

**Minde B. Lux, County Clerk**      **Ext. 205**  
Shelly Nelson, Chief Deputy      Ext. 260  
Carol Anderson, Deputy Clerk      Ext. 259  
Brenda Young, Deputy Clerk      Ext. 261  
Maegan Long, Court Clerk      Ext. 461  
Amy Dzieszinski, Court Clerk      Ext. 346



200 North Main Street  
Mt. Pleasant, MI 48858  
Phone (989) 772-0911  
Fax (989) 772-6347  
[www.isabellacounty.org](http://www.isabellacounty.org)  
[clerk@isabellacounty.org](mailto:clerk@isabellacounty.org)

December 15, 2020

Isabella County Planning Commission  
Isabella County Building  
Mt Pleasant, MI 48858



RE: Fodor Farms, LLC Farmland Agreement Applications

Attached please find copies of the Farmland Agreement Applications for Fodor Farms, LLC. Please present this application to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.  
Sincerely,

A handwritten signature in black ink that reads "Minde B. Lux". The signature is written in a cursive, flowing style.

Minde B. Lux  
Isabella County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received 12/14/2020
Application No:
State:
Date Received
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Fodor Farms LLC
Last First Initial

(If more than two see #15) Last First Initial
Marital status of all individual men listed on application, if more than one, indicate status after each name:

2. Mailing Address: 10644 W. Coleman Rd Barryton, MI 49305
Street City State Zip Code

3. Telephone Number: (Area Code) 989 382-7398

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 989 429-9589

5. E-mail address: scottandtrudyfodore@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Isabella 7. Township, City or Village: Coldwater

8. Section No. 29 Town No. 16N Range No. 6W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [ ] Yes [x] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [x] Yes [ ] No
If owned by the applicant, are the mineral rights leased? [ ] Yes [ ] No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [ ] Yes [x] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [ ] Yes [x] No: If "Yes", indicate vendor (seller):
Name:
Address: Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following - please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation  Limited Liability Company  Partnership
- Estate  Trust  Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Scott Fodor Title: member

Name: Trudy Fodor Title: member

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more → complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
- c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

cash crop

b. Total number of acres on this farm 10

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 9

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 1

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 4320 : 9 = \$ 480.00 (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); \_\_\_\_\_

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Scott Foder  
(Signature of Applicant)  
Kathy Foder  
(Co-owner, If Applicable)  
12.14.20  
(Date)

\_\_\_\_\_  
(Corporate Name, If Applicable)  
\_\_\_\_\_  
(Signature of Corporate Officer)  
\_\_\_\_\_  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
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This agreement is for the following piece of property located on parcel number 04-029-10-002-00, located in Coldwater Township, Isabella County.

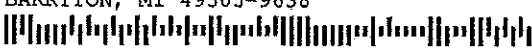
**PLEASE ADD THIS THIS 10 ACRE PARCEL TO AGREEMENT # 37-50812-123174.**

The NW  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  , BEG 20 RODS W OF THE NE CORNER, THENCE 40 RODS S, THENCE 40 RODS W, THENCE 40 RODS N, THENCE 40 RODS E TO POINT OF BEGINNING, SECTION 29, T16N, R6W, COLDWATER TOWNSHIP, ISABELLA COUNTY, MICHIGAN...

**Notice of Assessment, Taxable Valuation, and Property Classification**

2020

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

FROM COLDWATER TWP ASSR-ISABELLA CO EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893	<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: 04-029-10-002-00 SCHOOL DISTRICT CODE: 54025 PROPERTY ADDRESS: 10891 W COLEMAN RD BARRYTON, MI 48632
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: 04-029-10-002-00  *****AUTO**ALL FOR AADC 493 FODOR FARMS LLC 10644 W COLEMAN RD BARRYTON, MI 49305-9638 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% 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

**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL)**

**PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL)**

*ESTIMATE* Based on previous year millage rates this change in Taxable Value or Exemption status will change (+/-) your taxes for this year by approximately: \$7	PRIOR AMOUNT YEAR: 2019	CURRENT TENTATIVE AMOUNT YEAR: 2020	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	14,898	15,181	283
2. ASSESSED VALUE:	44,400	44,400	0
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	44,400	44,400	0
5. There WAS/WAS NOT a transfer of ownership on this property in 2019: WAS NOT			

The 2020 Inflation rate Multiplier is: 1.019

Legal Description: NW 1/4 OF NW 1/4

(within space limitations)

**March Board of Review Appeal and Meeting Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS: \*\***  
**THE BOARD OF REVIEW WILL MEET AT THE COLDWATER TOWNSHIP HALL LOCATED AT 7955 N. BRINTON RD, LAKE, MI 48632 ( NO MAIL DELIVERY ) ON THE CORNER OF COLEMAN AND BRINTON ROADS, ON WEDNESDAY, MARCH 11, 2020 FROM 9 AM - 3 PM AND THURSDAY, MARCH 12, 2020 FROM 3 PM - 9 PM. WRITTEN PROTESTS BY MAIL OR EMAIL MUST BE RECEIVED BY THE TOWNSHIP BY MARCH 11, 2020. MAIL TO ADDRESS: EQUITY ASSESSMENTS INC, 5887 SCHAFIN DR, WEIDMAN, MI 48893. ASSESSOR'S PHONE #: (989) 644-3413 OR EMAIL: DENISE\_EQUIYA@YAHOO.COM**

NOT LESS THAN 14 DAYS before the meeting of the Board of Review; the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2019, your 2020 Taxable Value will be the same as your 2020 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2019, your 2020 Taxable Value is calculated by multiplying your 2019 Taxable Value by 1.019 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

**\*\*TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION\*\***

<p>COLDWATER TWP TREASURER                  Treasurer's PH: 989-544-2079 5 P.M. TO 8 P.M.                  ISABELLA COUNTY, Michigan                  Parcel #: 04-029-10-002-00                  Property Assessed To:                  FODOR FARMS LLC                  10644 W COLEMAN RD                  BARRYTON, MI 49305</p> <p>Property Address:                  10891 W COLEMAN RD                  BARRYTON MI 48632</p> <p>Acreage: 40.00                  Property Class: 101 AGRICULTURAL                  School District: 54025 CHIPPEWA HILLS/MOIS</p> <p>Qualified Ag Exemption Has Reduced This Bill By: \$273.25                  1 mill equals \$1.00 per \$1000 of Taxable Value.</p>	<table border="1"> <thead> <tr> <th>TAX DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>COUNTY OPERATING</td> <td>6.61000</td> <td>100.34</td> </tr> <tr> <td>STATE EDUC TAX</td> <td>6.00000</td> <td>91.08</td> </tr> <tr> <td>CHIP HILLS OPER</td> <td>18.00000</td> <td>EXEMPT</td> </tr> <tr> <td>CHIP DEBT 15 #1</td> <td>0.78000</td> <td>11.84</td> </tr> <tr> <td>CHIP DEBT 15 #2</td> <td>1.90000</td> <td>28.84</td> </tr> <tr> <td>CHIP SINK FD</td> <td>1.49220</td> <td>22.65</td> </tr> <tr> <td colspan="2">Total Mills/Tax</td> <td>34.78220</td> </tr> <tr> <td colspan="2">Administration Fee</td> <td>2.54</td> </tr> <tr> <td colspan="2"><b>TOTAL AMOUNT DUE</b></td> <td><b>257.29</b></td> </tr> </tbody> </table> <p style="text-align: right; font-size: 24px; font-weight: bold;">Pd # 3116 8/27/20</p>	TAX DESCRIPTION	MILLAGE	AMOUNT	COUNTY OPERATING	6.61000	100.34	STATE EDUC TAX	6.00000	91.08	CHIP HILLS OPER	18.00000	EXEMPT	CHIP DEBT 15 #1	0.78000	11.84	CHIP DEBT 15 #2	1.90000	28.84	CHIP SINK FD	1.49220	22.65	Total Mills/Tax		34.78220	Administration Fee		2.54	<b>TOTAL AMOUNT DUE</b>		<b>257.29</b>
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<p>FOR ASSESSOR QUESTIONS PLEASE CONTACT:                  EQUITY ASSESSMENTS INC.                  DENISE HALL - ASSESSOR                  5887 SCHAFIN DR                  WEIDMAN MI 48893                  PH: 989-644-3413                  OR E-MAIL AT: DENISE.EQUITYA@YAHOO.COM</p>	<p>DUE AND PAYABLE 07/01/2020 THROUGH 09/14/2020 WITHOUT PENALTY. FROM 09/15/2020 THROUGH 02/16/2021 PAYABLE WITH 1% INTEREST PER MONTH OR PORTION OF A MONTH. FROM 02/17/2021 TO 03/01/2021 ADD AN ADDITIONAL 3% PENALTY. FROM 3/02/2021 PAY TO ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE &amp; 1% INTEREST PER MONTH OR PORTION OF A MONTH UNTIL PAID.                  POSTMARKS NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER.                  ** TWP TREASURER'S EMAIL: COLDWATERTWP.TREAS@GMAIL.COM **</p>																														

\*\*\*Additional Information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side\*\*\*





20110004764  
Filed for Record in  
ISABELLA COUNTY, MI  
SHARON A BROWN, REGISTER OF DEEDS  
03-14-2011 At 08:13:53 am.  
QUIT C DEED 20.00  
Liber 1556 Page 762 - 764

**QUIT CLAIM DEED**

THIS INDENTURE, Made this 6<sup>th</sup> day of May, 2011,

WITNESSETH, That **SCOTT M. FODOR a/k/a SCOTT FODOR and TRUDY K. FODOR a/k/a TRUDY FODOR**, husband and wife, of 10644 West Coleman Road, Barryton, MI 49305, in consideration of One Dollar (\$1.00), convey and quit claim to **FODOR FARMS, LLC**, a Michigan Limited Liability Company, of 10644 West Coleman Road, Barryton, MI 49305, the following described lands and premises situated in the County of Isabella, State of Michigan, viz:

See Exhibit A.

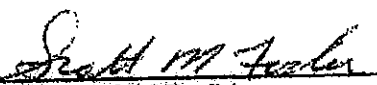
Subject to easements, restrictions and reservations of record.


The Grantors grant to the Grantee the right to make all available divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCLA 207.505(a); MCLA 207.526(a).

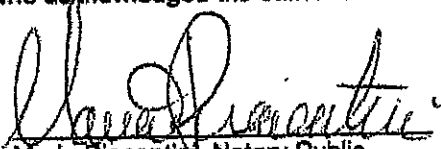
**GRANTORS:**

  
SCOTT M. FODOR a/k/a  
SCOTT FODOR

  
TRUDY K. FODOR a/k/a  
TRUDY FODOR

STATE OF MICHIGAN )  
                                  ) ss.  
COUNTY OF ISABELLA )

On the 6<sup>th</sup> day of May, 2011, before me, a Notary Public, in and for said County, personally appeared **SCOTT M. FODOR a/k/a SCOTT FODOR and TRUDY K. FODOR a/k/a TRUDY FODOR**, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

  
Maria Placentin, Notary Public  
State of Michigan, County of Midland  
My Commission Expires: 09/24/2015  
Acting in County of Isabella

**EXHIBIT A**  
**FODOR FARMS, LLC**

**COLDWATER TOWNSHIP:**

The N 1/2 of the SE 1/4; the SE 1/4 of the NW 1/4; and the SW 1/4 of the NE 1/4, all in Section 20, T16N, R6W, Coldwater Township, Isabella County, Michigan;

NW 1/4 of the NW 1/4 of Section 29, Town 16 North, Range 6 West, Coldwater Township, Isabella County, Michigan;

W 1/2 of the NE 1/4 of the NW 1/4 and the SE 1/4 of the NE 1/4 of the NW 1/4, Section 29, T16N, R6W, Coldwater Township, Isabella County, Michigan;

The W 1/2 of the SE 1/4 of Section 19, T16N, R6W, Coldwater Township, Isabella County, Michigan;

The East 30 acres of the SE 1/4 of the SE 1/4 of Section 31, T16N, R6W, Coldwater Township, Isabella County, Michigan;

The S 1/2 of the SE 1/4 Section 22, T16N, R6W, EXCEPT a parcel commencing at the S.E. corner thence West 250 feet, North 275 feet, East 250 feet, South 275 feet to the point of beginning, Coldwater Township, Isabella County, Michigan;

The North 1/2 of the Southwest 1/4, Section 20, T16N, R6W, EXCEPT the parcel commencing 20 rods South of the Northwest corner, thence East 20 rods, South 20 rods, West 20 rods, North 20 rods to the point of beginning, Isabella County, Michigan;

The SE 1/4 of the SW 1/4, Section 8, T16N, R6W, EXCEPT beginning 290 feet E of the SW corner of the SE 1/4 of the SW 1/4; thence E 218 feet; thence N 200 feet; thence W 218 feet; thence S 200 feet to the Point of Beginning; and, The SW 1/4 of the SW 1/4 EXCEPT part of the W 1/2 of the SW 1/4 of the SW 1/4, commencing at the SW corner of Section 8, thence East 470 feet, North 310 feet, West 470 feet, South 310 feet, to the point of beginning, Coldwater Township, Isabella County, Michigan;

The E 1/2 of the SE 1/4 of Section 19, T16N, R6W, EXCEPT the NE 1/4 of the NE 1/4 of the SE 1/4; AND EXCEPT a parcel commencing 545 feet North of the SE corner, thence West 250 feet, North 280 feet, East 250 feet, South 280 feet to the point of beginning, Coldwater Township, Isabella County, Michigan;

The SW 1/4 of the SE 1/4, Section 20, T16N, R6W, EXCEPT commencing 300 feet E of the SW corner of the SW 1/4 of the SE 1/4; thence E 285 feet; thence N 153 feet; thence W 285 feet; thence S 153 feet, to the Point of Beginning, Section Twenty (20), T16N, R6W, Coldwater Township, Isabella County, Michigan;

The North 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4, EXCEPT commencing at the SW corner of the N 1/2 of the SW 1/4; thence North 335 feet; thence East 140 feet; thence South 335 feet; thence West 140 feet, to the Point of Beginning, Section 29, T16N, R6W, ALSO the NW 1/4 of the NW 1/4 of Section 32, T16N, R6W, all in Coldwater Township, Isabella County, Michigan.

**FREMONT TOWNSHIP:**

The South 1/2 of the SW 1/4 of the SW 1/4 of Section 3, T13N, R5W, Fremont Township, Isabella County, Michigan.

**SHERMAN TOWNSHIP:**

A part of the South 1/2, of the Northeast 1/4, Section 6, T15N, R6W, Sherman Township, Isabella County, Michigan, described as beginning at a point on the center line of Allen Road which is S 89°57'E, 433.83 feet along the North section line and S 00°34' W, 1442.35 feet along the center line of Allen Road from the North 1/4 corner of Section 6; thence N 89°15'03" E, 1979.92 feet along the North, East and West 1/8 line; thence S 0°34' W, 1318.26 feet; thence S 89°08'56" W, 1980.0 feet along the East and West 1/4 line; thence N 00°34' E, 712.02 feet along the center line of Allen Road; thence S 89°26' E, 222.0 feet; thence N 0°34' E, 196.22 feet; thence N 89°26' W, 222.0 feet; thence N 0°34' E, 413.55 feet to the point of beginning. Containing 59.0 acres, more or less, and subject to the rights of the public over Allen Road and Hovey Road, respectively, along the Westerly and Southerly sides thereof.

**Minde B. Lux, County Clerk**      Ext. 205  
Shelly Nelson, Chief Deputy      Ext. 260  
Carol Anderson, Deputy Clerk      Ext. 259  
Brenda Young, Deputy Clerk      Ext. 261  
Maegan Long, Court Clerk      Ext. 461  
Amy Dziesinski, Court Clerk      Ext. 346



200 North Main Street  
Mt. Pleasant, MI 48858  
Phone (989) 772-0911  
Fax (989) 772-6347  
[www.isabellacounty.org](http://www.isabellacounty.org)  
[clerk@isabellacounty.org](mailto:clerk@isabellacounty.org)

January 25, 2021

Isabella County Planning Commission  
Isabella County Building  
Mt Pleasant, MI 48858



RE: Fodor Farms, LLC Farmland Agreement Applications

Attached please find copies of the Farmland Agreement Applications for Fodor Farms, LLC. Please present this application to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.  
Sincerely,

A handwritten signature in black ink that reads "Minde B. Lux".

Minde B. Lux  
Isabella County Clerk



**FARMLAND AND OPEN SPACE PRESERVATION PROGRAM**

**Application for Farmland Agreement**

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received	1/25/2021
Application No:	
.....	
State:	
Date Received	
Application No:	
Approved:	Rejected

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

**I. Personal Information:**

1. Name(s) of Applicant: Fodor Farms LLC  
Last First Initial

(If more than two see #15) \_\_\_\_\_  
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married  Single

2. Mailing Address: 10644 W. Coleman Rd. Barryton Mi. 49305  
Street City State Zip Code

3. Telephone Number: (Area Code) (989) 382-7398

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 429-9589

5. E-mail address: scottandtrudyfodore@gmail.com

**II. Property Location (Can be taken from the Deed/Land Contract)**

6. County: Isabella 7. Township, City or Village: Coldwater

8. Section No. 29 Town No. 16N Range No. 6E

**III. Legal Information:**

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above?  Yes  No

If "Yes", please explain circumstances: \_\_\_\_\_

12. Does the applicant own the mineral rights?  Yes  No

If owned by the applicant, are the mineral rights leased?  Yes  No

Indicate who owns or is leasing rights if other than the applicant: \_\_\_\_\_

Name the types of mineral(s) involved: \_\_\_\_\_

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes:  Yes  No If "Yes", indicate to whom, for what purpose and the number of acres involved: \_\_\_\_\_

14. Is land being purchased under land contract  Yes  No: If "Yes", indicate vendor (seller):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Scott Fodor Title: member

Name: Trudy Fodor Title: member

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)  
This application is for:

- a. 40 acres or more —————> complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————> complete only Sections 16 and 17; or
- c. a specialty farm —————> complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash crop

b. Total number of acres on this farm 10

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 9

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.) 1

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings  Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_  
 Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_  
 Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_  
 Other: (Indicate) \_\_\_\_\_

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 4320.<sup>00</sup> : 9 = \$ 480.<sup>00</sup> (per acre)  
 total income : total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \_\_\_\_\_

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Scott Fodor  
(Signature of Applicant)  
Michelle Fodor  
(Co-owner, If Applicable)  
9.14.20  
(Date)

\_\_\_\_\_  
(Corporate Name, If Applicable)  
\_\_\_\_\_  
(Signature of Corporate Officer)  
\_\_\_\_\_  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: 1/25/2021 (Note: Local Governing Body has 45 days to take action)  
Action by Local Governing Body: Jurisdiction: Board of Commissioners  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
- If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> County or Regional Planning Commission</li> <li><input checked="" type="checkbox"/> Conservation District</li> <li><input checked="" type="checkbox"/> Township (if county has zoning authority)</li> </ul>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</li> <li><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</li> <li><input type="checkbox"/> Map of Farm</li> <li><input type="checkbox"/> Copy of most recent appraisal record</li> <li><input type="checkbox"/> Copy of letters from review agencies (if available)</li> <li><input type="checkbox"/> Any other applicable documents</li> </ul>
---	---

This agreement is for the following piece of property located on parcel number 04-029-10-002-00, located in Coldwater Township, Isabella County.

**PLEASE ADD THIS THIS 10 ACRE PARCEL TO AGREEMENT # 37-50812-123174.**


The NW  $\frac{1}{4}$  OF NW  $\frac{1}{4}$ , BEG 20 RODS W OF THE NE CORNER, THENCE 40 RODS S, THENCE 40 RODS W, THENCE 40 RODS N, THENCE 40 RODS E TO POINT OF BEGINNING, SECTION 29, T16N, R6W, COLDWATER TOWNSHIP, ISABELLA COUNTY, MICHIGAN.



**Notice of Assessment, Taxable Valuation, and Property Classification**

2020

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

<p>FROM COLDWATER TWP ASSR-ISABELLA CO EQUITY ASMTS INC: 989-644-3413 5887 SCHAFIN DR WEIDMAN, MI 48893</p>	<p>PARCEL IDENTIFICATION PARCEL CODE NUMBER: 04-029-10-002-00 SCHOOL DISTRICT CODE: 54025 PROPERTY ADDRESS: 10891 W COLEMAN RD BARRYTON, MI 48632</p>
<p>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: 04-029-10-002-00  *****AUTO**ALL FOR AADC 493 FODOR FARMS LLC 10644 W COLEMAN RD BARRYTON, MI 49305-9638 </p>	<p><b>PRINCIPAL RESIDENCE EXEMPTION</b></p> <p>% Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% 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</p>

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL)

*ESTIMATE*	Based on previous year millage rates this change in Taxable Value or Exemption status will change (+/-) your taxes for this year by approximately: \$7	PRIOR AMOUNT YEAR: 2019	CURRENT TENTATIVE AMOUNT YEAR: 2020	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):		14,898	15,181	283
2. ASSESSED VALUE:		44,400	44,400	0
3. TENTATIVE EQUALIZATION FACTOR:	1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):		44,400	44,400	0
5. There WAS/WAS NOT a transfer of ownership on this property in:	2019	WAS NOT		

The 2020 Inflation rate Multiplier is: 1.019

Legal Description: NW 1/4 OF NW 1/4  
(within space limitations)

**March Board of Review Appeal and Meeting Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

**YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASONS: \*\***  
**THE BOARD OF REVIEW WILL MEET AT THE COLDWATER TOWNSHIP HALL LOCATED AT 7955 N. BRINTON RD, LAKE, MI 48632 ( NO MAIL DELIVERY ) ON THE CORNER OF COLEMAN AND BRINTON ROADS, ON WEDNESDAY, MARCH 11, 2020 FROM 9 AM - 3 PM AND THURSDAY, MARCH 12, 2020 FROM 3 PM - 9 PM. WRITTEN PROTESTS BY MAIL OR EMAIL MUST BE RECEIVED BY THE TOWNSHIP BY MARCH 11, 2020. MAIL TO ADDRESS: EQUITY ASSESSMENTS INC, 5887 SCHAFIN DR, WEIDMAN, MI 48893. ASSESSOR'S PHONE #: (989) 644-3413 OR EMAIL: DENISE\_EQUITYA@YAHOO.COM**

NOT LESS THAN 14 DAYS before the meeting of the Board of Review; the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value:

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2019, your 2020 Taxable Value will be the same as your 2020 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2019, your 2020 Taxable Value is calculated by multiplying your 2019 Taxable Value by 1.019 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2020 Taxable Value cannot be higher than your 2020 State Equalized Value.

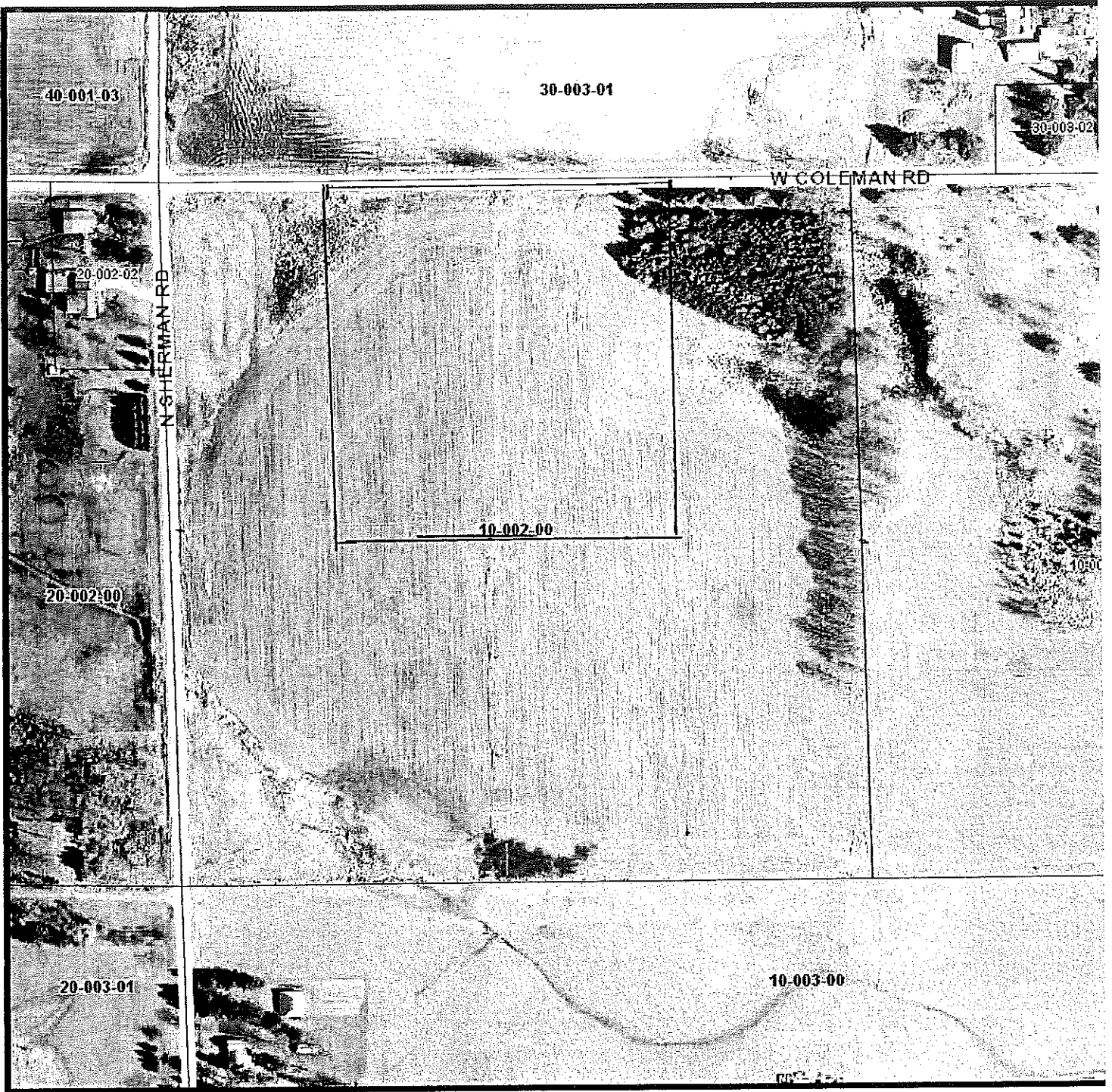
The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing of a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

COLDWATER TWP TREASURER		TAX DESCRIPTION	MILLAGE	AMOUNT
Treasurer's PH: 989-544-2079 5 P.M. TO 8 P.M.		COUNTY OPERATING	6.61000	100.34
ISABELLA COUNTY, Michigan		STATE EDUC TAX	6.00000	91.08
Parcel #: 04-029-10-002-00		CHIP HILLS OPER	18.00000	EXEMPT
Property Assessed To:		CHIP DEBT 15 #1	0.78000	11.84
FODOR FARMS LLC		CHIP DEBT 15 #2	1.90000	28.84
10644 W COLEMAN RD		CHIP SINK FD	1.49220	22.65
BARRYTON, MI 49305				
Property Address:				
10891 W COLEMAN RD				
BARRYTON MI 48632				
Acreage: 40.00				
Property Class: 101	AGRICULTURAL	Total Mills/Tax	34.78220	254.75
School District: 54025	CHIPPEWA HILLS/MOIS	Administration Fee		2.54
Qualified Ag Exemption Has Reduced This Bill By: \$273.25		<b>TOTAL AMOUNT DUE</b>		<b>257.29</b>
1 mill equals \$1.00 per \$1000 of Taxable Value.				
TAX BASE VALUES		Description of Lands or Personal Property: lengthy descriptions subject to space limitations		
Taxable Value:	15,181	NW 1/4 OF NW 1/4		
State Equalized Value:	44,400			
Assessed Value:	44,400			
Qualified Ag Exemption:	15,181			
% Declared Exempt:	100.0000			
OPERATING FISCAL YEARS		TO PAY IN PERSON TAXES WILL BE COLLECTED AT MY RESIDENCE, 7580 W HERRICK RD FROM 9 TO 5, MONDAY, SEPT. 14, 2020; THURSDAY, DEC 31, 2020; AND MONDAY, MARCH 01, 2021. FOR OTHER TIMES BY APPOINTMENT ONLY. CALL 989-544-2079. PAYMENTS MUST BE IN THE POST OFFICE BOX BY CLOSE OF BUSINESS ON THE DUE DATES. WEIDMAN POST OFFICE HOURS: MON-FRI, 9 TO 4:30 (CLOSED FROM 12 TO 1 FOR LUNCH) AND SATURDAY 9 TO 11. IF A SIGNED RECEIPT IS NEEDED PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE WITH ANY MAILED TAX PMTS.		
County:	10-01-2020 - 09-30-2021			
Twn/Cty/Village:	04-01-2020 - 03-31-2021			
School:	07-01-2020 - 06-30-2021			
State:	10-01-2020 - 09-30-2021			
Does NOT affect when the tax is due or its amount				
FOR ASSESSOR QUESTIONS PLEASE CONTACT: EQUITY ASSESSMENTS INC. DENISE HALL - ASSESSOR 5887 SCHAFIN DR WEIDMAN MI 48893 PH: 989-644-3413 OR E-MAIL AT: DENISE_EQUITYA@YAHOO.COM		DUE AND PAYABLE 07/01/2020 THROUGH 09/14/2020 WITHOUT PENALTY. FROM 09/15/2020 THROUGH 02/16/2021 PAYABLE WITH 1% INTEREST PER MONTH OR PORTION OF A MONTH. FROM 02/17/2021 TO 03/01/2021 ADD AN ADDITIONAL 3% PENALTY. FROM 3/02/2021 PAY TO ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER MONTH OR PORTION OF A MONTH UNTIL PAID. POSTMARKS NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER. ** TWP TREASURER'S EMAIL: COLDWATERTWP.TREAS@GMAIL.COM **		

*pd v# 3116  
8/27/20*



201100004764  
Filed for Record in  
ISABELLA COUNTY, MI  
SHARON A BROWN, REGISTER OF DEEDS  
06-14-2011 At 08:13:53 am.  
QUIT C DEED 20.00  
Liber 1556 Page 762 - 764

**QUIT CLAIM DEED**

THIS INDENTURE, Made this 6<sup>th</sup> day of May, 2011,

WITNESSETH, That **SCOTT M. FODOR a/k/a SCOTT FODOR and TRUDY K. FODOR a/k/a TRUDY FODOR**, husband and wife, of 10644 West Coleman Road, Barryton, MI 49305, in consideration of One Dollar (\$1.00), convey and quit claim to **FODOR FARMS, LLC**, a Michigan Limited Liability Company, of 10644 West Coleman Road, Barryton, MI 49305, the following described lands and premises situated in the County of Isabella, State of Michigan, viz:

See Exhibit A.

Subject to easements, restrictions and reservations of record.


The Grantors grant to the Grantee the right to make all available divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This deed is exempt from County and State transfer tax as the consideration is less than \$100.00. MCLA 207.505(a); MCLA 207.526(a).


**GRANTORS:**

  
SCOTT M. FODOR a/k/a  
SCOTT FODOR

  
TRUDY K. FODOR a/k/a  
TRUDY FODOR

STATE OF MICHIGAN )  
                                  ) ss.  
COUNTY OF ISABELLA )

On the 6<sup>th</sup> day of May, 2011, before me, a Notary Public, in and for said County, personally appeared **SCOTT M. FODOR a/k/a SCOTT FODOR and TRUDY K. FODOR a/k/a TRUDY FODOR**, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

  
Maria Placentini, Notary Public  
State of Michigan, County of Midland  
My Commission Expires: 09/24/2015  
Acting in County of Isabella

**EXHIBIT A**  
**FODOR FARMS, LLC**

**COLDWATER TOWNSHIP:**

The N 1/2 of the SE 1/4; the SE 1/4 of the NW 1/4; and the SW 1/4 of the NE 1/4, all in Section 20, T16N, R6W, Coldwater Township, Isabella County, Michigan;

NW 1/4 of the NW 1/4 of Section 29, Town 16 North, Range 6 West, Coldwater Township, Isabella County, Michigan;

W 1/2 of the NE 1/4 of the NW 1/4 and the SE 1/4 of the NE 1/4 of the NW 1/4, Section 29, T16N, R6W, Coldwater Township, Isabella County, Michigan;

The W 1/2 of the SE 1/4 of Section 19, T16N, R6W, Coldwater Township, Isabella County, Michigan;

The East 30 acres of the SE 1/4 of the SE 1/4 of Section 31, T16N, R6W, Coldwater Township, Isabella County, Michigan;

The S 1/2 of the SE 1/4 Section 22, T16N, R6W, EXCEPT a parcel commencing at the S.E. corner thence West 250 feet, North 275 feet, East 250 feet, South 275 feet to the point of beginning, Coldwater Township, Isabella County, Michigan;

The North 1/2 of the Southwest 1/4, Section 20, T16N, R6W, EXCEPT the parcel commencing 20 rods South of the Northwest corner, thence East 20 rods, South 20 rods, West 20 rods, North 20 rods to the point of beginning, Isabella County, Michigan;

The SE 1/4 of the SW 1/4, Section 8, T16N, R6W, EXCEPT beginning 290 feet E of the SW corner of the SE 1/4 of the SW 1/4; thence E 218 feet; thence N 200 feet; thence W 218 feet; thence S 200 feet to the Point of Beginning; and, The SW 1/4 of the SW 1/4 EXCEPT part of the W 1/2 of the SW 1/4 of the SW 1/4, commencing at the SW corner of Section 8, thence East 470 feet, North 310 feet, West 470 feet, South 310 feet, to the point of beginning, Coldwater Township, Isabella County, Michigan;

The E 1/2 of the SE 1/4 of Section 19, T16N, R6W, EXCEPT the NE 1/4 of the NE 1/4 of the SE 1/4; AND EXCEPT a parcel commencing 545 feet North of the SE corner, thence West 250 feet, North 280 feet, East 250 feet, South 280 feet to the point of beginning, Coldwater Township, Isabella County, Michigan;

The SW 1/4 of the SE 1/4, Section 20, T16N, R6W, EXCEPT commencing 300 feet E of the SW corner of the SW 1/4 of the SE 1/4; thence E 285 feet; thence N 153 feet; thence W 285 feet; thence S 153 feet, to the Point of Beginning, Section Twenty (20), T16N, R6W, Coldwater Township, Isabella County, Michigan;

The North 1/2 of the SW 1/4 and the SW 1/4 of the SW 1/4, EXCEPT commencing at the SW corner of the N 1/2 of the SW 1/4; thence North 335 feet; thence East 140 feet; thence South 335 feet; thence West 140 feet, to the Point of Beginning, Section 29, T16N, R6W, ALSO the NW 1/4 of the NW 1/4 of Section 32, T16N, R6W, all in Coldwater Township, Isabella County, Michigan.

**FREMONT TOWNSHIP:**

The South 1/2 of the SW 1/4 of the SW 1/4 of Section 3, T13N, R5W, Fremont Township, Isabella County, Michigan.

**SHERMAN TOWNSHIP:**

A part of the South 1/2, of the Northeast 1/4, Section 6, T15N, R6W, Sherman Township, Isabella County, Michigan, described as beginning at a point on the center line of Allen Road which is S 89°57'E, 433.83 feet along the North section line and S 00°34' W, 1442.35 feet along the center line of Allen Road from the North 1/4 corner of Section 6; thence N 89°15'03" E, 1979.92 feet along the North, East and West 1/8 line; thence S 0°34' W, 1318.26 feet; thence S 89°08'56" W, 1980.0 feet along the East and West 1/4 line; thence N 00°34' E, 712.02 feet along the center line of Allen Road; thence S 89°26' E, 222.0 feet; thence N 0°34' E, 196.22 feet; thence N 89°26' W, 222.0 feet; thence N 0°34' E, 413.55 feet to the point of beginning. Containing 59.0 acres, more or less, and subject to the rights of the public over Allen Road and Hovey Road, respectively, along the Westerly and Southerly sides thereof.