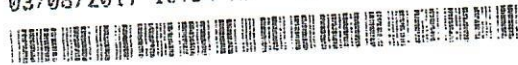


17 MAR- 8 AM 10:54

Bernard J. Youngblood  
Wayne County Register of Deeds  
2017066780 L: 53559 P: 605  
03/08/2017 10:54 AM WD Total Pages: 2



MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County Tax Stamp #435861  
03/08/2017



Receipt# 17-53658 L: 53558 P: 605  
State Tax: \$1875.00 County Tax: \$275.00

**WARRANTY DEED**

Chalmers Park, LLC, a Michigan Limited Liability Company  
whose address is 41392 Marksway Ct., Sterling Heights, MI 48314

Conveys and Warrants to Chalmers Island Investment, LLC, a Michigan Limited Liability Company  
whose address is 11731 Chalmers, Detroit, MI 48205

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

Exhibit A

for the full consideration of Two Hundred Fifty Thousand (\$250,000.00) Dollars subject to: all building and use restrictions, covenants, reservations, and easements of record.

The Grantor grants to the Grantee the right to make all divisions, bonus divisions and redivisions of the property that the Grantor may have under the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this February 14<sup>th</sup>, 2017.

Chalmers Park, LLC

*Satar Zaitouna*

By: Satar Zaitouna  
Its: Authorized Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this February 14<sup>th</sup>, 2017 by Satar Zaitouna, the Authorized Member of Chalmers Park, LLC.

*David Silverstein*

Notary Public: DAVID SILVERSTEIN  
NOTARY PUBLIC, STATE OF MI  
Notary County/ State: COUNTY OF OAKLAND  
County Acting In: MY COMMISSION EXPIRES Jan 25, 2018  
Commission Expires: ACTING IN COUNTY OF OAKLAND

Instrument Drafted by and when recorded return to:  
Ramy J. Sesi, 32000 Northwestern Highway, Suite 155, Farmington Hills, Michigan 48334  
State/County Transfer Tax: \$  
Recording Fee: \$  
Tax Parcel: Item #14394/Ward 21 and Item #55798/Ward 21  
Send subsequent tax bills to Grantee

## Exhibit A

Premises situated in the City of Detroit County of Wayne and State of Michigan, to-wit:

### Parcel 1

The East 180.8 feet of Lot 60 of D-J-R SUBDIVISION, according to the plat thereof, as recorded in Liber 41, page 64, Wayne County Records.

Tax Item No. 14394/ Ward 21, covers more land

### Parcel 2

The North 86.75 feet of Lot 1, as measured on the East line of the North 87.23 feet of Lot 1, as measured on the West line of ALBERT GARDENS SUBDIVISION, according to the plat thereof, as recorded in Liber 39, page 31, Wayne County Records; EXCEPTING that part described as follows: Being part of Lot 1 of ALBERT GARDENS SUBDIVISION, according to the plat thereof, as recorded in Liber 39, page 31, Wayne County Records; described as: Beginning at a point on the Westerly line of Chalmers Avenue (76 feet wide) distant North 25 degrees 48 minutes West 128.43 feet from the intersection of the Westerly line of Chalmers Avenue and the Northerly line of Jane Avenue (50 feet wide), thence along the centerline of an existing wall South 65 degrees 13 minutes 45 seconds West 32.75 feet; thence South 24 degrees 46 minutes 15 seconds East 0.45 feet; thence South 65 degrees 13 minutes 45 seconds West 3.80 feet; thence North 24 degrees 46 minutes 15 seconds West 2.35 feet; thence South 65 degrees 13 minutes 45 seconds West 1.75 feet; thence South 24 degrees 46 minutes 15 seconds East 3.40 feet; thence South 65 degrees 13 minutes 45 seconds West 12.80 feet; thence North 24 degrees 46 minutes 15 seconds West 1.50 feet; thence South 65 degrees 13 minutes 45 seconds West 4.10 feet; to the end of building; thence North 24 degrees 46 minutes 15 seconds West 0.55 feet to the center of existing wall to the outside of said wall, thence South 65 degrees 13 minutes 45 seconds West 44.80 feet along existing wall extended; thence North 25 degrees 48 minutes West 38.47 feet to the Southerly line of an existing public alley 9.0 feet wide; thence along said Southerly line extended North 64 degrees 57 minutes 30 seconds East 100.00 feet to the Westerly line of Chalmers Avenue; thence along said line South 25 degrees 48 minutes East 39.50 feet to the point of beginning.

### Parcel 3

Being part of Lot 1 of ALBERT GARDENS SUBDIVISION, according to the plat thereof, as recorded in Liber 39, page 31, Wayne County Records; described as: Beginning at a point on the Westerly line of Chalmers Avenue (76 feet wide) distant North 25 degrees 48 minutes West 128.43 feet from the intersection of the Westerly line of Chalmers Avenue and the Northerly line of Jane Avenue (50 feet wide), thence along the centerline of an existing wall South 65 degrees 13 minutes 45 seconds West 32.75 feet; thence South 24 degrees 46 minutes 15 seconds East 0.45 feet; thence South 65 degrees 13 minutes 45 seconds West 3.80 feet; thence North 24 degrees 46 minutes 15 seconds West 2.35 feet; thence South 65 degrees 13 minutes 45 seconds West 1.75 feet; thence South 24 degrees 46 minutes 15 seconds East 3.40 feet; thence South 65 degrees 13 minutes 45 seconds West 12.80 feet; thence North 24 degrees 46 minutes 15 seconds West 1.50 feet; thence South 65 degrees 13 minutes 45 seconds West 4.10 feet; to the end of building; thence North 24 degrees 46 minutes 15 seconds West 0.55 feet; to the center of existing wall to the outside of said wall, thence South 65 degrees 13 minutes 45 seconds West 44.80 feet along existing wall extended; thence North 25 degrees 48 minutes West 38.47 feet to the Southerly line of an existing public alley 9.0 feet wide; thence along said Southerly line extended North 64 degrees 57 minutes 30 seconds East 100.00 feet to the Westerly line of Chalmers Avenue; thence along said line South 25 degrees 48 minutes East 39.50 feet to the point of beginning.

Tax Item No. 55798/ Ward 21, as to Parcel 2 and Parcel 3