

**WARRANTY DEED**

The Grantor(s), Shah and Watts, an Ohio partnership whose address is 398 Santure Street, Monroe, MI 48162, convey(s) and warrant(s) to Prince Realty, LLC, a Michigan limited liability company, Grantee(s), whose address is 595 Broadway, #3, New York, NY 10012, the following described premises:

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

See Exhibit A

Commonly known as: 4883 West Grand River, 2456 West Hancock & 4803 16th Street, Detroit, MI 48208  
Parcel ID No(s): Ward 10 Item 000508-9, Ward 10 Item 000543-5 and Ward 10 Item 006328-9

For the Full Consideration of One Hundred Twenty Thousand And No/100 Dollar(s) (\$120,000.00) subject to building and use restrictions and easements of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto.

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this \_\_\_\_ day of September, 2015.

Shah and Watts, an Ohio partnership

BY: *Kanti Shah*  
Kanti Shah, Partner

STATE OF Michigan

County OF

I, *Darcy L. Merritt*, a Notary Public for the County of *Monroe* and State of Michigan, do hereby certify that Kanti Shah, Partner of Shah and Watts, and Ohio partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the *1<sup>st</sup>* of September, 2015.

*Darcy L. Merritt*  
Notary Public

**DARCY L. MERRITT**  
Notary Public, State of Michigan  
My Commission Expires June 29, 2018

My Commission Expires:

(SEAL)

**Prepared by:**  
Shah and Watts, an Ohio partnership  
398 Santure Street  
Monroe, MI 48162

**Assisted by:**  
Venture Title Agency  
645 Griswold, Suite 1300  
Detroit, MI 48226

**When recorded mail to:**  
Prince Realty, LLC, a Michigan limited liability company  
595 Broadway, #3  
New York, NY 10012



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Kanti Shah, Partner

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