

WAYNE CO. REG '18 AUG 2 AM 9:06

Bernard J. Youngblood
Wayne County Register of Deeds
2018235327 L: 54540 P: 309
08/02/2018 09:09 AM WD Total Pages: 3



**P.A. 327 OF 1868
AFFIDAVIT FILED**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That 2714 SECOND AVENUE OWNER, LLC, a Michigan limited liability company, whose address is 2550 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48302 ("Grantor") conveys and warrants to TSD SOLUTIONS, LLC, a Michigan limited liability company, whose address is 1163 S. Main Street, #174, Chelsea, Michigan 48118 ("Grantee"), the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

See Attached Exhibit A

For the consideration, please see the Real Estate Transfer Tax Valuation Affidavit filed herewith.

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, and all tenements, hereditaments, and appurtenances, including, without limitation, rights, if any, to strips or gores between the real property described above, subject to easements and building and use restrictions of record.

Subject to real estate taxes and assessments for the year 2018 not yet due and payable.

Dated: July 31, 2018, effective date

Executed on 08-24-2016

Signed

2714 SECOND AVENUE OWNER, LLC, a Michigan limited liability company

Matthew B. Lester, Manager

State of Michigan)
County of Wayne Oakland) SS)

On this 24 day of August, 2016, before me personally appeared Matthew B. Lester, Manager of 2714 Second Avenue Owner, LLC, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as Manager of 2714 Second Avenue Owner, LLC.

DAWN M. YAX
NOTARY PUBLIC, WAYNE COUNTY, MI
MY COMMISSION EXPIRES AUGUST 20, 2021
ACTING IN OAKLAND COUNTY

Notary Public
County, Michigan
My Commission Expires:
Acting in _____ County

* Drafted by: *and Roberto;*

Catharine LaMont, Esq.
First American Title Insurance Company
100 Bloomfield Hills Parkway, Suite 195
Bloomfield Hills, Michigan 48304

When recorded return to: Grantee*

Send subsequent tax bills to: Grantee

*TSD Solutions, LLC
840 W. Long Lake Rd # 150
Troy MI 48098*

Exhibit A
Legal Description

Lot 17 and the South 5 feet of Lot 16, Block 81, of Blocks 81 and 82 Cass Farm, as recorded in Liber 1 of Plats, page(s) 92, Wayne County Records.

Tax Item No.: Ward 02 Item 002331
Commonly known as: 2714 Second, Detroit, MI 48201

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 the other entities.

No. 22089 Eric A. Sullivan Not Examined
Date: 8/2/18 WAYNE COUNTY TREASURER Clerk LD

P.A. 327 OF 1968
 AFFIDAVIT FILED

Bernard J. Youngblood
 Wayne County Register of Deeds
 2014316362 L: 51653 P: 1479
 07/30/2014 03:31 PM WD Total Pages: 1



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That 9125 W. JEFFERSON LLC, a Michigan limited liability company, whose address is c/o HDC Partners, 150 N. Michigan Avenue, Suite 3550, Chicago, Illinois 60601 ("Grantor") conveys and warrants to TSD SOLUTIONS, LLC, a Michigan limited liability company whose address is 1163 S. Main St., #174, Chelsea, Michigan 48118 ("Grantee"), the following described premises situated in the City of Detroit, County of Wayne and State of Michigan:

Lot 18, Block 81, BLOCKS 79, 80, 81, and 82, CASS FARM, according to the plat thereof as recorded in Liber 1 of Plats, Pages 92 and 93, Wayne County Records.

Commonly known as: 2700 Second Avenue
 Tax Parcel ID: Ward 02 Item 000623-4

"See Attached Real Estate Transfer Tax Valuation Affidavit"

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, and all tenements, hereditaments, and appurtenances, including, without limitation, rights, if any, to strips or gores between the real property described above, subject to easements and building and use restrictions of record.

Subject to real estate taxes and assessments for the year 2014 not yet due and payable.

Dated: July 28, 2014

Signed

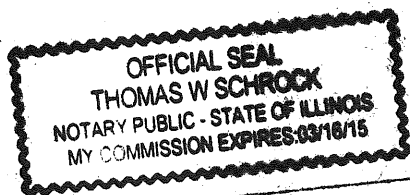
9125 W. JEFFERSON LLC, a Michigan limited liability company

[Handwritten Signature]

Name: Harry D. Conkey
 Its: CEO and Sole Owner

State of Illinois)
) SS
 County of Cook)

On this 25th day of July, 2014, before me personally appeared Harry D. Conkey, CEO and Sole Owner of 9125 W. Jefferson LLC to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed on behalf of said limited liability company.



[Handwritten Signature] - Thomas W. Schrock
 Notary Public
 Cook County, Illinois
 My Commission Expires:
 Acting in 3/16/15 County

Drafted by:
 Catharine LaMont, Esq.
 First American Title Insurance Company
 100 Bloomfield Hills Parkway, Suite 195
 Bloomfield Hills, Michigan 48304

When recorded Return To: *[Handwritten]* Donna S. Wilcox
 First American Title Insurance Co.
 100 Bloomfield Hills Pkwy, Ste 195
 Bloomfield Hills, MI 48304

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

No. *[Handwritten]* Not Examined
 Date 7/30/14 WAYNE COUNTY TREASURER Clerk *[Handwritten]*

[Handwritten] 6e5697 BH