

Meeting Agenda

Wednesday, May 21, 2025, 1:00 p.m.

1. Call to Order

2. Roll Call

3. Public Comment

4. Correspondences

- a. Advantage Environmental Consultants LLC - Communication Towers
 - i. Camden Road
 - ii. Hawkes Drive
 - iii. Reed Road
- b. E-mail from County Clerk regarding Graber & Steury PA116 Applications (See below crossed out agenda items 9(a)(i) & 9(a)(ii))

5. Approval of Minutes - March 19, 2025

6. Approval of Agenda

7. Public Hearings - None scheduled

8. Unfinished Business

9. New Business

- a. Farmland and Open Space Preservation Program Applications
 - i. ~~Woodbridge Township - Graber (Section 15 T8S R3W 13.42 acres m/l)~~
Program Type: ~~Farmland Development Rights Agreement~~
 - ii. ~~Woodbridge Township - Steury (Section 19 T8S R3W 21.1 acres m/l)~~
Program Type: ~~Farmland Development Rights Agreement~~
 - iii. Reading Township - Galloway (Section 13 T7S R4W 39.79 acres m/l)
Reading Township - Galloway (Section 14 T7S R4W 39.07 acres m/l)
Program Type: Farmland Development Rights Agreement
 - iv. Moscow Township - Godfrey (Section 30 T5S R2W 23.07 acres m/l)
Moscow Township - Godfrey (Section 30 T7S R4W 40 acres m/l)
 - v. Moscow Township - Godfrey (Section 31 T5S R2W 82.42 acres m/l)
Moscow Township - Godfrey (Section 20 T7S R4W 17.31 acres m/l)
Moscow Township - Godfrey (Section 18 T5S R2W 40 acres m/l)
Moscow Township - Godfrey (Section 17 T7S R4W 20 acres m/l)
Moscow Township - Godfrey (Section 17 T5S R2W 50 acres m/l)
Program Type: Farmland Development Rights Agreement

10. Any Other Business/On-going Business

- a. Continued work on updating Master Plan

11. Public Comment

12. Adjournment

Next Meeting: Wednesday, July 16, 2025 @ 1:00 p.m.

12. Adjournment

Next Meeting: Wednesday, July 16, 2025 @ 1:00 p.m.

Planning Commission

From: Kelly Lewis <klewis@aec-env.com>
Sent: Friday, May 9, 2025 10:19 AM
To: planning@co.hillsdale.mi.us
Subject: Hillsdale Planning Commission-Camden Tower
Attachments: Local Govt -Camden.pdf

Good morning,

In accordance with Section 106 of the National Historic Preservation Act, we are seeking comments on a proposed telecommunications installation project. Attached is a letter describing the project. Feel free to reach out to me with any additional questions or comments.

Thanks,

Kelly Lewis | Staff Scientist



8610 Washington Boulevard | Suite 217 | Jessup, MD 20794
Office: 301-776-0500 | Cell: 706-853-8182 | Fax: 301-776-1123
klewis@aec-env.com | www.aec-env.com

CAUTION: This email originated from outside of the County of Hillsdale systems. Do not click links or open attachments unless you recognize the sender and know the content is safe.



May 9, 2025

Hillsdale County Planning Commission
33 McCollum Street, Room 210,
Hillsdale, Michigan, 49242

Subject: Section 106 Submittal Comments
Proposed Telecommunications Site – Pyramid “Camden”
Camden Rd Hillsdale, MI 49242
41°45’11.8” N, 84°35’35.4” W

To Whom it May Concern:

Pyramid, on behalf of Hillsdale County, proposes the installation of a new 300-foot self-support tower (overall height 310-feet) within a new 60x80-foot fenced compound. A new 11'8" by 26' shelter, 1,000-gallon propane tank, and ice bridge are proposed within the compound. A 330-foot gravel access road with turnaround is proposed from Camden Road to the proposed compound.

This tower is a Public Safety Tower, proposed to help improve 911 emergency communications.

In accordance with Section 106 of the National Historic Preservation Act, we are seeking comments from the public and any interested parties on potential effects to historic properties.

If you would like to comment on this project, please contact me at your earliest convenience. I can be reached by phone at (706) 853-8182, or by email at klewis@aec-env.com. Thank you.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

A handwritten signature in cursive script that reads 'Kelly Lewis'.

Kelly Lewis
NEPA Coordinator

Planning Commission

From: Kelly Lewis <klewis@aec-env.com>
Sent: Thursday, May 8, 2025 11:10 AM
To: planning@co.hillsdale.mi.us
Subject: Hillsdale Planning Commission-Litchfield Tower
Attachments: Local Govt -Litchfield.pdf

Good morning,

In accordance with Section 106 of the National Historic Preservation Act, we are seeking comments on a proposed telecommunications installation project. Attached is a letter describing the project. Feel free to reach out to me with any additional questions or comments.

Thanks,

Kelly Lewis | Staff Scientist



8610 Washington Boulevard | Suite 217 | Jessup, MD 20794
Office: 301-776-0500 | Cell: 706-853-8182 | Fax: 301-776-1123
klewis@aec-env.com | www.aec-env.com

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May 8, 2025

Hillsdale County Planning Commission
33 McCollum Street, Room 210,
Hillsdale, Michigan, 49242

**Subject: Section 106 Submittal Comments
Proposed Telecommunications Site – Pyramid “Litchfield”
Hawkes Drive Litchfield, MI 49252
42°1’48.19” N, 84°45’3.52” W**

To Whom it May Concern:

Pyramid, on behalf of Hillsdale County, proposes the installation of a new 300-foot self-support tower (overall height 310-feet) within a new 70x70-foot fenced compound. A new 11'8" by 26' shelter, 1,000-gallon propane tank, and ice bridge are proposed within the compound. A 300-foot gravel access road with turnaround is proposed from Hawkes Road to the proposed compound.

This tower is a Public Safety Tower, proposed to help improve 911 emergency communications.

In accordance with Section 106 of the National Historic Preservation Act, we are seeking comments from the public and any interested parties on potential effects to historic properties.

If you would like to comment on this project, please contact me at your earliest convenience. I can be reached by phone at (706) 853-8182, or by email at klewis@aec-env.com. Thank you.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

A handwritten signature in blue ink that reads 'Kelly Lewis'.

Kelly Lewis
NEPA Coordinator

Planning Commission

From: Kelly Lewis <klewis@aec-env.com>
Sent: Thursday, May 8, 2025 9:06 AM
To: planning@co.hillsdale.mi.us
Subject: Hillsdale Planning Commission-Reed Road Tower
Attachments: Local Govt -Reed Road.pdf

Good morning,

In accordance with Section 106 of the National Historic Preservation Act, we are seeking comments on a proposed telecommunications installation project. Attached is a letter describing the project. Feel free to reach out to me with any additional questions or comments.

Thanks,

Kelly Lewis | Staff Scientist



8610 Washington Boulevard | Suite 217 | Jessup, MD 20794
Office: 301-776-0500 | Cell: 706-853-8182 | Fax: 301-776-1123
klewis@aec-env.com | www.aec-env.com

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May 8, 2025

Hillsdale County Planning Commission
33 McCollum Street, Room 210,
Hillsdale, Michigan, 49242

**Subject: Section 106 Submittal Comments
Proposed Telecommunications Site – Pyramid “Reed Road”
Reed Rd, North Adams, MI 49262
41°57’20.7” N, 84°30’54.4” W**

To Whom it May Concern:

Pyramid, on behalf of Hillsdale County, proposes the installation of a new 300-foot self-support tower (overall height 310-feet) within a new 70x70-foot fenced compound. A 30-foot tree clearing buffer is proposed around all four sides of the compound. A new 11'8" by 26' shelter, 1,000-gallon propane tank, and ice bridge are proposed within the compound. A landscaping buffer will be planted outside of the southern edge of the fenced compound. A 190-foot gravel access road with turnaround is proposed from Reed Road to the proposed compound.

This tower is a Public Safety Tower, proposed to help improve 911 emergency communications.

In accordance with Section 106 of the National Historic Preservation Act, we are seeking comments from the public and any interested parties on potential effects to historic properties.

If you would like to comment on this project, please contact me at your earliest convenience. I can be reached by phone at (706) 853-8182, or by email at klewis@aec-env.com. Thank you.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

A handwritten signature in cursive script that reads 'Kelly Lewis'.

Kelly Lewis
NEPA Coordinator

Planning Commission

From: Abe Dane <a.dane@co.hillsdale.mi.us>
Sent: Wednesday, May 14, 2025 9:34 AM
To: planning@co.hillsdale.mi.us
Subject: PA 116 update for your May 21 meeting

Good morning,

You can remove the following PA 116 applications from your May 21 agenda as the review time has expired and the Board of Commissioners approved them with Resolutions 25-078 and 25-079 on May 14th.

Stephen & Marie Graber – Woodbridge Township

Mervin & Emma Steury – Woodbridge Township

You should still have PA 116 applications to review on your May 21st agenda from Tim/Carter Godfrey – Moscow Township and Tim & Lori Godfrey – Moscow Township.

Thank you.

Abe Dane, MiPMC

Hillsdale County Clerk

O: (517) 437-3391

C: (517) 297-9212

Minutes - *Draft*

Wednesday, March 19, 2025

1. **Call to Order** - *Vice-Chair Belson called the meeting to order at 1:00 p.m.*
2. **Roll Call**
Members Present: *Denese Belson; Peter Merritt; Michael Clark; Chuck North; Jack McLain; Kevin Collins*
Members Absent: *Samuel Fry - Submitted Resignation; Namrata Carolan - Excused*
Public Present: *Nicolas Wheeler*
3. **Public Comment** - *None*
4. **Correspondences**
 - a. *City of Litchfield 5-year Recreation Plan (2025-2029) - Some discussion.*
 - b. *Northfarthing Farm (Background + Goals + Plan) - Some discussion.*
5. **Approval of Minutes** - *Motion by Collins to approve the January 22, 2025 minutes. Second by Merritt. Approved unanimously.*
6. **Approval of Agenda** - *Motion by Merritt to approve the March 19, 2025 agenda. Second by Collins. Approved unanimously.*
7. **Public Hearings** - *No public hearings scheduled.*
8. **Unfinished Business** - *No unfinished business listed.*
9. **New Business**
 - a. **Farmland and Open Space Preservation Program Applications**
 - i. **Jefferson Township - Braxmaier** (Section 4 T7S R2W 55.6 acres m/l)
Program Type: **Farmland Development Rights Agreement** - *Motion by Clark to recommend approval of the application. Second by Collins. Approved unanimously.*
 - ii. **Reading Township - Galloway**
 1. (Section 2 T7S R4W 80 acres m/l)
 2. (Section 11 T7S R4W 40 acres m/l)
 3. (Section 14 T7S R4W 95 acres m/l)
 4. (Section 14 T7S R4W 40 acres m/l)Program Type: **Farmland Development Rights Agreement** - *Motion by Clark to recommend approval of all four (4) applications. Second by Merritt. Approved unanimously.*
10. **Any Other Business/On-going Business**
 - a. **Continued discussion on update of Master Plan** - *There was some discussion and it was the consensus of those in attendance to set a workshop session for Wednesday, April 16, 2025 at 1:00 p.m. in the Conference Room of the County Office Building. Members will review the adopted Land Use Plan prior to the workshop in an effort to identify those areas that need updating and those areas where no updates appear necessary.*

11. Public Comment - None

12. Adjournment - *Motion to adjourn by McLain. Second by Clark. Approved unanimously to adjourn at 1:29 p.m.*

Peter Merritt, Secretary

Recorded by: Nicolas Wheeler, Register of Deeds/Equalization Director, County of Hillsdale

DRAFT



OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

March 28, 2025

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

RE: PA 116 enrollment application for Stephen & Marie Graber in Woodbridge Township

Mr. Nick Wheeler,

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

WOODBIDGE TOWNSHIP
SEC 15 T8S R3W
Parcel #: 30 15 015 100 013 15 8 3

Property Address:
Stephen & Marie Graber
W Montgomery Road

Mailing Address:
Stephen & Marie Graber
4491 W Camden Road
Camden, MI 49232

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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.
Refer to the Eligibility and Instructions document before filling out this form

OFFICIAL USE ONLY

Local Governing Body:

Date Received 3/20/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Graber Stephen A
Last First Initial

(If more than two see #15) Graber Marie B
Last First Initial

2. Mailing Address: 4491 W. Camden Rd Camden MI 49232
Street City State Zip Code

3. Phone Number: (Area Code) () _____

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

5. E-mail address: lnevins@chbwcpa.com

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

6. County: Hillsdale 7. Township, City or Village: Woodbridge Twp

8. Section No. 15 Town No. 8 Range No. 3

Parcel # (Tax ID): 30 15 015 100 013 15 8 3

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(sellers):
Name: _____
Address: _____

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, 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):

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> 2 or more persons having a joint or common interest in the land | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Trust | <input type="checkbox"/> Association |
| <input type="checkbox"/> Estate | | |

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: _____ Title: _____

Name: _____ Title: _____

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 Crops

- b. Total number of acres on this farm: 13.42
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 5.42
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 6
 f. All other acres (swamp, woods, etc.): 2
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings 0 Residence: 0 Barn: 0 Tool Shed: 0
 Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0
 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. Supporting documentation is necessary to validate the income stated below.

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):

\$ 18970.00 / 5.42 = \$ 3500.00 (per acre)
 total income total acres of tillable land (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation.
 Please note: a specialty farm designation by MDARD may require an on-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); 30

V. Signature(s):

20. The undersigned certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

Stephen A. Strober
(Signature of Applicant)

(Corporate Name, If Applicable)

Maria B. Strober
(Co-owner, If Applicable)

(Signature of Corporate Officer)

3-11-25
(Date)

(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: COMPLETED BY CLERK

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: \$ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID):

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

☐ Copy of Deed or Land Contract (most recent showing current ownership)

☐ Copy of most recent Tax Bill (tax description of property must be included)

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**

Aerial Imagery: March 2024



Parcel ID: 30 15 015 100 013 15 8 3

Property Address: W MONTGOMERY RD

City/Township: WOODBRIDGE TOWNSHIP

Village (If Applicable):

Property Class Code: 102

Property Class Desc: AGRICULTURAL-VACANT

School District Code: 30010

School District Name: CAMDEN FRONTIER SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres:	13.42	Liber/Page:	1841/346	Value
Land Value:	61,035	Document Date:	12/15/2022	2024:
Land Imp Value:	0			30,500
Building Value:	0			2023:
True Cash Value:	61,035			23,800
				2022:
				0
				2021:
				0

Tax Description

N1/2 NW1/4 NW1/4 SEC EXC COM NW COR SEC IN C/L MONTGOMERY RD TH E ALG SD C/L 66 FT TO C/L ST JOE RIVER TO POB TH E ALG C/L SD RD 116.28 FT TH S 1°40'W 664.2 FT TH W 163.2 FT TO W SEC LN TH N ALG SD W LN 53 FT TO C/L SD RIVER TH NLY ALG SD C/L TO POB ALSO EXC ALL THAT PRT N1/2 NW1/4 NW1/4 LY W OF C/L SD RIVER ALSO EXC N 330 FT OF W 530 FT OF E 855 FT OF N1/2 NW1/4 NW1/4 SEC 15 T8S R3W 13.42 A M/L SPLIT ON 05/25/2022 FROM 15 015 100 005 15 8 3;

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$189.96	\$220.38	\$0.00
Special Asmt:	\$0.00	\$62.96	\$0.00
Admin Fee:	\$0.00	\$0.00	\$0.00
Total Tax:	\$189.96	\$283.34	\$0.00
Amount Paid:	\$0.00	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:			
Balance Due:	\$189.96	\$283.34	\$0.00

*** Total Delinquent Tax: \$0.00**

*** PRE Denial Amount Due: \$0.00**

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

2024 WOODBRIDGE TOWNSHIP Winter TAX BILL

Bill #: 00441

MESSAGE TO TAXPAYER

Taxes due December 1st 2024 thru February 14th 2025. On March 1, 2025 all delinquent taxes, except personal property taxes are collected at the County Treasurer's office plus monthly accrued interest and 4% administration fee allowed by State Law. Treasurer's are not responsible for payment on wrong parcel description.

REMINDER: Taxes due to Township Treasurer no later than close of business Feb 28th. Enclose self addressed stamped envelope or e-mail for return receipt. Returned Payment Fees plus any interest or fees on unpaid parcel per MCL 600.2952 will accrue.

PROPERTY INFORMATION

Property Assessed To:
GRABER, STEPHEN A & MARIE B
4491 W CAMDEN RD
CAMDEN, MI 49232

Prop #: 30 15 015 100 013 15 8 3
Prop Addr: W MONTGOMERY RD School: 30010
CAMDEN FRONTIER SCHO

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Property Description:
N1/2 NW1/4 NW1/4 SEC EXC COM NW COR SEC IN C/L
MONTGOMERY RD TH E ALG SD C/L 66 FT TO C/L ST JOE
RIVER TO POB TH E ALG C/L SD RD 116.28 FT TH S
1°40'W 664.2 FT TH W 163.2 FT TO W SEC LN TH N ALG
SD W LN 53 FT TO C/L SD RIVER TH NLY ALG SD C/L TO
POB ALSO EXC ALL THAT PRT N1/2 NW1/4 NW1/4 LY W OF
C/L SD RIVER ALSO EXC N 330 FT OF W 530 FT OF E
855 FT OF N1/2 NW1/4 NW1/4 SEC 15 T8S R3W
13.42 A M/L SPLIT ON 05/25/2022 FROM 15 015 100
005 15 8 3;

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JAN 1-DEC 31 School: JULY 1-JUNE 30
Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30

PAYMENT INFORMATION

This tax is due by: 02/14/2025

** SUMMER TAXES STILL OWED **

Pay by mail to: WOODBRIDGE TOWNSHIP TREASURER
GRACE REED (517) 254-0098
PO BOX 94
FRONTIER, MI 49239
woodbridgetwp.mi.treas@gmail.com

TAX DETAIL

Taxable Value: 17,499 AGRICULTURAL-VACA
State Equalized Value: 30,500 Class: 102
PRE/MBT %..: 100

Mort Code:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	18.00000	EXEMPT
2020 SINK FUND	2.92400	51.16
HILLSDALE ISD	0.26280	4.59
HILLSDALE SPC ED	2.94920	51.60
HILLSDALE VOC ED	1.47460	25.80
COUNTY MED CARE	0.58810	10.29
2006 MCF DEBT	0.25000	4.37
2022 SENIORS	0.99880	17.47
COUNTY AMBULANCE	0.83320	14.58
2018 AMBULANCE	0.14700	2.57
2018 MENT HEALTH	0.49010	8.57
TOWNSHIP TAX	0.68600	12.00
2022 VOTED ROADS	0.99360	17.38

Tax Due	30.59740	220.38
HOLLOWAY #205		62.96

Admin Fee	0.00
-----------	------

Total Amount Due ----->	283.34
-------------------------	--------

Please detach along perforation. Keep the top portion.

Bill # 00441

Mort Code:

Pay this tax to:

WOODBRIDGE TOWNSHIP TREASURER
GRACE REED (517) 254-0098
PO BOX 94
FRONTIER, MI 49239
woodbridgetwp.mi.treas@gmail.com

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.

Property Addr: W MONTGOMERY RD

To: GRABER, STEPHEN A & MARIE B
4491 W CAMDEN RD
CAMDEN MI 49232

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply

2024 Winter Tax for Prop #: 30 15 015 100 013 15 8 3

Make Check Payable To: WOODBRIDGE TOWNSHIP TREASURE

TOTAL AMOUNT DUE: 283.34

Amount Remitted: _____



I, Stephen A. Graber and Marie B. Graber, landowners of parcel #30 15 015 100 013 15 8 3
herby attest that we made income of \$3,500 an acre from pumpkins from the 5.42 acres of
tillable acres.

Stephen A. Graber 3-11-25
Stephen A. Graber Date

Marie B. Graber 3-11-25
Marie B. Graber Date

MIDSTATE TITLE
32 EAST BACON ST
HILLSDALE, MI 49242

LIBER 1841 PAGE 0346
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 12/16/2022 10:43:51 AM 595710
RECORDED 12/16/2022 10:46:30 AM 1 of 2
BAMBI SOMERLOTT, REGISTER OF DEEDS

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That

The Grantor(s) Stephen Graber, AKA Stephen A. Graber and Marie Graber, AKA Marie B. Graber, husband and wife
whose address is 4491 W. Camden Rd., Camden, MI 49232

quit claims to Stephen A. Graber and Marie B. Graber, husband and wife

whose address is 4491 W. Camden Rd., Camden, MI 49232

the following described premises situated in the Township of Woodbridge, County of Hillsdale, State of Michigan, to wit:

SEE EXHIBIT A

Commonly known as: 10231 Woodbridge Rd., Camden, MI 49232 and 1751 W. Montgomery Rd., Camden, MI 49232

Parcel ID No.: 30-15-015-100-002-15-8-3 and 30-15-015-100-005-15-8-3 (COVERS MORE LAND)

For the full consideration of: One Dollar and 00/100 Dollars (***\$1.00***)

Exempt from Transfer Tax under MCL 207.505(a) and MCL 207.526(a)

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.

Dated this December 15, 2022

Signed by:

Stephen A. Graber
Stephen A. Graber

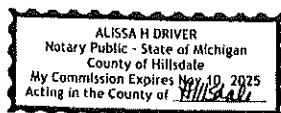
Marie B. Graber
Marie B. Graber

State of Michigan

County of Hillsdale

}
SS.
}

The foregoing instrument was acknowledged before me on this 15th day of December 2022 by Stephen A. Graber and Marie B. Graber.



Alissa H Driver
Notary Public: _____
Notary County: _____, State: _____
Commission Expires: _____
Acting In: _____

When Recorded return to:
Stephen A. Graber
4491 W. Camden Rd.
Camden, MI 49232

Drafted by:
Stephen A. Graber
4491 W. Camden Rd.
Camden, MI 49232

EXHIBIT "A"

Land situated in the Township of Woodbridge, County of Hillsdale, State of Michigan

PARCEL 1:

The South 3/4 (also recorded as the South 60 acres) of the West 1/2 of the Northwest 1/4.

EXCEPT: A one (1) acre for highway, Section 15, Town 8 South, Range 3 West, Township of Woodbridge, Hillsdale County, Michigan.

Said one (1) acre parcel conveyed to the Board of County Road Commissioners of the County of Hillsdale, its successors and assigns, by Warranty Deed recorded in Liber 410, Page 351, and more particularly described as follows: Beginning at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 15, Town 8 South, Range 3 West, Township of Woodbridge, Hillsdale County, Michigan; thence North, along the West line of said Section 15, a distance of 660 feet; thence East a distance of 99 feet; thence South 5°43' West a distance of 664 feet; thence West a distance of 33 feet to the Point of Beginning.

Parcel No. 30-15-015-100-002-15-8-3

PARCEL 2:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Town 8 South, Range 3 West, Township of Woodbridge, Hillsdale County, Michigan.

EXCEPTING THEREFROM: Commencing at the Northwest corner of said Section 15, said point being in the centerline of Montgomery Road; thence East, along the centerline of said Montgomery Road, a distance of 68 feet to the centerline of the East fork of the West Branch of St. Joseph of Maumee River (also recorded and known as the St. Joe River), the point of beginning; thence East, along the centerline of said Montgomery Road, a distance of 116.28 feet; thence South 1°40' West a distance of 664.2 feet; thence West a distance of 163.2 feet to the West line of said Section 15; thence North along the West line of said Section 15, a distance of 53 feet to the center of the aforesaid river; thence Northerly, along the center of aforesaid river to the point of beginning.

FURTHER EXCEPTING THEREFROM: All that portion of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Town 8 South, Range 3 West, Township of Woodbridge, Hillsdale County, Michigan, **LYING WEST** of the centerline of the St. Joe River (also recorded and known as the East fork of the West Branch of St. Joseph of Maumee River).

FURTHER EXCEPTING THEREFROM: The North 330 feet of the West 530 feet of the East 855 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Town 8 South, Range 3 West, Woodbridge Township, Hillsdale County, Michigan.

Parcel No. 30-15-015-100-005-15-8-3 (COVERS MORE LAND)

Commonly Known as: 10231 Woodbridge Rd. and 1751 W. Montgomery Rd.

Parcel ID: 30-15-015-100-002-15-8-3 and 30-15-015-100-005-15-8-3 (COVERS MORE LAND)



OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

March 28, 2025

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

RE: PA 116 enrollment application for Mervin & Emma Steury in Woodbridge Township

Mr. Nick Wheeler,

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

WOODBIDGE TOWNSHIP

SEC 19 T8S R3W

Parcel #: 30 15 019 300 002 19 8 3

Property Address:
Mervin & Emma Steury
W Camden Road

Mailing Address:
Mervin & Emma Steury
12251 Gilmore Road
Camden, MI 49232

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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.
Refer to the Eligibility and Instructions document before filling out this form

OFFICIAL USE ONLY

Local Governing Body:

Date Received 3/20/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: STEURY MERVIN
Last First Initial

(If more than two see #15) STEURY EMMA
Last First Initial

2. Mailing Address: 12251 GILMORE RD CAMDEN MI 49232
Street City State Zip Code

3. Phone Number: (Area Code) () _____

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: HILLSDALE 7. Township, City or Village: WOODBIDGE TOWNSHIP

8. Section No. 19 Town No. 8 Range No. 3

Parcel # (Tax ID): 30 15 019 300 002 19 8 3

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(sellers):

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 (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, 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):

<input type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: _____ Title: _____

Name: _____ Title: _____

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);
 X _____ 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 CROPS

b. Total number of acres on this farm: 21.10
 c. Total number of acres being applied for (if different than above): 21.10
 d. Acreage in cultivation: 13.1
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 4
 f. All other acres (swamp, woods, etc.): 4
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: 0 Barn: 0 Tool Shed: 0
 Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0
 Poultry House: 0 Milking Parlor: 0 Milk House: 0
 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. Supporting documentation is necessary to validate the income stated below.

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):**

\$ 70574.31 / 13.1 = \$ 5,387.36 (per acre)
 total income total acres of tillable land (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation.
 Please note: a specialty farm designation by MDARD may require an on-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); 30

V. Signature(s):

20. The undersigned certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

Mari Ste

(Signature of Applicant)

(Corporate Name, If Applicable)

Emma Steury

(Co-owner, If Applicable)

(Signature of Corporate Officer)

3-13-25

(Date)

(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: COMPLETED BY CLERK

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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): _____

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

☐ Copy of Deed or Land Contract (most recent showing current ownership)

☐ Copy of most recent Tax Bill (tax description of property must be included)

☐ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Current



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**
Aerial Imagery: March 2024

Parcel ID: 30 15 019 300 002 19 8 3
Property Address: W CAMDEN RD
City/Township: WOODBRIDGE TOWNSHIP
Village (If Applicable):

Property Class Code: 402
Property Class Desc: RESIDENTIAL-VACANT
School District Code: 30010
School District Name: CAMDEN FRONTIER SCHOOLS

PRE/Qual Ag %:	100%	Last Recorded Deed/Document	State Equalized Value (S.E.V.)	Taxable Value
Assessed Acres:	21.1	Liber/Page: 1866/378		
Land Value:	69,460	Document Date: 2/21/2024	2024: 34,700	15,492
Land Imp Value:	0		2023: 36,000	14,755
Building Value:	0		2022: 36,000	14,053
True Cash Value:	69,460		2021: 29,600	13,605

Tax Description

S 622.5 FT OF SW1/4 SW FR1/4 SEC 19 T8S R3W 21.10 A M/L

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$168.17	\$195.10	\$0.00
Special Asmt:	\$0.00	\$66.78	\$0.00
Admin Fee:	\$0.00	\$0.00	\$0.00
Total Tax:	\$168.17	\$261.88	\$0.00
Amount Paid:	\$168.17	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	9/16/2024		
Balance Due:	\$0.00	\$261.88	\$0.00

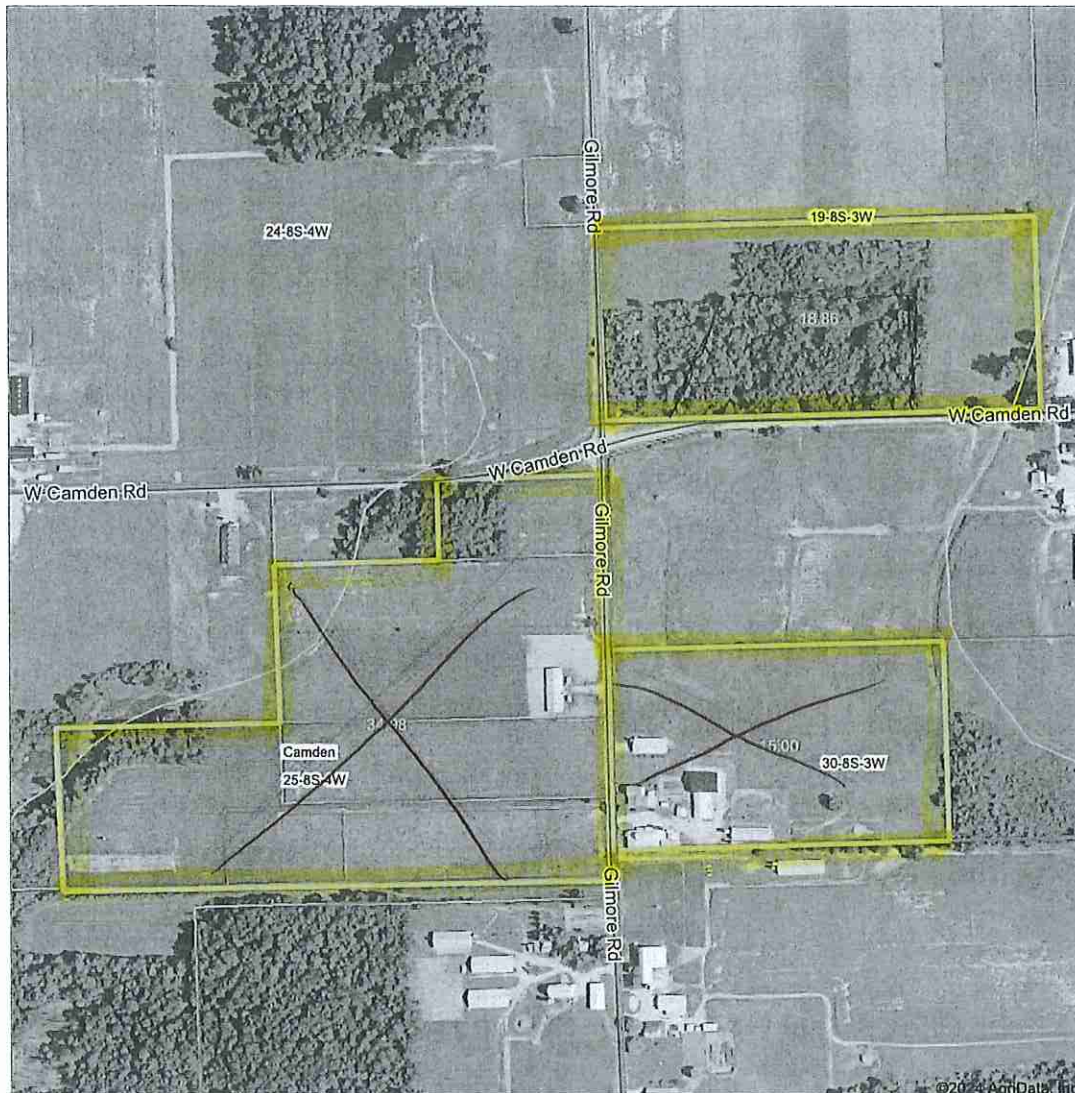
* Total Delinquent Tax: \$0.00
* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Aerial Map

Aerial Map



Boundary Center: 41.751748, -84.709618

0ft 484ft 967ft

25-8S-4W
Hillsdale County
Michigan



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgridataInc.com

2/7/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

712
x
378

1725 ft
264
1355

2024 WOODBRIDGE TOWNSHIP Winter TAX BILL

Bill #: 00532

MESSAGE TO TAXPAYER

Taxes due December 1st 2024 thru February 14th 2025. On March 1, 2025 all delinquent taxes, except personal property taxes are collected at the County Treasurer's office plus monthly accrued interest and 4% administration fee allowed by State Law. Treasurer's are not responsible for payment on wrong parcel description.

REMINDER: Taxes due to Township Treasurer no later than close of business Feb 28th. Enclose self addressed stamped envelope or e-mail for return receipt. Returned Payment Fees plus any interest or fees on unpaid parcel per MCL 600.2952 will accrue.

PROPERTY INFORMATION

Property Assessed To:
STEURY, MERVIN & EMMA
12251 GILMORE RD
CAMDEN, MI 49232

Prop #: 30 15 019 300 002 19 8 3

Prop Addr: W CAMDEN RD

School: 30010

CAMDEN FRONTIER SCHO

Property Description:

S 622.5 FT OF SW1/4 SW FR1/4 SEC 19 T8S R3W
21.10 A M/L

pd ✓ 2122
2/25
3

PAYMENT INFORMATION

This tax is due by: 02/14/2025

Pay by mail to:

WOODBRIDGE TOWNSHIP TREASURER
GRACE REED (517) 254-0098
PO BOX 94
FRONTIER, MI 49239
woodbridgetwp.mi.treas@gmail.com

TAX DETAIL

Taxable Value: 15,492 RESIDENTIAL-VACAN
State Equalized Value: 34,700 Class: 402
PRE/MBT %..: 100

Mort Code:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	18.00000	EXEMPT
2020 SINK FUND	2.92400	45.29
HILLSDALE ISD	0.26280	4.07
HILLSDALE SPC ED	2.94920	45.68
HILLSDALE VOC ED	1.47460	22.84
COUNTY MED CARE	0.58810	9.11
2006 MCF DEBT	0.25000	3.87
2022 SENIORS	0.99880	15.47
COUNTY AMBULANCE	0.83320	12.90
2018 AMBULANCE	0.14700	2.27
2018 MENT HEALTH	0.49010	7.59
TOWNSHIP TAX	0.68600	10.62
2022 VOTED ROADS	0.99360	15.39

Tax Due	30.59740	195.10
FARR MARSH #67		66.78

Admin Fee	0.00
-----------	------

Total Amount Due ----->	261.88
-------------------------	--------

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JAN 1-DEC 31 School: JULY 1-JUNE 30
Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30

Please detach along perforation. Keep the top portion.



LIBER 1866 PAGE 0378 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 02/23/2024 09:53:11 AM 904622
RECORDED 02/23/2024 10:25:34 AM 1 of 3
BAMBI SOMERLOTT, REGISTER OF DEEDS

SUN TITLE AGENCY
331 W MAIN ST
IONIA, MI 48846

1866 0381

✓



HILLSDALE COUNTY
FEBRUARY 23, 2024
RECEIPT # 245612

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$297.00 - CO
\$2,025.00 - ST
Stamp # 26869

WARRANTY DEED MCLA SECTION 565.151

The Grantor, Douglas Stevens, Successor Trustee of The Revillo J. Stevens and Carolyn J. Stevens Revocable Living Trust dated March 27, 2002, whose address is 8424 Summerfield Rd., Petersburg, MI 49270 conveys and warrants to Mervin Steury and Emma Steury, husband and wife, whose address is 12251 Gilmore, Camden, MI 49232.

For the sum of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)

The following described premises:

SEE EXHIBIT "A" ATTACHED

Taxing District and Parcel No. 30 15 019 300 002 19 8 3

If the land being conveyed is unplatted, the following is deemed to be included: "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."

The grantor grants to the grantee the right to make any and all permissible divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

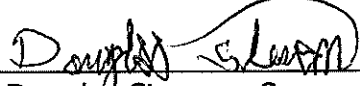
Subject to: zoning resolutions and ordinances; easements, agreements, and restrictions of record; and taxes and installments of assessments due and

228256

payable after delivery hereof.

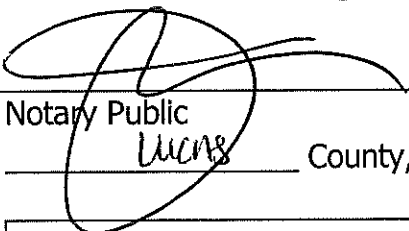
Executed this 21st day of February, 2024.

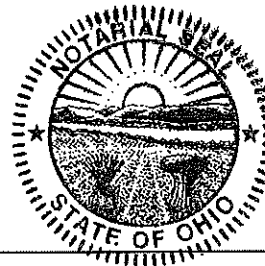
Douglas Stevens, Successor Trustee of The Revillo J. Stevens and Carolyn J. Stevens Revocable Living Trust dated March 27, 2002

BY 
Douglas Stevens, Successor Trustee

STATE OF OHIO, LUCAS COUNTY, ss:

The foregoing instrument was acknowledged before me this 21st day of February, 2024 by Douglas Stevens, Successor Trustee of The Revillo J. Stevens and Carolyn J. Stevens Revocable Living Trust dated March 27, 2002.


Notary Public
Lucas County, Ohio



JACQUELYN QUINLAN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 02-24-2024

County Treasurer's Certificate	City Treasurer's Certificate
--------------------------------	------------------------------

2447442

Drafted By: Sandra M Hylant, ESQ 401 Adams Toledo, OH 43604	When Recorded Return To: Mervin Steury Emma Steury W. Camden Rd. Camden, MI, 49232
--	--

EXHIBIT "A"

Situated in the Township of Woodbridge, County of Hillsdale, State of Michigan:

The South 622.5 feet of the Southwest 1/4 of the Southwest fractional 1/4 of Section 19, Town 8 South, Range 3 West.

30-15-019-300-002 1983

State of Mich. Co. Hillsdale S.S. No. 187 I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceeding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

Dated February 23, 2024

James J. [Signature] Chief Dep Co. Treas.

I, Mervin and Emma Steury, landowners of parcel #30 15 019 300 002 19 8 3 herby attest that we made income of \$5,387.36 an acre from pumpkins from the 13.1 acres of tillable acres.

Mervin Steury 3-13-25
Mervin Steury Date

Emma Steury 3-13-25
Emma Steury Date



KATHY A FLAUGHER
Township Clerk
Kathyflaughter2017@gmail.com

Reading Township
5355 S Edon Rd
PO Box 298
Reading, MI 49274

COREY BURKE
Township Supervisor
cburkereadingtowhship@gmail.com

Phone: (517)283-3286

April 10, 2025

Hillsdale County Planning Commission
Attn. Nick Wheeler
33 McCollum St Ste 212
Hillsdale, MI 49242

Dear Mr. Wheeler:

The Office of the Township Clerk is in receipt of an application for enrollment in PA 116 from:
READING TOWNSHIP

Section No.: 13 39.79 A M/L
Town Number: 7S
Range: R4W

James E & Justine K Galloway
6060 Quackenbush Rd
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the applications, I need a separate letter from the Natural Resources and Conservation Service indicating approval for enrollment of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Kathy Flaughter
Reading Township Clerk
517-398-6161

RECEIVED

APR 16 2025

Equalization & Land
Information
Hillsdale County, Michigan



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the **Eligibility and Instructions** document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 4/5/25

Application No: 2025-05

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Galloway James E

Last

First

Initial

(If more than two see #15)

Galloway Justine K

Last

First

Initial

2. Mailing Address: 6060 Quackenbush Reading, MI 49274

Street

City

State

Zip Code

3. Phone Number: (Area Code) 517 , 403 1847

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 517 , 403 5501

5. E-mail address: justinegalloway82@gmail.com

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

6. County: Hillsdale

7. (Township, City or Village): Reading

8. Section No. 13 Town No. 7S Range No. 4W

Parcel # (Tax ID): 30100131000011374

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(sellers): _____

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 (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, 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) _____

rev. 4/1/2024

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: _____ Title: _____

Name: _____ Title: _____

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):

- b. Total number of acres on this farm: 39.79
 c. Total number of acres being applied for (if different than above): 39.79
 d. Acreage in cultivation: 39
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) _____
 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):

\$ 21469.50 / 39 = \$ 550.50 (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 years

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

(Signature of Corporate Officer)

2-20-25

(Date)

(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: 4/5/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Reading

☐ 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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 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)

**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

Mort Code: 01818

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00390

Pay this tax to:

READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply

2024 Winter Tax for Prop #: 30 10 013 100 001 13 7 4

TAXPAYER NOTE: Are your name & mailing
address correct?
If not, please make corrections below. Thank You.

Property Addr: QUACKENBUSH RD

To: GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING MI 49274

Make Check Payable To: READING TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 347.01

Amount Remitted: _____



Please detach along perforation. Keep the bottom portion.

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00390

MESSAGE TO TAXPAYER

Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

If you would like a receipt, please include a self-addressed, stamped envelope with your payment

PROPERTY INFORMATION

Property Assessed To:
GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING, MI 49274

Prop #: 30 10 013 100 001 13 7 4

Prop Addr: QUACKENBUSH RD School: 30070
READING COMMUNITY SC

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Property Description:
W1/4 NW1/4 SEC 13 T7S R4W 39.79 A M/L

PAYMENT INFORMATION

This tax is due by: 02/14/2025

Pay by mail to: READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

Princ. Residence Exemption Has Reduced Bill By: 384.52

TAX DETAIL

Taxable Value: 22,117 AGRICULTURAL-VACA
State Equalized Value: 82,500 Class: 102
PRE/MBT %... 100

Mort Code: 01818

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	17.38600	EXEMPT
2002 DEBT	1.31000	28.97
2019 DEBT	1.81000	40.03
2020 SINK FUND	1.84480	40.80
HILLSDALE ISD	0.26280	5.81
HILLSDALE SPC ED	2.94920	65.22
HILLSDALE VOC ED	1.47460	32.61
COUNTY MED CARE	0.58810	13.00
2006 MCF DEBT	0.25000	5.52
2022 SENIORS	0.99880	22.09
COUNTY AMBULANCE	0.83320	18.42
2018 AMBULANCE	0.14700	3.25
2018 MENT HEALTH	0.49010	10.83
TOWNSHIP TAX	0.60340	13.34
2022 VOTED ROADS	0.99760	22.06
VOTED DIST LIBR	0.97840	21.63

Tax Due	32.92400	343.58
---------	----------	--------

Admin Fee	3.43
-----------	------

Total Amount Due ----->	347.01
-------------------------	--------

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):

County: JAN 1-DEC 31 School: JULY 1-JUNE 30
Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30

WARRANTY DEED

Dessie C. Kinney, Trustee of The Dessie C. Kinney Living Trust, under agreement dated June 9, 2004, whose address 5152 Shore View Cir., Suttons Bay, MI 49682 (Grantor), conveys and warrants to James Galloway and Justine Galloway, husband and wife, whose address is 6060 Quackenbush Rd., Reading, MI 49274, as tenants by the entirety (Grantees), the premises situated in the Township of Reading, County of Hillsdale, and State of Michigan, and legally described as follows:

Parcel 1: The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast ¼ of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast ¼ of Section 14; thence East, along said North line of the Northeast ¼ of Section 14, 300.00 feet to the Point of Beginning.

Parcel 2: The West half of the Northeast quarter of Section 14, EXCEPTING AND RESERVING a parcel of land described as: Commencing at a point on the North Section line of Section 14, which point is 924 feet 6 inches East of the Northwest corner of the East half of the Northeast quarter of the Northwest quarter; thence South 280 feet; thence East 620 feet; thence North 280 feet; thence West 620 feet to the place of beginning. All in Section 14, Township 7 South, Range 4 West.

Parcel 3: The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

Subject to easements and building-and-use restrictions of record.

For Four Hundred Four Thousand, Two Hundred Twenty and no/100ths (\$404,220.00) Dollars.

Grantor grants to Grantees the right to make all divisions under section 108 of the Land Division Act, MCL 560.108.

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

Dated: APRIL 1, 2013

Dessie C. Kinney
Dessie C. Kinney
Trustee of The Dessie C. Kinney Living Trust

STATE OF MICHIGAN)
LEELANAU COUNTY)

Subscribed and sworn to before me on [date].

151 Vicki A. Kilway

[Notary public's name, as it appears on application for commission]

Notary public, State of Michigan, County of [county]. LEELANAU

My commission expires [date]. 12.14.2016

[If acting in county other than county of commission: Acting in the County of [county].]

Drafted by:
BAPPERT & SENAK, PLLC
By: Stephen C. Bappert, Esq.
16 Budlong St.
Hillsdale, MI 49242
(517) 439-1441

VICKI A. KILWAY
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF LEELANAU
MY COMMISSION EXPIRES DEC. 14, 2016
ACTING IN THE COUNTY OF LEELANAU

EXHIBIT A
LEGAL DESCRIPTION ATTACHMENT

No(s): 7748903300

The real estate in the county or counties of Hillsdale, Michigan, referred to in the Mortgage dated April 02, 2013, executed by: James Galloway and Justine Galloway, husband and wife as Mortgagors, to GreenStone Farm Credit Services, FLCA, as Mortgagee, is described as follows:

Land Situated in Township of Reading, County of Hillsdale, State of Michigan described as follows:

The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast 1/4 of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast 1/4 of Section 14; thence East, along said North line of the Northeast 1/4 of Section 14, 300.00 feet to the Point of Beginning.

The West half of the Northeast quarter of Section 14, EXCEPTING AND RESERVING a parcel of land described as: Commencing at a point on the North Section line of Section 14, which point is 924 feet 6 inches East of the Northwest corner of the East half of the Northeast quarter of the Northwest quarter; thence South 280 feet; thence East 620 feet; thence North 280 feet; thence West 620 feet to the place of beginning. All in Section 14, Township 7 South, Range 4 West.

The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

The East one half of the East one half of the Southeast quarter of Section Eleven (11) Township Seven South, Range Four West, and the West half of the West half of the Northwest quarter of Section Thirteen (13) Township Seven South, Range Four West, and the East half of the East half of the Northeast quarter of Section Fourteen (14) Township Seven South, Range Four West.

Subject to existing easements, highways and restrictions of record.

Tax Parcel ID No(s): 30-10-014-200-004-14-7-4
30-10-014-200-001-14-7-4
30-10-011-400-003-11-7-4
30-10-013-100-001-13-7-4
30-10-014-200-005-14-7-4

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

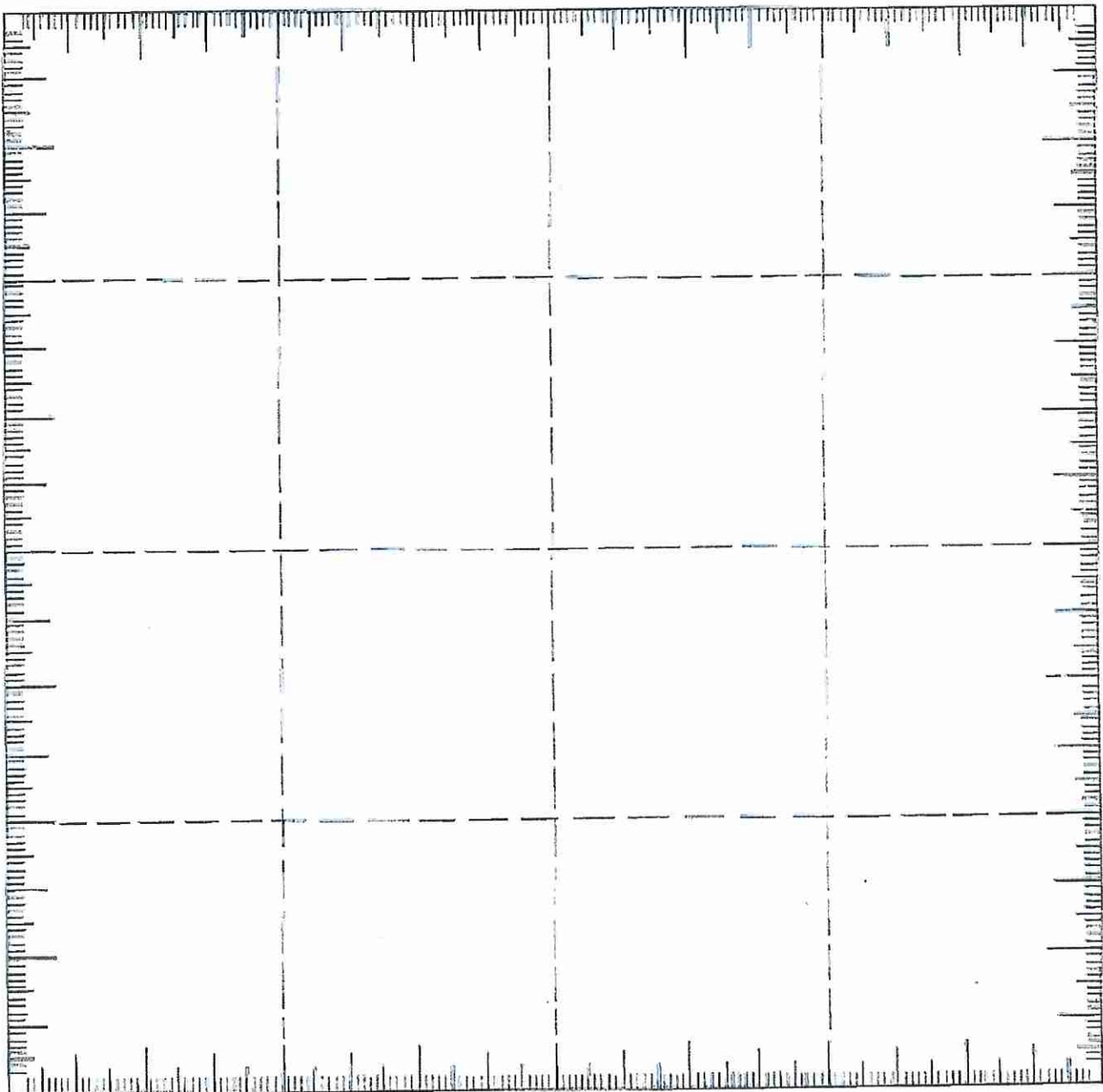
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County _____

Township _____

T _____ R _____ Section _____

↑ North



See attached
GIS map



Parcel ID: 30 10 013 100 001 13 7 4
 Property Address: QUACKENBUSH RD
 City/Township: READING TOWNSHIP
 Village (If Applicable):

Property Class Code: 102
 Property Class Desc: AGRICULTURAL-VACANT
 School District Code: 30070
 School District Name: READING COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	Last Recorded Deed/Document	State Equalized Value (S.E.V.)	Taxable Value
Assessed Acres:	39.79	Liber/Page: 1524/351		
Land Value:	165,018	Document Date: 4/1/2013	2024: 82,500	22,117
Land Imp Value:	0		2023: 82,000	21,064
Building Value:	0		2022: 83,900	20,157
True Cash Value:	165,018		2021: 73,900	19,514

Tax Description

W1/4 NW1/4 SEC 13 T7S R4W 39.79 A M/L

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$240.10	\$343.58	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$2.40	\$3.43	\$0.00
Total Tax:	\$242.50	\$347.01	\$0.00
Amount Paid:	\$242.50	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2024		
Balance Due:	\$0.00	\$347.01	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.



KATHY A FLAUGHER
Township Clerk
Kathyflaughter2017@gmail.com

COREY BURKE
Township Supervisor
cburkereadingtowhship@gmail.com

Reading Township
5355 S Edon Rd
PO Box 298
Reading, MI 49274

Phone: (517)283-3286

April 10, 2025

Hillsdale County Planning Commission
Attn. Nick Wheeler
33 McCollum St Ste 212
Hillsdale, MI 49242

Dear Mr. Wheeler:

The Office of the Township Clerk is in receipt of an application for enrollment in PA 116 from:
READING TOWNSHIP

Section No.: 14 39.07 A M/L
Town Number: 7S
Range: R4W

James E & Justine K Galloway
6060 Quackenbush Rd
Reading, MI 49274

Please find enclosed a copy of the application for enrollment.

For me to complete the applications, I need a separate letter from the Natural Resources and Conservation Service indicating approval for enrollment of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Kathy Flaughter'. The ink is dark and the signature is fluid.

Kathy Flaughter
Reading Township Clerk
517-398-6161



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 4/5/2025

Application No: 2025-06

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: _____

Last

First

Initial

(If more than two see #15)

Last

First

Initial

2. Mailing Address: _____

Street

City

State

Zip Code

3. Phone Number: (Area Code) _____

(517)

403 5501

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

(517)

403 1847

5. E-mail address: _____

justinegalloway828@gmail.com

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

6. County: Hillsdale

7. Township, City or Village: Reading

8. Section No. 14

Town No. 7S

Range No. 4W

Parcel # (Tax ID): 30 10 014 200 006 14 74

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(s): _____

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(s)) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller(s) sign below. (All seller(s) 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): _____

rev. 4/1/2024

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Estate	<input type="checkbox"/> Trust	<input type="checkbox"/> 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: _____ Title: _____

Name: _____ Title: _____

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: 39.07

c. Total number of acres being applied for (if different than above): 39.07

d. Acreage in cultivation: 39.

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

f. All other acres (swamp, woods, etc.): _____

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):

\$ 21469.50 / 39 = \$ 550.50 (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 years

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

David E. Gentry
(Signature of Applicant)

Patricia Gentry
(Co-owner, If Applicable)

2/20/28

(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: 4/5/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Reading
☐ 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.

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 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)

**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

Mort Code: 01818

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00416

Pay this tax to:

READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
After 02/14/2025, additional interest and fees apply

TAXPAYER NOTE: Are your name & mailing
address correct?

If not, please make corrections below. Thank You.

2024 Winter Tax for Prop #: 30 10 014 200 006 14 7 4

Property Addr: QUACKENBUSH RD

To: GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING MI 49274

Make Check Payable To: READING TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 737.10

Amount Remitted: _____



Please detach along perforation. Keep the bottom portion.

2024 READING TOWNSHIP Winter TAX BILL

Bill #: 00416

MESSAGE TO TAXPAYER

Tax is due December 1st thru February 14th inclusive. After this date penalties & additional collection fees are added. Beginning March 1, 2025 all taxes, except personal property taxes are collected at the County Treasurer's Office with an additional monthly interest rate per state law plus 4% administration fee. Treasurer not responsible for payment on wrong description.

If you would like a receipt, please include a self-addressed, stamped envelope with your payment

PAYMENT INFORMATION

This tax is due by: 02/14/2025

Pay by mail to: READING TOWNSHIP TREASURER
RICK GRIPMAN
PO BOX 298
READING, MI 49274

Princ. Residence Exemption Has Reduced Bill By: 816.70

TAX DETAIL

Taxable Value: 46,975 AGRICULTURAL-IMPR
State Equalized Value: 99,100 Class: 101
PRE/MBT %... 100

Mort Code: 01818

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

PROPERTY INFORMATION

Property Assessed To:
GALLOWAY, JAMES & JUSTINE
6060 QUACKENBUSH RD
READING, MI 49274

Prop #: 30 10 014 200 006 14 7 4

Prop Addr: QUACKENBUSH RD School: 30070
READING COMMUNITY SC

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Property Description:
W1/2 E1/2 NE1/4 ALSO 1 A IN NE COR W1/2 NE1/4
BEING 88 FT E&W BY 495 FT N&S EXC COM NE COR SEC
TH W ALG N SEC LN 934 FT TO POB TH S 300 FT TH W
280 FT TH N 300 FT TO N SEC LN TH E ALG SD LN 280
FT TO POB SEC 14 T7S R4W 39.07 A M/L SPLIT
ON 10/09/2013 FROM 10 014 200 004 14 7 4; LOT LN
ADJ ON 01/25/2023 FROM 10 014 200 007 14 7 4;

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	17.38600	EXEMPT
2002 DEBT	1.31000	61.53
2019 DEBT	1.81000	85.02
2020 SINK FUND	1.84480	86.65
HILLSDALE ISD	0.26280	12.34
HILLSDALE SPC ED	2.94920	138.53
HILLSDALE VOC ED	1.47460	69.26
COUNTY MED CARE	0.58810	27.62
2006 MCF DEBT	0.25000	11.74
2022 SENIORS	0.99880	46.91
COUNTY AMBULANCE	0.83320	39.13
2018 AMBULANCE	0.14700	6.90
2018 MENT HEALTH	0.49010	23.02
TOWNSHIP TAX	0.60340	28.34
2022 VOTED ROADS	0.99760	46.86
VOTED DIST LIBR	0.97840	45.96

Tax Due	32.92400	729.81
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Admin Fee		7.29
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Total Amount Due ----->		737.10
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OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):

County: JAN 1-DEC 31 School: JULY 1-JUNE 30
Township: APRIL 1-MARCH 31 State: OCT 1-SEPT 30

WARRANTY DEED

Dessie C. Kinney, Trustee of The Dessie C. Kinney Living Trust, under agreement dated June 9, 2004, whose address 5152 Shore View Cir., Suttons Bay, MI 49682 (Grantor), conveys and warrants to James Galloway and Justine Galloway, husband and wife, whose address is 6060 Quackenbush Rd., Reading, MI 49274, as tenants by the entirety (Grantees), the premises situated in the Township of Reading, County of Hillsdale, and State of Michigan, and legally described as follows:

Parcel 1: The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast ¼ of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast ¼ of Section 14; thence East, along said North line of the Northeast ¼ of Section 14, 300.00 feet to the Point of Beginning.

Parcel 2: The West half of the Northeast quarter of Section 14, EXCEPTING AND RESERVING a parcel of land described as: Commencing at a point on the North Section line of Section 14, which point is 924 feet 6 inches East of the Northwest corner of the East half of the Northeast quarter of the Northwest quarter; thence South 280 feet; thence East 620 feet; thence North 280 feet; thence West 620 feet to the place of beginning. All in Section 14, Township 7 South, Range 4 West.

Parcel 3: The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

Subject to easements and building-and-use restrictions of record.

For Four Hundred Four Thousand, Two Hundred Twenty and no/100ths (\$404,220.00) Dollars.

Grantor grants to Grantees the right to make all divisions under section 108 of the Land Division Act, MCL 560.108.

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

Dated: APRIL 1, 2013


Dessie C. Kinney
Trustee of The Dessie C. Kinney Living Trust

STATE OF MICHIGAN)
LEELANAU COUNTY)

Subscribed and sworn to before me on [date].



[Notary public's name, as it appears on application for commission]

Notary public, State of Michigan, County of [county]. LEELANAU

My commission expires [date]. 12-14-2016

[If acting in county other than county of commission: Acting in the County of [county].]

Drafted by:

BAPPERT & SENAK, PLLC

By: Stephen C. Bappert, Esq.

16 Budlong St.

Hillsdale, MI 49242

(517) 439-1441

VICKI A. KILWAY

NOTARY PUBLIC, STATE OF MICHIGAN

COUNTY OF LEELANAU

MY COMMISSION EXPIRES DEC. 14, 2016

ACTING IN THE COUNTY OF LEELANAU

EXHIBIT A
LEGAL DESCRIPTION ATTACHMENT

No(s): 7748903300

The real estate in the county or counties of Hillsdale, Michigan, referred to in the Mortgage dated April 02, 2013, executed by: James Galloway and Justine Galloway, husband and wife as Mortgagors, to GreenStone Farm Credit Services, FLCA, as Mortgagee, is described as follows:

Land Situated in Township of Reading, County of Hillsdale, State of Michigan described as follows:

The West half of the East half of the Northeast quarter of Section 14, in Township 7 South, Range 4 West, EXCEPTING AND RESERVING a parcel being bounded and described as follows: Commencing at the Northeast corner of Section 14; thence West, along the North line of the Northeast 1/4 of Section 14, 914.00 feet to the Point of Beginning of this description; thence South 300.00 feet; thence West 300.00 feet; thence North 300.00 feet to the North line of the Northeast 1/4 of Section 14; thence East, along said North line of the Northeast 1/4 of Section 14, 300.00 feet to the Point of Beginning.

The West half of the Northeast quarter of Section 14, EXCEPTING AND RESERVING a parcel of land described as: Commencing at a point on the North Section line of Section 14, which point is 924 feet 6 inches East of the Northwest corner of the East half of the Northeast quarter of the Northwest quarter; thence South 280 feet; thence East 620 feet; thence North 280 feet; thence West 620 feet to the place of beginning. All in Section 14. Township 7 South, Range 4 West.

The East half of the Northeast quarter of the Northwest quarter of Section 14, in Township 7 South, Range 4 West.

The East one half of the East one half of the Southeast quarter of Section Eleven (11) Township Seven South, Range Four West, and the West half of the West half of the Northwest quarter of Section Thirteen (13) Township Seven South, Range Four West, and the East half of the East half of the Northeast quarter of Section Fourteen (14) Township Seven South, Range Four West.

Subject to existing easements, highways and restrictions of record.

Tax Parcel ID No(s): 30-10-014-200-004-14-7-4
30-10-014-200-001-14-7-4
30-10-011-400-003-11-7-4
30-10-013-100-001-13-7-4
30-10-014-200-005-14-7-4

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

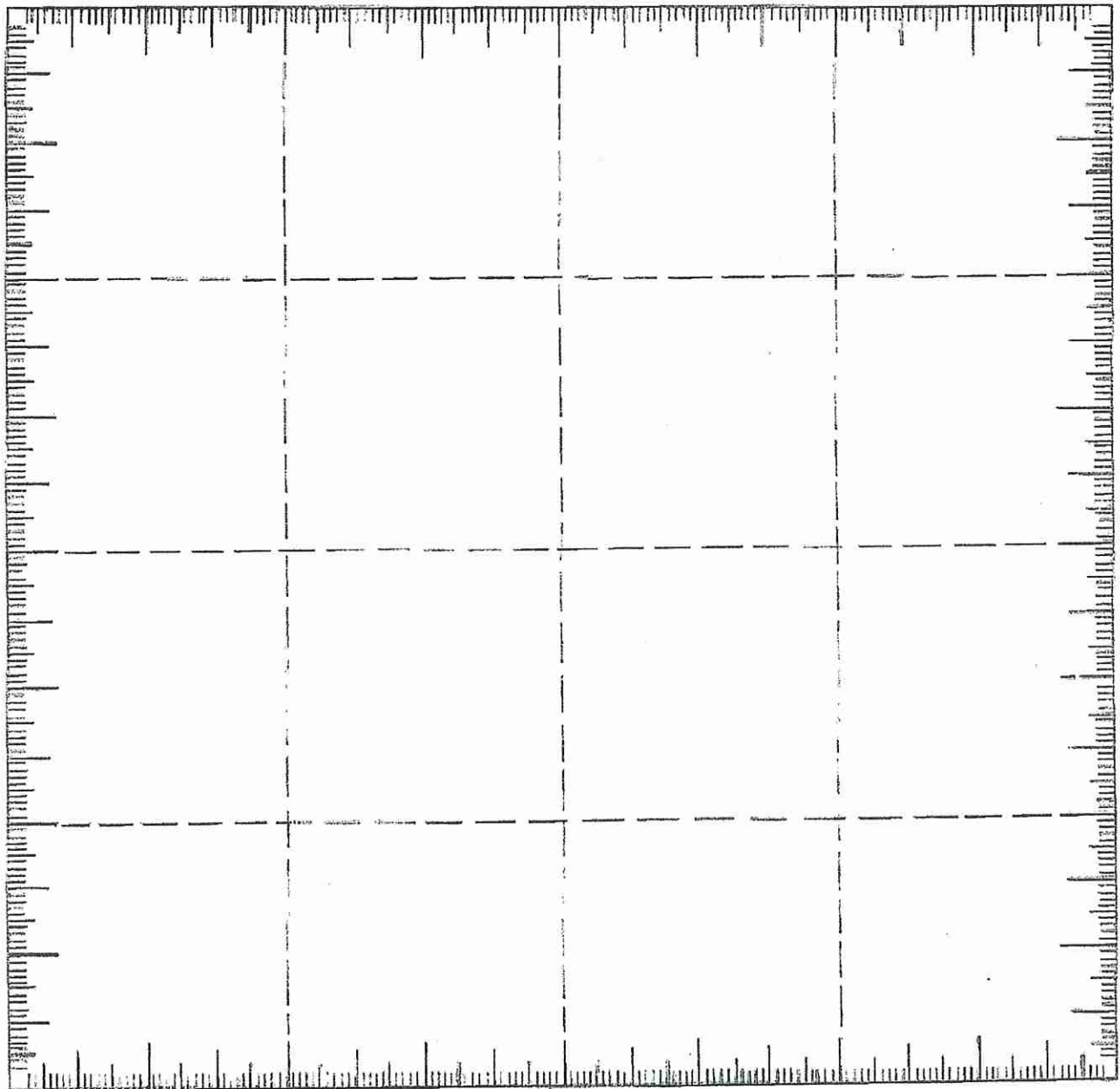
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County _____

Township _____

T _____ R _____ Section _____

↑ North



See attached
GIS map



Parcel ID: 30 10 014 200 006 14 7 4
Property Address: QUACKENBUSH RD
City/Township: READING TOWNSHIP
Village (If Applicable):

Property Class Code: 101
Property Class Desc: AGRICULTURAL-IMPROVED
School District Code: 30070
School District Name: READING COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	Last Recorded Deed/Document	State Equalized Value (S.E.V.)	Taxable Value
Assessed Acres:	39.07	Liber/Page: 1524/352		
Land Value:	162,708	Document Date: 4/1/2013	2024: 99,100	46,975
Land Imp Value:	0		2023: 96,900	44,739
Building Value:	35,392		2022: 98,900	42,309
True Cash Value:	198,100		2021: 84,500	40,958

Tax Description

W1/2 E1/2 NE1/4 ALSO 1 A IN NE COR W1/2 NE1/4 BEING 88 FT E&W BY 495 FT N&S EXC COM NE COR SEC TH W ALG N SEC LN 934 FT TO POB TH S 300 FT TH W 280 FT TH N 300 FT TO N SEC LN TH E ALG SD LN 280 FT TO POB SEC 14 T7S R4W 39.07 A M/L SPLIT ON 10/09/2013 FROM 10 014 200 004 14 7 4; LOT LN ADJ ON 01/25/2023 FROM 10 014 200 007 14 7 4;

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$509.96	\$729.81	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$5.09	\$7.29	\$0.00
Total Tax:	\$515.05	\$737.10	\$0.00
Amount Paid:	\$515.05	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2024		
Balance Due:	\$0.00	\$737.10	\$0.00

* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

Grain system

Barn

Google

Map data ©2025, Map data ©2025





OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

April 14, 2025

Hillsdale County Planning Commission
33 McCollum Street
Hillsdale, MI 49242

RE: PA 116 enrollment applications for Tim & Lori Godfrey in Moscow Township

To Whom It May Concern:

The Office of the County Clerk is in receipt of two (2) applications for enrollment in PA 116 from:

MOSCOW TOWNSHIP

T5S R2W S30

] PROPERTY NUMBER: 30 03 030 300 007 30 5 2

T5S R2W S30

] PROPERTY NUMBER: 30 03 030 200 004 30 5 2

Mailing Address:
Tim & Lori Godfrey
3665 E Sterling Rd
Jonesville, MI 49250

Please find enclosed a copy of the applications for enrollment.

For me to complete the applications, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the properties within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:

Date Received 4/14/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Lori S
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

8. Section No. 30 Town No. 5S Range No. 2W

Parcel # (Tax ID): 30-03-030-300-007-30-5-2

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(sellers):

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 (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, 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: _____ Title: _____

Name: _____ Title: _____

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);
 X 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 Crops

b. Total number of acres on this farm: 23.07

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

d. Acreage in cultivation: 23.07

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

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

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):**

\$ _____ / _____ = \$ 700.00 (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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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: COMPLETED BY CLERK

I. Date Application Received: 4/14/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
☒ 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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 30 03 030 300 007 30 52

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)
☒ Copy of most recent Tax Bill (tax description of property must be included)
☒ Map of Farm
☐ Copy of most recent appraisal record
☐ Copy of letters from review agencies (if available)
☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

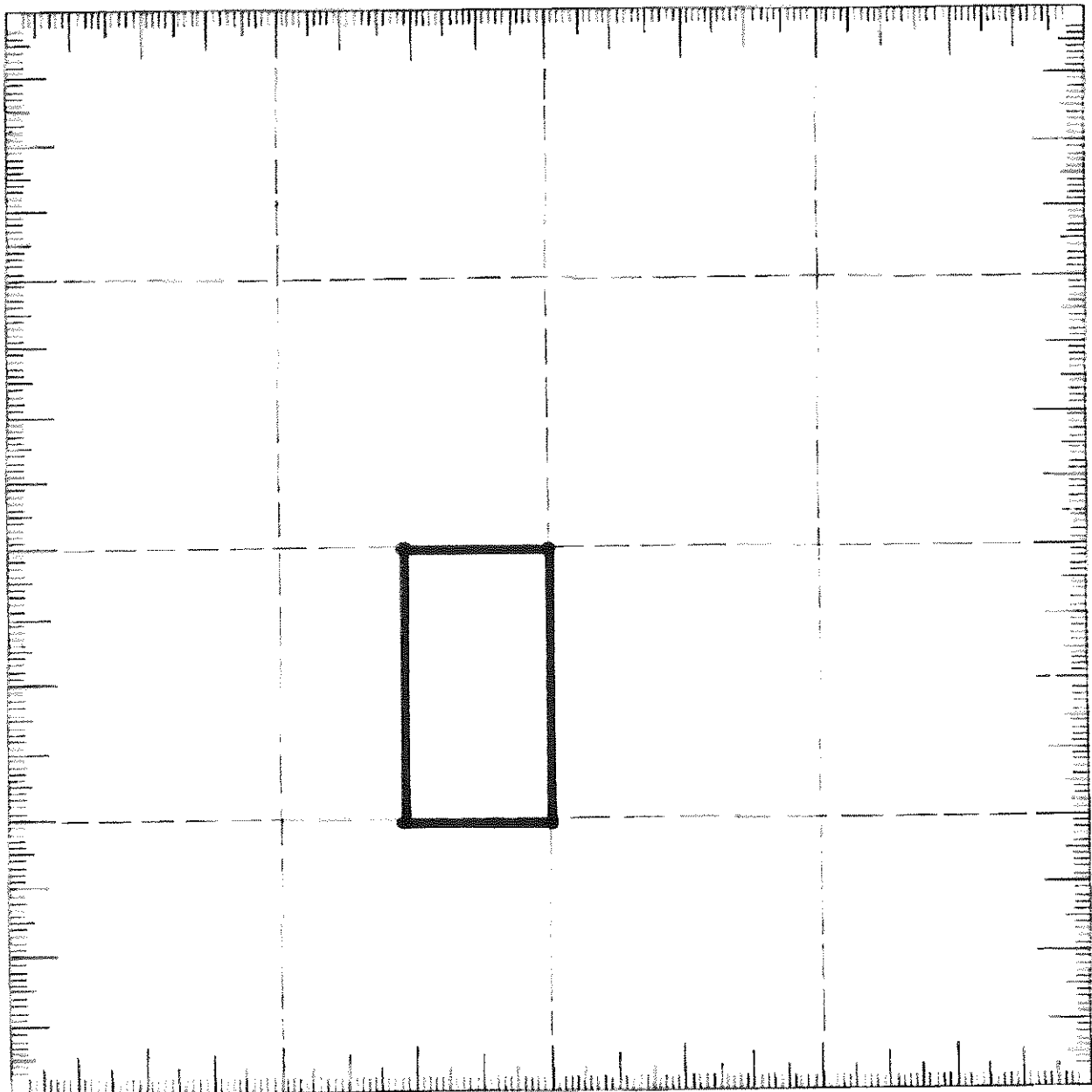
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale

Township Moscow

T 5S R 2W Section 30

↑ North





General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**

Aerial Imagery: March 2024



Parcel ID: 30 03 030 300 007 30 5 2

Property Address: MILNES RD

City/Township: MOSCOW TOWNSHIP

Village (If Applicable):

Property Class Code: 402

Property Class Desc: RESIDENTIAL-VACANT

School District Code: 30030

School District Name: JONESVILLE COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres:	23.07	<u>Liber/Page:</u>	1869/1207	<u>Value</u>
Land Value:	109,381	<u>Document Date:</u>	4/18/2024	<u>Value</u>
Land Imp Value:	0		2024:	54,700
Building Value:	0		2023:	41,500
True Cash Value:	109,381		2022:	37,300
			2021:	40,600
				11,252

Tax Description

COM NE COR SW1/4 TH W 750 FT TH S 1340 FT TH E 750 FT TH N 1340 FT TO POB SEC 30 T5S R2W 23.07 A M/L SPLIT ON 12/23/2003 FROM 03 030 300 004 30 5 2;

	<u>Summer Taxes</u>	<u>Winter Taxes</u>	<u>Village Taxes</u>
	<u>2024 **</u>	<u>2024 **</u>	<u>2024 **</u>
Base Tax:	\$139.10	\$230.20	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$1.39	\$2.30	\$0.00
Total Tax:	\$140.49	\$232.50	\$0.00
Amount Paid:	\$140.49	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/29/2024		
Balance Due:	\$0.00	\$232.50	\$0.00

* Total Delinquent Tax: \$0.00

* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.



LIBER 1869 PAGE 1207 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 04/22/2024 03:08:48 PM 606257
 RECORDED 04/22/2024 03:15:57 PM 1 of 1
 BAMI SOMERLOTT, REGISTER OF DEEDS

State of Mich. Co. Hillsdale S.S. No. 429 I hereby
 certify that there are no tax liens, tax titles or unpaid
 taxes against said lands for five years preceeding the date
 of said deed. This does not apply to taxes in process of
 collection by Twp., City or Village Officers.

Dated 4-22-24

Kurt J. Howard, Tax Specialist Co. Treas.



HILLSDALE COUNTY
 APRIL 22, 2024
 RECEIPT # 247801



STATE OF MICHIGAN
 \$77.00 - C.D.
 \$625.00 - ST
 TRANSFER TAX Stamp # 27001

Public Title

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, on this 18th day of April 2024, Vicki Smith, a single
 woman, whose address is 221 Bonanza Drive, Bonaire, GA 31005,

CONVEY(S) and WARRANT(S) TO: Timothy S. Godfrey and Lori S. Godfrey, husband and wife,
 whose address is 3665 E. Sterling Road, Jonesville, MI 49250,

the following described premises situated in the Township of Moscow County of Hillsdale and State of
 Michigan, to-wit:

Commencing at the Northeast corner of the Southwest 1/4 of Section 30, Town 5 South, Range 2 West,
 thence West 750 feet thence South 1340 feet thence East 750 feet thence North 1340 feet to the Point of
 Beginning. TOGETHER WITH and SUBJECT TO drainage easements recorded in Liber 1076, Page 744
 and Liber 1098, Page 8, Hillsdale County Records.

This property may be located within the vicinity of farmland or 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.

The grantor grants to the grantee the right to make all division(s) under section 108 of the land division
 act, Act No. 288 of the Public Acts of 1967, as amended.

for the full consideration of: Seventy Thousand and 00/100 Dollars.....(\$70,000.00)

subject to: Easements, Right of Way's, Restrictions, Grants and Reservations, if any. "As is, Where Is"

Signed and Sealed:

Vicki Smith
 Vicki Smith

STATE OF GEORGIA }
 }
 County of Houston }

The foregoing instrument was acknowledged before me this 15 day of April 2024, by Vicki Smith.

Commencing at the Northeast corner of the Southwest 1/4 of Section 30, Town 5 South, Range 2 West, thence West 750 feet thence South 1340 feet thence East 750 feet thence North 1340 feet to the Point of Beginning. TOGETHER WITH and SUBJECT TO drainage easements recorded in Liber 1076, Page 744 and Liber 1098, Page 8, Hillsdale County Records.

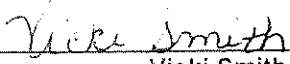
This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make all division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

for the full consideration of: Seventy Thousand and 00/100 Dollars.....(\$70,000.00)

subject to: Easements, Right of Way's. Restrictions, Grants and Reservations, if any. "As is, Where Is"

Signed and Sealed:

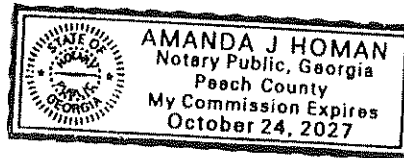

Vicki Smith


STATE OF GEORGIA }
 }
County of Houston }

The foregoing instrument was acknowledged before me this 15 day of April 2024, by Vicki Smith.

Prepared by:

Timothy S. Godfrey
3665 E. Sterling Road
Jonesville, MI 49250



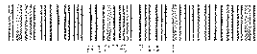

Notary Public, Houston
County, Georgia.
My Commission Expires: 10/24/2027
Acting in Houston County.

Assisted by Agent: Public Title Company, 25 Budlong Street, Hillsdale, Michigan 49242. Parties to this instrument have appointed Public Title Company as agent to assist in the preparation hereof and approved of the language/content herein.

Tax ID No.: 30-03-030-300-007 30-5-2

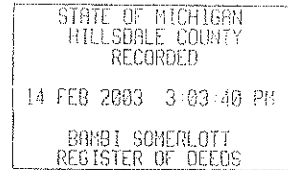
Transfer Tax: \$602.00

This is a copy of the deed from the original sale ⁱⁿ 2003 to me. ~~The~~ The owner at that time wanted to keep 23.07 acres which was mostly a wood lot. This exception is shown in the description last year that owner decided to sell the 23.07 acres to me. When I asked your department if I should combine these 2 parcels back together, I was told not to because the large 100 acre parcel was already in PA 116.



RCPT# 9969. STN 1

\$11.00 DEED

2nd
17-2

11 - *Armenian Farm Credit*
 PO Box 615
 Niles MI 49242

* *Recons due to scrivener error***Warranty Deed - Individual - Statutory Form****Midstate Title Company**

KNOW ALL MEN BY THESE PRESENTS: That William J. Smith and Vicki Smith, husband and wife

whose address is 221 Bonanza Drive, Bonairo, GA 31005

Convey(s) and Warrant(s) to Timothy Godfrey and Lori Godfrey, husband and wife

whose address is 3665 E. Sterling Rd., Jonesville, MI 49250

the following described premises situated in the Township of Moscow, County of Hillsdale and State of Michigan, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

The grantor grants to the grantee the right to make 14 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

for the full consideration of One Hundred Eighty-five Thousand Dollars And No Cents (\$185,000.00)

If the land being conveyed is unplatted, the following is deemed to be included: "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."

subject to easements and restrictions of record, if any

Dated this 8 day of FEBRUARY, 2003

Witnesses:

Signed and Sealed.

(L.S.)

William J. Smith

(L.S.)

Vicki Smith

GEORGIA
 STATE OF ~~MICHIGAN~~ } ss.
 County of ~~HOUSTON~~

____ (L.S.)

____ (L.S.)

The foregoing instrument was acknowledged before me this 8 day of FEB, 2003

by William J. Smith and Vicki Smith, husband and wife

Prepared by William J. Smith, Assisted by Midstate Title Company

Convey(s) and Warrant(s) to Timothy Godfrey and Lori Godfrey, husband and wife

whose address is 3665 E. Sterling Rd., Jonesville, MI 49250

the following described premises situated in the Township of Moscow, County of Hillsdale and State of Michigan, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

The grantor grants to the grantee the right to make 14 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

for the full consideration of One Hundred Eighty-five Thousand Dollars And No Cents (\$185,000.00)

If the land being conveyed is unplatted, the following is deemed to be included: "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."

subject to easements and restrictions of record, if any

Dated this 8 day of FEBRUARY, 2003

Witnesses:

Signed and Sealed

William S. Reas

William J. Smith (L.S.)

William J. Smith

Vicki Smith (L.S.)

Vicki Smith

GEORGIA
STATE OF MICHIGAN } ss.
County of Houston

____ (L.S.)

____ (L.S.)

The foregoing instrument was acknowledged before me this 8 day of FEB, 2003

by William J. Smith and Vicki Smith, husband and wife

Prepared by William J. Smith, Assisted by Midstate Title Company

William S. Reas

Address 32 E. Bacon St., Hillsdale, MI 49242

GEORGIA
Notary Public, Houston County, Michigan
My commission expires _____
Notary Public, Houston County, Georgia
My Commission Expires August 26, 2004

County Treasurer's Certificate
I, William S. Reas, County Treasurer of Hillsdale S.S. No. 16-9 hereby
certify that there are no tax liens, tax titles or unpaid
taxes against said lands for five years preceeding the date
of this certificate. This does not apply to taxes in process of
collection by Taxpayers, City or Village Officers.

2-14-03
When recorded return to Grantees Co. Treasurer

Send subsequent tax bills to: Grantees

RCPT# 12281. STN 1
\$17.00 DEED

Tax Parcel No. 30-03-030-300-004

STATE OF
MICHIGAN

HILLSDALE COUNTY
FEBRUARY 14, 2003
RECEIPT #9869



REAL ESTATE
TRANSFER TAX
\$ 263.50-CG
\$ 1387.50-ST
STAMP # 1687

STATE OF MICHIGAN
HILLSDALE COUNTY
RECORDED
5 MAY 2003 3:19:22 PM
BANDI SOMERLOTT
REGISTER OF DEEDS

File No. 30:036068

Legal Description Rider

46 26
The land referred to, situated in the Township of ~~Scipio~~ *Moscow*, County of Hillsdale, State of Michigan is described as follows

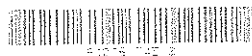
Land in the Township of Moscow, County of Hillsdale and State of Michigan, described as follows:

030-300-004

The Southwest 1/4 of Section 30, Town 5 South, Range 2 West, EXCEPT 9 acres out of the Southeast corner being 528 feet East and West by 742.5 feet North and South; ALSO EXCEPTING a parcel in the Southwest corner being 313.5 feet East and West by 222.75 feet North and South; ALSO EXCEPTING a parcel commencing 313.5 feet East of the Southwest corner; thence East 627 feet; thence North 230 feet; thence West 627 feet; thence South 230 feet; ALSO EXCEPTING a parcel out of the Northeast corner being 750 feet East and West by 1340 feet North and South. Together with the reservation of an easement 33 foot wide running along the North line of the Southwest 1/4 for ingress and egress by sellers for access to parcel reserved by them.

Sellers reserve the right to use the parcel conveyed to buyers for the limited purpose of storing harvested logs on a temporary basis not to exceed 30 days and as long as such storage does not damage the land or interfere with buyers' farming activities.

Sellers also grant an easement to buyers for drainage purposes along the route of the current drainage system running North and South and East and West over the following described parcel: A parcel out of the Northeast corner of Section 30, Town 5 South, Range 2 West, being 750 feet East and West by 1340 feet North and South. Buyers shall have the right to maintain that drainage system in good order.



Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250	PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 030 300 007 30 5 2 PROPERTY ADDRESS: MILNES RD JONESVILLE, MI 49250															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY S. & LORI S. 3665 E. STERLING RD JONESVILLE MI 49250	PRINCIPAL RESIDENCE EXEMPTION % 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															
LEGAL DESCRIPTION: COM NE COR SW1/4 TH W 750 FT TH S 1340 FT TH E 750 FT TH N 1340 FT TO POB SEC 30 T5S R2W 23.07 A/M/L SPLIT ON 12/23/2003 FROM 03 030 300 004 30 5 2;																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (RESIDENTIAL-VACANT)																
PRIOR YEAR'S CLASSIFICATION: 402 (RESIDENTIAL-VACANT)																
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 40%;">PRIOR AMOUNT YEAR: 2024</th><th style="width: 40%;">CURRENT TENTATIVE AMOUNT YEAR 2025</th><th style="width: 20%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td>1. TAXABLE VALUE:</td><td style="text-align: right;">12,814</td><td style="text-align: right;">13,211</td></tr><tr><td>2. ASSESSED VALUE:</td><td style="text-align: right;">54,700</td><td style="text-align: right;">53,500</td></tr><tr><td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td><td></td><td></td></tr><tr><td>4. STATE EQUALIZED VALUE (SEV):</td><td style="text-align: right;">54,700</td><td style="text-align: right;">53,500</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	12,814	13,211	2. ASSESSED VALUE:	54,700	53,500	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV):	54,700	53,500
PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR														
1. TAXABLE VALUE:	12,814	13,211														
2. ASSESSED VALUE:	54,700	53,500														
3. TENTATIVE EQUALIZATION FACTOR: 1.000																
4. STATE EQUALIZED VALUE (SEV):	54,700	53,500														
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT																
6. Assessor Change Reason: Market Adjustment																

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
-----------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW APPEAL HEARINGS FOR 2025:
MARCH 10, 2025: 9AM-3PM
MARCH 12, 2025: 3PM-9PM
RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING.

LOCATION:
MOSCOW TOWNSHIP HALL
7324 E CHICAGO RD, JONESVILLE, MI 49250
517-688-9707

INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT
JESSE TRUITT, ASSESSOR
517-777-8262 OR EMAIL: MOSCOW.ASSESSOR@YAHOO.COM



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights Agreement**

MAR 20 2025

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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 4/14/25

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Lori S
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

8. Section No. 30 Town No. 5S Range No. 2W

Parcel # (Tax ID): 30-03-030-200-004-30-5-2

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(sellers):

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 (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, 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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Estate	<input type="checkbox"/> Trust	<input type="checkbox"/> 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: _____ Title: _____

Name: _____ Title: _____

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 Crops

b. Total number of acres on this farm: 40.00

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

d. Acreage in cultivation: 40.00

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

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

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)**:

\$ _____ / _____ = \$ 700.00 (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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

[Signature]
(Signature of Corporate Officer)

(Date)

(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: COMPLETED BY CLERK

I. Date Application Received: 4/14/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
☒ 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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 30 03 030 200 004 30 52

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)
☒ Copy of most recent Tax Bill (tax description of property must be included)
☒ Map of Farm
☐ Copy of most recent appraisal record
☐ Copy of letters from review agencies (if available)
☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

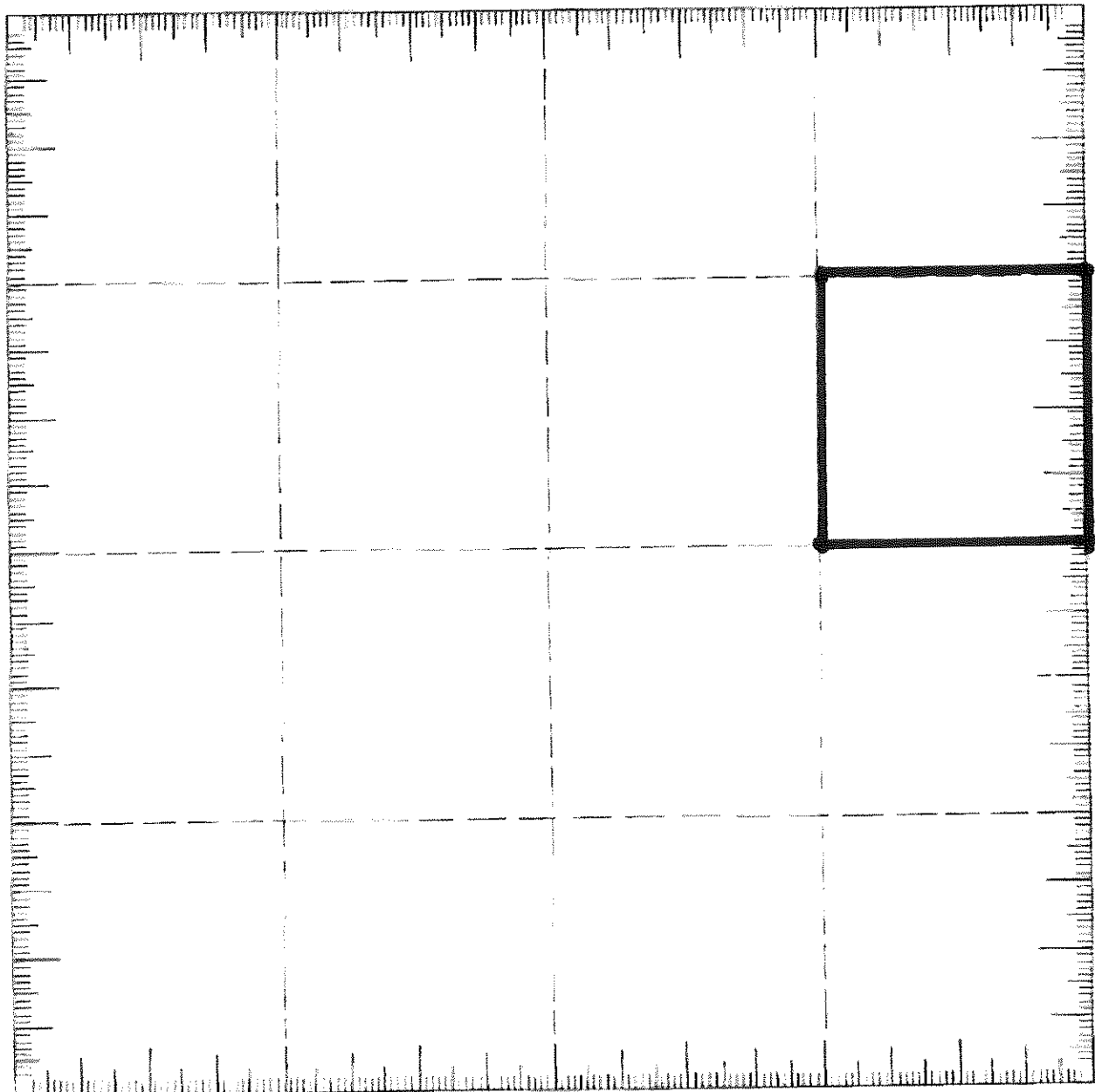
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale

Township Moscow

T 5S R 2W Section 30

↑ North





General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**

Aerial Imagery: March 2024



Parcel ID: 30 03 030 200 004 30 5 2
Property Address: 7700 STRAIT RD
City/Township: MOSCOW TOWNSHIP
Village (If Applicable):

Property Class Code: 102
Property Class Desc: AGRICULTURAL-VACANT
School District Code: 30030
School District Name: JONESVILLE COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres:	40	<u>Liber/Page:</u>	<u>Value (S.E.V.)</u>	<u>Value</u>
Land Value:	184,899	<u>Document Date:</u>	<u>2024:</u>	27,889
Land Imp Value:	0		<u>2023:</u>	26,561
Building Value:	0		<u>2022:</u>	25,297
True Cash Value:	184,899		<u>2021:</u>	24,489

Tax Description

SE1/4 NE1/4 SEC 30 T5S R2W 40 A M/L

	<u>Summer Taxes</u>	<u>Winter Taxes</u>	<u>Village Taxes</u>
	<u>2024 **</u>	<u>2024 **</u>	<u>2024 **</u>
Base Tax:	\$302.75	\$501.11	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$3.02	\$5.01	\$0.00
Total Tax:	\$305.77	\$506.12	\$0.00
Amount Paid:	\$305.77	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/29/2024		
Balance Due:	\$0.00	\$506.12	\$0.00

*** Total Delinquent Tax: \$0.00**
*** PRE Denial Amount Due: \$0.00**

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.



LIBER 1866 PAGE 0471 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 02/23/2024 04:10:39 PM 604641
RECORDED 02/23/2024 04:11:39 PM 1 of 1
BAMBI SOMERLOTT, REGISTER OF DEEDS

QUIT CLAIM DEED

The Grantors, Timothy Scott Godfrey, a married man, of 3665 E. Sterling Rd., Jonesville, MI 49250 and Carter W. Godfrey, a married man, of 3625 E. Sterling Rd., Jonesville, MI 49250 quit-claim to Timothy Scott Godfrey and Lori S. Godfrey, husband and wife, of 3665 E. Sterling Road, Jonesville, MI 49250, the following described premises situated in the Township of Moscow, County of Hillsdale and State of Michigan:

Parcel 1

Commencing 46 rods East of the Northwest corner of the Northeast one-fourth of Section 30, thence 16 rods South, thence 34 rods East, thence 16 rods North, thence 34 rods West, to the point of beginning. Section 30, Town 5 South, Range 2 West, Moscow Township, Hillsdale County, Michigan.

Parcel 2

The Southeast quarter of the Northeast quarter of Section 30, Township 5 South, Range 2 West, Moscow Township, Hillsdale County, Michigan.

Also subject to any easements and restrictions of record.

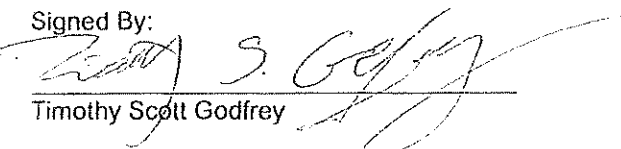
The Grantor grants to the Grantee the right to make all allowable divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

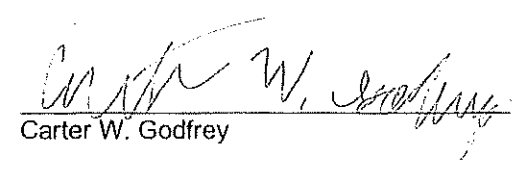
This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

No consideration MCL 207.526(a) and MCL 207.505 (a)

Dated this 23rd day of February, 2024.

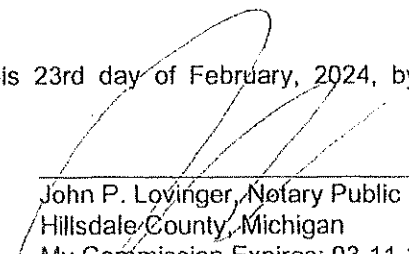
Signed By:


Timothy Scott Godfrey


Carter W. Godfrey

STATE OF MICHIGAN)
)SS:
COUNTY OF HILLSDALE)

The foregoing instrument was acknowledged before me this 23rd day of February, 2024, by Timothy Scott Godfrey and Carter W. Godfrey.


John P. Lovinger, Notary Public
Hillsdale County, Michigan
My Commission Expires: 03-11-2024

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250		PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 030 200 004 30 5 2 PROPERTY ADDRESS: 7700 STRAIT RD JONESVILLE, MI 49250	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY S & LORI S 3665 E STERLING RD JONESVILLE MI 49250		PRINCIPAL RESIDENCE EXEMPTION % 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	
LEGAL DESCRIPTION: SE1/4 NE1/4 SEC 30 T5S R2W 40 A M/L			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		27,889	28,753
2. ASSESSED VALUE:		92,400	90,500
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		92,400	90,500
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT			
6. Assessor Change Reason: Market Adjustment			

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
------------------------------	---------------------------------	--

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW APPEAL HEARINGS FOR 2025:
MARCH 10, 2025: 9AM-3PM
MARCH 12, 2025: 3PM-9PM
RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING.

LOCATION:
MOSCOW TOWNSHIP HALL
7324 E CHICAGO RD, JONESVILLE, MI 49250
517-688-9707

INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT
JESSE TRUITT, ASSESSOR
517-777-8262 OR EMAIL: MOSCOW.ASSESSOR@YAHOO.COM



OFFICE OF THE HILLSDALE COUNTY CLERK

Abe Dane
County Clerk

29 N. Howell Street, Rm 1
Hillsdale, Michigan 49242

Phone: (517) 437-3391
Fax: (517) 437-3392
a.dane@co.hillsdale.mi.us

April 14, 2025

Hillsdale County Planning Commission
33 McCollum Street
Hillsdale, MI 49242

RE: PA 116 enrollment applications for Tim Godfrey and Carter Godfrey in Moscow Township

To Whom It May Concern:

The Office of the County Clerk is in receipt of five (5) applications for enrollment in PA 116 from:

MOSCOW TOWNSHIP

T5S R2W S31] PROPERTY NUMBER: 30 03 031 200 006 31 5 2
T5S R2W S20] PROPERTY NUMBER: 30 03 020 300 012 20 5 2
T5S R2W S18] PROPERTY NUMBER: 30 03 018 200 002 18 5 2
T5S R2W S17] PROPERTY NUMBER: 30 03 017 200 003 17 5 2
T5S R2W S17] PROPERTY NUMBER: 30 03 017 200 009 17 5 2

Mailing Address:
Tim Godfrey
Carter Godfrey
3665 E Sterling Rd
Jonesville, MI 49250

Please find enclosed a copy of the applications for enrollment.

For me to complete the applications, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the properties within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:

Date Received 4/14/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Carter W
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

8. Section No. 31 Town No. 5S Range No. 2W

Parcel # (Tax ID): 30-03-031-200-006-31-5-2

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(s):

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 (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, 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):

- | | | |
|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Trust | <input type="checkbox"/> Association |
| <input type="checkbox"/> Estate | | |

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: _____ Title: _____

Name: _____ Title: _____

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 Crops

- b. Total number of acres on this farm: 82.42
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 82.42
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.) _____
- 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)**:

\$ _____ / _____ = \$ 700.00 (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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.



(Signature of Applicant)



(Co-owner, If Applicable)

(Corporate Name, If Applicable)



(Signature of Corporate Officer)

(Date)

(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: COMPLETED BY CLERK

I. Date Application Received: 4/14/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
☒ 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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 30 03 031 200 006 31 5 2

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (tax description of property must be included)

☒ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

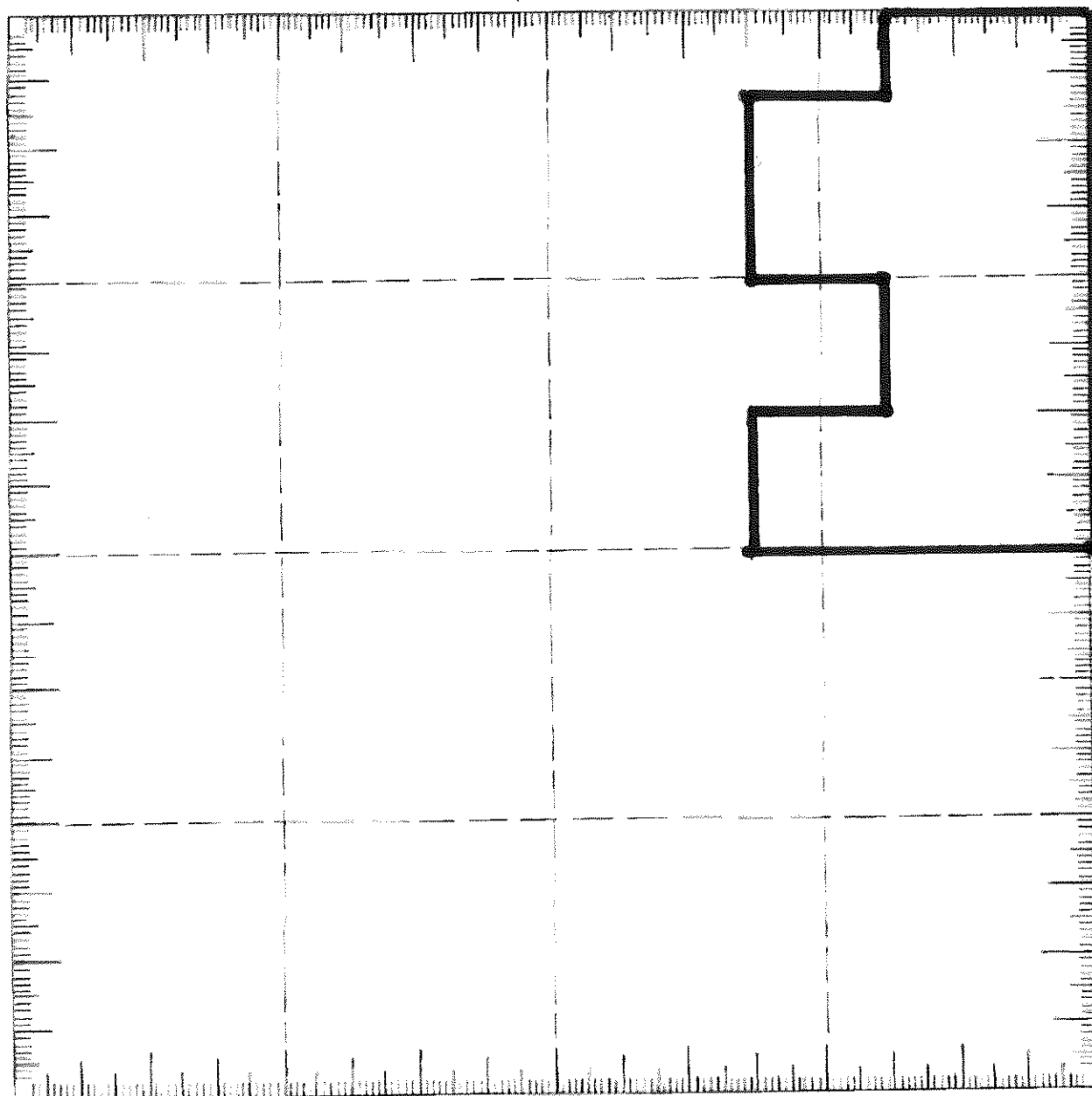
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale

Township Moscow

T 5S R 2W Section 31

↑ North





0 87.5175 350 Feet



03 031 200 006 31 5 2

NOT A SURVEY

This map is for informational use only.

Created by: Hillsdale County GIS

Printed: April 2025

Imagery: March 2024



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/14/2025 11:39 AM

Parcel:	03 031 200 006 31 5 2	Current Class:	102.AGRICULTURAL-VACANT
Owner's Name:	GODFREY, TIMOTHY S	Previous Class:	002.NEW SPLIT/COMBINE
Property Address:	HOUSEKNECHT RD JONESVILLE, MI 49250	Taxable Status	TAXABLE
Liber/Page:	1885/78	Prev. Taxable Statu:	TAXABLE
Split:	12/11/2024	Gov. Unit:	03 MOSCOW TOWNSHIP
Public Impr.:	Gravel Road, Electric	MAP #	25 SPLIT/COMB 12-11-24
Topography:	Rolling	School:	30030 JONESVILLE COMMUNITY SCHOOLS
		Neighborhood:	AAPP 03-AAPP.AGRICULTURAL APPRAISALS
Mailing Address:	Description:		
GODFREY, TIMOTHY S	COM NE COR SEC TH S TO E1/4 COR TH W 1650.25 FT M/L TO A PT 684.75 FT E OF W LN OF E 141.5 A OF NE1/4 TH N 620		
GODFREY, CARTER W	FT TH E 660 FT TH N 710 FT TH W 660 FT TH N 860 FT TH E 660 FT TH N TO N SEC LN TH E TO POB SUBJ TO ESMT OF		
3665 E STERLING RD	REC SEC 31 T5S R2W 82.42 A M/L		
JONESVILLE MI 49250	SPLIT/COMB ON 12/11/2024 FROM 03 031 200 002 31 5 2, 03 031 200 004 31 5 2;		

Most Recent Sale Information

Sold on 12/11/2024 for 400,000 by VISOSKY, SARA M LIVING TRUST.

Terms of Sale: 32-SPLIT VACANT Liber/Page: 1885/78

Most Recent Permit Information

None Found

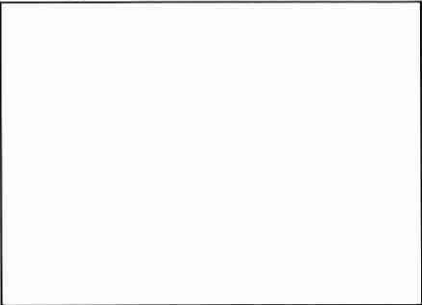
Physical Property Characteristics

2025 S.E.V.:	173,300	2025 Taxable:	57,562	Lot Dimensions:	
2024 S.E.V.:	0	2024 Taxable:	0	Acreage:	82.42
Zoning:		Land Value:	369,965	Frontage:	0.0
PRE:	100.000 (Qual. Ag.)	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image



Signed and Sealed:

By: Mark M. Visosky
Mark M. Visosky
Its: Successor Trustee

STATE OF VIRGINIA }
County of Fairfax }

The foregoing instrument was acknowledged before me this 06th day of December 2024, by Mark M. Visosky, Successor Trustee.

[Signature]
Notary Public, Fairfax
County, Virginia.
My Commission Expires: 08/31/2025
Acting in Fairfax County.



LIBER 1885 PAGE 0078 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 12/12/2024 04:17:28 PM 610945
 RECORDED 12/12/2024 04:20:04 PM 1 of 3
 BAMBI SOMERLOTT, REGISTER OF DEEDS

State of Mich. Co. Hillsdale S.S. No. 1360 I hereby
 certify that there are no tax liens, tax titles or unpaid
 taxes against said lands for five years preceeding the date
 of said deed. This does not apply to taxes in process of
 collection by Twp., City or Village Officers.

Dated December 12, 2024
Ellyptin Tax Specialist Co. Treas

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, on this 11th day of December 2024, Michelle M. Donaldson and Mark M. Visosky, Successor Trustees of The Sara M. Visosky living Trust, dated January 22, 2008, as amended, whose address is 2925 Via Carmen Drive, San Jose, CA 95123 and 4945 Gainsborough Drive, Fairfax, VA 22032, T.C. C.B.

CONVEY(S) and WARRANT(S) TO: * Timothy S. Godfrey, a married man and Carter W. Godfrey, a married man, whose address is 3665 E. Sterling Road, Jonesville, MI 49250,

* a married man, joint tenants with full rights of survivorship.

the following described premises situated in the Township of Moscow, County of Hillsdale and State of Michigan, to-wit:

Commencing at the Northeast corner of Section 31, Township 5 South, Range 2 West; thence South to the East 1/4 corner; thence West 1650.25 feet, more or less, to a point 684.75 feet East of the West line of the East 1/4; thence North 620 feet; thence East 660.00 feet; thence North 710 feet; thence West 660 feet; thence North 860 feet; thence East 660 feet; thence North to the North Section line; thence East to the Point of Beginning.

This property may be located within the vicinity of farmland or 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.

The grantor grants to the grantee the right to make 1 division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

for the full consideration of: Four Hundred Thousand and 00/100 Dollars.....(\$400,000.00)

subject to: Easements, Right of Way's, Restrictions, Grants and Reservations, if any. "As is, Where is"



HILLSDALE COUNTY
 DECEMBER 12, 2024
 RECEIPT # 254712
 STATE OF MICHIGAN
 REAL ESTATE
 TRANSFER TAX
 \$440.00 - CO
 \$3,000.00 - ST
 Stamp # 27827

Signed and Sealed:

By: Michelle M. Donaldson 12/9/24
 Michelle L. Donaldson
 Mar C
 Its: Successor Trustee

STATE OF CALIFORNIA)
)
 County of Santa Clara)

The foregoing instrument was acknowledged before me this 9th day of December 2024, by Michelle M. Donaldson, Successor Trustee.

SEE ATTACHED ACKNOWLEDGMENT FROM NOTARY

Prepared by:

Timothy S. Godfrey
3665 E. Sterling Rd.
Jonesville MI 49250
12/9/2024

Notary Public, Santa Clara
 County, California.
 My Commission Expires:
 Acting in Santa Clara County.

Assisted by Agent: Public Title Company, 25 Budlong Street, Hillsdale, Michigan 49242. Parties to this instrument have appointed Public Title Company as agent to assist in the preparation hereof and approved of the language/content herein.

Tax ID No.: Part of 30-03-031-200-002- 31-5-2

Transfer Tax: \$3,440.00

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Santa Clara

On

12/9/2024

Date

before me, GURVINDER KAUR, NOTARY PUBLIC

Here Insert Name and Title of the Officer

Personally appeared

Michelle Marie Donaldson

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

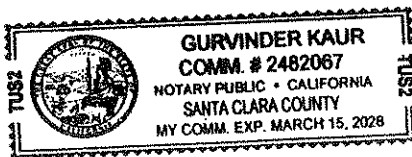
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document

Warranty Deed

Document Date

12/9/2024

Number of Pages

1

Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name

- ☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing

Signer's Name

- ☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing

1055
THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250	PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 031 200 006 31 5 2 PROPERTY ADDRESS: HOUSEKNECHT RD JONESVILLE, MI 49250															
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY & CARTER W GODFRE 3665 E STERLING RD JONESVILLE MI 49250	PRINCIPAL RESIDENCE EXEMPTION % 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															
LEGAL DESCRIPTION: COM NE COR SEC TH S TO E 1/4 COR TH W 1650.25 FT M/L TO A PT 684.75 FT E OF W LNOV E 141.5 A OF NE 1/4 TH N 620 FT TH E 660 FT TH N 710 FT TH W 660 FT TH N 860 FT TH E 660 FT TH N TO N SEC LN TH E TO POB SUBJ TO ESMT OF REC SEC 31 T5S R2WV82.42 A M/L SPLIT/COMBINED ON 02/23/2025 FROM 03 031 200 002 31 5 2, 03 031 200 004 31 5 2;																
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)																
PRIOR YEAR'S CLASSIFICATION: 002 (NEW SPLIT/COMBINE)																
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 33%;">PRIOR AMOUNT YEAR: 2024</th><th style="width: 33%;">CURRENT TENTATIVE AMOUNT YEAR: 2025</th><th style="width: 34%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td style="text-align: center;">0</td><td style="text-align: center;">74,405</td><td style="text-align: center;">74,405</td></tr><tr><td style="text-align: center;">0</td><td style="text-align: center;">173,300</td><td style="text-align: center;">173,300</td></tr><tr><td colspan="3" style="text-align: center;">3. TENTATIVE EQUALIZATION FACTOR: 1.000</td></tr><tr><td style="text-align: center;">0</td><td style="text-align: center;">173,300</td><td style="text-align: center;">173,300</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	0	74,405	74,405	0	173,300	173,300	3. TENTATIVE EQUALIZATION FACTOR: 1.000			0	173,300	173,300
PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR														
0	74,405	74,405														
0	173,300	173,300														
3. TENTATIVE EQUALIZATION FACTOR: 1.000																
0	173,300	173,300														
4. STATE EQUALIZED VALUE (SEV):																
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT																
6. Assessor Change Reason: <div style="display: flex; justify-content: space-between;"><div style="text-align: left;"><i>89.4%</i> <i>2024 Taxable 62,437</i> <i>Whole Assessed 197,000</i></div><div style="text-align: center;"><i>89.4%</i> <i>55,819</i> <i>176,118</i></div></div>																

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
March Board of Review Appeal Information. The board of review will meet at the following dates and times: BOARD OF REVIEW APPEAL HEARINGS FOR 2025: MARCH 10, 2025: 9AM-3PM MARCH 12, 2025: 3PM-9PM RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING. LOCATION: MOSCOW TOWNSHIP HALL 7324 E CHICAGO RD, JONESVILLE, MI 49250 517-688-9707 INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT JESSE TRUITT, ASSESSOR 517-777-8262 OR EMAIL: MOSCOW.ASSESSOR@YAHOO.COM		

Moscow Township
7324 E Chicago Rd
Jonesville, Mi 49250



48909

RDC 99

M D A R D

Farmland and Open Space Preservation Program
PO Box 30449
Lansing MI, 48909

1. **Introduction**
 2. **Background**
 3. **Methods**
 4. **Results**
 5. **Discussion**
 6. **Conclusion**
 7. **References**
 8. **Appendix**
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 11. **Supplementary Materials**
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 14. **Acknowledgments**
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**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

**Application for Farmland Development
Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 4/14/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Carter W
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

8. Section No. 20 Town No. 5S Range No. 2W

Parcel # (Tax ID): 30-03-020-300-012-20-5-2

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(sellers):

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 (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, 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: _____ Title: _____

Name: _____ Title: _____

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);

X 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 Crops

b. Total number of acres on this farm: 17.31

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

d. Acreage in cultivation: 17.31

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

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

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):**

\$ _____ / _____ = \$ 700.00 (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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

[Signature]
(Signature of Corporate Officer)

(Date)

(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: COMPLETED BY CLERK

I. Date Application Received: 4/14/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
☒ 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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 30 03 020 300 012 20 5 2

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (tax description of property must be included)

☒ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

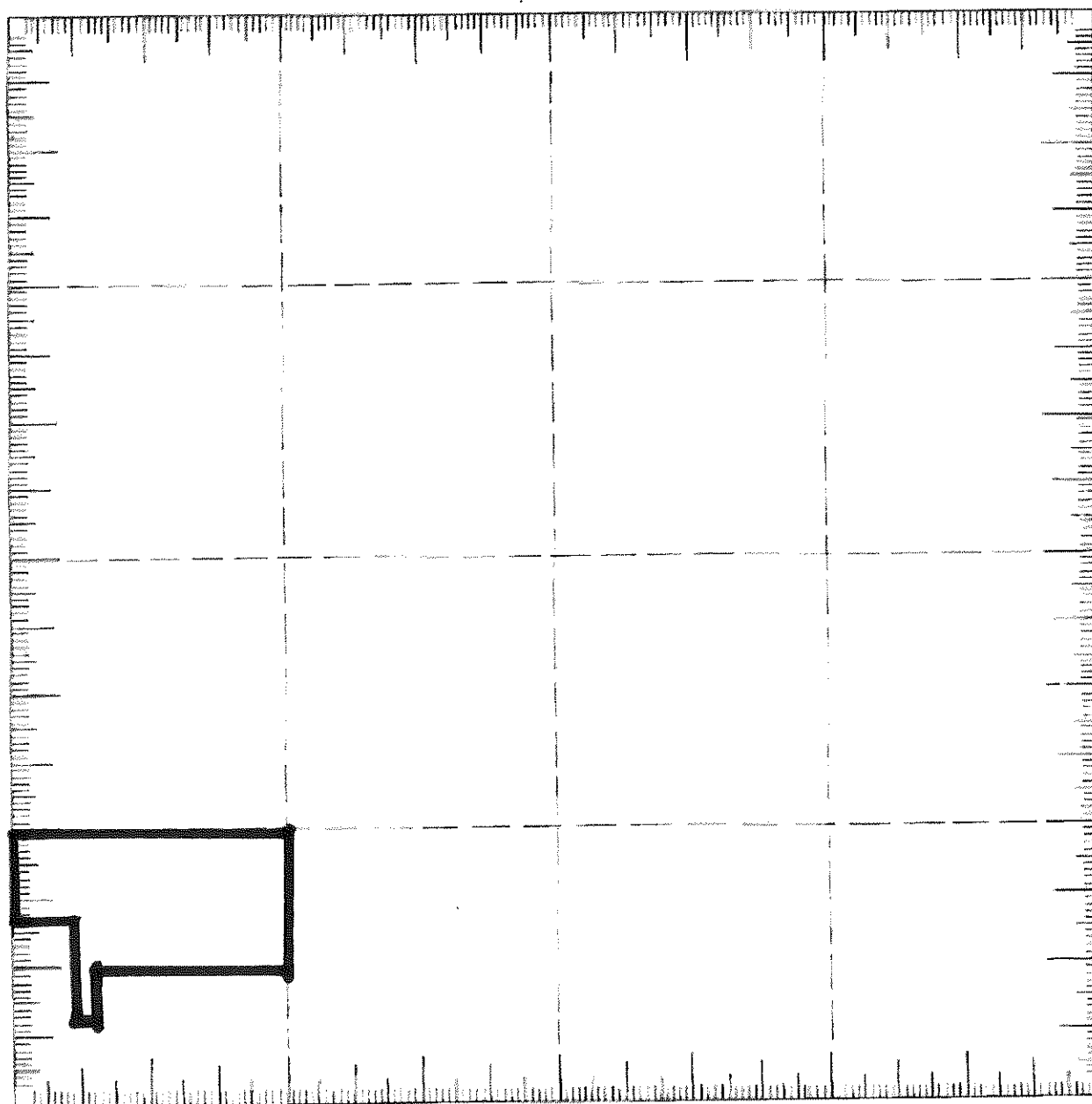
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale

Township Moscow

T 5S R 2W Section 20

↑ North





General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**

Aerial Imagery: March 2024



Parcel ID: 30 03 020 300 012 20 5 2

Property Address: STRAIT RD

City/Township: MOSCOW TOWNSHIP

Village (If Applicable):

Property Class Code: 102

Property Class Desc: AGRICULTURAL-VACANT

School District Code: 30030

School District Name: JONESVILLE COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres:	17.31	<u>Liber/Page:</u>	1726/44	<u>Value</u>
Land Value:	80,479	<u>Document Date:</u>	5/22/2019	2024: 40,200
Land Imp Value:	0			2023: 30,600
Building Value:	0			2022: 30,200
True Cash Value:	80,479			2021: 0

Tax Description

COM NW COR S1/2 SW1/4 TH S 684.75 FT TH E 317.955 FT TH N 684.75 FT TH W 317.955 FT TO POB ALSO COM 317.955 FT E OF NW COR S1/2 SW1/4 TH S 598 FT TH E 342.045 FT M/L TO W LN OF W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 TH N ALG SD W LN 598 FT TH W 342.045 FT M/L TO POB EXC COM AT PT ON W SEC LN 439 FT S OF NW COR S1/2 SW1/4 TH S ON SEC LN 245.75 FT TH E 262 FT TH N 245.75 FT TH W 262 FT TO POB ALSO W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 EXC COM AT SW COR OF W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 TH NLY & PAR W/ W SEC LN 720 FT TH ELY & PAR W/ S SEC LN 400 FT TH SLY & PAR W/ W SEC LN 720 FT TH WLY TO POB ALSO EXC COM SE COR OF W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 TH NLY & PAR W/ W SEC LN 720 FT TH WLY & PAR W/ S SEC LN 260 FT TH SLY & PAR W/ W SEC LN 720 FT TH ELY TO POB SEC 20 T5S R2W 17.31 A M/L COMB ON 09/14/2021 FROM 03 020 300 008 20 5 2, 03 020 300 010 20 5 2;

	<u>Summer Taxes</u>	<u>Winter Taxes</u>	<u>Village Taxes</u>
	2024 **	2024 **	2024 **
Base Tax:	\$145.06	\$240.08	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$1.45	\$2.40	\$0.00
Total Tax:	\$146.51	\$242.48	\$0.00
Amount Paid:	\$146.51	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/29/2024		
Balance Due:	\$0.00	\$242.48	\$0.00

* Total Delinquent Tax: \$0.00

* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

South section line a distance of 260 feet; thence Southerly and parallel with the West section line a distance of 720 feet; thence Easterly to the point of beginning.

Parcel 9: The East fractional one-half of the Northwest fractional one-fourth of Section 30, Township 5 South, Range 2 West, Moscow Township, Hillsdale County, Michigan.

Parcel 10: Commencing 46 rods East of the Northwest corner of the Northeast one-fourth of Section 30, thence 16 rods South, thence 34 rods East, thence 16 rods North, thence 34 rods West, to the point of beginning. Section 30, Town 5 South, Range 2 West, Moscow Township, Hillsdale County, Michigan.

Parcel 11: The Southeast quarter of the Northeast quarter of Section 30, Township 5 South, Range 2 West, Moscow Township, Hillsdale County, Michigan.

Parcel 12: The Southwest 1/4 of the Northwest 1/4 and 17.5 acres off the West side of the Northwest 1/4 of the Northwest 1/4, Section 32, Town 5 South, Range 2 West, Moscow Township, Hillsdale County, Michigan, except a parcel described as commencing in the Northwest corner of Section 32, Moscow Township, Hillsdale County, thence running 25 rods East; thence 30 rods South; thence 25 rods West; thence 30 rods North to the point of beginning.

Also subject to any easements and restrictions of record.

The Grantor grants to the Grantee the right to make all allowable divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

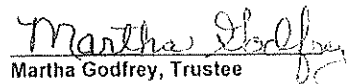
This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

No consideration MCL 207.526(a) and MCL 207.505 (a)

Dated this 22nd day of May, 2019.

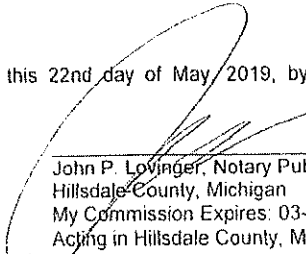
Signed By:


Richard Godfrey, Trustee


Martha Godfrey, Trustee

STATE OF MICHIGAN)
)SS:
COUNTY OF HILLSDALE)

The foregoing instrument was acknowledged before me this 22nd day of May, 2019, by Richard Godfrey, Trustee and Martha Godfrey, Trustee.


John P. Lovinger, Notary Public
Hillsdale County, Michigan
My Commission Expires: 03-11-2024
Acting in Hillsdale County, Michigan

Drafted by:
WITHOUT OPINION OR CLOSING PARTICIPATION
LOVINGER & THOMPSON, P.C.
By: John P. Lovinger (P41585)
PO Box 358
Hillsdale, Michigan 49242
(517) 437-7210

When Recorded, Return To:

John P. Lovinger
P.O. Box 358
Hillsdale, MI 49242

Legal description taken from/provided by: Grantors

2024 MOSCOW TOWNSHIP WINTER TAX BILL

Bill #00602

PAYMENT INFORMATION

Pay by mail to:

MOSCOW TOWNSHIP TREASURER
JENNIFER M KIMBLE
8600 DENNINGS RD
JONESVILLE, MI 49250

This tax is due by: 02/28/2025

Payment must be received by 5:00 p.m. on date due to
avoid interest charges!

PROPERTY INFORMATION

Property Assessed To:

GODFREY, TIMOTHY SCOTT
GODFREY, CARTER W

3665 E STERLING RD
JONESVILLE, MI 49250

Prop #:30 03 020 300 012 20 5 2 School: 30030

Prop Addr: STRAIT RD

Property Description:

COM NW COR S1/2 SW1/4 TH S 684.75 FT TH E 317.955 FT
TH N 684.75 FT TH W 317.955 FT TO POB ALSO COM 317.955
FT E OF NW COR S1/2 SW1/4 TH S 598 FT TH E 342.045 FT
M/L TO W LN OF W 20 A OF E 40 A OF W 60 A OF S1/2
SW1/4 TH N ALG SD W LN 598 FT TH W 342.045 FT M/L TO
POB EXC COM AT PT ON W SEC LN 439 FT S OF NW COR S1/2
SW1/4 TH S ON SEC LN 245.75 FT TH E 262 FT TH N 245.75
FT TH W 262 FT TO POB ALSO W 20 A OF E 40 A OF W 60 A
OF S1/2 SW1/4 EXC COM AT SW COR OF W 20 A OF E 40 A OF
W 60 A OF S1/2 SW1/4 TH NLY & PAR W/ W SEC LN 720 FT
TH ELY & PAR W/ S SEC LN 400 FT TH SLY & PAR W/ W SEC
LN 720 FT TH WLY TO POB ALSO EXC COM SE COR OF W 20 A
OF E 40 A OF W 60 A OF S1/2 SW1/4 TH NLY & PAR W/ W
SEC LN 720 FT TH WLY & PAR W/ S SEC LN 260 FT TH SLY &
PAR W/ W SEC LN 720 FT TH ELY TO POB SEC 20 T5S
R2W 17.31 A M/L COMB ON 09/14/2021 FROM 03 020 300
008 20 5 2, 03 020 300 010 20 5 2;

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental
operations for the following fiscal year(s):

County: JAN 1 - DEC 31
Twp/Vil/City: APRIL 1 - MARCH 31
School: JULY 1 - JUNE 30
State: OCT 1 - SEPT 30

MESSAGE TO TAXPAYER

Tax is due December 1st thru February 14th inclusive. After
this date penalties & additional collection fees are added.
Beginning March 1, 2025 all taxes, except personal property
taxes are collected at the County Treasurer's Office with
an additional monthly interest rate per state law plus 4%
administration fee. Treasurer not responsible for payment
on wrong description.

1-14-25
JMK CK#3801

TAX DETAIL

Taxable Value: 13,363 Class: 102
State Equalized Value: 40,200
PRE/MBT %: 100.0000

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Princ. Residence Exemption Has Reduced Bill By: 240.53

Taxes are based upon Taxable Value.

1 mill equals \$1.00 per \$1000 of Taxable Value.

Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	18.00000	EXEMPT
1999 DEBT 1	4.25000	56.79
2008 DEBT 2	2.10000	28.06
2020 DEBT 3	1.95000	26.05
HILLSDALE ISD	0.26280	3.51
HILLSDALE SPC ED	2.94920	39.41
HILLSDALE VOC ED	1.47460	19.70
COUNTY MED CARE	0.58810	7.85
2006 MCF DEBT	0.25000	3.34
2022 SENIORS	0.99880	13.34
COUNTY AMBULANCE	0.83320	11.13
2018 AMBULANCE	0.14700	1.96
2018 MENT HEALTH	0.49010	6.54
TOWNSHIP TAX	0.80340	10.73
VOTED DIST LIBR	0.87370	11.67

Tax Due	35.97090	240.08
Admin Fee		2.40
Total Amount Due	\$242.48	

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250		PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 020 300 012 20 5 2 PROPERTY ADDRESS: STRAIT RD JONESVILLE, MI 49250	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY SCOTT GODFREY, CARTER W 3665 E STERLING RD JONESVILLE MI 49250		PRINCIPAL RESIDENCE EXEMPTION % 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	
LEGAL DESCRIPTION: COM NW COR S1/2 SW1/4 TH S 684.75 FT TH E 317.955 FT TH N 684.75 FT TH W 317.955 FT TO POB ALSO COM 317.955 FT E OF NW COR S1/2 SW1/4 TH S 598 FT TH E 342.045 FT M/L TO W LN OF W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 TH N ALG SD W LN 598 FT TH W 342.045 FT M/L TO POB EXC COM AT PT ON W SEC LN 439 FT S OF NW COR S1/2 SW1/4 TH S ON SEC LN 245.75 FT TH E 262 FT TH N 245.75 FT TH W 262 FT TO POB ALSO W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 EXC COM AT SW COR OF W 20 A OF E 40 A OF W 60 A OF S1/2 SW1/4 TH NLY & PAR W/ W SEC LN 720 FT TH ELY & PAR W/ S SEC LN 400 FT TH S			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		13,363	13,777
2. ASSESSED VALUE:		40,200	39,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		40,200	39,400
5. There WAS or WAS NOT a transfer of ownership on this property in 2024		WAS NOT	
6. Assessor Change Reason: Market Adjustment			

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
-----------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW APPEAL HEARINGS FOR 2025:

MARCH 10, 2025: 9AM-3PM

MARCH 12, 2025: 3PM-9PM

RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING.

LOCATION:

MOSCOW TOWNSHIP HALL

7324 E CHICAGO RD, JONESVILLE, MI 49250

517-688-9707

INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT

JESSE TRUITT, ASSESSOR

517-777-8262 OR EMAIL: MOSCOW.ASSESSOR@YAHOO.COM



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 4/14/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Carter W
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

8. Section No. 18 Town No. 5S Range No. 2W

Parcel # (Tax ID): 30-03-018-200-002-18-5-2

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: _____ Title: _____

Name: _____ Title: _____

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 Crops

b. Total number of acres on this farm: 40.00

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

d. Acreage in cultivation: 40.00

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

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

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)**:

\$ _____ / _____ = \$ 700.00 (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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

[Signature]
(Signature of Corporate Officer)

(Date)

(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: COMPLETED BY CLERK

I. Date Application Received: 4/14/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale

☒ 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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 30 03 018 200 002 18 5 2

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (tax description of property must be included)

☒ Map of Farm

☐ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
 B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
 C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
 D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

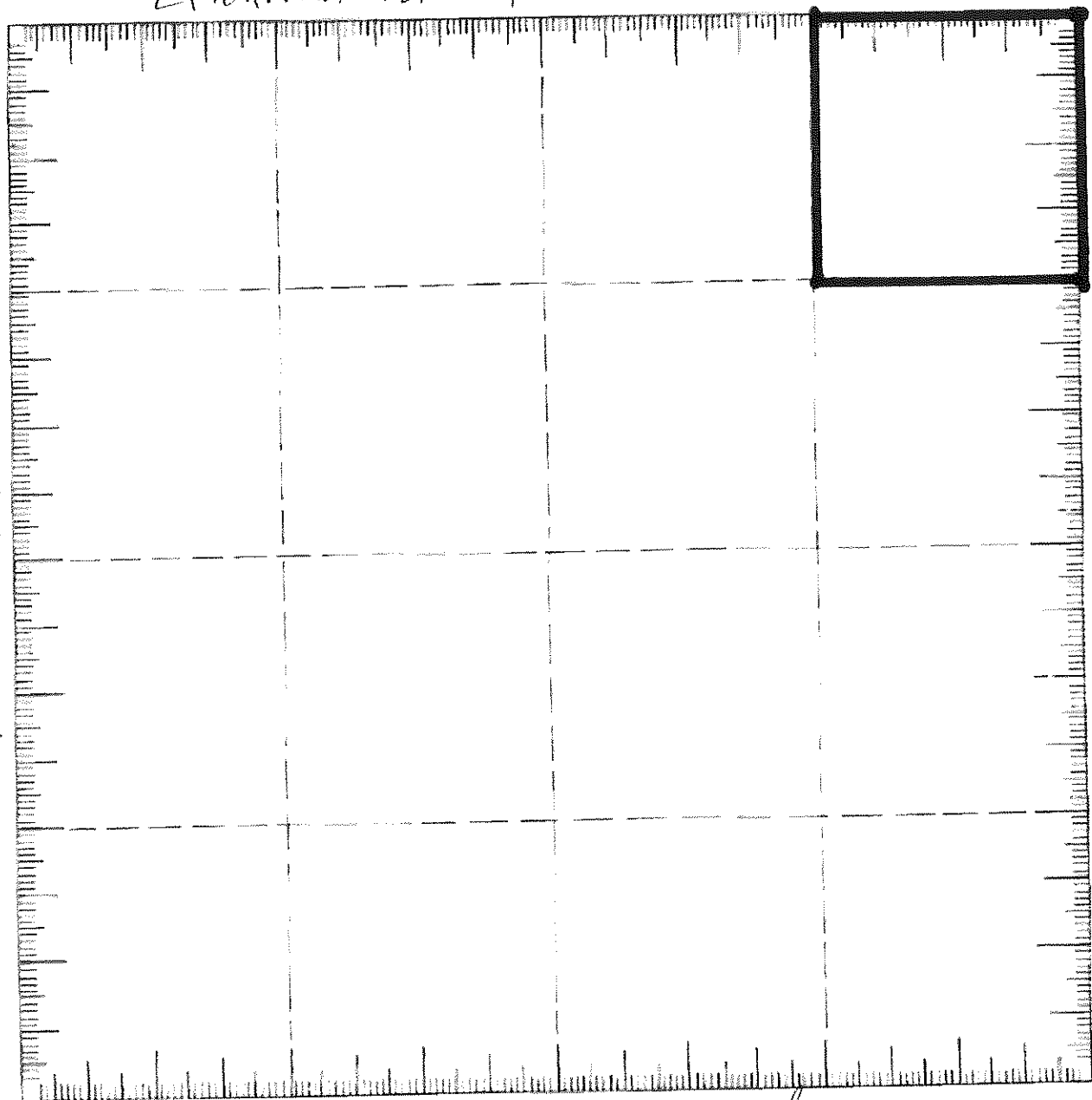
County Hillsdale

Township Moscow

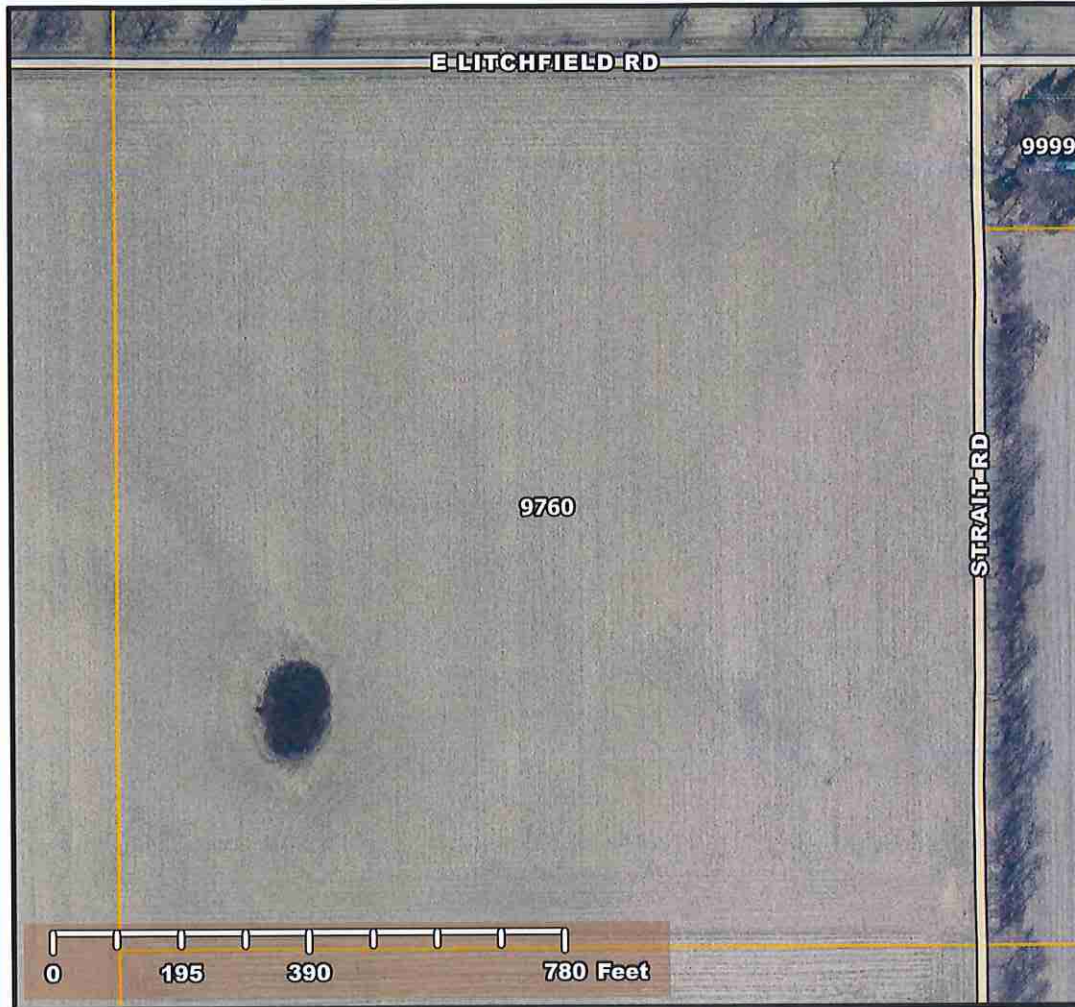
T 5S R 2W Section 18

Litchfield Rd.

↑ North



Hastings Lake Rd.



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**

Aerial Imagery: March 2024

Parcel ID: 30 03 018 200 002 18 5 2
Property Address: 9760 STRAIT RD
City/Township: MOSCOW TOWNSHIP
Village (If Applicable):

Property Class Code: 102
Property Class Desc: AGRICULTURAL-VACANT
School District Code: 30030
School District Name: JONESVILLE COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres:	40	<u>Liber/Page:</u>	<u>Value (S.E.V.)</u>	<u>Value</u>
Land Value:	180,277	<u>Document Date:</u>	2024: 90,100	34,411
Land Imp Value:	0	---	2023: 68,400	32,773
Building Value:	0		2022: 76,100	31,213
True Cash Value:	180,277		2021: 69,800	30,216

Tax Description

NE1/4 NE1/4 SEC 18 T5S R2W 40 A M/L

	<u>Summer Taxes</u>	<u>Winter Taxes</u>	<u>Village Taxes</u>
	2024 **	2024 **	2024 **
Base Tax:	\$373.55	\$618.33	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$3.73	\$6.18	\$0.00
Total Tax:	\$377.28	\$624.51	\$0.00
Amount Paid:	\$377.28	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/29/2024		
Balance Due:	\$0.00	\$624.51	\$0.00

*** Total Delinquent Tax: \$0.00**

*** PRE Denial Amount Due: \$0.00**

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.



LIBER 1790 PAGE 0066 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 03/23/2021 10:07:35 AM 576855
 RECORDED 03/23/2021 10:10:59 AM 1 of 1
 BAMBI SOMERLOTT, REGISTER OF DEEDS

✓ mistake title

State of Mich. Co. Hillsdale S.S. No. 322 I hereby
 certify that there are no taxes, tax bills or unpaid
 taxes against said land for any years preceding the date
 of said deed. This document is subject to any process of
 collection by Twp., City or Village Officer.

Dated March 23, 2021
Kimberly L. Erven, Notary Public.

WARRANTY DEED

30-21767967-HIL

KNOW ALL PERSONS BY THESE PRESENTS: That: Ellen Kay Zienert, Trustee of the Laurel D. Null Discretionary Irrevocable Trust, dated October 27, 2001, ("Grantor")

the address of which is: 517 W. Shiawassee St., Lansing, MI 48933

convey(s) and warrant(s) to: Timothy S. Godfrey and Carter W. Godfrey, as joint tenants with full rights of survivorship and not as tenants in common ("Grantee")

the address of which is: 3665 E. Sterling Rd., Jonesville, MI 49250

the following described premises situated in the Township of Moscow, County of Hillsdale, State of Michigan, to wit:

The Northeast 1/4 of the Northeast 1/4 of Section 18, Town 5 South, Range 2 West, Township of Moscow, Hillsdale County, Michigan.

Commonly known as: 9760 Strait Rd., Jonesville, MI 49250
 Parcel ID No.: 30-03-018-200-002-18-5-2

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.

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

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Hundred Sixty Thousand and 00/100 Dollars (***\$160,000.00***).
 Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

Dated this March 19, 2021

Signed by:
 Laurel D. Null Discretionary Irrevocable Trust, dated October 27, 2001

Ellen Kay Zienert, Trustee
 By Ellen Kay Zienert, Trustee



HILLSDALE COUNTY
 MARCH 23, 2021
 RECEIPT # 207659



STATE OF MICHIGAN
 REAL ESTATE
 TRANSFER TAX
 \$176.00 - CO
 \$1,200.00 - ST
 Stamp # 23258

State of Michigan)
)SS.
 County of Hillsdale)

The foregoing instrument was acknowledged before me on this 19th. day of March, 2021 by Ellen Kay Zienert, Trustee of the Laurel D. Null Discretionary Irrevocable Trust, dated October 27, 2001.

Kimberly L. Erven
 Notary Public: Kimber L. Erven
 Notary County: Jackson, State: MI

Spencer NO 76
THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250	PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 018 200 002 18 5 2 PROPERTY ADDRESS: 9760 STRAIT RD JONESVILLE, MI 49250																		
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY S GODFREY, CARTER W 3665 E STERLING RD JONESVILLE MI 49250	PRINCIPAL RESIDENCE EXEMPTION % 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																		
LEGAL DESCRIPTION: NE1/4 NE1/4 SEC 18 T5S R2W 40 A M/L																			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)																			
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)																			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 50%;">PRIOR AMOUNT YEAR: 2024</th><th style="width: 50%;">CURRENT TENTATIVE AMOUNT YEAR: 2025</th><th style="width: 50%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td>1. TAXABLE VALUE:</td><td style="text-align: right;">34,411</td><td style="text-align: right;">35,477</td></tr><tr><td>2. ASSESSED VALUE:</td><td style="text-align: right;">90,100</td><td style="text-align: right;">88,200</td></tr><tr><td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td><td colspan="2" style="background-color: #cccccc;"></td></tr><tr><td>4. STATE EQUALIZED VALUE (SEV):</td><td style="text-align: right;">90,100</td><td style="text-align: right;">88,200</td></tr><tr><td>5. There WAS or WAS NOT a transfer of ownership on this property in 2024</td><td colspan="2" style="text-align: center;">WAS NOT</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	34,411	35,477	2. ASSESSED VALUE:	90,100	88,200	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV):	90,100	88,200	5. There WAS or WAS NOT a transfer of ownership on this property in 2024	WAS NOT	
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5. There WAS or WAS NOT a transfer of ownership on this property in 2024	WAS NOT																		
6. Assessor Change Reason: Market Adjustment																			

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
-----------------------	--------------------------	---

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW APPEAL HEARINGS FOR 2025:
MARCH 10, 2025: 9AM-3PM
MARCH 12, 2025: 3PM-9PM
RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING.

LOCATION:
MOSCOW TOWNSHIP HALL
7324 E CHICAGO RD, JONESVILLE, MI 49250
517-688-9707

INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT
JESSE TRUITT, ASSESSOR
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FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received 4/14/25

Application No: _____

State: _____

Date Received _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Carter W
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

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Parcel # (Tax ID): 30-03-017-200-003-17-5-2

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.

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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: _____

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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 (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).

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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):

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<input type="checkbox"/> Estate	<input type="checkbox"/> Trust
	<input type="checkbox"/> 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: _____ Title: _____

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This application is for:

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Cash Crops

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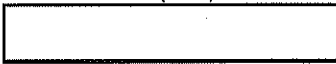
(Signature of Applicant)



(Co-owner, If Applicable)

(Date)

(Corporate Name, If Applicable)



(Signature of Corporate Officer)

(Title)

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This application is ☐ approved, ☐ rejected Date of approval or rejection: _____

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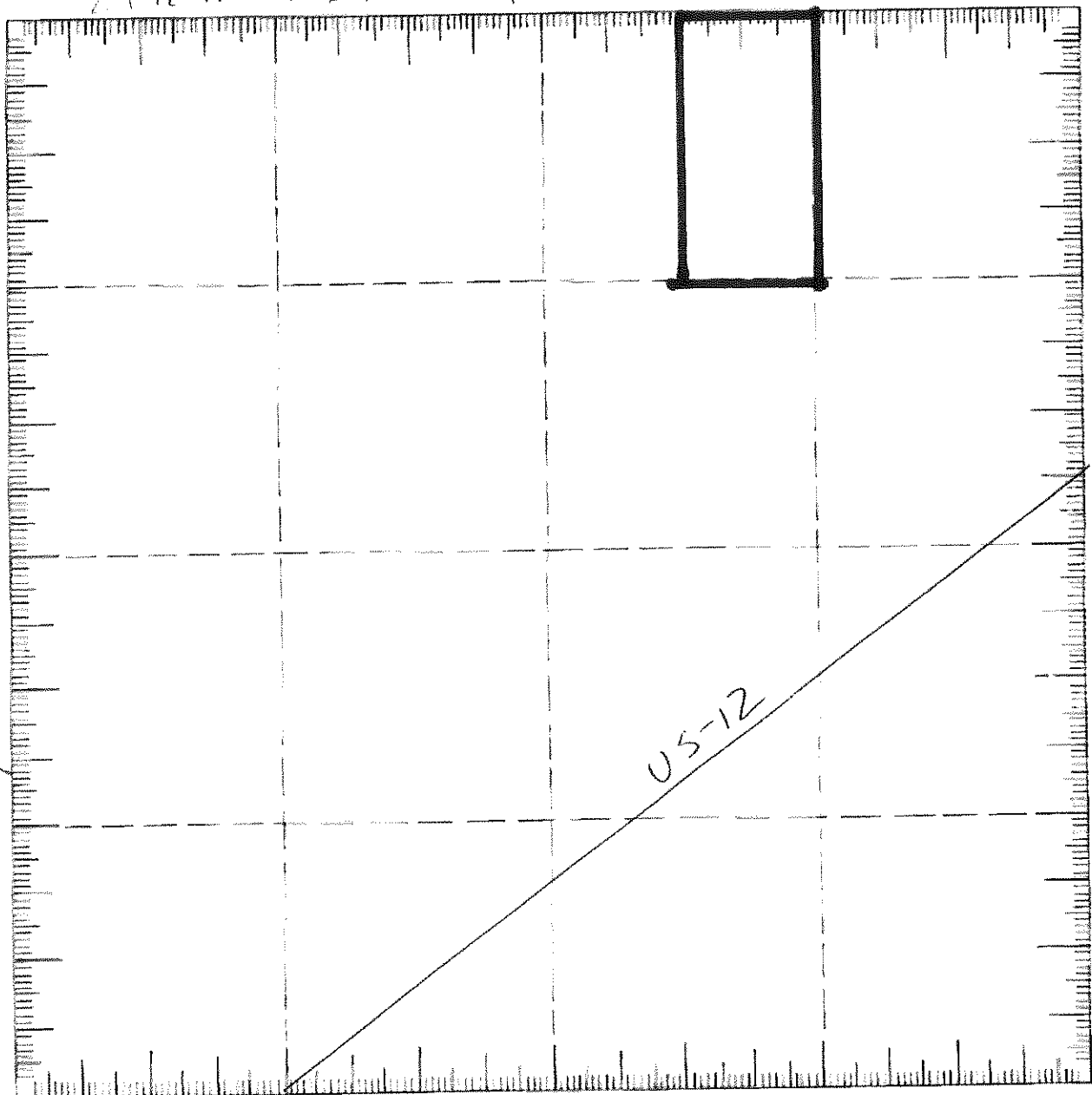
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County HillsdaleTownship MoscowT 5S R 2W Section 17

↑ North



Hastings Lk Rd



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data
compiled as of
January 17, 2025**

Aerial Imagery: March 2024

Parcel ID: 30 03 017 200 003 17 5 2
Property Address: 4715 E LITCHFIELD RD
City/Township: MOSCOW TOWNSHIP
Village (If Applicable):

Property Class Code: 402
Property Class Desc: RESIDENTIAL-VACANT
School District Code: 30030
School District Name: JONESVILLE COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	<u>Last Recorded Deed/Document</u>	<u>State Equalized</u>	<u>Taxable</u>
Assessed Acres:	19.97	<u>Liber/Page:</u>	<u>Value (S.E.V.)</u>	<u>Value</u>
Land Value:	92,351	<u>Document Date:</u>	2024: 46,200	16,749
Land Imp Value:	0		2023: 35,000	15,952
Building Value:	0		2022: 33,000	15,193
True Cash Value:	92,351		2021: 31,600	14,708

Tax Description

E1/2 NW1/4 NE1/4 SEC 17 T5S R2W 20 A M/L

	<u>Summer Taxes</u>	<u>Winter Taxes</u>	<u>Village Taxes</u>
	<u>2024 **</u>	<u>2024 **</u>	<u>2024 **</u>
Base Tax:	\$181.82	\$300.93	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$1.81	\$3.00	\$0.00
Total Tax:	\$183.63	\$303.93	\$0.00
Amount Paid:	\$183.63	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/29/2024		
Balance Due:	\$0.00	\$303.93	\$0.00

*** Total Delinquent Tax: \$0.00**

*** PRE Denial Amount Due: \$0.00**

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.



LIBER 1862 PAGE 0817 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 12/05/2023 03:22:10 PM 603240
RECORDED 12/05/2023 03:27:46 PM 1 of 4
BAMBI SOMERLOTT, REGISTER OF DEEDS



HILLSDALE COUNTY
DECEMBER 05, 2023
RECEIPT # 243590



STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
\$88.00 - CO
\$600.00 - ST
Stamp # 26671

WHEN RECORDED RETURN TO:

✓ TIMOTHY S GODFREY

3665 EAST STERLING RD

JONESVILLE, Michigan, 49250

WARRANTY DEED

THE GRANTOR(S).

- CARLENE WRIGHT, a single person,

for and in consideration of: \$80,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- TIMOTHY S GODFREY and CARTER W GODFREY, 3665 EAST STERLING RD,
JONESVILLE, MOSCOW County, Michigan, 49250,

the following described real estate, situated at 4715 LITCHFIELD RD, JONESVILLE, in the County of MOSCOW, State of Michigan:

Legal Description:

E 1/2 NW 1/4 NE 1/4 SEC 17 T5S R2W 20 A M/L

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

State of Mich. Co. Hillsdale S.S. No. 1310 I hereby
certify that there are no tax liens, tax titles or unpaid
taxes against said lands for five years preceeding the date
of said deed. This does not apply to taxes in process of
collection by Twp., City or Village Officers.

Dated 12-5-23

Carter W. Godfrey Co. Treas.

Grantor Signatures:

DATED: 11-15-23

Carlene Wright


CARLENE WRIGHT

4328 MACDOUGAL CIRCLE

LANSING, Michigan, 48911

STATE OF MICHIGAN, COUNTY OF INGHAM, ss:

The foregoing instrument was acknowledged before me this 15 day of
November, 2023, by CARLENE WRIGHT.



CHRIS GOULD
NOTARY PUBLIC - MICHIGAN
INGHAM CO / COMM EX 01/02/2030
ACTING IN THE COUNTY OF Ingham

Notary

Title or rank

Serial number, if any

Drafted By

Tiffany Richardson
2791 Carrie Ln
Saint Joseph, MI 49085

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250		PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 017 200 003 17 5 2 PROPERTY ADDRESS: 4715 E LITCHFIELD RD JONESVILLE, MI 49250	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY S & CARTER W 3665 E STERLING RD JONESVILLE MI 49250		PRINCIPAL RESIDENCE EXEMPTION % 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	
LEGAL DESCRIPTION: E1/2 NW1/4 NE1/4 SEC 17 T5S R2W 20 A WL			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (RESIDENTIAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 402 (RESIDENTIAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		16,749	17,268
2. ASSESSED VALUE:		46,200	56,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		46,200	56,600
5. There WAS or WAS NOT a transfer of ownership on this property in 2024		WAS NOT	
6. Assessor Change Reason: Market Adjustment			

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
------------------------------	---------------------------------	--

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW APPEAL HEARINGS FOR 2025:
MARCH 10, 2025: 9AM-3PM
MARCH 12, 2025: 3PM-9PM
RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING.

LOCATION:
MOSCOW TOWNSHIP HALL
7324 E CHICAGO RD, JONESVILLE, MI 49250
517-688-9707

INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT
JESSE TRUITT, ASSESSOR
517-777-8262 OR EMAIL: MOSCOW.ASSESSOR@YAHOO.COM



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 4/14/25

Application No: _____

State: _____

Date Received: _____

Application No: _____

Approved: _____ Rejected: _____

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

I. Personal Information:

1. Name(s) of Applicant: Godfrey Tim S
Last First Initial

(If more than two see #15) Godfrey Carter W
Last First Initial

2. Mailing Address: 3665 E. Sterling Rd. Jonesville MI 49250
Street City State Zip Code

3. Phone Number: (Area Code) (517) 398-5014

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

5. E-mail address: tgodfrey811@gmail.com

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

6. County: Hillsdale 7. Township, City or Village: Moscow

8. Section No. 17 Town No. 5S Range No. 3W 2W

Parcel # (Tax ID): 30-03-017-200-009-17-5-2

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(s): _____

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 (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, 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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Estate	<input type="checkbox"/> Trust
	<input type="checkbox"/> 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: _____ Title: _____

Name: _____ Title: _____

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 Crops

b. Total number of acres on this farm: 50.00

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

d. Acreage in cultivation: 50.00

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

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

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)**:

\$ _____ / _____ = \$ 700.00 (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 certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

[Signature]
(Signature of Corporate Officer)

(Date)

(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: COMPLETED BY CLERK

I. Date Application Received: 4/14/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hillsdale
☒ 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: \$ _____ Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 30 03 017 200 009 17 52

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 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)

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

- ☒ Copy of Deed or Land Contract (most recent showing current ownership)
☒ Copy of most recent Tax Bill (tax description of property must be included)
☒ Map of Farm
☐ Copy of most recent appraisal record
☐ Copy of letters from review agencies (if available)
☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

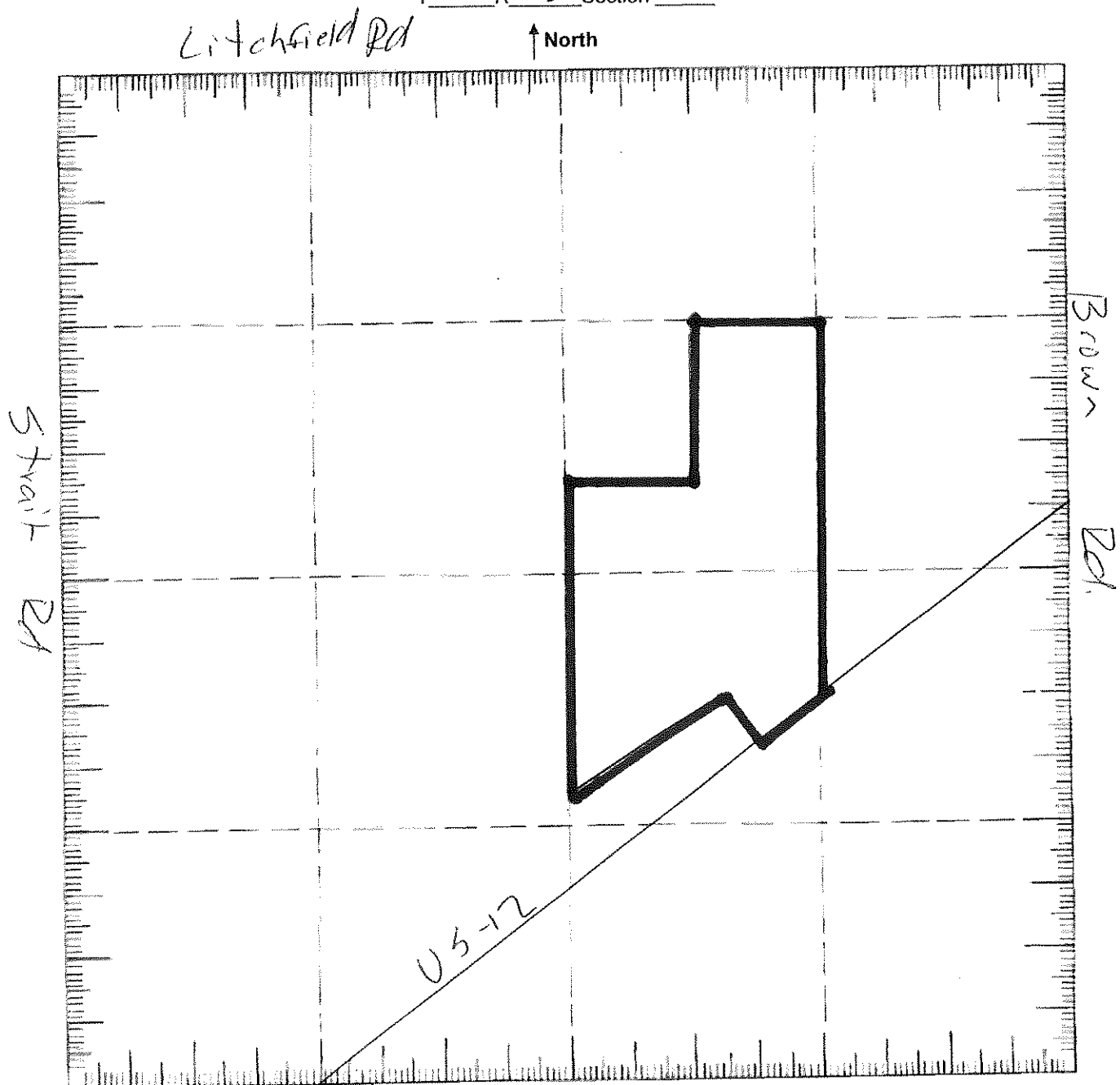
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Hillsdale

Township Moscow

T 5S R 2W Section 17





General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of January 17, 2025

Aerial Imagery: March 2024



Parcel ID: 30 03 017 200 009 17 5 2
Property Address: E CHICAGO RD
City/Township: MOSCOW TOWNSHIP
Village (If Applicable):

Property Class Code: 102
Property Class Desc: AGRICULTURAL-VACANT
School District Code: 30030
School District Name: JONESVILLE COMMUNITY SCHOOLS

PRE/Qual Ag %:	100%	Last Recorded Deed/Document	State Equalized	Taxable
Assessed Acres:	50.84	Liber/Page:	1810/759	Value
Land Value:	217,564	Document Date:	10/22/2021	Value
Land Imp Value:	0			
Building Value:	0			
True Cash Value:	217,564			
			2024:	108,800
			2023:	90,800
			2022:	98,900
			2021:	91,000

Tax Description

SW1/4 NE1/4 EXC W 653.4 FT OF N 910.81 FT ALSO THAT PT OF W1/2 SE1/4 LYING N OF CHICAGO RD EXC COM INT C/L CHICAGO RD & N-S1/4 LN TH NELY ALG SD C/L 1254 FT TH NWLY PERP TO RD 290.4 FT TH SWLY TO A PT 528 FT DUE N OF POB TH S TO POB SEC 17 T5S R2W 50 A M/L

	Summer Taxes 2024 **	Winter Taxes 2024 **	Village Taxes 2024 **
Base Tax:	\$1,035.01	\$1,713.26	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$10.35	\$17.13	\$0.00
Total Tax:	\$1,045.36	\$1,730.39	\$0.00
Amount Paid:	\$1,045.36	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	7/29/2024		
Balance Due:	\$0.00	\$1,730.39	\$0.00

* Total Delinquent Tax: \$0.00
* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: January 17, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.



HILLSDALE COUNTY
OCTOBER 27, 2021
RECEIPT # 217469

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

\$276.10- CO
\$1,882.50- ST
Stamp # 24152

STATE OF MICHIGAN - HILLSDALE COUNTY
Received 10/27/2021 04:02:44 PM 585404
LIBER 1810 PAGE 0759
RECORDED 10/27/2021 04:24:12 PM 1 of 6
BAMBI SOMERLOTT, REGISTER OF DEEDS

WARRANTY DEED

The GRANTOR(S): Cynthia K. Heath, a married woman of 4611 E. Chicago Rd., Jonesville, MI 49250
Steven L. Warner, a married man of 10995 Brown Rd., Jonesville, MI 49250
Michael G. Warner, a married man of 5500 E. Mosherville Rd., Jonesville, MI 49250
Patrick James Warner, a married man of 10040 Brown Rd., Jonesville, MI 49250

convey(s) and warrants(s) to the GRANTEE(S):

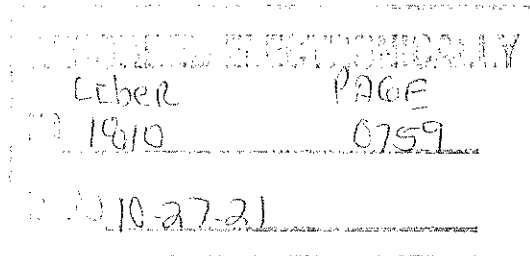
Timothy S. Godfrey and Carter W. Godfrey, as joint tenants with full rights of survivorship of 3665 E. Sterling Rd., Jonesville, MI 49250

the premises located in the Township of Moscow, Hillsdale County, Michigan and described on EXHIBIT A attached to this Deed ("PROPERTY"), subject to easements, building and use restrictions, interests, reservations of record, zoning ordinances, and taxes and assessments not yet due and payable.

This deed is given in consideration of Two Hundred Fifty One Thousand Dollars (\$251,000.00).

The Grantor grants to the Grantee the right to make the following division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended (enter a number, "All", or "None"): _____ (IF NO NUMBER IS INSERTED, THE RIGHT TO MAKE DIVISIONS STAYS WITH THE PORTION OF THE PARENT TRACT RETAINED BY THE GRANTOR; IF ALL OF THE PARENT TRACT IS CONVEYED, THEN ALL DIVISION RIGHTS ARE GRANTED). 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 dated October 22, 2021



This deed is dated 22nd day of October, 2021

Cynthia K. Heath
Cynthia K. Heath

STATE OF MICHIGAN
COUNTY OF HILLSDALE

Acknowledged before me in Hillsdale County, Michigan on the 22nd day of October, 2021, by Cynthia K. Heath

RANDY W. CHAPEL
Notary Public-State of Michigan
County of Jackson
My Commission Expires January 4, 2025
Acting In the County of Hillsdale

Randy W Chapel
Notary Name Randy W Chapel
Notary public, State of Michigan, County of Hillsdale
My commission expires 01-04-2025
Acting in the County of Hillsdale

EXHIBIT A

Property

LEGAL DESCRIPTION

Land situated in the Township of Moscow, Hillsdale County, Michigan:

The Southwest 1/4 of the Northeast 1/4 of Section 17, Town 5 South, Range 2 West.

EXCEPTING the West 653.4 feet of the North 910.81 feet thereof.

AND

That part of the West 1/2 of the Southeast 1/4 of Section 17, Town 5 South, Range 2 West, lying North of Chicago Road.

EXCEPTING THEREFROM commencing at a point where the centerline of Chicago Road intersects the North-South 1/4 line of said Section 17; thence Northeasterly along the centerline of Chicago Road 1254 feet; thence Northwesterly perpendicular to Chicago Road 290.4 feet; thence Southwesterly to a point 528 feet due North from the point of beginning; thence South to the place of beginning.

30-03-017-200-009-17-5-2

Commonly known as: V/L E. Chicago Rd., Jonesville, MI 49250

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.

208540

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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: MOSCOW TOWNSHIP ASSESSOR JESSE L TRUITT 7324 E CHICAGO RD JONESVILLE, MI 49250		PARCEL IDENTIFICATION PARCEL NUMBER: 30 03 017 200 009 17 5 2 PROPERTY ADDRESS: E CHICAGO RD JONESVILLE, MI 49250	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY, TIMOTHY S GODFREY, CARTER W 3665 E STERLING RD JONESVILLE MI 49250		PRINCIPAL RESIDENCE EXEMPTION % 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	
LEGAL DESCRIPTION: SW1/4 NE1/4 EXC W 653.4 FT OF N 910.81 FT ALSO THAT PT OF W1/2 SE1/4 LYING N OF CHICAGO RD EXC COM INT C/L CHICAGO RD & N-S1/4 LN TH NELY ALG SD C/L 1254 FT TH NWLY PERP TO RD 290.4 FT TH SWLY TO A PT 528 FT DUE N OF POB TH S TO POB SEC 17 T5S R2W 50 A M/L			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		95,340	98,295
2. ASSESSED VALUE:		108,800	106,500
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		108,800	106,500
5. There WAS or WAS NOT a transfer of ownership on this property in 2024		WAS NOT	
6. Assessor Change Reason: Market Adjustment			

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JESSE TRUITT	Phone: (517) 777-8262	Email Address: MOSCOW.ASSESSOR@YAHOO.COM
------------------------------	---------------------------------	--

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RESIDENT AND NONRESIDENT TAXPAYERS MAY APPEAL IN WRITING.

LOCATION:
MOSCOW TOWNSHIP HALL
7324 E CHICAGO RD, JONESVILLE, MI 49250
517-688-9707

INFORMAL REVIEW/ASSESSOR'S OFFICE HOURS: BY APPOINTMENT
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