

WARRANTY DEED

Mooney Real Estate Holdings, a Michigan nonprofit corporation ("Grantor"), whose address is 12 State Street, Detroit, Michigan 48226, conveys and warrants to St. Joseph Shrine Parish Detroit, a Michigan nonprofit corporation ("Grantee"), whose address is 12 State Street, Detroit, Michigan 48226, the property legally described on Exhibit A attached hereto (the "Property"), for the full consideration of One Dollar (\$1), subject to the matters described on Exhibit B attached hereto.

To the extent the Property is unplatted land, such property may be located within the vicinity of farm land 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 by the Michigan Right to Farm Act. Grantor grants to the Grantee the right to make all available division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This Deed is exempt from county and state transfer taxes under MCL 207.505(a) and MCL 207.526(a) respectively.

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EXHIBIT A

DESCRIPTION OF REAL ESTATE

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

S JAY 30&31 EXC E 35 FT 32 THRU 35 29 THRU 26 BLK 25--PLAT OF ANTOINE DEQUINDRE L10 P716-7-8 CITY RECORDS, W C R 7/1 239.50 IRREG

Parcel Identification No(s). **07000747.**

Commonly known as: **St. Joseph Shrine Parish Detroit**

1828 Jay

N JAY 48 THRU 51 52 EXC E 11.5 FT ON S LINE BG E 17.5 FT ON N LINE BLK 25--PLAT OF ANTOINE DEQUINDRE FARM L10 P716-7-8 CITY RECORDS, W C R 7/1 263 IRREG

Parcel Identification No(s). **07000759.**

Commonly known as: **St. Joseph Shrine Parish Detroit**

1849 Jay

S GRATIOT W 1 FT 59 60 EXC GRATIOT AVE AS WD BLK 25 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-7-8 CITY RECORDS, WCR 7/1 57 X 51.98A

Parcel Identification No(s). **07000763-4**

Commonly known as: **St. Joseph Shrine Parish Detroit**

1848 Gratiot

S GRATIOT 61 EXC GRATIOT AVE AS WD BLK 25 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-7-8 CITY RECORDS, WCR 7/1 74.32 IRREG

Parcel Identification No(s). **07000765.**

Commonly known as: **St. Joseph Shrine Parish Detroit**

1548 Gratiot

E ORLEANS 62 BLK 25 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-7-8 CITY RECORDS, W C R 7/1 60.4 IRREG

Parcel Identification No(s). **07001857-8**

Commonly known as: **St. Joseph Shrine Parish Detroit**

2330 Orleans

2021 TAXES NOT EXAMINED

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 the Instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R Sabree, Wayne County Treasurer
No. E - 129805 Date: 03/25/2022 Clerk: AH

EXHIBIT B

PERMITTED EXCEPTIONS

1. With respect to any part of the Property, (a) to the extent Grantor is insured under an owner's title insurance policy with respect to such Property, (i) those exceptions to title and/or coverage set forth in such policy, (ii) any easements, rights of way, building and use restrictions, leases, licenses, grants, reservations and other encumbrances created by Grantor subsequent to the date of such policy, and (iii) any matters created or occurring subsequent to the date of such policy that would be disclosed by an accurate survey and/or inspection of such Property; and (b) to the extent Grantor is not insured under an owner's title insurance policy with respect to such Property, (i) any easements, rights of way, building and use restrictions, leases, licenses, grants, reservations and other encumbrances of record, and (ii) anything that would be disclosed by an accurate survey and/or inspection of such Property.
2. With respect to any part of the Property, rights of tenants, licensees and/or other occupants, if any, under any unrecorded leases or licenses granted by Grantor with respect to such Property.
3. With respect to any part of the Property, taxes and assessments, whether general or special, and any lien arising therefrom, which are not due and payable as of the date of this Warranty Deed with respect to such Property.
4. With respect to any part of the Property, any liens, encumbrances or interests arising from the acts of Grantee with respect to such Property.

Capitalized terms not defined in this Exhibit B have the meanings given them in the foregoing Warranty Deed.