

Land Bank Sale

Parcel ID 3214-019-004-00

3484 N. Van Dyke
Filion, MI 48432

Minimum Bid

Past Taxes	\$	2,219.08
	\$	2,219.08

Maintenance	\$	3,680.00
Demo, Cleanuup		

Boundry Survey	\$	-
(Copy Attached)		

Total Purchase Price	\$	5,899.08
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OFFER TO PURCHASE REAL ESTATE
BY AUTHORITY OF PUBLIC ACT 258 OF 2003

The Huron County Land Bank Authority is the title owner of certain parcels of real estate, which are being offered for sale pursuant to MCL 124.757 (1).

PROPOSED PURCHASER: [Enter name and address of person(s) or entity making offer]

TERMS OF OFFER: [Enter the terms, price, etc. of the proposed offer]

The undersigned hereinafter designated as the purchaser hereby offers and agrees to purchase land and premises situated in the _____ in Huron County, Michigan described as follows:

Legal Description: Sec 19, Town 17N, Range 13E. COM 135 FT S OF NW COR OF SEC 19 & RNG TH S 30 FT; TH E 167 FT; TH N 32 FT; TH W 34 FT; TH N 23 FT; TH W 50 FT; TH S 25 FT; TH W 83 FT TO POB.

also known as: Property No. 3214-019-004-00 Address: 3484 N. Van Dyke

together with all improvements and appurtenances including all lighting fixtures, shades, venetian blinds, curtain rods, drapery hardware, storm windows and doors, screens, awnings, and antenna, if any, if they are located on the premises: subject to existing restrictions of record, easements for public utilities, and driveways and zoning ordinances, and to pay the sum of _____

The seller, The Huron County Treasurer acting as the chairperson for the Huron County Land Bank Authority makes no warranties expressed or implied regarding the condition of the land or the premises. The property is sold as-is with no warranties. These premises have not been inspected by the County of Huron or any other public agency. The seller is not aware of the condition of these premises.

Purchaser shall receive a Deed for the subject property pursuant to Public Act 258 of 2003. Purchaser shall not receive a Seller's Disclosure Statement pursuant to Act 92 of 1993 because the disclosure requirements do not apply as set forth in MCL 565.953 (3)(c), as amended.

If purchaser is desirous of obtaining title insurance, he or she shall do so at his or her own expense. Purchaser shall pay all recording fees.

Dated: _____, _____, 20____

IN THE PRESENCE OF:

Purchaser

The foregoing offer is accepted and the Seller agrees to sell said premises upon the terms stated.

By the execution of this instrument, Seller acknowledges the receipt of a copy of this agreement.

IN THE PRESENCE OF:

Seller

**DEED PURSUANT TO ACT 258 OF 2003
(Huron County Land Bank Deed)**

The grantor Debra McCollum, Huron County Treasurer, acting as the chairperson for the Huron County Land Bank Authority, whose address is 250 E. Huron Ave., Huron County Building, Room 204, PO Box 69, Bad Axe, MI 48413, pursuant to MCL 124.757 (1), conveys in fee simple interest to :

whose address is: 3484 N. Van Dyke Road

The following described premises situated in the Township of Lincoln County of Huron and State of Michigan,

Sec 19, Town 17N, Range 13E. COM 135 FT S OF NW COR OF SEC 19 & RNG TH S 30 FT; TH E 167 FT; TH N 32 FT; TH W 34 FT; TH N 23 FT; TH W 50 FT; TH S 25 FT; TH W 83 FT TO POB.Here}

Parcel Number: 3214-019-004-00

for the sum of _____
subject to easements and building restrictions of record and those enumerated special assessments and liens set forth in MCL 211.78k(5)(c), as amended.

This transfer is exempt pursuant to MCL 207.505(h)(I) and MCL 207.526(h)(I)

Dated this _____ day of _____, 20__.

Debra McCollum,
Huron County Treasurer

State of Michigan
County of Huron

The foregoing instrument was acknowledged before me this the _____ day of _____ 20__
By Debra McCollum, Huron County Treasurer.

Notary Public Huron County, Michigan
My Commission expires:

Instrument drafted by:
Huron County Treasurer
250 E. Huron Ave.
PO Box 69
Bad Axe, MI 48413

When recorded return to: Grantee

Send subsequent tax bills to: Grantee

16-013-021-00

16-013-022-00

14-018-016-00
50'

45'

14-018-017-00
71'

14-018-028-10

14-018-036-00
125'

.374 AC.

.059 AC.

.145 AC.

.313 AC.

.716 AC.

.968 AC.

.366 AC.

16-024-024-00

16-024-001-00

16-024-020-00

16-024-014-00

16-024-015-00

16-024-016-00

14-019-001-00

14-019-006-00

14-019-007-00

14-019-008-00

14-019-003-00

14-019-005-00

14-019-015-00

14-019-014-00

14-018-016-00
50'

45'

14-018-017-00
71'

14-018-028-10

14-018-036-00
125'

.374 AC.

.059 AC.

.145 AC.

.313 AC.

.716 AC.

.968 AC.

.366 AC.

16-024-024-00

16-024-001-00

16-024-020-00

16-024-014-00

16-024-015-00

16-024-016-00

14-019-001-00

14-019-006-00

14-019-007-00

14-019-008-00

14-019-003-00

14-019-005-00

14-019-015-00

14-019-014-00

Parcel Number: 3214-019-004-00

Jurisdiction: LINCOLN

County: HURON

Printed on

03/17/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.	
HURON COUNTY TREASURER	HURON COUNTY LAND BANK AUTHORITY	0	06/25/2020	QC	NOT USED	1707:462		0.0	
KEELING JOHN R	HURON COUNTY TREASURER	0	04/02/2019	QC	NOT USED	1666:109		0.0	
KEELING JOHN R & WALDEN J	KEELING JOHN R	0	02/03/2014	QC	FAMILY	1489:596		0.0	
WALDEN J	KEELING JOHN R	11,900	03/01/1986	MD	ARMS-LENGTH	472:265		0.0	
Property Address	Class: TAX EXEMPT 901	Zoning:	Building Permit(s)	Date	Number	Status			
3484 VAN DYKE ROAD NORTH	School: EADAXE		DEMOLITION	06/21/2019	19000766				
Owner's Name/Address	P.R.E. 03								
HURON COUNTY LAND BANK AUTHORITY	MAP #: 14 19 101 003								
250 EAST HURON AVENUE									
BAD AXE MI 48413									
Tax Description	Public Improvements	Land Value	Est	TCV	0				
Sec 19, Town 17N, Range 13E. COM 135 FT S OF NW COR OF SEC 19 & RING TH S 30 FT; TH E 167 FT; TH N 32 FT; TH W 34 FT; TH N 23 FT; TH W 50 FT; TH S 25 FT; TH W 83 FT TO POB.	Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	* Factors *							
Comments/Influences		Description Frontage Depth Front Depth Rate Adj. Reason Value							
Liber/Page(s): 447:0021, 447:0383, 472:0265		0.13 Total Acres Total Est. Land Value = 0							
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2021	EXEMPT	2021	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
	2020	EXEMPT	2020	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
	2019	EXEMPT	2019	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
	2018	EXEMPT	2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT

*** Information herein deemed reliable but not guaranteed***

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