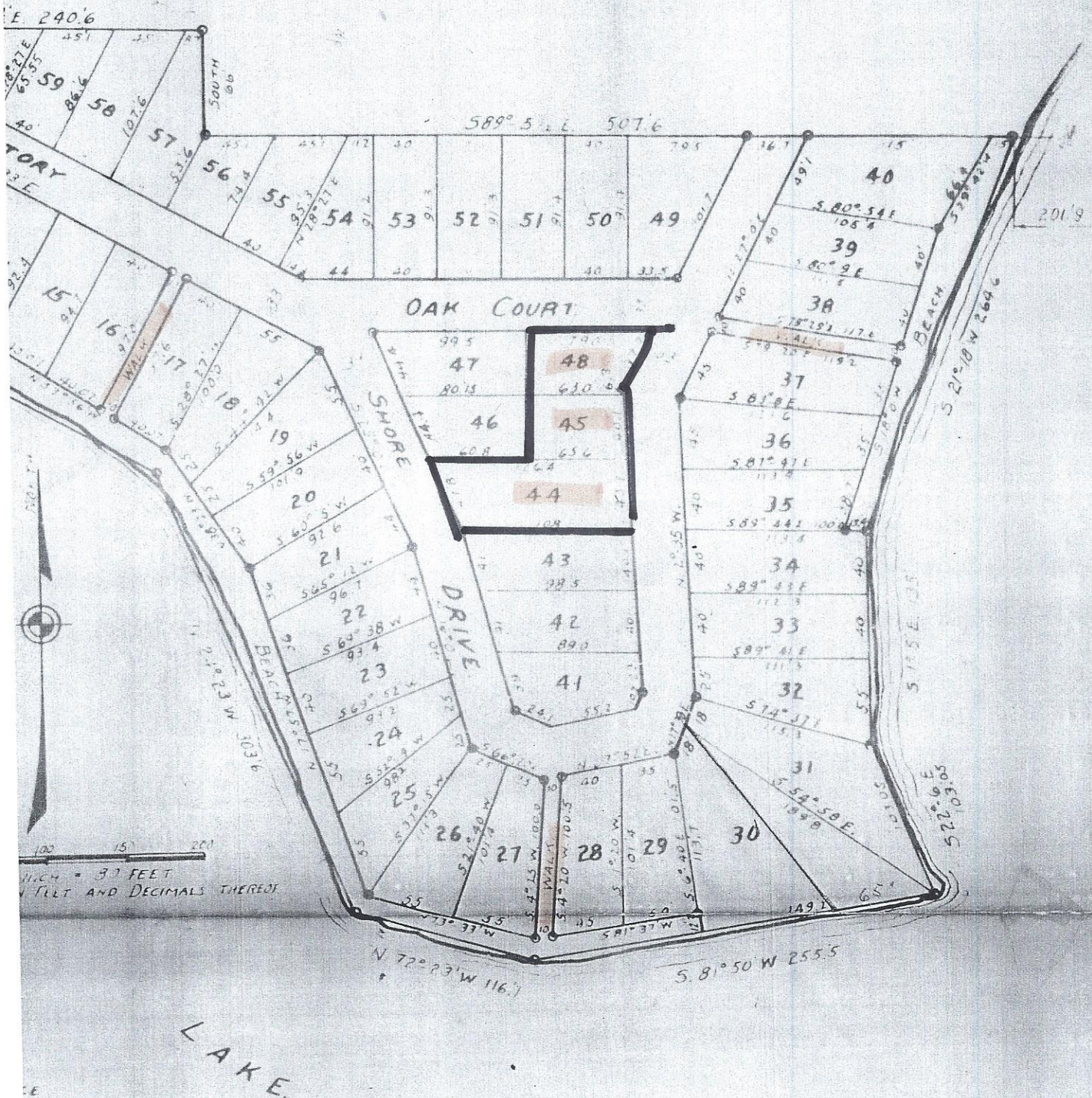


Liber 2 Page 13

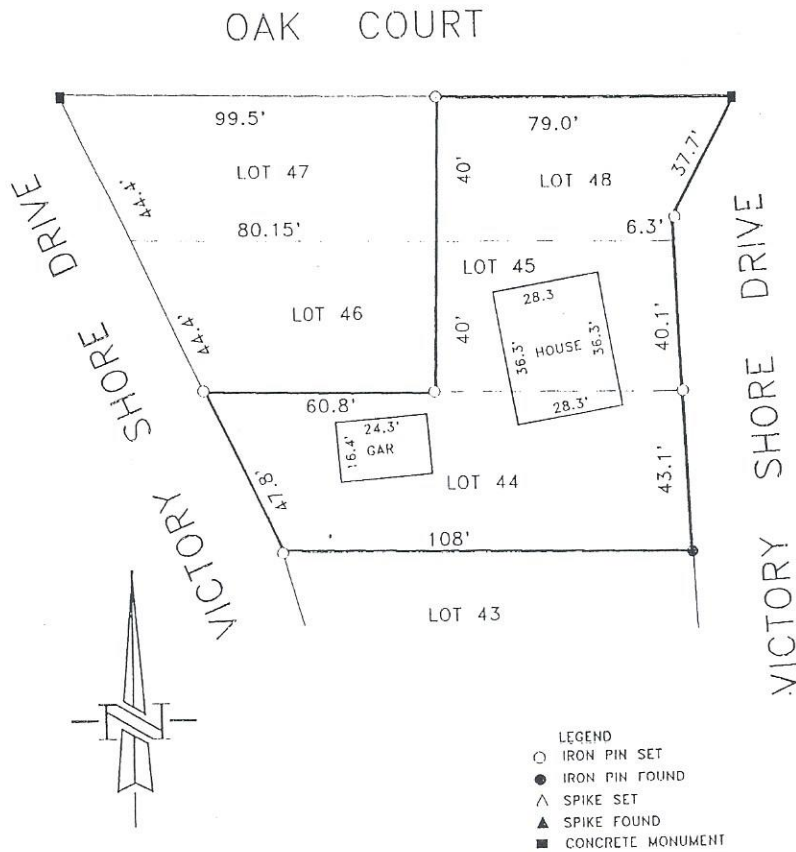


DEDICATION.

KNOW ALL MEN BY THESE PRESENTS, THAT I, L. W. COATS, AN UNMARRIED MAN, AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, LAYED OUT AND PLATTED, TO BE KNOWN AS WOODLAND POINT, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWN 4 SOUTH, RANGE 16 WEST, KEELY TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, AND THAT THE STREETS AND COURT IN SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AND THE BEACHES

CERTIFICATE OF SURVEY:~

LAND IN KEELER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
LOTS 44, 45, AND 48, OF WOODLAND POINT SUBDIVISION, AS RECORDED IN LIBER 2
PAGE 13, VAN BUREN COUNTY RECORDS.



NOTE: THIS SURVEY MADE FROM
DESCRIPTION FURNISHED.

FOR: RICHARD LUSSENHOP
DATE: FEBRUARY 22, 1994
ADDRESS: 67217 VICTORY SHORE DRIVE

TO: RICHARD LUSSENHOP

I, ROGER E. STEPHENSON, A LICENSED LAND SURVEYOR OF THE STATE OF MICHIGAN,
HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS, KNOWN TO ME,
OTHER THAN AS SHOWN.

Roger E. Stephenson



94027C

SLS

Stephenson Land Surveying 27873 White Street/Cassopolis, MI 49031/ (616) 445-8903

Branch: 402 W. Prairie Street/Vicksburg, MI 49097/ (616) 649-1036

I certify that, as to the lands herein described, neither the state nor any person holds a tax title or lien, and that all taxes levied for the five calendar years preceding the date of this instrument have been paid, except that if checked here ☐ this certificate does not cover taxes for the most recent year because the delinquent tax roll for same is not available.

Karen Mahoney 11-6-00
VAN BUREN COUNTY TREASURER Dated



LR-3001273
Page: 1 of 2
11/06/2000 03:18P
Bk-1321 Pg-278

WARRANTY DEED

The Grantor, RICHARD LUSSENHOP, Successor Trustee of the Lussenhop Family Revocable Living Trust,

convey(s) and warrants to KENNETH C. RAHN and SHARON L. RAHN husband and wife as tenants by the entirety, whose address is 67217 Victory Shore, Dowagiac, MI 49047

the following described premises situate in the Township of Keeler, County of Van Buren, and State of Michigan, to-wit:

Lots 44, 45 and 48 of Woodland Point, according to the recorded plat thereof, as recorded in Liber 2 of Plats on page 13, in the Office of the Register of Deeds for Van Buren County.

This conveyance includes an easement in common with others as set forth in an instrument recorded in Liber 1077, page 857 and Liber 1004, page 422, across the Northerly 20 feet of Lot 34 of said subdivision, for access to the lake with right to construct and maintain a small boat pier for the personal use of the owners and occupants of the lots herein conveyed, together with the same rights outstanding in other lot owners in said subdivision.

for the sum of One Hundred Thirty Seven Thousand Five Hundred and no/100 (\$ 137,500.00) Dollars

subject to the following:

- 1) The beaches and walks as shown on said plat are dedicated to the use of the lot owners only;

Dated this 4 day of October, 2000.

STATE OF
MICHIGAN
Van Buren Co.
11/06/2000
1902



REAL ESTATE
TRANSFER TAX
\$151.25-C
\$1031.25-S
#27263

(104)

416 61620

80-12-180-036-00

2PP (3) 9
2
1
151.25
1031.25



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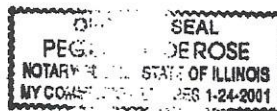
SIGNED IN PRESENCE OF:

Shirley B. Virell

John C. Ricketts

SIGNED BY:

Richard Lussenhop
Richard Lussenhop
Successor Trustee



STATE OF ILLINOIS)
COUNTY OF Cook) ss:

The foregoing instrument was acknowledged before me this 4th day of October, 2000 by Richard Lussenhop, Successor Trustee of the Lussenhop Family Revocable Living Trust U/T/A March 27, 1996.

Peggy M. DeRose
Notary Public, Cook County, IL
My comm. expires: 1-24-01

County Treasurer's Certificate

City Treasurer's Certificate

When recorded return to:

Send Subsequent Tax Bills to:
Mr. and Mrs. Kenneth C. Rahn
67217 Victory Shore
Dowagiac, MI 49047

Drafted by:
Jeffrey R. Holmstrom
Westrate & Holmstrom, P.C.
204 Commercial St., POB 359
Dowagiac, MI 49047-0359
(616) 782-5144

Parcel #80 12 180 036 00 Recording Fee \$12.00 Transfer Tax \$1182.50

ABSTRACT NOT EXAMINED. NO OPINION OF TITLE RENDERED.

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT 67217 OAK COURT, DOWAGIAC MI 490476
(Street Address and City)

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

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

B. SELLER'S DISCLOSURE:

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

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

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

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

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

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

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

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Other Broker _____ Date _____

Listing Broker _____ Date 12/8/25

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

800.336.3201
fax 888.336.3201
services@garrettlabs.com



garrett laboratories, inc.

p.o. box 645 niles, michigan 49120
garrettlabs.com since 1971

WATER ANALYSIS

CLIENT: JERDON REAL ESTATE

LAB#: W8470

SAMPLE ADDRESS: 67217 OAK COURT, DOWAGIAC MI

COLLECTION DATE/TIME: 2025-11-11 - 01:25:00PM

COLLECTION BY: THOMAS F JERDON

RESULTS

SAMPLE TYPE: ROUTINE DISTRIBUTION SYSTEM

SAMPLE SITE: KIT FAUCET

COLIFORMS: NEGATIVE /100mL

E COLI: NEGATIVE /100mL

NITRATE/NITRITE NITROGEN: <1.0 mg/L

SUBMITTED BY: **Carol Morris**

Digitally signed by Carol Morris
DN: cn=Carol Morris, o=Garrett Laboratories,
ou, email=services@garrettlabs.com, c=US
Date: 2025.11.17 09:08:22 -0500

REPORT DATE: 11/17/2025

FEDERAL & STATE STANDARDS: COLIFORMS NEGATIVE PER 100mL

CERTIFICATION # 8003 NITRATE NITROGEN <10.0 mg/L

ARSENIC AND LEAD TEST PERFORMED BY
LABORATORY IN-C-71-01 MI-9926

ARSENIC: <0.010 mg/L (10 ug/L)
LEAD: <0.012 mg/L (12 ug/L)

Coliforms Date Time: 11/11/2025 3:50 PM	E Coli Date Time: 11/11/2025 3:50 PM	Nitrate/Nitrites Date Time Tested: 11/12/2025 0013
Colitag	By: AMG	Easy Chem Analyzer
	Colitag	By: CEJ