

**Minde B. Lux, County Clerk** Ext. 205  
Shelly Nelson, Chief Deputy Ext. 260  
Carol Anderson, Deputy Clerk Ext. 262  
Kim Fussman, Deputy Clerk Ext. 259  
Kelsey Adkins, Deputy Clerk Ext. 259  
Amy Dziesinski, Court Clerk Ext. 346  
Bridget, Bridgette, Court Clerk Ext. 461



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)

April 14<sup>th</sup>, 2022

**RECEIVED**

**APR 14 2022**

**INSPECTION DEPT.**

Isabella County Planning Commission  
Isabella County Building  
200 North Main  
Mt Pleasant, MI 48858

RE: HOWARD & SMITH LAND HOLDINGS LLC FARMLAND AGREEMENT APPLICATION

Attached please find copies of the HOWARD & SMITH LAND HOLDINGS LLC Farmland Agreement Application. 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 stylized with a large, flowing "M" and "L".

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: April 14<sup>th</sup>, 2022

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: HOWARD & SMITH LAND HOLDINGS, 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: 11508 W. REMUS ROAD

REMUS

MI

49340

Street

City

State

Zip Code

3. Telephone Number: (Area Code) ( ) 989-560-6126

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) \_\_\_\_\_

5. E-mail address: \_\_\_\_\_

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

6. County: ISABELLA

7. Township, City or Village: BROOMFIELD

8. Section No. 18 Town No. T14N Range No. R6W

**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 ☒ 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: RICKY L. HOWARD Title: MEMBER

Name: MATTHEW SMITH 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 19.94

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

d. Acreage in cultivation: 19.94

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 0

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):

\$ 4,985.00 : 19.94 = \$ 250.00 (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); 25

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.

Rich Howard  
(Signature of Applicant)

HOWARD SMITH LAND HOLDINGS LLC  
(Corporate Name, If Applicable)

Michael J. Smith  
(Co-owner, If Applicable)

Rich Howard  
(Signature of Corporate Officer)

4/11/2022  
(Date)

MEMBERS

(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: 4/14/2022 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Isabella  
☒ 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.**

Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):

**COPY SENT TO:**

- \_\_\_\_ County or Regional Planning Commission  
\_\_\_\_ Conservation District  
\_\_\_\_ Township (if county has zoning authority)  
\_\_\_\_ City (if land is within 3 miles of city boundary)  
\_\_\_\_ Village (if land is within 1 mile of village boundary)

**Before forwarding to State Agency,  
FINAL APPLICATION SHOULD INCLUDE:**

- \_\_\_\_ Copy of Deed or Land Contract (most recent showing current ownership)  
\_\_\_\_ Copy of most recent Tax Bill (must include tax description of property)  
\_\_\_\_ Map of Farm  
\_\_\_\_ Copy of most recent appraisal record  
\_\_\_\_ Copy of letters from review agencies (if available)  
\_\_\_\_ Any other applicable documents

**Questions? Please call Farmland Preservation at (517) 284-5663**





# County of Isabella

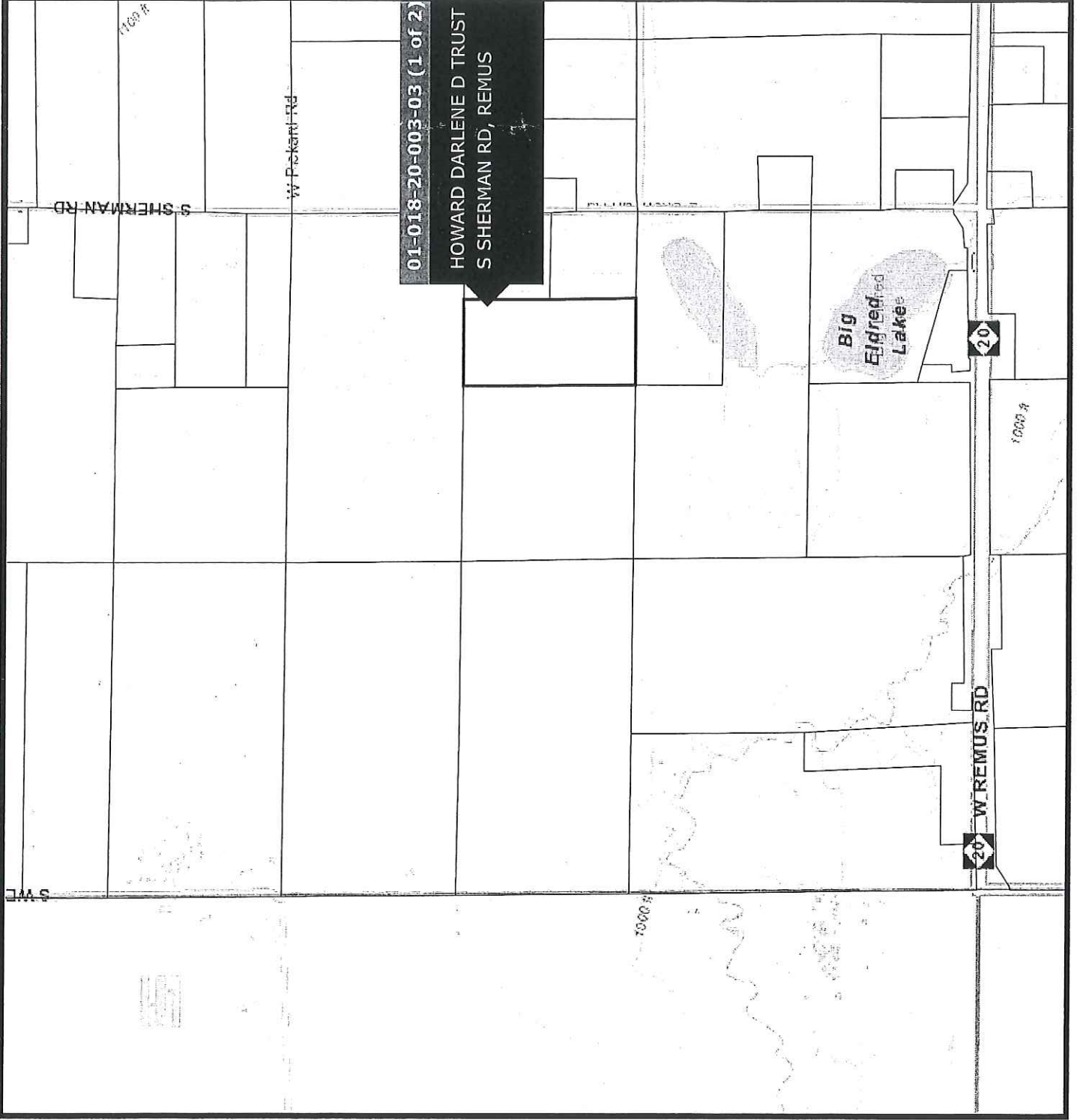


Map Publication:  
03/22/2022 9:56 AM

0.4km  
0.2mi

powered by  
**FetchGIS**

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



<b>BROOMFIELD TWP TREASURER</b> Treasurer's PH: 989-506-8803 ISABELLA COUNTY, Michigan Parcel #: 01-018-20-003-03 Property Assessed To: HOWARD DARLENE D TRUST 11508 W REMUS RD REMUS, MI 49340  Property Address: S SHERMAN RD REMUS MI 49340  Acreage: 19.94 Property Class: 102      AGRICULTURAL-VACANT School District: 54025      CHIPPEWA HILLS SCHOOL DI	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">TAX DESCRIPTION</th> <th style="text-align: right; border-bottom: 1px solid black;">MILLAGE</th> <th style="text-align: right; border-bottom: 1px solid black;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>CO-I-RIDE TRANS</td><td style="text-align: right;">0.86200</td><td style="text-align: right;">10.84</td></tr> <tr><td>CO-MED CARE FAC</td><td style="text-align: right;">0.97950</td><td style="text-align: right;">12.32</td></tr> <tr><td>CO-COM ON AGING</td><td style="text-align: right;">0.87760</td><td style="text-align: right;">11.03</td></tr> <tr><td>CO-PARKS &amp; REC</td><td style="text-align: right;">0.35000</td><td style="text-align: right;">4.40</td></tr> <tr><td>01 TWP OPER</td><td style="text-align: right;">0.99250</td><td style="text-align: right;">12.48</td></tr> <tr><td>MEC/OSC ISD OPER</td><td style="text-align: right;">0.24750</td><td style="text-align: right;">3.11</td></tr> <tr><td>MEC/OSC SPEC ED</td><td style="text-align: right;">3.31450</td><td style="text-align: right;">41.69</td></tr> <tr><td>MEC/OSC VOC ED</td><td style="text-align: right;">1.48680</td><td style="text-align: right;">18.68</td></tr> <tr><td colspan="2" style="border-top: 1px solid black; text-align: right;">Total Mills/Tax</td><td style="text-align: right;">9.10940</td></tr> <tr><td colspan="2" style="text-align: right;">Administration Fee</td><td style="text-align: right;">0.00</td></tr> <tr><td colspan="2" style="border-top: 1px solid black; text-align: right;"><b>TOTAL AMOUNT DUE</b></td><td style="text-align: right;"><b>114.55</b></td></tr> </tbody> </table>	TAX DESCRIPTION	MILLAGE	AMOUNT	CO-I-RIDE TRANS	0.86200	10.84	CO-MED CARE FAC	0.97950	12.32	CO-COM ON AGING	0.87760	11.03	CO-PARKS & REC	0.35000	4.40	01 TWP OPER	0.99250	12.48	MEC/OSC ISD OPER	0.24750	3.11	MEC/OSC SPEC ED	3.31450	41.69	MEC/OSC VOC ED	1.48680	18.68	Total Mills/Tax		9.10940	Administration Fee		0.00	<b>TOTAL AMOUNT DUE</b>		<b>114.55</b>
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FOR ASSESSING 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 12/01/2021 THROUGH 02/28/2022 WITHOUT INTEREST OR PENALTY. AS OF 03/01/2022 PAY TO ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER MONTH UNTIL PAID. -- POSTMARKS ARE NOT ACCEPTED BY TOWNSHIP TREASURER OR THE COUNTY TREASURER AS TIMELY PAID. --																																				

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



## QUITCLAIM DEED

The Grantors: **Ricky L. Howard**, a married man; and **Matthew Smith**, a married man;  
whose addresses are: 11409 W. Remus Road, Remus, MI 49340; and  
8413 Costabella Avenue, Remus, MI 49340; respectively

Quitclaim to the Grantee: **Howard & Smith Land Holdings, LLC**, a Michigan Limited Liability  
Company;  
with a registered address of: 11508 W. Remus Road, Remus, MI 49340;

The following described premises situated in the TOWNSHIP of BROOMFIELD, COUNTY of  
ISABELLA and STATE of MICHIGAN

Part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Town 14 North, Range 6  
West, described as commencing at the East  $\frac{1}{4}$  corner of Section 18; thence North  
89°04'30" West along the East-West  $\frac{1}{4}$  line, 660.00 feet to the Point of Beginning;  
thence continuing North 89°04'30" West along the East-West  $\frac{1}{4}$  line, 660.01 feet to the  
East  $\frac{1}{8}$  line; thence North 00°49'43" West along the East  $\frac{1}{8}$  line, 1315.16 feet to the  
North  $\frac{1}{8}$  line; thence South 89°07'30" East along the North  $\frac{1}{8}$  line, 660.92 feet;  
thence South 00°47'18" East parallel with the East Section line, 1315.71 feet to the  
Point of Beginning. Together with a 33 foot wide Easement for ingress and egress  
described as the South 33 feet of the East 660 feet of the Southeast  $\frac{1}{4}$  of the Northeast  
 $\frac{1}{4}$  of Section 18, Town 14 North, Range 6 West.

PP#: 01-018-20-003-03

And

The South-west quarter (SW  $\frac{1}{4}$ ) of the South-east quarter (SE  $\frac{1}{4}$ ) of Section Eighteen  
(18), Township Fourteen (14) North, Range Six (6) West EXCEPT that portion  
conveyed to The Michigan State Highway Commission and recorded at Liber 385,  
Page 453, described as: A strip of land 150 feet in width being 75 feet each side of,  
measured at right angles and parallel to, the construction line of Highway M-20,  
relocated; and Excepting all mineral rights, which have been reserved by former  
owners.

PP#: 01-018-40-002-00

And

COM 495 FT N OF SW COR OF E  $\frac{1}{2}$  OF SE  $\frac{1}{4}$  SEC 18 T14N R6W TH S 261 FT  
TH E 85 FT TH S 234 FT TO SEC LN TH E 740 FT TH N 247  $\frac{1}{2}$  FT TH NW'LY  
TO POB EXC COM 495 FT N OF SW COR OF E  $\frac{1}{2}$  OF SE  $\frac{1}{4}$  TH S 261 FT TH E  
140 FT TH N 236.8 FT TH NW'LY TO POB BROOMFIELD TOWNSHIP  
ISABELLA COUNTY MICHIGAN.

PP#: 01-018-40-005-00

And

A PART OF THE E  $\frac{1}{2}$  OF THE NE  $\frac{1}{4}$  SEC 19 T14NR6W BROOMFIELD  
TOWNSHIP ISABELLA COUNTY MICHIGAN BEG AT THE INT OF N SEC LN  
AND E  $\frac{1}{8}$  LN WHICH IS S89D 00M 21S E 1312.13 FT FROM N  $\frac{1}{4}$  OF SEC 19 TH  
S00D 40M 13S E 238 FT ALG E  $\frac{1}{8}$  LN TH S 89D 00M 27S E 245 FT TO POB  
CONT 1.3 ACRES EX THAT PART WHICH LIES NLY OF THE SLY ROW LINE  
OF HWY M20 RELOCATED SAID LINE DESCRIBED AS BEG ON THE E LINE  
SEC 19 AT A POINT WHICH IS S 00 45'49" E 90.74' FROM THE NE COR OF  
SEC 19 TH N 89D 49' 30" W 113' TH N 00D 10' 30" E 50' TH N 89D 49' 30" W 1300'  
TO PO ENDING

PP#: 01-019-20-001-02

And

West Half (W  $\frac{1}{2}$ ) of Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Nineteen (19), Township  
Fourteen (T14N) North, Rang Six (R6W) West, Michigan.

PP#: 01-019-20-002-00

And

\*\*\*Continued on the next page\*\*\*

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 18, T14N, R6W, Broomfield Township, Isabella County, Michigan.  
PP#: 01-018-20-004-00

And

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section Eighteen, Town Fourteen North, Range Six West, Michigan  
PP#: 01-018-10-001-00

And

W 1/2 OF NW 1/4 SEC 19 T14N R6W BROOMFIELD TOWNSHIP ISABELLA COUNTY MICHIGAN  
PP#: 01-019-10-002-00

And

The South Half (S ½) of the North Half (N ½) of the Southwest Quarter (SW ¼), Section seven (7), Township 14 North, Range 6 West, Broomfield Township, Isabella County, Michigan.  
PP#: 01-007-30-002-00

And

The South Half (S ½) of the Southwest Quarter (SW ¼) of Section Seven (7), Township 14 North, Range 6 West, Michigan.  
PP#: 01-007-30-003-00

And

The S ½ of the NW ¼, Section 18, T14N, R6W, Broomfield Township, Isabella County, Michigan.  
PP#: 01-018-10-002-00

And

The E ½ of the SW ¼, Section 18, T14N, R6W, Broomfield Township, Isabella County, Michigan, EXCEPT part of the SW ¼ beginning at a point on the North right-of-way line of M-20 which is S89°19'36" E, 1411.08 feet along the South Section line and N 0°10'30" E, 61.86 feet from the SW section corner; thence N0°10'30" E, 146.85 feet; thence S89°19'36" E, 208.71 feet; thence S 0°10'30" W, 145.03 feet; thence N 89°49'30" W, 208.70 feet along the North right-of-way line of M-20 to the point of beginning, containing 0.7 acres, more or less; AND EXCEPT that part of the E ½ of the SW ¼ of Section 18, T14N, R6W, which lies S'ly of the N'ly right-of-way line of Highway M-20, relocated. THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY M-20 RELOCATED is described as: Commencing at the S 1/4 corner of said Section 18; thence S 89°00'27" E, 100.01 feet along the South line of said Section 18; thence N 00°10'30" E, 133.26 feet to the point of beginning of this N'ly right-of-way line of Highway M-20, relocated; thence N 89°49'30" W, 1037.81 feet, thence S 00°10'30" W 60.00 feet; thence N89°49'30" W, 500 feet to a point of ending of this right-of-way line.

PP#: 01-018-30-001-00

for the sum of \$1.00. Tax exempt pursuant to MCL 207.505(a); and MCL 207.526(a).

Subject to easements, building and use restrictions of record and reservations of record, and any lien for real estate taxes or assessments not yet due and payable.

The Grantors grant to the Grantees 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 farmland or a farm operation. Generally accepted agricultural 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 instrument was prepared at the specific request of the parties based solely on information supplied by one or more of the parties to this conveyance and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto signify their assent to this disclaimer by the Grantors' execution and the Grantees' acceptance of this instrument.

DATED this 17 day of March, 2022.



Signed by:

Ricky L. Howard  
By: **Ricky L. Howard**

Matthew Smith  
By: **Matthew Smith**

STATE OF MICHIGAN )  
COUNTY OF Isabella ) ss.

The foregoing instrument was acknowledged before me this 17th day of March, 2020 by Ricky L. Howard and Matthew Smith, Grantors.

RACHELLE ANDERSEN  
Notary Public, State of Michigan  
County of Montcalm  
My Commission Expires 03-27-2025  
Acting in the County of Isabella

Rachelle Andersen  
By: \_\_\_\_\_  
Notary Public, State of MI, County of \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Acting in the County of Isabella

When recorded return to:  
Trent C. Hilding

Send subsequent tax bills to:  
Grantee

Tax Parcel #:

Recording Fee: \$ 30.00

Transfer Fee: \$0.00

Drafted By and When Recorded Return to:  
TRENT C. HILDING, PLC  
By: Trent C. Hilding (P68189)  
4070 N. Crystal Road  
Vestaburg, MI 48891  
(989) 427-3436