

To: Jerdon Real Estate, Inc.; Purchaser of Real Estate

The following personal property items presently located at 16639 Lakeview Drive, Vandalia, MI to be included in 'as is' condition;

- All house and garage remotes. All window treatments.
- Porch swing, 2 white rockers, red metal end table.
- Shed by shore; Pier w/pier supports & stairs; 2 brown deck chairs w/umbrella; yellow picnic table w/umbrella; lift station for jet ski; 2 orange deck chairs, patio table w/4 chairs & lounge; Suncast storage box,
- Range, 2 refrigerators, dishwasher, micro wave hood, washer/dryer, ; leather sectional couch, tan leather chair; wheeled coffee table, three flat screen TVs, black entertainment cabinet,; leather trunk; nine table lamps, two floor lamps; brass ship's telegraph/control; desk w/chair, round table w/4 cushioned chairs, glass sofa table, oak china cabinet; brass floor lamp, oak book case; brown vinyl woven styled dining table w/six chairs/cushions; small green cabinet; floral chair, hanging chair w/cushion; Canoe shelving unit; glider w/cushions; glass night stand; green glass & brass chandelier,
- All springs & mattresses with beds; 1 set of bunk beds, one twin, 4 double beds; all with comforters; pillows; bedding etc
- Black dresser; glass knob dresser; curved modern maple dresser;
- Owner may leave any décor items at time of final closing.

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_____ Date: _____
Marilyn May, Trustee

_____ Date: _____
Purchaser

_____ Date: _____
Purchaser

Seller's Disclosure Statement

Property Address 16639 Lakeview Dr, Vandalia MI 49095 Street City, Village or Township MICHIGAN

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 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 listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available
Range/oven	X			
Dishwasher	X			
Refrigerator	X			
Hood/fan	X			
Disposal				X
TV antenna, TV rotor & controls				X
Electrical system	X			
Garage door opener & remote control	X			
Alarm system				X
Intercom				X
Central vacuum				X
Attic fan	X			
Pool heater, wall liner & equipment				X
Microwave	X			
Trash compacter				X
Ceiling fan	X			
Sauna/hot tub				X

	Yes	No	Unknown	Not Available
Washer	X			
Dryer	X			
Lawn sprinkler system				X
Water heater	X			
Plumbing system	X			
Water softener/conditioner	X			
Well & pump	X			
Septic Tank & drain field				X
Sump pump				
City water system	NOT CONNECTED			
City sewer system	X			
Central air conditioning	X			
Central heating system				X
Wall furnace				X
Humidifier				X
Electronic air filter				X
Solar heating system				X
Fireplace & chimney	X			
Wood burning system				X

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Explanation (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 and additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no X
If yes, please explain: _____
- Insulation:** Describe, if known: ROIS
Urea formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no X
- Roof:** Leaks? No leaks 7 yrs old
Approximate age if known: _____
yes _____ no X
- Well:** Type of well (depth/diameter, age and repair history, if known): 54 WBSH & sub. pump
Has the water been tested? yes X no _____
If yes, date of last report/results: JUNE 2024
- Septic tanks/drain fields:** Condition, if known: Municipal sewer system
- Heating system:** Type/approximate age: ELECTRIC
- Plumbing system:** Type: copper X galvanized _____ other _____
Any known problems? NO
- Electrical system:** Any known problems? NO
- History of infestation,** if any: (termites, carpenter ants, etc.) NO

XMM

Seller's Initials

Buyer's Initials

Seller's Disclosure Statement

Property Address: 16639 Lakeview Dr Vandalia MI 49095 MICHIGAN
Street City, Village or Township

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
- If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? unknown _____ yes _____ no
12. Mineral Rights: Do you own the mineral rights? unknown _____ 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 _____ 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
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no
5. Settling, flooding, drainage, structural, or grading problems? unknown _____ yes _____ no
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no
7. Any underground storage tanks? unknown _____ yes _____ no
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc. **FARMS** unknown _____ yes no _____
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: *** 2 NEIGHBOURS ASPHALT OVER 1 FT**

The Seller has lived in the residence on the property from 2nd home (date) to _____ (date).
 The Seller has owned the property since 1983 (date).

The Seller has indicated above the condition 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.

BUYER IS 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 ALSO 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 Marilyn May Date 6/18/24
 As trustee
 Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.
 Buyer _____ Date _____ Time _____
 Buyer _____ Date _____ Time _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation for warranties made in connection with the form.

*** NATURAL GAS AND CITY WATER AT STREET BUT NOT CONNECTED. SEWER LINE IN LAKEFRONT YARD.**



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW



CONCERNING THE PROPERTY AT 16639 Lakeview Dr Vandalia MI 49095 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
(a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
(a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date Seller As Trustee Date
Buyer Date Seller Date
Other Broker Date Listing Broker Date



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

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FROM DON JOLLAY PENN TOWNSHIP ASSESSOR PO BOX 69 VANDALIA, MI 49095	PARCEL IDENTIFICATION PARCEL NUMBER: 14-100-260-015-00 PROPERTY ADDRESS: 16639 LAKEVIEW DR VANDALIA, MI 49095 SCHOOL DISTRICT CODE: 14010
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAY MARILYN TRUST 16639 LAKEVIEW DR VANDALIA MI 49095	EXEMPTIONS % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Disabled Veteran or Surviving Spouse": <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation (Including Leasehold Improvements) and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

LEGAL DESCRIPTION: 446-10 831J 6S-14W LOT 15 WAGNER.			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential			
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential			
The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$30	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	99,058	101,732	2,674
2. ASSESSED VALUE:	257,700	282,600	24,900
3. TENTATIVE EQUALIZATION FACTOR:	1.000		
4. STATE EQUALIZED VALUE:	257,700	282,600	24,900
5. THERE WAS or WAS NOT A TRANSFER OF OWNERSHIP ON THIS PROPERTY <input checked="" type="checkbox"/> 2025 : WAS NOT			
6. Assessor Change Reason(s):			

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The 2026 Inflation rate Multiplier is: 1.027

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: DON JOLLAY	Telephone Number: (815) 546-8288	Email Address: PENNASSESSOR@GMAIL.COM
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

PLEASE NOTE: TAXES ARE CALCULATED BASED ON THE TAXABLE VALUE (LINE 1). THE ASSESSED VALUE IS FOR REFERENCE ONLY AND IS NOT USED TO COMPUTE TAXES. THE PENN TOWNSHIP BOARD OF REVIEW WILL MEET TUESDAY, MARCH 10, 9:00 AM-3:00 PM, AND FRIDAY, MARCH 13, 3:00 PM-9:00 PM, AT THE PENN TOWNSHIP HALL, 60717 SOUTH MAIN ST, VANDALIA, MI 49095. WRITTEN AND EMAIL APPEALS MUST INCLUDE FORM L-4035 AND WILL BE ACCEPTED IF RECEIVED BY TUESDAY, MARCH 10 AT 9:00 AM. APPOINTMENTS ENCOURAGED. QUESTIONS: DON JOLLAY, TOWNSHIP ASSESSOR, MAAO, 815-546-8288 OR PENNASSESSOR@GMAIL.COM

Leasehold Improvement Information: If this notice form is for the personal property of a tenant who has installed leasehold improvements, the following are the 2026 Taxable Value (TV) and the 2026 State Equalized Value (SEV) of the leasehold improvement portion of the total property:

2026 TV 0.00	2026 SEV 0.00
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PRO DOCK INC.
 14155 M 60
 Jones, MI 49061 US
 2694474796
 prodockservice@gmail.co
 m



Invoice 6342

4147

BILL TO
 Maryland May
 16639 lakeview dr
 Vandalia, MI

DATE 04/26/2025	PLEASE PAY \$43,951.10	DUE DATE 05/11/2025
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Bulmann 4'X8' DREAM DOCK MARINE BOARD TAN		9	1,585.00	14,265.00T
	Bulmann 5'X10' DREAM DOCK MARINE BOARD TAN		4	2,248.00	8,992.00T
	Bulmann DD 8' & 10' DECK CLIP KIT		13	72.00	936.00T
	Bulmann DD 4' WIDE 24" LEG STAND ONLY W/ 20" ADJ		8	240.00	1,920.00T
	Bulmann DD 4' WIDE 30" LEG STAND ONLY W/ 26" ADJ		2	253.00	506.00T
	Bulmann DD 5' WIDE 30" LEG STAND ONLY W/ 26" ADJ		1	273.00	273.00T
	Bulmann DD-LH 5' WIDE 24" LEG STAND ONLY W/ 20" ADJ, INCLUDES PARALLEL CONNECTOR		2	222.00	444.00T
	DD-LH 5' WIDE 30" LEG STAND ONLY W/ 26" ADJ, INCLUDES		1	234.00	234.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		24'x120" 24" Drop High Top Sunbrella Canopy Cover			

Please pay upon receipt. All materials are property of Pro Dock Inc., which retain the right for access and removal until paid. Customer is responsible for any loss or damage until paid. All labor and products are sold without warranty besides warranties given by the manufacturer of a product. A 3% monthly finance charge will be applied to any unpaid balance after 30 days.

SUBTOTAL	41,735.00
TAX	2,216.10
TOTAL	43,951.10
TOTAL DUE	\$43,951.10

THANK YOU.

Pay invoice

5/2/25 Made \$39750.10 Deposit w/ check #1618

Remaining Balance is \$4201.00