

2018159292 L: 54376 P: 517 WD  
04/25/2018 04:36:08 PM Total Pages: 2  
Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County County Tax Stamp #478488  
04/25/2018  
Receipt# 18-145661 L: 54376 P: 517  
State Tax: \$2,625.00 County Tax: \$385.00



## Warranty Deed

RFT File Number: 23786

Know All Persons by These Presents: That Sadeghi Family 2012 Trust u/a/d February 17, 2012 by *Nader Ghanaat*

Whose address is: 12874 & 12900 Greenfield Rd. Detroit, MI 48227 *Trustee*

Convey(s) and Warrant(s) to E & D Property, LLC

Whose address is: 12874 & 12900 Greenfield Rd. Detroit, MI 48227

The following described premises situated in the City of Detroit, County of Wayne, State of Michigan to wit:

**Parcel 1:**

Lots 63 through 68, and vacated Prast Avenue adjacent, FORTUNA PARK SUBDIVISION, according to the recorded Plat thereof, as recorded in Liber 33 of Plats, Page 31, Wayne County Records. Also, that part of the Northwest 1/4 of Section 30, Town 1 South, Range 11 East, described as follows: Beginning at the Southwest corner of Lot 1 of said FORTUNA PARK SUBDIVISION; thence North 89 degrees 40 minutes 40 seconds East 605.27 feet to the West line of Whitcomb Avenue; thence along said line South 0 degrees 04 minutes West 475.0 feet; thence South 88 degrees 07 minutes 13 seconds West 225.08 feet; thence North 0 degrees 10 minutes 20 seconds East 64.0 feet; thence on a curve to the left 95.09 feet (radius = 569.32 feet, chord bears North 04 degrees 22 minutes 07 seconds West 94.96 feet); thence South 89 degrees 42 minutes 20 seconds West 1.07 feet; thence North 0 degrees 10 minutes 20 seconds East 194.0 feet; thence South 89 degrees 42 minutes 20 seconds West 372.61 feet to the East line of Greenfield Avenue; thence North 0 degrees 10 minutes 20 seconds East 128.20 feet to the Point of Beginning.

**Parcel 2:**

Lots 1, 2 and 3, FORTUNA PARK SUBDIVISION, according to the recorded plat thereof as recorded in Liber 33 of Plats, Page 31, Wayne County Records.

Commonly known as: 12874 & 12900 Greenfield Rd., Detroit, MI 48227

Tax Parcel No.: 22-049861 & 22-049863-4

For the full consideration of: Three Hundred Fifty Thousand Dollars (\$350,000.00).

Subject to: Existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this 28th day of February, 2018.

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 - 65206 Date: 04/24/2018 Clerk: CB

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Signed by: Sadeghi Family 2012 Trust u/a/d February 17, 2012

BY:   
Nader Ghanaat, Trustee

*KA* STATE OF MICHIGAN *CA*

COUNTY OF

*Los Angeles*

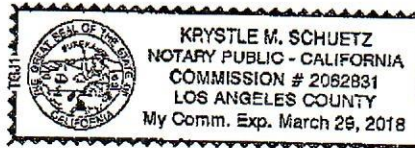
The foregoing instrument was acknowledged before me this 28th day of February, 2018 by Sadeghi Family 2012 Trust u/a/d February 17, 2012 by *Nader Ghanaat Trustee*

*Krystle M. Schuetz*  
Notary Public, *Krystle M. Schuetz*

*Los Angeles* County, *CA*

Acting in: *Los Angeles*

My commission expires: *03/29/2018*



Drafted by: Sadeghi Family 2012 Trust u/a/d February 17,  
2012 Nader Ghanaat, Trustee  
12874 & 12900 Greenfield Rd.  
Detroit, MI 48227

When recorded E & D Property, LLC

Return to:

*12874 Greenfield*  
*Detroit MI 48227*

Recording Fee: 35.00

State Transfer Tax: 2625.00

County Transfer Tax: 385.00