

# QUIT CLAIM DEED

---

GOCH PROPERTIES, L.L.C. a Michigan limited liability company, whose address is 795 Oakwood, Detroit, Michigan 48217 (the "Grantor"),

Conveys and Quit Claims to DETROIT SALT COMPANY, L.C. a Michigan limited liability company, whose address is 12841 Sanders Street, Detroit, Michigan 48217 (the "Grantee")

the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

The East 10 feet of Lot 87, Oakwood, according to the plat thereof as recorded in Liber 13 of Plats, Page 36, Wayne County Records.

together with all appurtenances pertaining thereto and subject to easements and restrictions of record, zoning laws and ordinances affecting the premises, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

This Deed is given for consideration of ONE DOLLAR (\$1.00).

The Grantor hereby grants to the Grantee the right to make all further divisions under the Land Division Act, M.C.L.A. 560.109(3).

The property described above 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 under the Michigan Right To Farm Act, M.C.L.A. 560.109(4).

DATED this 28 day of October, 2015.

GOCH PROPERTIES, L.L.C


By: 

Michael Goch, Member

NOTARIZATIONS ON NEXT PAGE

STATE OF MICHIGAN }  
 } ss.  
COUNTY OF WAYNE }

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2015 by Michel Goch, acting as Member of Goch Properties, L.L.C., a Michigan limited liability company.

  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 10/26/2021  
Acting in Wayne County

When Recorded Return To:  Grantee	Send Subsequent Tax Bills To:  Grantee	Drafted By:  James R. Beuche Hooper Hathaway, P.C. 126 S. Main Street Ann Arbor, MI 48104
---	--	--

Tax Parcel#: \_\_\_\_\_

Recording Fee: 17.00

Revenue Stamps: County \$0.55  
State \$3.75

# QUIT CLAIM DEED

---

GOCH PROPERTIES, L.L.C. a Michigan limited liability company, whose address is 795 Oakwood, Detroit, Michigan 48217 (the "Grantor"),

Conveys and Quit Claims to DETROIT SALT COMPANY, L.C. a Michigan limited liability company, whose address is 12841 Sanders Street, Detroit, Michigan 48217 (the "Grantee")

the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

The West 10 feet of the East 20 feet of Lot 87, Oakwood, according to the plat thereof as recorded in Liber 13 of Plats, Page 36, Wayne County Records.

together with all appurtenances pertaining thereto and subject to easements and restrictions of record, zoning laws and ordinances affecting the premises, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

This Deed is given for consideration of ONE DOLLAR (\$1.00).

The Grantor hereby grants to the Grantee the right to make all further divisions under the Land Division Act, M.C.L.A. 560.109(3).

The property described above 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 under the Michigan Right To Farm Act, M.C.L.A. 560.109(4).

DATED this 28 day of October, 2015.

GOCH PROPERTIES, L.L.C.

By: 

Michael Goch, Member

NOTARIZATIONS ON NEXT PAGE



# WARRANTY DEED

---

GOCH PROPERTIES, L.L.C. a Michigan limited liability company, whose address is 795 Oakwood, Detroit, Michigan 48217 (the "Grantor"),

Warrants, Grants and Conveys to DETROIT SALT COMPANY, L.C. a Michigan limited liability company, whose address is 12841 Sanders Street, Detroit, Michigan 48217 (the "Grantee")

the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Lot 90: "Oakwood" on Private Claim 50, 524 and 119, River Rouge, T. 2 S., R. 11E, Wayne County, Michigan. Rec'd L.13, P. 36 Plats, W.C.R.

More commonly known as 750 Bayside, Detroit, Michigan.

together with all appurtenances pertaining thereto and subject to easements and restrictions of record, zoning laws and ordinances affecting the premises, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

This Deed is given for consideration of NINETY FIVE THOUSAND DOLLARS (\$95,000.00).

The Grantor hereby grants to the Grantee the right to make all further divisions under the Land Division Act, M.C.L.A. 560.109(3).

The property described above 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 under the Michigan Right To Farm Act, M.C.L.A. 560.109(4).

DATED this 28 day of October, 2015.

By:  \_\_\_\_\_

GOCH PROPERTIES, L.L.C

Michael Goch, Member

NOTARIZATIONS ON NEXT PAGE

STATE OF MICHIGAN }  
 } ss.  
COUNTY OF WAYNE }

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2015 by Michel Goch, acting as Member of Goch Properties, L.L.C., a Michigan limited liability company.

Andrew M Capelli

Andrew M Capelli,  
Notary Public

Oakland  
County, Michigan  
Acting in Wayne County

My Commission Expires: 10/26/21

When Recorded Return To:  Grantee	Send Subsequent Tax Bills To:  Grantee	Drafted By:  James R. Beuche Hooper Hathaway, P.C. 126 S. Main Street Ann Arbor, MI 48104
---	--	--

Tax Parcel#: 20/015942  
\$0.55

Recording Fee: 17.00

Revenue Stamps: County

State \$3.75

## COVENANT DEED

Marathon Petroleum Company LP, a Delaware limited partnership whose address is Real Estate, Room 1604, 539 S. Main St., Findlay, OH 45840 (“Grantor”) for the full consideration of three hundred and ten thousand, seven hundred and forty dollars (\$310,740.00) conveys to The Detroit Salt Company, L.C., a Michigan limited liability company having an address of 12841 Sanders St., Detroit, MI 48217 (“Grantee”) the following described property situated in the City of Detroit, County of Wayne and State of Michigan as follows:

Lot 73, Oakwood Subdivision, Wayne County Michigan, according to the Plat thereof recorded in Liber 13, Page 36, Wayne County Records.  
Commonly known as 745 S. Bayside

Lot 97, Oakwood Subdivision, Wayne County Michigan, as recorded in Liber 13, Page 36 of Plats, Wayne County Records.  
Commonly known as 708 S. Bayside

Lots 271, 272, and 273, Irvine and Wise’s Addition to Oakwood, as recorded in Liber 18 of Plats, Page 52 ½ (aka 52B), Wayne County Records.  
Commonly known as 714, 708, 702 Dumfries

Lots 268, 269, and 270 of Irvine and Wise’s Addition to Oakwood on Private Claims 119, 524 and 50, according to the recorded Plat thereof in Liber 18 of Plats, on Page 52 ½, Wayne County Records.  
Commonly known as 732 S. Dumfries

Lot 67, Oakwood Subdivision, Wayne County Michigan, as recorded in Liber 13, Page 36 of Plats, Wayne County Records.  
Commonly known as 709 Bayside

Lot 71 and 72, Oakwood Subdivision, Wayne County Michigan, as recorded in Liber 13, Page 36 of Plats, Wayne County Records.  
Commonly known as 739 Bayside

Lot 92, Oakwood Subdivision, Wayne County Michigan, N Bayside 92 Oakwood L13 P36 Plats, W C R 20/401 30 X 100.

Commonly known as 736 Bayside

Lot 74, Oakwood Subdivision, Wayne County Michigan, S Bayside 74 Oakwood L13 P36 Plats, W C R 20/401 30 X 100.

Commonly known as 751 Bayside

Lot 93, Oakwood Subdivision, Wayne County Michigan, N Bayside 93 Oakwood L13 P36 Plats, W C R 20/401 30 X 100.

Commonly known as 732 Bayside

Lot 251, Irvine and Wise's Addition to Oakwood Subdivision, according to the Plat thereof, as recorded in Liber 18, Page 52 ½ of Plats, Wayne County Records.

Commonly known as 733 S. Dumfries

Lot 98, Oakwood Subdivision, as recorded in Liber 13, Page 36 of Plats, Wayne County Records.

Commonly known as 700 S. Bayside

Lot(s) 75, Oakwood Subdivision, according to the plat thereof as recorded in Liber 13, Page(s) 36 of Plats, Wayne County Records.

Commonly known as 755 S. Bayside

Lot 91, "Oakwood Subdivision", according to the plat thereof as recorded in Liber 13, Page(s) 36 of Plats, Wayne County Records.

Commonly known as 744 S. Bayside

Parcel 1: Lots 235, 236, 237, 238, 239, 240 and all that part of Lot B and vacated Branch Ave. lying North and adjacent to said Lots and Lots 88 & 89, Oakwood Subdivision as recorded in Liber 13, Page 36 of Plats, Wayne County Records. Except the Easterly 20 feet of Lot 89 of Oakwood Subdivision, Wayne County, Michigan, as recorded in Liber 13, Page 36 of Plats, Wayne County Records, by Warranty Deed recorded in Liber 48919, Page 440.

Parcel 2: The Northerly ½ of vacated alley lying South and adjacent to Lot 240, and the West 10 feet of Lot 239 in Oakwood Subdivision as recorded in Liber 13, Page 36 of Plats, Wayne County Records.

Parcel 3: The Southerly ½ of vacated alley lying north and adjacent to Lot 88 and the West 10 feet of lot 89 all in Oakwood Subdivision as recorded in Liber 13, Page 36 of Plats, Wayne County Records.

Parcel 4: That portion of the following described land that lies within the North ½ of Bayside Avenue and adjoins Lot 88 and Lot 89, except the Easterly 20 feet of Lot 89; All that part of Bayside Avenue 60 feet wide, (previously vacated and converted to an easement on February 4, 1987- J.C.C. Pages 255-56) between Sanders Avenue, 66 feet wide, and the Wabash Railroad Right of Way described as follows:

Beginning at the Southeast corner of the West 10.00 feet of Lot 87 in the "Oakwood", on PC.'s 50, 524 and 119, River Rouge T 2 S., R. 11 E., Wayne County, Michigan as recorded in Liber 13, Page 36, Plats, Wayne County Records; thence Easterly along the North line of Bayside Avenue, 60 feet wide a record distance of 60.00 feet; thence Southerly at right angles to the North line of said Bayside Avenue 11.00 feet, to a point; thence Westerly along a line 11.00 feet South of and parallel to the North line of said Bayside Avenue, 25.00 feet, to a point; thence Southerly at right angles to the North line of said Bayside Avenue, 38.00 feet, to a



point 11.00 feet North of the South line of said Bayside Avenue; thence Westerly along said line, 60.00 feet, to a point; thence Northerly at right angles to the North line of said Bayside Avenue 38.00 feet, to a point 11.00 feet south of the North line of Bayside Avenue, 60 feet wide; thence Easterly along a line 11.00 feet South of and parallel to the North line of said Bayside Avenue, 25 feet, to a point; thence Northerly at right angles 11.00 feet to the Southeast corner of the West 10.00 feet of Lot 87 of the above mentioned "Oakwood, on PC.'s 50, 524 and 119" and the point of beginning.

Commonly known as: 729, 733, 741, 765 S. Oakwood and 758, 762 Bayside

Tax Parcel Numbers

Lot 73	20015932
Lot 97	20015949
Lot 271	20015815
Lot 272	20015816
Lot 273	20015817
Lots 268, 269, 270	20015812-4
Lot 67	20015926
Lots 71 and 72	20015930-1
Lot 92	20015944
Lot 74	20015933
Lot 93	20015945
Lot 251	20015736
Lot 98	20015950
Lot 75	20015934
Lot 91	20015943
Lot 235	20016074
Lot 236	20016075
Lot 237	20016076
Lots 238, 239, 240	20016077
Lot 89	20015941
Lot 88	20015940 (portion of)

Lot 67, Oakwood Subdivision, as recorded in Liber 13, Page 36 of Plats, Wayne County Records.  
Tax I.D. Number: 20015926

Subject to the following restriction:

The use of the premises by Grantee and its successors and assigns shall be restricted solely to industrial/commercial use, meaning that in no event shall the premises be used for residential use, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

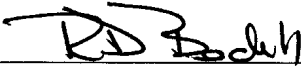
TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, in fee simple forever, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

The Grantor hereby grants to the Grantee the right to make all further divisions of each Property under the Land Division Act, M.C.L.A. 560.109(3).

Each Property described above 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 under the Michigan Right To Farm Act, M.C.L.A. 560.109(4).

Dated this 20<sup>th</sup> day of May, 2015.

Marathon Petroleum Company LP  
By: MPC Investment LLC, its General Partner

By:   
Rich Bedell, Senior Vice President, Refining

STATE OF OHIO                    )  
  )ss  
COUNTY OF HANCOCK        )



Before me, the undersigned authority, on this day personally appeared R. D Bedell,  
Sr VP, Refining of MPC Investment LLC, General Partner of Marathon Petroleum Company LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Findlay, Ohio, this 20<sup>th</sup> day of May, 2015.

  
Notary Public

My Commission Expires: 4-15-18

**This Instrument Prepared By:**

John J. Staler  
539 South Main Street  
Findlay, Ohio 45840



**JOYCE A DRAKE**  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
April 15, 2018

**After Recording, Return To:**

Marathon Petroleum Company LP  
Attn: Real Estate, Room 1604  
539 South Main Street  
Findlay, Ohio 45840

2010 NOV 10 AM 9:29

Bernard J. Youngblood  
Wayne County Register of Deeds

STATE OF  
**M**ICHIGAN

Wayne County  
November 10, 2010 09:29:00 AM  
Receipt # 350591



REAL ESTATE  
TRANSFER TAX

\$1,013.10 - CO  
\$6,907.50 - ST  
Stamp # 203416

November 10, 2010 09:29 AM

Liber 48840 Page 109-110

#2010379364 WD FEE: \$18.00



## WARRANTY DEED (CORPORATION)

MINNESOTA TITLE AGENCY

Know all men by these presents that the Grantor(s) Goch Properties, LLC . a Michigan Limited Liability Company,  
By Michael Goch, Member

whose address is 795 Oakwood, Detroit, MI, 48217

convey(s) and warrant(s) to Detroit Salt Co., L.L.C.,

whose address is 12841 Sanders St., Detroit, MI 48217

the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Parcel 1:

Lots 80, 81 and 82, including vacated Bayside Avenue adjacent thereto, Oakwood Subdivision according to the plat thereof recorded in Liber 13 of plats, Page 36, Wayne County Records.

Parcel 2:

Lots 76, 77, 78 and 79, including vacated Bayside Avenue adjacent thereto, Oakwood Subdivision, according to the plat thereof recorded in Liber 13 of plats, Page 36, Wayne County Records.

Parcel 3:

That part of Lot B and vacated Branch Street lying West of the East line of Lot 241, extended and Lots 83 to 86, inclusive and the Westerly 10 feet to Lot 87, together with that part of vacated alley lying between vacated Branch Street and the Easterly line of the West 10 feet of Lot 87, if the same were extended in a direct line Northerly and Lot 241 to 246, Oakwood Subdivision, according to the plat thereof recorded in Liber 13 of plats, Page 36, Wayne County Records.

Parcel 4:

All that part of the West 1/2 of Private Claim 50, more particularly described as follows: Beginning at the intersection of the Southerly line of Oakwood Avenue, 100 feet wide, as now established with the Easterly line of Wabash Railroad right of way, 50 feet wide, as now established, thence along said Southerly line of Oakwood Avenue North 69 degrees 35 minutes East 65.86 feet to a point on the centerline of Private Claim 50; thence along said line South 29 degrees 01 minutes 30 seconds West 62.97 feet to a point on the Easterly line of the Wabash Railroad right of way, heretofore mentioned; thence along said right of way line North 44 degrees 10 minutes West 44.73 feet to the point of beginning.

Also described for tax purposes as: Part of the West 1/2 of Private Claim 50, described as follows: Beginning at a point in the Southerly line of Oakwood Ave. 83 feet wide, being also in the Easterly line of Wabash Railroad Right-of-Way 50 feet wide; thence North 72 degrees 37 minutes East 63.63 feet; thence South 31 degrees 47 minutes 40 seconds West 60.79 feet; thence North 41 degrees 18 minutes 20 seconds West 43.47 feet to the point of beginning.

also known as Property Address: 775, 781 Bayside. 795, 801 Oakwood, Detroit, MI 48217

Ward No. 20 Item No. 015935-7  
Ward No. 20 Item No. 015938-9  
Ward No. 20 Item No. 016078  
Ward No. 20 Item No. 016079

This is to certify that there are no tax liens or titles on  
this property and that taxes are paid for FIVE YEARS  
previous to date of this instrument EXCEPT

No. 10980 Recorded Wayne County Date 10-15-10

for the sum of \$921,000.00 (Nine Hundred Twenty One Thousand and 00/100 Dollars)

WAYNE COUNTY TREASURER Clerk S. J.

# 332809

WD (A)

✓ Rev. \$ 7920.60

S. J.

subject to easements and building and use restriction of record, if any.

Dated this 6th day of October, 2010.

Signed by:

Goch Properties LLC, a Michigan Limited Liability Company

*Michael Goch*

By Michael Goch, Member

State of Michigan

County of *Wayne*

The foregoing instrument was acknowledged before me this 6th day of October, 2010, by Michael Goch, Member of Goch Properties, LLC . a Michigan Limited Liability Company who being by me duly sworn did say that he is the Member of Goch Properties, LLC a Michigan Limited Liability Company

the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and he acknowledged said instrument to be the free act and deed of said corporation.

Notary Public \_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My commission expires: \_\_\_\_\_

MICHAEL A. CUSCHIERI  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 05-09-2014  
Acting in the county of *Wayne*

Drafted & When Recorded Return To: Send Subsequent Tax Bills To:  
Detroit Salt Co L.L.C. *Shannon Ferguson* Grantee  
12841 Sanders St.  
Detroit, MI 48217

Recording Fee \$ 30.00

Transfer Tax \$7,920.60 ✓

MTA File #332809

2010 AUG 24 AM 10:01

Bernard J. Youngblood  
Wayne County Register of Deeds  
August 24, 2010 10:01 AM  
Liber 48706 Page 73-73  
#2010303899 WD FEE: \$15.00

**M** STATE OF  
**MICHIGAN**  
Wayne County  
August 24, 2010 10:01:00 AM  
Receipt # 281837



**REAL ESTATE  
TRANSFER TAX**  
\$214.50 - CO  
\$1,462.50 - ST  
Stamp # 194355



### WARRANTY DEED

Know all men by these presents that the Grantor(s) Malcolm A. McAdam and Carol C. McAdam, husband and wife,  
whose address is 15901 Longmeadow St., Dearborn, MI, 48120  
convey(s) and warrant(s) to Detroit Salt Co., L.L.C.,  
whose address is 12841 Sanders St., Detroit, MI 48217  
the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Lots 247, 248 and 249, inclusive, Irvine And Wise's Addition To Oakwood Subdivision, as recorded in Liber 18, Page(s) 52  
1/2 of Plats, Wayne County Records.

also known as Property Address: 711 Dumfries & 717 Dumfries, Detroit, MI 48217  
Tax ID No. Ward No.20 Item No.015732-3 and Ward No. 20 Item No. 015734

for the sum of \$195,000.00 (One Hundred Ninety Five Thousand and 00/100 Dollars)

subject to easements and building and use restriction of record, if any.

Dated this 15th day of July, 2010.

Signed by:

Malcolm A. McAdam  
Malcolm A. McAdam

Carol C. McAdam  
Carol C. McAdam

State of Michigan  
County of Wayne

The foregoing instrument was acknowledged before me this 15th day of July, 2010, by  
Malcolm A. McAdam and Carol C. McAdam, husband and wife

Michael A. Cuschien  
Notary Public Oakland County, Michigan  
Acting in Wayne County, Michigan  
My commission expires: 5-9-2014

When Recorded Return To: Emmanuel Manos 12841 Sanders Detroit, MI 48217	Send Subsequent Tax Bills To: Grantee	Drafted By: Malcolm A. McAdam 15901 Longmeadow St. Dearborn, MI 48120
Tax Parcel #20 015732-3 and 20 015734	Recording Fee \$ <u>23.00</u>	Transfer Tax \$1,677.00 ✓

MTA File # 332808

## WARRANTY DEED

---

THOMAS GUTENSCHWAGER, a single man whose address is 768 Dumfries, Detroit, Michigan 48217 (the "Grantor"),

Warrants, Grants and Conveys to DETROIT SALT COMPANY, L.C. a Michigan limited liability company, whose address is 12841 Sanders Street, Detroit, Michigan 48217 (the "Grantee")

the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Lots 225, 226, 250 and Lots 252 through 260 and Lots 263 through 265, Inclusive, Irvine and Wise's Addition to Oakwood, according to the plat thereof recorded in Liber 18, of plats Page(s) 52, Wayne County Records.

Commonly known as: 623, 727, 737,755, 767, 788, 780, 762 & 750 Dumfries

Tax ID #: 20/15730-1, 20/15735, 20/15737, 20/15738-800, 20/15801.001, 20/15803, 20/15804, 20/15807, 20/15808-9

together with all appurtenances pertaining thereto and subject to easements and restrictions of record, zoning laws and ordinances affecting the premises, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

This Deed is given for consideration of SEVEN HUNDRED NINETY THOUSAND DOLLARS (790,000).

The Grantor hereby grants to the Grantee the right to make all further divisions under the Land Division Act, M.C.L.A. 560.109(3).

The property described above 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 under the Michigan Right To Farm Act, M.C.L.A. 560.109(4).

DATED this 11<sup>th</sup> day of March, 2016.

By: \_\_\_\_\_

THOMAS GUTENSCHWAGER

NOTARIZATIONS ON NEXT PAGE

STATE OF MICHIGAN }  
COUNTY OF WAYNE } ss.

The foregoing instrument was acknowledged before me this 11th day of March, 2016 by Thomas Gutenschwager.

**M GEYER**  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 07-07-2016  
Acting in the County of \_\_\_\_\_



Notary Public  
County, Michigan

My Commission Expires:

When Recorded Return To: Grantee	Send Subsequent Tax Bills To: Grantee	Drafted By: Anna Fishman The Detroit Salt Company L.C 12841 Sanders Detroit, MI 48217
-------------------------------------	--	---

Recording Fee: 17.00

Revenue Stamps: County:

State :

2016 APR -6 AM 10:02

Bernard J. Youngblood  
Wayne County Register of Deeds

2016113382 L: 52878 P: 864  
04/06/2016 10:02 AM WD Total Pages: 2



MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County Tax Stamp #402007  
04/06/2016



Receipt# 16-92129 L: 52878 P: 864  
State Tax: \$2325.00 County Tax: \$341.00

# WARRANTY DEED

THOMAS GUTENSCHWAGER, a single man whose address is 768 Dumfries, Detroit, Michigan 48217 (the "Grantor"),

Warrants, Grants and Conveys to DETROIT SALT COMPANY, L.C. a Michigan limited liability company, whose address is 12841 Sanders Street, Detroit, Michigan 48217 (the "Grantee")

the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Lot 261, Irvine & Wise's Addition to Oakwood, according to the plat thereof recorded in Liber 18 of Plats, Page(s) 52 of the Wayne County Records

Commonly known as 774 Dumfries, Detroit, Michigan 48217

Lot 262, Irvine & Wise's Addition to Oakwood, according to the plat thereof recorded in Liber 18 of Plats, Page(s) 52 of the Wayne County Records

Commonly known as 768 Dumfries, Detroit, Michigan 48217

together with all appurtenances pertaining thereto and subject to easements and restrictions of record, zoning laws and ordinances affecting the premises, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

This Deed is given for consideration of THREE HUNDRED AND TEN THOUSAND DOLLARS (\$310,000.00).

The Grantor hereby grants to the Grantee the right to make all further divisions under the Land Division Act, M.C.L.A. 560.109(3).

The property described above 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 under the Michigan Right To Farm Act, M.C.L.A. 560.109(4).

DATED this 17 day of February, 2016

THOMAS GUTENSCHWAGER

NOTARIZATION ON NEXT PAGE

A07217448A-AC

Fidelity National Title

This is to certify that there are no delinquent property taxes owed to our office on this property for the years prior to the date of this instrument. No representation is made as to the status of any tax liens or other taxes owed to any other entities.  
Net \$3801.72  
Date 4/5/16  
Wayne County Treasurer Clerk LMK  
2015 Not Examined

5-18-2666-





2012 APR 11 AM 10:09

Bernard J. Youngblood  
Wayne County Register of Deeds

April 11, 2012 10:10 AM  
Inst:2012186572 QCD Pages:2  
Liber:49753 Page:123



**QUIT CLAIM DEED**

Gen.

The City of Detroit, a Michigan public body corporate whose address is 2 Woodward, Detroit, MI 48226 quit claims to **Oakwood Heights Properties, LLC, a Michigan Limited Liability Company**, whose address is **12841 Sanders, Detroit, Michigan 48217**, the premises located in the City of Detroit, Wayne County, Michigan, described as:

a/k/a 582, 588, 591 Dumfries & 616, 715 Bayside 20/015826, 015825, 015727 & (see attachment)  
015956, 015927

(The "**Property**"), for the sum of **One Thousand Seven Hundred Twenty Dollars and No Cents (\$1,720.00)** subject to and reserving to Grantor its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if any), and restrictions of record.

The estate conveyed by this deed is a fee simple subject to a condition subsequent such that if Purchaser has not obtained a Certificate of Acceptance for the proposed use of the Property as described by the City Council Resolution referenced below within 12 months from the date of this Deed, then title to the Property shall revert to the Grantor upon the Grantor recording a notice of default. The condition subsequent shall be deemed released upon recording of an affidavit by the authorized agent of the Grantor stating that the condition is released, or upon the Purchaser recording an affidavit with an attached copy of the Certificate of Acceptance for the Property prior to the City recording a notice of default. The condition subsequent and the Grantor's Reverter interest in the Property are specifically subject to a *bona fide* first mortgage lien securing purchase and/or construction financing for the Property if the mortgage is held by a state or federally chartered institution or is insured or guaranteed by an agency of the federal government. If the Property is rented for residential occupancy, the Property must be registered as a rental property pursuant to Ordinance 579-H (Detroit City Code § 26-5-42.5).

WITNESSES:

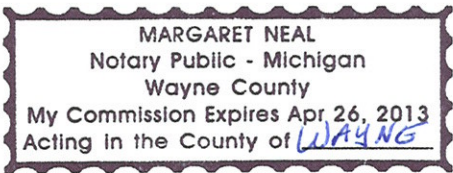
**GRANTOR:** CITY OF DETROIT, a Michigan public body corporate

Olivia Sherrer  
Print: Olivia Sherrer  
Kena Parrish  
Print: Kena Parrish

By: Marja M. Winters  
Print: Marja M. Winters  
Deputy Director  
Planning and Development Department

STATE OF MICHIGAN )  
  )ss.  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on MARCH 1, 2012, by Marja M. Winters, the Deputy Director, Planning and Development Department of the City of Detroit, a Michigan public body corporate, on behalf of the City.



Margaret Neal  
Print: Margaret Neal  
Notary Public, Wayne County, Michigan  
My commission expires: April 26, 2013

Pursuant to § 18-5-12 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.

Approved by City Council on

Cheryl Johnson  
Finance Director

11 / 8 / 11, JCC pp \_\_\_\_\_ or

This deed is dated as 4/2/12

Detroit Legal News, 1 / 27 / 12, pp 11

Approved as to form:

Approved by Mayor on   /  /  .

T. Beckett  
Corporation Counsel

This Instrument Drafted by:

When recorded, return to:

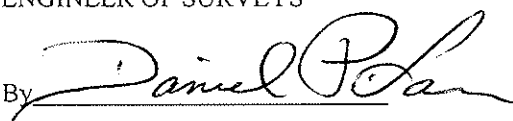
Margaret Neal-Thompson  
Planning & Development Department, Real Estate Development Division  
65 Cadillac Square Ste. 1100  
Detroit, MI 48226

Oakwood Heights Properties, LLC  
12841 Sanders  
Detroit, Michigan 48217

"ATTACHMENT"

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 282, 281, 222; Irvine & Wise's Addition to Oakwood on Private Claims 119-524 and 50 in Ecorse, T. 2 S., R. 11 E., Wayne County, Michigan. Record L. 18, P. 52 ½ Plats, Wayne County Records and Lots 105, 68; "Oakwood" on Private Claims 50, 524 and 119, River Rouge, T. 2 S., R. 11 E., Wayne County, Michigan. Rec'd L. 13, P. 36 Plats, Wayne County Records.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

By   
METCO Services, Inc.

a/k/a 582, 588, 591 Dumfries & 616, 715 Bayside

Ward 20 Item 015826, 015825, 015727 & 015956, 015927

SDC:os

~~ASSESSOR~~ 11/9/2012

**WAYNE COUNTY TREASURER  
QUIT CLAIM DEED**

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor, whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to:

EMANUEL MANOS

hereinafter called the Grantee, whose address is:  
12841 SANDERS DETROIT, MI 48217

the following

described premises located in the CITY OF DETROIT, WAYNE COUNTY, MI

Tax Parcel I. D. # : 20015928.

Legal Description:  
S BAYSIDE LOT 69 OAKWOOD L13 P36 PLATS, W C R 20/401 30 X 100

Commonly known as: 721 BAYSIDE DETROIT, 48217

For the full consideration of \$500.00 Dollars.

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way; private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(l).

Date: November 29, 2010

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.



*Raymond J. Wojtowicz*

Raymond J. Wojtowicz  
Wayne County Treasurer

STATE OF MICHIGAN )  
                                  ) ss  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me this 29 day of November, 2010 by  
Raymond J. Wojtowicz, Wayne County Treasurer.

FELECIA ANN TYLER  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Jul. 29, 2013  
Acting in the County of Wayne

*Felicia A. Tyler*

Notary Public, Wayne County Michigan



**WAYNE COUNTY TREASURER  
QUIT CLAIM DEED**

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor, whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to:

DETROIT SALT COMPANY L.C.

hereinafter called the Grantee, whose address is:  
12841 SANDERS ST. DETROIT, MI 48217

the following

described premises located in the CITY OF DETROIT, WAYNE COUNTY, MI

Tax Parcel I. D. #: 20015948.

Legal Description:

N BAYSIDE LOT 96 OAKWOOD L13 P36 PLATS, W C R 20/401 30 X 100

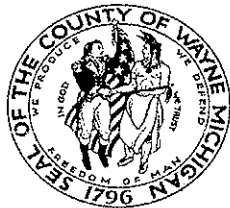
Commonly known as: 714 S BAYSIDE DETROIT, MI 48217

For the full consideration of \$500.00 Dollars.

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way; private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(l).

Date: November 16, 2009

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.



*Raymond J. Wojtowicz*

Raymond J. Wojtowicz  
Wayne County Treasurer

STATE OF MICHIGAN )  
                                  ) ss  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me this 16 day of November, 2009 by  
Raymond J. Wojtowicz, Wayne County Treasurer.

*Felecia A. Tyler*

Notary Public, Wayne County Michigan

FELECIA ANN TYLER  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Jul. 29, 2013  
Acting in the County of Wayne

2010 OCT 29 PM 12:02

Bernard J. Youngblood  
Wayne County Register of Deeds

October 29, 2010 12:03 PM  
Liber 48820 Page 990-991

#2010370454 QCD FEE \$18.00



QUIT CLAIM DEED

Gen.

The City of Detroit, a Michigan public body corporate <sup>Company</sup> whose address is 2 Woodward, Detroit, MI 48226 quit claims to **Oakwood Heights Properties, LLC**, a Michigan Limited Liability Corporation, whose address is 126 S. Main Street, Ann Arbor, Michigan 48104, the premises located in the City of Detroit, Wayne County, Michigan, described as:

a/k/a 593, 610, 617, 623, 627, 726 & 727 Bayside, 634, 20/015914, 015957, 015918, 015919, (see attachment)  
672 & 690 Oakwood, 576 Dumfries & 592 Greyfriars 015920, 015946, 015929, 016139, 016137, 016136,  
015827 & 015601

(The "Property"), for the sum of **Three Thousand Six Hundred Dollars and No Cents (\$3,600.00)** subject to and reserving to Grantor its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if any), and restrictions of record.

WITNESSES:

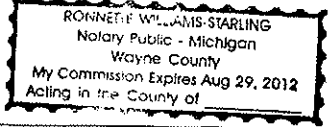
GRANTOR: CITY OF DETROIT, a Michigan public body corporate

Print: Olivia Sherrer  
  
Print: Keshia Coleman

By:   
Print: Warren P. Palmer  
Director  
Planning and Development Department

STATE OF MICHIGAN )  
                                  )ss.  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on Sept. 22, 2010, by Warren P. Palmer, the Director, Planning and Development Department, of the City of Detroit, a Michigan public body corporate, on behalf of the City.



Print: Ronnetta Williams-Starling  
Notary Public, Wayne County, Michigan  
My commission expires: 8-29-2012

Pursuant to § 18-5-12 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.

Approved by City Council on

Finance Director

7/13/10, JCC pp \_\_\_\_\_ or

This deed is dated as of \_\_\_\_\_.

Detroit Legal News, 9/9/10, pp 8.

Approved as to form:

Approved by Mayor on 1/1.

Corporation Counsel

This Instrument Drafted by:  
Margaret Neal-Thompson  
Planning & Development Department Real Estate Development Division  
65 Cadillac Square Ste. 1100  
Detroit, MI 48226

When recorded, return to:  
Oakwood Heights Properties, LLC  
126 S. Main Street  
Ann Arbor, Michigan 48104

Exempt from transfer taxes pursuant to MCL § 207.505(h)(i) and MCL § 207.526(h)(i).

L 48820 - P 991

"ATTACHMENT"

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 53, 57, 58, 59, East 1 foot of Lot 60, Lots 70, 94, 106, 258, 259 & 261; "Oakwood" on Private Claims 50, 524 and 119, River Rouge, T. 2 S., R. 11 E., Wayne County, Michigan. Rec'd L. 13, P. 36 Plats, Wayne County Records;

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 213 & 283; Irvine & Wise's Addition to Oakwood on Private Claims 119-524 and 50 in Ecorse, T. 2 S., R. 11 E., Wayne County, Michigan. Rec'd L. 18, P. 52 Plats, Wayne County Records.

**PER ASSESSORS** 900 10-5-10

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

By   
METCO Services, Inc.

a/k/a 593, 610, 617, 623, 627, 726 & 727 Bayside, 634, 672 & 690 Oakwood, 576 Dumfries & 592 Greyfriars  
Ward 20 Items 015914, 015957, 015918, 015919, 015920, 015946, 015929, 016139, 016137, 016136,  
015827 & 015601

LDJ



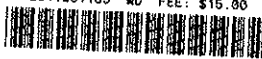


2011 SEP 22 PM 2:06

2

P.A. 327 OF 1968  
AFFIDAVIT FILED

Bernard J. Youngblood  
Wayne County Register of Deeds  
September 22, 2011 02:06 PM  
Liber 49388 Page 1048-1048  
#2011351185 NO FEE: \$15.00



### WARRANTY DEED

MINNESOTA TITLE AGENCY

Know all men by these presents that the Grantor(s) Michale Brimm, Sr., a single man whose address is 711 Oakwood, Detroit, MI, 48217 convey(s) and warrant(s) to Oakwood Heights Properties, LLC, whose address is 12841 Sanders St., Detroit, MI 48217 the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:  
Lots 230 through 234, Oakwood Subdivision, as recorded in Liber 13, Page 36 of Plats, Wayne County Records.  
also known as Property Address: 701 S. Oakwood, Detroit, MI 48217 Tax ID No. Ward No. 20 Item No.016069  
707 S. Oakwood, Detroit, MI 48217 Tax ID No. Ward No. 20 Item No.016070  
711 S. Oakwood, Detroit, MI 48217 Tax ID No. Ward No. 20 Item No.016071-3

Real Estate Transfer Tax Valuation Affidavit attached  
subject to easements and building and use restriction of record, if any.

Dated this 2nd day of August, 2011.

Signed by:

Michale Brimm, Sr.  
Michale Brimm, Sr.

State of Michigan  
County of Wayne

The foregoing instrument was acknowledged before me this 2nd day of August, 2011, by Michale Brimm, Sr.

Nicole Bazzi  
Notary Public Wayne County, Michigan  
Acting in Wayne County, Michigan  
My commission expires: 5-14-2013

NICOLE BAZZI  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires May 14, 2013  
Acting in the County of Wayne

When Recorded Return To: Oakwood Heights Properties, LLC  
12841 Sanders St., Detroit, MI 48217  
Send Subsequent Tax Bills To: Grantee  
Drafted By: Michael A. Szymanski  
20010 Kelly road  
Harper Woods, MI 48225

Tax Parcel # Ward No. 20 Item No.016071-3  
Recording Fee \$ 19.00  
Transfer Tax \$

MTA File # 335157

This is to certify that there are not tax liens or titles on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT  
No. 2431 Date 8-15-11  
WAYNE COUNTY TREASURER Clerk [Signature]

#335157