

Benzie County Register of Deeds

Government Center

• 448 Court Place

Beulah, Michigan 49617

(231) 882-0016

Returned To: Theodore Dieterich Batzer
40 8610 Bent Pine Dr
Lake Ann MI 49650

Date: 5-26-17
Fees Returned: 33.⁰⁰ / 33.⁰⁰
Name on Instrument: Batzer / Windholz

YOUR LEGAL INSTRUMENT IS BEING RETURNED WITHOUT RECORDING DUE TO THE REASON(S) CHECKED BELOW:

- Signatures must be original; names must be typed or printed beneath signatures.
MCLA 565.201 Sec. 1 (a) (c)
- No discrepancy shall exist between names printed in the notary acknowledgment and as printed beneath signatures.
MCLA 565.201 Sec. 1 (a) (b) (c)
- Instruments conveying or mortgaging property shall state the marital status of all male grantors/mortgagors.
MCLA 565.221
- The address of grantees in each deed of conveyance or assignment of real estate shall contain the street number address or post office address.
MCLA 565.201 Sec. 1 (d)
- The name and address of the person who drafted the document must appear on documents executed in Michigan.
MCLA 565.201 (a)
- Documents purporting to convey or encumber real estate executed in Michigan require an acknowledgment by a judge, clerk of a court of record or a notary public within this state.
MCLA 565.8; form: MCLA 565.265; 565.267
- A certified copy of the death Certificate or proof of death must be recorded or have been recorded and referenced by Liber and Page on said document when "survivor" is indicated on the document.
MCLA 565.48
- Court orders must be certified and sealed by the clerk of the court.
MCLA 565.401, 565.411
- The document must be: Legible, ^{signature}black ink, type size 10 point, white 20lb paper, with a blank margin of 2 1/2" at top of first page and 1/2" on all other margins. First page must also have a single statement identifying the recordable event that the instrument evidences. Paper size must be minimally 8 1/2" x 11" and not larger than 8 1/2" x 14".
MCLA 565.201 Sec. 3, Sec. 1(f)
- Total value of real property must be stated on the face of the document or a real estate valuation affidavit must be attached.
MCLA 207.504, 207.525
- Transfer tax shall be collected on the total value of the land being transferred unless exempt from either or both acts; the exemption(s) must be stated on the instrument.
MCLA 207.502, 207.511, MCLA 207.526, 207.533
- Date missing in acknowledgment.
MCLA 565.151, 565.154; 565.267
- Fees: 30.⁰⁰ to record each
MCLA 600.2567, 600.2567(a), 211.135

* If these documents are intended to be filed as UCC - UCC's are now filed with the State of Michigan. If they are intended as fixture filings you must provide a description of real property in which collateral is attached. Feel free to call if you have any questions

