



Gratiot GIS Authority

Parcel Report: 09-014-006-00

Exhibit 7

1/30/2026

9:09:55 AM



Property Address

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Owner Address

2025 SPLIT TO

Unit:

09

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Unit Name:

NEW HAVEN TOWNSHIP

014-006-02 & 006-11

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General Information for 2025 Tax Year

Parcel Number:	09-014-006-00	Assessed Value:	\$0
Property Class:	001	Taxable Value:	\$0
Class Name:	REF. REAL/BLL	State Equalized Value:	\$0
School Dist Code:	29050		

School Dist Name: DISTRICT 29050

PRE 2024: 100%

PRE 2025: 100%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$262,500	\$262,500	\$86,047
2023	\$285,000	\$285,000	\$81,950

Land Information

Acreage: 77

Zoning:

Tax Description

E 1/2 OF SW 1/4 EX COM IN SE COR THEREOF, TH N 316.8 FT, W 412.5 FT, S 316.8 FT E 412.5 FT TO POB, SEC 14-10-4. 77 A. NEW HAVEN TWP., GRATIOT COUNTY. Split on 01/21/2025 into 09-014-006-11, 09-014-006-02;

Sales Information

Sale Date: 04-19-2019

Sale Price: 622700

Instrument: WD

Grantor: LITWILLER MELVIN C & JOAN TRUST

Grantee: DESAEGHER INVESTMENTS, LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1041/103

Sale Date: 12-02-2013

Sale Price: 0

Instrument: QC

Grantor: LITWILLER MELVIN

Grantee: LITWILLER MELVIN C & JOAN TRUST

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 956 386

Tax History

*Total Due as of settlement date

Tax Details 2024 Winter

School Dist. Code:	29050	Assessed Value:	\$262,500
School Dist. Name:	DISTRICT 29050	Taxable Value:	\$86,047
Property Class:	102	State Equalized Value:	\$262,500
Class Name:	102 AGRICULTURAL	Exemption Percent:	100%

Last Payment Date: December 24, 2024

Base Tax:	\$2,084.60	Base Paid:	\$2,084.60
Admin Fees:	\$14.07	Admin Fees Paid:	\$14.07
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,098.67	Total Paid:	\$2,098.67

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO SENIOR OPER	0.6492	55.86	\$55.86
COUNTY PARKS	0.3494	30.06	\$30.06
RD PATROL	0.4486	38.60	\$38.60
AG ECON	0.45	38.72	\$38.72
NEW HAVEN TWP OP	0.7541	64.88	\$64.88
GESA	1.5	129.07	\$129.07
TOWNSHIP ROAD	1	86.04	\$86.04
FULTON SCH OPER	17.7146	0.00	\$0.00
FULTON SCH DEBT	1.8	154.88	\$154.88
FULTON SINK FUND	2.8442	244.73	\$244.73
GRAT/ISAB RESD	5.464	470.16	\$470.16
SCHOOL OPER FC	18	0.00	\$0.00
LIBRARY	0.4994	42.97	\$42.97
COUNTY 911	0.6	51.62	\$51.62
345-2024	0	677.01	\$677.01

Tax Details 2024 Summer

School Dist. Code:	29050	Assessed Value:	\$262,500
School Dist. Name:	DISTRICT 29050	Taxable Value:	\$86,047
Property Class:	102	State Equalized Value:	\$262,500
Class Name:	102 AGRICULTURAL	Exemption Percent:	100%

Last Payment Date: September 16, 2024

Base Tax:	\$991.31	Base Paid:	\$991.31
Admin Fees:	\$9.91	Admin Fees Paid:	\$9.91
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,001.22	Total Paid:	\$1,001.22

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	516.28	\$516.28
COUNTY OPERATING	5.5206	475.03	\$475.03

Tax Details 2023 Winter

School Dist. Code:	29050	Assessed Value:	\$285,000
School Dist. Name:	DISTRICT 29050	Taxable Value:	\$81,950
Property Class:	102	State Equalized Value:	\$285,000
Class Name:	102 AGRICULTURAL	Exemption Percent:	100%

Last Payment Date: February 28, 2024

Base Tax:	\$1,952.73	Base Paid:	\$1,952.73
Admin Fees:	\$13.32	Admin Fees Paid:	\$13.32
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,966.05	Total Paid:	\$1,966.05

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO SENIOR OPER	0.6492	53.20	\$53.20
COUNTY PARKS	0.3494	28.63	\$28.63
RD PATROL	0.4486	36.76	\$36.76
AG ECON	0.45	36.87	\$36.87
NEW HAVEN TWP OP	0.7541	61.79	\$61.79
GESA	1.5	122.92	\$122.92
TOWNSHIP ROAD	1	81.95	\$81.95
FULTON SCH OPER	17.7146	0.00	\$0.00
FULTON SCH DEBT	2.3	188.48	\$188.48

FULTON SINK FUND	2.8442	233.08	\$233.08
GRAT/ISAB RESD	5.464	447.77	\$447.77
SCHOOL OPER FC	18	0.00	\$0.00
LIBRARY	0.4994	40.92	\$40.92
001S-2023 DRAIN	0	255.45	\$255.45
168-2023 DRAIN	0	252.78	\$252.78
345-2023	0	112.13	\$112.13

Tax Details 2023 Summer

School Dist. Code:	29050	Assessed Value:	\$285,000
School Dist. Name:	DISTRICT 29050	Taxable Value:	\$81,950
Property Class:	102	State Equalized Value:	\$285,000
Class Name:	102 AGRICULTURAL	Exemption Percent:	100%

Last Payment Date: September 11, 2023

Base Tax:	\$944.11	Base Paid:	\$944.11
Admin Fees:	\$9.44	Admin Fees Paid:	\$9.44
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$953.55	Total Paid:	\$953.55

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	491.70	\$491.70
COUNTY OPERATING	5.5206	452.41	\$452.41

Application Use:

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GIS/Mapping:

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STATE OF MICHIGAN - GRATIOT COUNTY

RECEIVED
08/03/2022 11:50:00 AM
KIMBERLEE M. VANHOOSE
REGISTER OF DEEDS

OR Liber 01107 Page 00155 - 00158
Filed for Record in GRATIOT COUNTY
AUGUST 03, 2022 11:52:25 AM
KIMBERLEE M. VANHOOSE, REGISTER OF DEEDS
MEMORANDUM OF LEASE
\$30.00 Rec # 87109

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into to be effective on the 3rd day of August, 2022 by and between DeSaegher Investments, LLC a Michigan limited liability company, of 8068 W. Buchman Rd. Middleton, MI 48856 (the "Landlord"), and the DeSaegher Energy, LLC, a Michigan limited liability company, located at 8068 W. Buchman Rd. Middleton, MI 48856 (the "Tenant").

WITNESSETH:

Landlord and Tenant entered into a Ground Lease Agreement dated August 31, 2021 (the "Lease Agreement").

Landlord and Tenant entered into a First Amendment to Lease dated May 12, 2022 (the "First Amendment") and a Second Amendment dated August 3, 2022 (the "Second Amendment").

The Lease Agreement, the First Amendment, and the Second Amendment are collectively hereinafter referred to as the "Lease".

Landlord and Tenant desire to enter into this Memorandum of Lease to give notice of the existence of the Lease.

In consideration of the rents to be paid under the Lease, Landlord acknowledges and agrees that the land described in the attached Exhibit A has been leased by Landlord to Tenant pursuant to the Lease. The property covered by the Lease is located in the Township of New Haven, Gratiot County, Michigan as more particularly described on the attached Exhibit A.

This instrument is exempt from county real estate transfer taxes pursuant to MCL 207.505(a), and exempt from state real estate transfer taxes pursuant to MCL 207.526(a).

The purpose of this Memorandum of Lease is to give record notice of the existence of the aforesaid Lease and certain terms of the Lease. The initial term of the Lease is for fifteen (15) years commencing on the first day of the Construction Period as defined in the Lease. The Lease provides for up to three (3) additional terms of five (5) years each if either party provides a request for extension in writing no less than twelve (12) months and no later than six (6) months prior to the expiration of the current term in which case both "Parties" must agree to the extension in writing for it to be effective.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease to be effective as of the day and year first written above.

Drafted By and When Recorded Return to:

Charles E. Barbieri
Foster, Swift, Collins & Smith, P.C.
313 S. Washington Square
Lansing, Michigan 48933

Recording Fee: \$30.00
State Transfer Tax: Exempt
County Transfer Tax: Exempt

EXHIBIT A

Legal Description of Subject Property

The South 750 feet of the East 350 feet of the West ½ of the Southwest ¼, Section 14, T10N, R4W, New Haven Township, Gratiot County, Michigan.

REC #: 2025R-02062
Filed for Record in GRATIOT COUNTY
04/17/2025 01:08:27 PM
KIMBERLEE M VANHOOSE, REGISTER OF DEEDS
WARRANTY DEED
30.00



RECEIVED AND RECORDED

Instrument Number: 2025R-02062

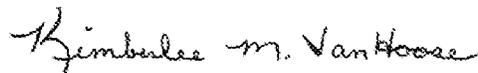
Document Type: WARRANTY DEED

Number of Pages: 4

Arrival Date and Time: 4/17/2025 10:50:00 AM

Recording Date and Time: 04/17/2025 1:08:27 PM

I hereby certify that this instrument was RECEIVED and RECORDED on the date and times stamped above in the OFFICIAL PUBLIC RECORDS of the REGISTER OF DEEDS, Gratiot County, Michigan.



Kimberlee M. VanHoose, Register

Register of Deeds

Gratiot County Michigan

This cover page is PAGE 1 of your document and is part of the Official Public Record.

I HEREBY CERTIFY that there are no Tax Liens or Titles held by the State or any individual against the within description, and all taxes on same are paid for five years before the date of this instrument, as appears by the records in my office. This certificate does not apply to current taxes, if any, now in the process of collection.

DATE 4/11/25 Emmett Rondell
Gratiot County Treasurer, Ithaca MI

VALUATION AFFIDAVIT FILED

Warranty Deed

Jelinek & Snabes, PLLC

(3/97)

The Grantor	DeSaegher Investments, L.L.C., a Michigan limited liability company,
whose address is	8068 W Buchanan Road, Middleton, MI 48856,
conveys and warrants to	KB Dairy, LLC, A Michigan limited liability company,
whose address is	8068 West Buchanan Road, Middleton, MI 48856,

the following described premises situated in the Township of New Haven, County of Gratiot, State of Michigan to wit:

PARCEL 23A

Part of the East One-half of the Southwest One-quarter of Section 14, T10N, R4W, New Haven Township, Gratiot County, Michigan, described as beginning at a point on the South line of said Section 14 which is N. 89°12'25" W., along said South Section line, 412.50 feet from the South One-quarter Corner of said Section 14; thence continuing N. 89°12'25" W., along said South Section line, 220.00 feet; thence N.00°31'04"E., parallel with the North and South One-quarter line of said Section 14, 600.00 feet; thence N.89°12'25"W., parallel with said South Section line, 684.78 feet to the West One-eighth line of said Section 14; thence N.00°30'12"E., along said West One-eighth line, 2043.97 feet to the East and West One-quarter line of said Section 14; thence S.89°09'43"E., along said East and West One-quarter line, 1317.80 feet to said North and South One-quarter line; thence S.00°31'04"W., along said North and South One-quarter line, 2326.13 feet; thence N.89°12'25"W., parallel with said South Section line, 412.50 feet; thence S.00°31'04"W., parallel with said North and South One-quarter line, 316.80feet to the Point of Beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

The Grantor(s) grant(s) to the Grantee(s) the right to make 1 divisions under Section 108 of the Land Division Act, Act 288 of the Public Acts of 1967.

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

This deed is given for the sum set forth in the Real Estate Transfer Valuation Affidavit filed herewith.

Dated: 4/14/2025

Signed:

DeSaegher Investments, L.L.C., a Michigan limited liability company

Barthel De Saegher
By: Barthel De Saegher
Its: Member

Elisabeth De Saegher
By: Elisabeth De Saegher
Its: Member

State of Michigan
County of Gratiot }

ss.

This foregoing instrument was acknowledged before me this 14 day of April, 2025 by Barthel De Saegher and Elisabeth De Saegher, Members of DeSaegher Investments, L.L.C., a Michigan limited liability company.

Notary Public Alaina M. Wills
County, _____

My commission expires: _____

Prepared by and Return to:
Dennis W. Bila, II, of Counsel
Jelinek & Snabes, PLLC
802 Bridge Street
Charlevoix, MI 49720

ALAINA M. WILLS
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF ISABELLA
My Commission Expires July 20, 2029
Acting in the County of Gratiot

File No: MI-596906

Document Type:	WARRANTY DEED
Recorded Date:	04-17-2025 13:08:27
Consideration:	\$0.00
Pages:	4 pages
Grantor:	Desaegher Investments Llc
Grantee:	Kb Dairy Llc
Tract:	SEC: 14 TWP: 10N RNG: 4W GOVTLOT: NE SW
Tract:	SEC: 14 TWP: 10N RNG: 4W GOVTLOT: SE SW
Deliver:	2025R-02062 209 E BROADWAY MT PLEASANT MI 48858 04/17/2025
Location:	BK: PG::
Fee:	RECORDING FEE \$30.00
Fee:	TAX CERTIFICATION FEE \$5.00
Fee:	STATE TRANSFER TAX \$10991.25