

STATE OF MICHIGAN
COURT OF APPEALS

EDWARD J. PODORSEK,

Plaintiff-Appellant,

v

LAWYERS TITLE INSURANCE, CORP.,
CAROL STROUPE, BARBARA J. STROUPE,
STATE REALTY, INC., d/b/a CENTURY 21
STATE REALTY, and PATRICIA E.
SPRENGER,

Defendants-Appellees.

UNPUBLISHED
December 11, 2003

No. 241450
Monroe Circuit Court
LC No. 00-11474-CH

Before: Schuette, P.J., and Cavanagh and White, JJ.

WHITE, J. (*concurring*).

I join in the affirmance. Century 21 and Sprenger made no representations, either directly or through Stroupe as its purported agent. Although there was evidence that Barbara Stroupe may have known of the drain from an isolated comment at a zoning board of appeals meeting, plaintiff failed to show that he relied on the disclosure statement in determining whether there were any easements that might affect the value of, or his ability to build on, the property. With respect to Lawyers Title Insurance Company, the record failed to establish that there was, in fact, an easement or right-of-way on file at the office of the Monroe County Drain Commission or Register of Deeds.

/s/ Helene N. White