d485-0081



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.

100-023-400-080	1-02
Recub 9-12-17 PB	

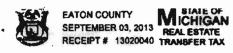
OFFICIAL USE ONLY				
Local Governing Body:				
Date Received:				
Application No:				
State:				
Date Received:				
Application No:				
Approved: Rejected:				

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

l.	Personal Information: 1. Name(s) of Applicant: Gro	owing Acres, LLC		27				
	1. Name(s) of Applicant.	Last	First	3.	Initial			
	(If more than two see #15)		*		9			
	•	Last	First		Initial			
	Marital status of all individual mer ☐ Married ☐ Single	n listed on application, if m	nore than one, indicate s	status after e	ach name:			
	2. Mailing Address: 3121 Whe	eaton Road, Charlotte	e, MI 48813					
	Street		City	State	Zip Code			
	3. Telephone Number: (Area Cod	e) (517) <u>543-3153</u>			· 			
	4. Alternative Telephone Number	(cell, work, etc.): (Area Ce	ode) ()					
	5. E-mail address: <u>Jeaneen.S</u>	muts@SmutsFarms.o	com	_				
II.	Property Location (Can be taken to 6. County: <u>Eaton</u>	7. Tow	nship, City or Village: _					
	8. Section No. 23	Town No2N	Range No	5W				
	 Attach a clear copy of the dee Attach a clear copy of the mo Is there a tax lien against the If "Yes", please explain circum 	est recent tax assessment land described above?	or tax bill with complete ☐ Yes ☒ No		ion of property.			
	If owned by the applicant, are Indicate who owns or is leasir	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:						
	 Is land cited in the application something other than agricult number of acres involved: 	subject to a lease agreerural purposes: ☐ Yes 🏻	No If "Yes", indicate to	whom, for w	hat purpose and the			
	14. Is land being purchased unde Name:	r land contract 🗌 Yes 🛚		endor (sellers	s):			
	Address:Street		City	State	Zip Code			
	14a. Part 361 of the Natural Reso vendor (sellers) must agree	14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) 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, into the Farmland and Oper	the undersigned, understant Space Preservation Pro	and and agree to permit gram.	the land cite	d in this application			
-	Date		Signature of Land Co	ontract Vendo	or(s) (Seller)			

	If the applicant is one of the following the applicant is not one of the fo			plete the following information (if
	2 or more persons having a Corporation Estate	joint or common interest in the X Limited Liability Co	ompany	Partnership Association
	licable, list the following: Individu urer; or Trustee(s); or Members;			ice President, Secretary,
Name	: Duane Smuts		Title:	Member
Name	:_Jeaneen Smuts		Title:	Member
Name	:		Title:	
Name	x:		Title:	·
	(Addit	ional names may be attached	d on a separate shee	et.)
	Land Eligibility Qualifications: Ch This application is for:	neck one and fill out correct s	ection(s)	
	X a. 40 acres or more —		ction 16 (a thru g);	
		ss than 40 acres		Sections 16 and 17; or
	c. a specialty farm	complete only S	ections 16 and 18.	
16.	a. Type of agricultural enterpris			
	Cash Crop		*	
	b. Total number of acres on this			
	c. Total number of acres being	A A S SMS		
	d. Acreage in cultivation: <u>/2</u>e. Acreage in cleared, fenced, i		ad arosolond:	
	f. All other acres (swamp, woo	ds etc.) 11105	eu grassiariu	
	g. Indicate any structures on th			
	No of Buildings O D	looldonoo:	Down:	Tool Shods
	No. of Buildings 0 R Silo: Grain Storag			
	Poultry House:	Milking Parlor:	Milk	House:
	Other: (Indicate)			
1	 To qualify as agricultural land average gross annual income Please provide the average grown immediately preceding this ap 	of \$200.00 per acre from the ross annual income per acre	sale of agricultural of cleared and tillab	products. e land during 2 of the last 3 years
•				
\$	total income	total acres of tillable la	– ຈ and	(per acre
1	8. To qualify as a specialty farm,	, the land must be designated duce a gross annual income ge gross annual income durir	I by the Michigan De from an agricultural ng 2 of the last 3 yea	epartment of Agriculture, be 15 use of \$2,000.00 or more. If a irs immediately preceding

V. Signature(s): 20. The undersigned declar		run? (Minimum 10 years, maximum 90 years);() any accompanying informational material, has been			
organismos by tions disa	and a mon movied go an	The Bollot to that all a controls.			
(Signature of Applic	~ 0.1	(Corporate Name, If Applicable)			
(Co-owner, If Appli	cable)	(Signature of Corporate Officer)			
8-2-2	217	Authorized Member			
(Date)		(Title)			
		/ED BY LOCAL GOVERNING BODY EFFECTIVE FOR THE CURRENT TAX YEAR.			
RESERVED FOR L	OCAL GOVERNMENT USE: C	LERK PLEASE COMPLETE SECTIONS I & II			
I. Date Application Received	d: (Note	Local Governing Body has 45 days to take action)			
Action by Local Governing	Action by Local Governing Body: Jurisdiction: County Township City Village				
This application is 🔲 app	proved, 🗌 rejected Da	ate of approval or rejection:			
(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.) Clerk's Signature:					
		ent 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 Note: Review Agencies have 30 days in which to respond before local governing body can proceed. 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: MDA-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					
Please verify the following r	egarding Reviewing	Before forwarding to State Agency,			
Agencies (sending a copy to required):		FINAL APPLICATION SHOULD INCLUDE:			
COPY SENT TO:		Copy of Deed or Land Contract (most recent showing current ownership)			
County or Regional Pl	anning Commission	✓ Copy of most recent Tax Bill (must include <u>tax</u>			
Conservation District	g 50 0	description of property) Map of Farm			
Township (if county ha		Copy of most recent appraisal record			
3	miles of city boundary)	Copy of letters from review agencies (if available)			
Village (if land is within	n 1 mile of village boundary)	Any other applicable documents			



086560

EATON COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS OR
TITLEB HELD BY THE STATE OR ANY INDIVIDUAL AGAINST THE
WITHIN DESCRIPTION, AND ALL TAXES ON SAIRE ARE PAID FOR
FINE YEARS PREVIOUS TO THE DATE OF THIS INSTRUMENT AS
ADDIVIDABLY THE WECONOS IN THIS OFFICE EXCEPT AS STATED.

9-3 20 13 NOBERT A ROBINSON, COUNTY TREASURER
SIGN. 135, ACT 806, WS3 AS AMERICED

. | 1684| 1644| 1611| 1814 1614| 1615| 1616| 1624| 1634| 1634| | 1466| 1634| 1634| 1634| 1634|

LIBER 2483 PAGE 0087 1 of 3

STATE OF MICHIGAN - EATON COUNTY
RECEIVED: 09/03/2013 10:55:00 AM Receipt #13020040
RECORDED: 09/03/2013 02:59:59 PM D.WD
DIANA BOSWORTH, CLERK/REGISTER OF DEEDS

WARRANTY DEED

\$825.00 - CO

\$5,625.00 - ST

STAMP # 25644

THE GRANTOR(S)

The Fred C. Good Living Trust dated November 8, 1999 as to an undivided half interest, of 1144 W. Kalamo Hwy, Charlotte, MI 48813, and The Judith L. Good Living Trust dated November 8, 1999 as to an undivided half interest, of 1144 W. Kalamo Hwy., Charlotte, MI 48813,

CONVEY(S) AND WARRANT(S) TO THE GRANTEE(S)

Growing Acres, LLC, a Michigan limited liability Company, of 3121 N. Wheaton Rd., Charlotte, MI 48813,

the real estate situated in the Township of Carmel, Eaton County, Michigan, more fully described on Exhibit A attached to this Deed, together with all improvements, fixtures, easements, hereditaments, and appurtenances associated with the real estate ("Property"), subject to easements, restrictions, interests, reservations of record, and taxes and assessments not yet due and payable.

The Grantor grants to the Grantee the right to make _____ division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

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 deed is given in consideration of Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00).

* * *

A 1.1

The Sink C

· 81469

This deed is dated: August 23, 2013.

GRANTOR(S): The Fred C. Good Living Trust dated November 8, 1999, as to an undivided half interest

By: Fred C. Good, as Trustee

By: Judith L. Good, as Trustee

The Judith L. Good Living Trust dated November 8, 1999, as to an undivided half interest

By Judith L. Good, as Trustee

By: Fred C. Good, as Trustee

STATE OF MICHIGAN

)ss:

COUNTY OF EATON

Acknowledged before me in Eaton County, Michigan on August 23, 2013, by The Fred C. Good Living Trust dated November 8, 1999 by Fred C. Good, as Trustee and Judith L. Good, as Trustee and The Judith L. Good, as Trustee and Fred C. Good, as Trustee and Fred C. Good, as Trustee

STACY LABADIE
Notary Public, State of Michigan
County of found
My Commission Expires: September 8, 2017
Acting in the County of

Notary Name:

Notary public, State of Michigan, County of

My commission expires

Acting in the County of Eaton

PREPARED AT THE DIRECTION OF THE GRANTOR BY (AND RETURN TO): Stacy Labadie
Sun Title Agency of Michigan LLC
1410 Plainfield Ave., N.E.
Grand Rapids, Michigan 49505
P81669

EXHIBIT A

Property

Land situated in the Township of Carmel, Eaton County, Michigan:

The Southeast quarter of Section 23, Town 2 North, Range 5 West, EXCEPTING 41 rods North and South by 47 rods East and West in the Southwest corner thereof, ALSO EXCEPTING commencing at the Northwest corner of the Northwest quarter of the Southeast quarter of Section 23; thence East 660 feet along the quarter line; thence South 30 rods; thence West to a point 422 feet South of the place of beginning; thence North to the place of beginning

23-100-023-400-080-00

Commonly known as: 1144 W. Kalamo Hwy, Charlotte, MI 48813

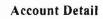
The property address and tax parcel are provided solely for informational purposes, without warranty as to accuracy or completeness. If inconsistent in any way with the legal description listed above, the legal description listed above shall control.

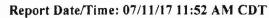
KALAMO HWY CHARL					
el Number. 100-023-400-080-02	Click here to view local unit data	for this parcel			
*	Property	Owner: GROV	/ING ACRES LLC		
	Summar	y Information			
	> Assesse	ed Value: \$221,265 T	exable Value: \$84,971		
No Images Four	nd			2)	
d Towns and Indian					
wner and Taxpayer Infor	mation				
Dwner	GROWING ACRES LI 3121 N WHEATON F CHARLOTTE, MI 488	RD	Taxpayer	SEE OWNER INFO	DRMATION
ieneral Information for T	ax Year 2017				
Property Class	AGRICULTURAL VAC	CANT, 102	Unit	100,CARMEL TO	WNSHIP
School District	CHARL SCH 23030		Assessed Value	\$221,265	
SUB	Not Available		Taxable Value	\$84,971	
PA	O		State Equalized Value	\$221,265	
PLITS	Not Available		Date of Last Name Change	09/30/2016	
JSER ALPHA 3	Not Available		Notes	Not Available	
tistorical District	Not Available		Census Block Group	Not Available	
OT LINE ADJ	Not Available	9	Exemption	No Data to Displ	av.
rincipal Residence Exem	ention Information		•	,	ese;
rorgan residence exem	paton information				
fomestead Date			11/13/2016		
Qualified Agricultural			June 1	st	Fin
2017			100.0000	%	100.0000
and Information					
Zoning Code	LA		Total Acres	138.830	
and Value	Not Available		Land Improvements	\$0	
lenaissance Zone	Not Available		and the same and t	The second secon	
			Renaissance Zone Expiration		
CF Neighborhood	Not Available		Mortgage Code	Not Available	
ot Dimensions/Comments	Not Available		Neighborhood Enterprise Zo	one No	
Lot(s)			Frontage		De
No lots found.					Death 000
	re it problems with	Total Frontage	e: 0.00 W		verage Depth: 0.00
egal Description					
			50 FT, S 30 RODS, WLY TO A PO 1.32 FT; 507°27'16"E 307.09 FT 1		
and Division Act Informa	ation				
Comments	Split/Comb. on 09/30/2016 400-080-01, 100-023-400-0		016 sspiler SPLIT ; Parent Parcel	i(s): 100-023-400-080-00; Ci	aild Parcel(s): 100-023
Date of Last Calleton	08/03/2016				
Date of Last Split/Combine		Number of S			
Date Form Filed	No Data to Display		Div.s of Parent 0		
Date Created	09/30/2016		Div.s Transferred 0		
Acreage of Parent	141.00	Rights Were			
Split Number Parent Parcel	1110 100-023-400-080-00	Courtesy Spli	Not Available	9	
1-15-1					
ale History				1	1
Sale Date S	ale Price Instrument	Stantor .	Grantee	Terms of Sale	Liber/Page

Sale Date	Sale Price Instrument	Grantor	Grantee	Terms of Sale	(rber/Page

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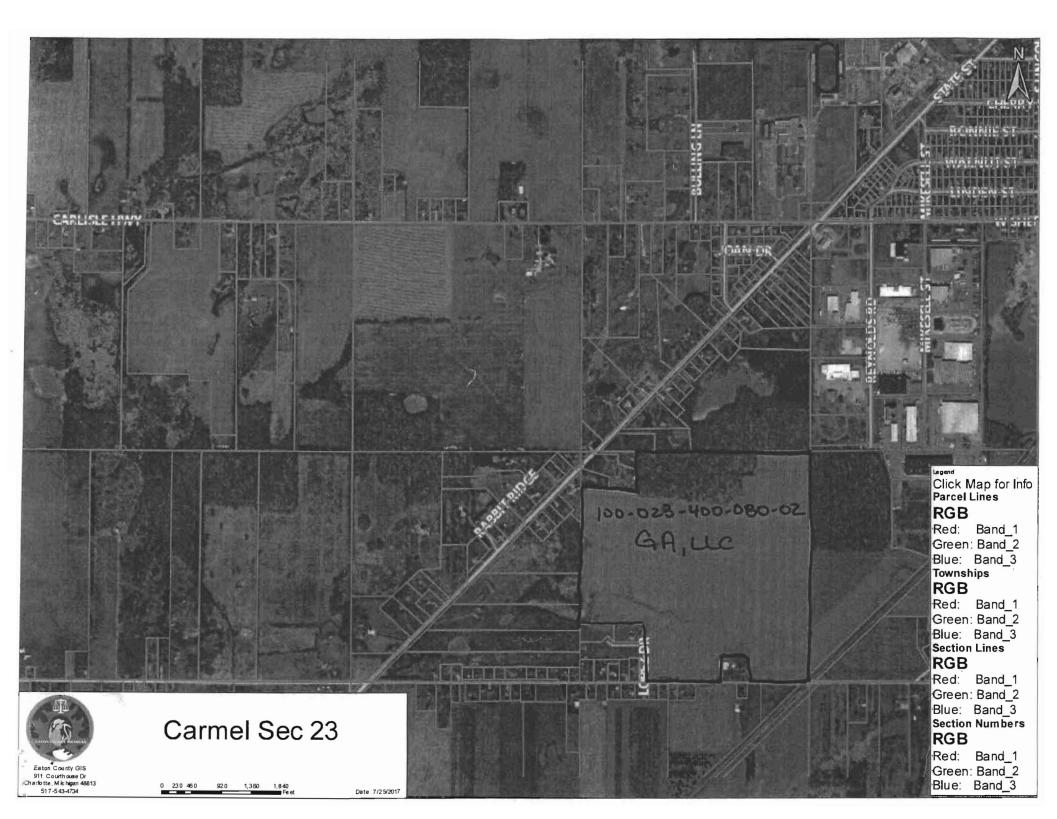
Customer Name : 9705798 - SMUTS FARMS LLC Financial Institution : 45 GREENSTONE FCS, ACA

Real Estate Loan Details

Account	141 ACRES WITH HOME-775455	59500 Available (\$) : 0.00
Balance	405,458.74	Interest Balance : 17,344.61
Interest Rate	5.5000	Amount Due (\$) : 47,045.07
Date Due	10/01/17	Customer : GROWING ACRES, LLC
Current Through	07/10/17	Interest You Paid YTD : 0.00
Available Loan and Investment Bal	0.00	Interest You Earned YTD : 0.00
Line of Credit Remaining	0.00	Interest You Paid Prior Year : 28,388.48
Interest Balance	17,344.61	Interest Rate : 5.5000
Billed or Estimated	Estimated	Daily Interest : 61.9450
Next Payment Date	10/01/17	Maturity Date : 10/01/28
Billed/Estimated Principal	24,744.84	Reprice Date : N/A
Billed/Estimated Interest	22,300.23	Payment Frequency : Annually
Principal Past Due	0.00	Tax/Insurance Escrow : 0.00
Interest Past Due	0.00	Tax/Insurance Escrow Interest : 0.00
Late Charges	0.00	Other Escrow : 0.00
Estimated Total Payment	47,045.07	Other Escrow Interest : 0.00

⁻⁻⁻ End of Report ---

Growing Ficres Good property 141 A



100-023-400-080-02

102.AGRICULTURAL VACANT, 102 102.AGRICULTURAL VACANT, 102 100 100,CARMEL TOWNSHIP

23030 CHARL SCH 23030

Information herein deemed reliable but not guaranteed

Parcel:

100-023-400-080-02

Owner's Name:

GROWING ACRES LLC

Property Address:

W KALAMO HWY

CHARLOTTE, MI 48813

Liber/Page:

2619/834

Created: 09/30/2016 Active: Active

Split:

08/03/2016

None

Public Impr.: Topography:

None

Mailing Address:

Description:

GROWING ACRES LLC 3121 N WHEATON RD

CHARLOTTE MI 48813-0000

SE 1/4, EXCEPT W 47 RODS OF S 41 RODS & EXCEPT COM AT NW CORNER, E 660 FT, S 30 RODS, WLY TO A POINT 422 FT S OF BEG, N TO BEG ALSO EXCEPT COM SE COR SEC 23; W 684.83 FT TO POB; W 331.16 FT; N 302.84 FT; N89°40'27"E 291.32 FT; S07°27'16"E 307.09 FT TO POB. SEC. 23, T2N, R5W, CARMEL TWP. D 8-3-16 R 8-5-16 (APPROVED)

Current Class:

School: Neighborhood:

Previous Class: Gov. Unit: SUB

Most Recent Sale Information

None Found

Most Recent Permit Information

Physical Property Characteristics

2018 S.E.V.:

221,265

2018 Taxable:

84,971 84,971 Lot Dimensions:

2017 S.E.V.:

221,265

2017 Taxable:

Frontage:

138.83

Zoning:

LA

Land Value:

0

Acreage:

0.0

PRE:

100.000 (Qual. Ag.)

Land Impr. Value:

Average Depth:

0.0

Improvement Data

None