



P.A. 527 OF 1988
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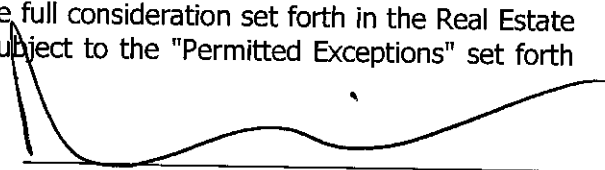
WARRANTY DEED

Know all men by these presents, that **MILES MICHAEL**, whose address is 56 Kensington, Pleasant Ridge, MI 48069 (the "Grantor"), conveys and warrants to **1480-1482 GRATIOT, LLC**, a Michigan limited liability company, whose address is 3501 West Maple Road, Suite B, Troy, MI 48084 (the "Grantee"), the following described premises situated in the City of Detroit, Wayne County, Michigan, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining thereto, for the full consideration set forth in the Real Estate Transfer Tax Valuation Affidavit filed herewith, subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto.

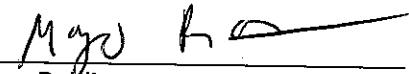
Dated: August 30, 2018


Miles Michael

STATE OF MICHIGAN)
)ss
COUNTY OF ~~WAYNE~~)
)
Oakland _{MR}

The foregoing instrument was acknowledged before me on August 30, 2018 by Miles Michael, as his free act and deed.

MARGO ROSENTHAL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires August 26, 2023
Acting in the County of Oakland


Notary Public
County of _____
State of Michigan
Acting in _____ County
My commission expires: _____

County Treasurer's Certificate

City Treasurer's Certificate

Recording Fee: \$29.00

Tax Parcel Number: 07000774

Send subsequent tax bills to: Grantee

State/County Transfer Taxes: See Real Estate Transfer Tax Valuation Affidavit filed herewith

Drafted by and when recorded
Return To: Scott I. Mirkes, Esq.
Jackier Gould, P.C.
121 W. Long Lake Road, Suite 200
Bloomfield Hills, MI 48304

EXHIBIT A
TO
WARRANTY DEED

LEGAL DESCRIPTION

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lot 5, except Gratiot Avenue as widened, Alphonse D. Posselius Re-Subdivision, according to the plat thereof as recorded in Liber 28, Page 64 of Plats, Wayne County Records

Commonly known as: 1480-1482 Gratiot Avenue, Detroit, MI 48207
Tax Parcel No. 07000774

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

No. 46777 _____ Not Examined
Date 9/10 Evin A. [Signature] WAYNE COUNTY TREASURER Clerk [Signature]

L1B105698

EXHIBIT B
TO
WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes and assessments not yet due and payable.
2. Rights of the tenant as a tenant only without any purchase rights as set forth in that certain Commercial Real Estate Lease Agreement dated March 31, 2016 between Miles Michael, as Landlord, and Simplified Clothing, LLC, Justin Fishaw, Andrew Davis and Vince Troia.
3. Covenants, Conditions and Restrictions as set forth in instrument recorded in Liber 1071, Page 501, Wayne County Records, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
4. Terms and conditions contained in Ordinance as recorded in Liber 13221, Page 409,
Wayne County Records.