Authentisign ID: 10285F8B-9CCD-F111-BF5B-000D3A4FF82A

SELLER DISCLOSURE EXEMPTION ADDENDUM

According to the Michigan Seller Disclosure Act 92 of 1993, the following property located at:

8505 Fairway Dr, Beulah, MI 49617

Is exempt under, 565.953 Seller Disclosure requirements; exceptions. Check One,

☐ A. Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.

☐ B. Transfers to a mortgagee by a mortgagor or successor in interest who is in default, or transfers to a beneficiary of a deed of trust by a trustor or successor in interest who is in default.

☐ C. Transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a mortgage or deed of trust or secured by any other instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.

☒ D. Transfers by a non-occupant fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.

☐ E. Transfers from 1 co-tenant to 1 or more other co-tenants.

☐ F. Transfers made to a spouse, parent, grandparent, child, or grandchild.

☐ G. Transfers between spouses resulting from a judgment of divorce or a judgment of separate maintenance or from a property settlement agreement incidental to such a judgment.

☐ H. Transfers or exchanges to or from any governmental entity.

☐ I. Transfers made by a person licensed under article 24 of Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 339.2412 of the Michigan Compiled Laws, of newly constructed residential property that has not been inhabited.

John Luke McGuinness, Trustee of the Lawrence D. Bell 2023 Revocable Trust originally dated December 15, 2023

AuthentiSIGN John Luke McGuinness 10/22/2026

Seller	Date	Buyer	Date
John Luke McGuinness			
Seller	Date	Buyer	Date

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LEAD-BASED PAINT – SELLER'S ACKNOWLEDGEMENT
NGLR

Seller represents and warrants that the listed property address:

8505 Fairway Dr
Beulah, MI 49617
See Attached. Parcel ID 10-02-024-031-02

was built in 1978 or later, and that therefore, the federally mandated lead-based paint disclosure regulations do not apply to this property.

ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: ☐ Facsimile ☐ Email ☐ Internet ☐ No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

Signed by Seller(s)

Authentisign
John Luke McGuinness
Seller **John Luke McGuinness** 10/22/2026
Dated

John Luke McGuinness, Trustee of the Lawrence D. Bell 2023 Revocable Trust originally dated December 15, 2023

Seller Dated

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