

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Flora Walker-Gillard by Kelvin Walker, her Attorney-in fact, whose Power of Attorney is attached hereto.

Whose address is 1725 W Chicago Boulevard Detroit, MI 48206

Convey(s) and Warrants to Prince Realty, LLC, a New York limited liability company

Whose address is 595 Broadway, #3 New York, New York 10012

Property described as:

Parcel 1:

The South 35 feet of Lot 593, Subdivision of Private Claim 44, as recorded in Liber 68 Pages 2 and 3 of Deeds, Wayne County Records.

Parcel 2:

Lot 594 and the North 5 feet of Lot 593, Subdivision of Private Claim 44, as recorded in Liber 68 Pages 2 and 3 of Deeds, Wayne County Records.

Parcel 3:

Lot 595, Subdivision of Private Claim 44, as recorded in Liber 68 Pages 2 and 3 of Deeds, Wayne County Records.

Commonly Known as: 4703, 4711 and 4719 16th Street Detroit, MI 48208

Tax ID: WARD 10 ITEM 006333

WARD 10 ITEM 006332

WARD 10 ITEM 006331

For the sum of See Attached Real Estate Valuation Affidavit

SUBJECT ONLY TO PERMITTED EXCEPTIONS DESCRIBED IN ATTACHED EXHBIT "A"

Dated: 03/26/2015

Signed:



Flora Walker-Gillard by Kelvin Walker, her Attorney-in fact, whose Power of Attorney is attached hereto

STATE OF Michigan

COUNTY OF Wayne

On the 26th of March, 2015, Flora Walker-Gillard by Kelvin Walker, her Attorney-in fact, whose Power of Attorney is attached hereto to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

EMMA M ELDER-HOWELL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-29-2015
Acting in the County of _____

Notary Public

County, Michigan

My commission expires: _____

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Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-29-2015
Acting in the County of _____

Notary Public

County, Michigan

My commission expires: _____

QUIT CLAIM DEED

The Detroit Land Bank Authority ("Grantor"), whose address is 500 Griswold, Suite 1200, Detroit, Michigan, 48226, conveys to Prince Realty, LLC ("Grantee"), whose address is 660 Woodward Avenue, Suite 2490, Detroit, Michigan 48226, the following premises in the City of Detroit, Wayne County, Michigan.

W 16TH 591 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 40 X 125.65A

Parcel ID: 10006335.

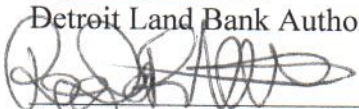
commonly Known As: 4693 16th Ave, Detroit, MI 48208

together with all and singular the tenements, hereditaments, fixtures, and appurtenances of that property, for the full consideration of **Purchase Price (\$1,602.00)**. This conveyance is exempt from taxes pursuant to MSA 7.456(5)(h)(i); MCL 207.505(h)(i), MSA 7.456(26)(h)(i); MCL 207.526(h)(i).

Notice

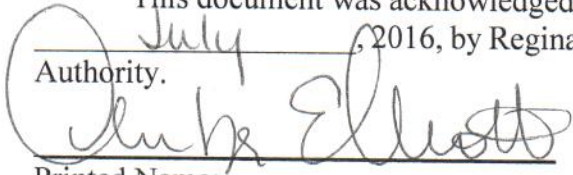
This property is conveyed on the express condition that Grantee fulfill all of the terms and conditions set forth in the "Development Agreement" dated as of the Closing Date. If Grantee fails to fulfill all of the terms of the Development Agreement after this conveyance, the property may be conveyed back to the Grantor.

Dated: July 6, 2016

Signed by Grantor:
 Detroit Land Bank Authority

 Reginald B. Scott II
 Director, Disposition

STATE OF MICHIGAN)
)ss
 COUNTY OF WAYNE)

This document was acknowledged, subscribed and sworn before me this 6th day of July, 2016, by Reginald B. Scott II., Director, Disposition, Detroit Land Bank Authority.


 Printed Name:
 Notary Public, Wayne County, Michigan
 My Commission Expires:

AMBER M. ELLIOTT
 Notary Public, State of Michigan
 County of Wayne
 My Commission Expires 07-03-2018
 Acting in the County of Wayne

When recorded return to: Prince Realty, LLC 660 Woodward Avenue, Suite 2490 Detroit, Michigan 48226	Send subsequent tax bills to: Prince Realty, LLC 660 Woodward Avenue, Suite 2490 Detroit, Michigan 48226	Drafted by: Gustaf Andreasen Detroit Land Bank Authority 500 Griswold, Suite 1200 Detroit, Michigan 48226
Tax Parcel IDs: 10006335.	Recording Fee: _____ \$	Revenue Stamps: _____ \$

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/Treasurer 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:

PHILIP T KAFKA

hereinafter called the Grantee, whose address is:

595 BROADWAY #3 NEW YORK, NY 10012

the following

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

Tax Parcel I.D. #: **10006334.**

Legal Description:

W 16TH LOT 592 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 40 X 125.85A

Commonly known as: 4699 16TH ST DETROIT, MI 48208

For the full consideration of **\$2,300.00** Dollars.

Date: **October 2, 2014**

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)(I).

Declaration of Conditions Subsequent. This Declaration is made to give record notice of the conditions subsequent to the sale of the Property by imposition of the following restrictions on the sale to the Property:

- A. That Grantee or any subsequent Purchaser/Assignee shall pay all tax obligations due on the date the Deed is issued and shall keep current payment on all tax obligations for the two years following the date the deed was issued.
- B. That Grantee or subsequent Purchaser/Assignee shall either demolish the property within six months following the date of the deed or maintain and secure the Property for two years following the date of the deed from Grantor/Treasurer in accordance with local building, health and public safety ordinances.
- C. That failure of the Grantee or subsequent Purchaser/Assignee to comply with above clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title of the Property to the Grantor/Treasurer or assigned to the State of Michigan, County of Wayne, City, or Township where the property is located, at the discretion of the Grantor/Treasurer. The right of reversion of title shall reinstate fee simple absolute title to the Grantor/Treasurer or to Treasurer's assignee within 30 days of failure to cure default, unless extended at the Treasurer's sole discretion. Written notice of default and failure to cure default addressed to the Grantee and mailed to the Grantee's address as written on the deed shall be notice to any subsequent Purchaser/Assignee, unless a copy of the Property Transfer Affidavit (PTA) that was filed with the local Assessor and which includes any change of mailing address is hand delivered to and signed as received by said Grantor/Treasurer, or designated representative. DURING THE TAX YEARS THAT THE CONDITIONS SUBSEQUENT APPLY, THIS PROPERTY SHALL NOT BE SOLD, CONVEYED OR TRANSFERRED UNLESS ALL TAXES ARE PAID IN FULL. VIOLATORS SHALL BE PERSONALLY LIABLE TO PURCHASER AND/OR GRANTOR/TREASURER FOR DAMAGES AND AGREE TO SUBMIT TO THE JURISDICTION OF THE COURTS IN THE STATE OF MICHIGAN.

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 on this 2 day of October, 2014 by
Raymond J. Wojtowicz, Wayne County Treasurer.

FELECIA ANN TYLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 29, 2019
ACTING IN COUNTY OF *Wayne*

Felecia A. Tyler

Notary Public, Wayne County Michigan