Laura Brandon-Maveal, Clerk of the County of Gladwin, Michigan certify that the above Resolution was adopted by the Gladwin County Board of Commissioners at a meeting held on the 26<sup>th</sup>, day of November, 2019.

Dated: November 26, 2019

Laura Brandon Maveal  
Laura Brandon-Maveal, Gladwin County Clerk

**QUIT CLAIM DEED** - Statutory Form

C.L. 1948, 565.152 MSA 26/572

KNOW ALL MEN BY THESE PRESENTS: County of Gladwin

Whose address is: 401 West Cedar Ave, Gladwin, MI 48624

Quit Claim to: Mark Schwager

Whose address is: 1726 Wagerville Rd., Gladwin, MI 48624

the following described premises situated in the City of Gladwin, County of Gladwin and State of Michigan, to wit:

Property located in the Northeast  $\frac{1}{4}$  of Section 1, T18N, R2W, City of Gladwin, County of Gladwin, State of Michigan: Part of unplatted Lot B Grout, Foutch and Johnson's Additions to Cedar Village as recorded in Liber 1 of Plats on Page 3, described as:

Commencing at the Southwest corner of Block 12, Plat of "Cedar" as recorded in Liber 1 of Plats on Page 1; thence North  $89^{\circ} 00'$  West, along the North line of Cedar Street, 99.00 feet; thence North  $01^{\circ} 05'$  East, along the East line of said Lot B, 74.25 feet to the Point of Beginning; thence from said Point of Beginning North  $89^{\circ} 00'$  West, parallel with the North line of Cedar Street, 65.34 feet recorded as 66.00 feet; thence North  $01^{\circ} 05'$  East, parallel to the East line of Lot B, 7.25 feet; thence North  $89^{\circ} 00'$  West, parallel to the North line of Cedar Street, 102.00 feet; thence North  $01^{\circ} 05'$  East, parallel to the East line of Lot B, 1.50 feet; thence South  $89^{\circ} 00'$  East, parallel to the North line of Cedar Street, 167.34 feet recorded as 168.00 feet to the East line of Lot B; thence South  $01^{\circ} 05'$  West, along the East line of Lot B, 8.75 feet to said Point of Beginning.

For the full consideration of: \$1.00 (One Dollar)

This instrument of transfer is exempt from taxation under the exemptions listed at MCL 207.526(a), MSA 7.456(26)(a) and MCL 207.505(a), MSA 7.456 (5)(a).

The grantors make no reservation of oil, gas, and mineral rights to themselves, but make no warranty to the Grantees on the title to such rights and hereby quit claim their interest, if any, to oil, gas and mineral rights.

Subject to easements, reservations, restrictions, and rights-of-way of record.

Dated this 21<sup>st</sup> day of November, 2019

SIGNED AND SEALED:

County of Gladwin:

*Sharron Smith*  
By: Commissioner Sharron Smith, Chair

STATE OF MICHIGAN )

County of Gladwin )§  
)

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 2019 by the County of Gladwin by: Commissioner Sharron Smith, Chair.

*Laura Brandon-Maveal*  
\_\_\_\_\_, Notary Public

Gladwin County, Michigan

My Commission expires: \_\_\_\_\_

Acting in the County of Gladwin

DRAFTED BY: D. Tara S. Hovey  
Attorney at Law  
195 W. Main,  
Harrison, MI 48625

When recorded return to: Grantee & mail tax bill to same

JJS

# Property Transfer Affidavit

This form is issued under authority of PA 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 Gladwin	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village Gladwin		5. Purchase Price of Real Estate 1.00	6. Seller's (Transferor) Name Gladwin County
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. Attached Legal		8. Buyer's (Transferee) Name and Mailing Address Mark Schwager 1726 Wagerville Rd., Gladwin, MI 48624	
		9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. <u>Transfers</u> 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 checked="" 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

Sharon Smith

Signature

*Sharon Smith*

Date

11-26-2019

Name and title, if signer is other than the owner

Chairperson - BOC

Daytime Phone Number

989-426-4821

E-mail Address

Commissioner@gladwin

county-mi.gov

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**ALTA Universal ID**  
**195 W. Main St, P.O. Box 649**  
**Harrison, MI 48625**

**File No./Escrow No.:** GLADWINCOUNTY  
**Print Date & Time:** November 8, 2019 at 10:07 AM  
**Officer/Escrow Officer:**  
**Settlement Location:** 195 W. Main St.  
 Harrison, MI 48625

**Property Address:**  
**Buyer:** Mark Schwager  
**Seller:** County of Gladwin  
**Lender:**  
**Settlement Date:** November 12, 2019  
**Disbursement Date:** November 12, 2019

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$ 1.00	Sale Price of Property	\$ 1.00	
		<b>Prorations/Adjustments</b>		
		<b>Loan Charges to</b>		
		Closing Cost	\$ 300.00	
		<b>Other Loan Charges</b>		
		<b>Impounds</b>		
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Register of Deeds	\$ 30.00	
		<b>Payoffs</b>		
		<b>Miscellaneous</b>		
\$ 0.00	\$ 1.00	<b>Subtotals</b>	\$ 331.00	\$ 0.00
\$ 1.00		<b>Balance Due FROM</b>		\$ 331.00
\$ 1.00	\$ 1.00	<b>Balance Due TO</b>		
		<b>TOTALS</b>	\$ 331.00	\$ 331.00