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Bernard J. Youngblood
Wayne County Register of Deeds
2024228708 L: 59031 P: 358
08/16/2024 09:20 AM DD Total Pages: 5



P.A. 327 OF 1968
AFFIDAVIT FILED

COVENANT DEED

The Grantor,	2001 Wabash Land Holdings, LLC, a Delaware limited liability company ("Grantor"),
whose address is	246 West End Avenue, 1A, New York, NY 10023
Conveys and transfers to	Kintsugi Village Holdings, L3C, a Michigan low-profit limited liability company ("Grantee"),
whose address is	1420 Washington Boulevard, Suite 301, Detroit, Michigan 48226,

the premises situated in the City of Detroit, County of Wayne, State of Michigan, described in **Exhibit A** (the "Premises") attached hereto and incorporated herein by reference (the "Real Estate") for the consideration reflected in the REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED, the receipt and sufficiency of which are hereby acknowledged, together with all buildings and improvements, as well as all hereditaments, privileges and appurtenances thereunto belonging or in any way appertaining to the Premises and all fixtures located on the Premises.

The preceding conveyance and transfer is made subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto. The Grantor covenants and agrees that the Grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the Premises or any part of them to be charged or encumbered in title, estate or otherwise, howsoever and, except for the Permitted Exceptions, Grantor does hereby warrant and defend title to the Real Estate against every person whosoever lawfully claims the same or any part thereof solely by, through or under Grantor, but not anyone else or otherwise.

First American Title

[Signature Page Follows]

①

1014440 BH

[Signature Page to Covenant Deed]

8/9
Dated as of August 8/6, 2024.

GRANTOR:

2001 Wabash Land Holdings, LLC
a Delaware limited liability company

By: NCI Integrity SVL, LLC,
a Delaware limited liability company
Its: Managing Member

By: Next Cities Investments II, LLC,
a Delaware limited liability company
Its: Managing Member

By: [Signature]
Signature of: Shannon W Hill
Title: Manager

STATE OF New York)
COUNTY OF New York) ss.

The foregoing instrument was acknowledged and sworn to before me, acting in the state and county aforesaid, this 6th day of August, 2024, by Shannon W Hill, the Manager of Next Cities Investments II, LLC, a Delaware limited liability company and Managing Member of NCI Integrity SVL, LLC, a Delaware limited liability company and Managing Member of ~~2048-14 Street~~ 2001 Wabash Land Holdings, LLC, a Delaware limited liability company and Grantor named herein.

ABIMBOLA AYODELE
Notary Public - State of New York
No. 01AY0020623
Qualified in Kings County
My Commission Expires Feb. 02, 2028

Name: Abimbola Ayodele
Notary Public, ADO County, NY
My Commission Expires: 02/02/2028
Acting in New York County, NY

Drafted by:
Elizabeth M. Rogers, Esq.
Taft Law
27777 Franklin Road, Ste. 2500
Southfield, Michigan 48226

When recorded return to:
Grantee

Send subsequent tax bills to:
Grantee

EXHIBIT A

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

PARCEL 1:

Lots 62, the North 1/2 of Lot 63, the South 1/2 of Lot 63, the North 1/2 of Lot 68, the South 1/2 of Lot 68, Lot 69, EXCEPT the Westerly 58 feet, and the West 58 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

ALSO DESCRIBED AS FOLLOWS:

Lot 62 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

North 1/2 of Lot 63 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

South 1/2 of Lot 63 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

North 1/2 of Lot 68 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

South 1/2 of Lot 68 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

All that Part of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records described as follows: Beginning at the Northeast corner of said Lot 69, thence South 67 degrees 18 minutes West 31.40 feet, thence South 22 degrees 47 minutes East 19.92 feet, thence South 67 degrees 47 minutes East 6.79 degrees, thence North 67 degrees 18 minutes East 26.60 feet, thence North 22 degrees 47 minutes West 24.72 feet along the West line of Wabash Avenue to the Point of Beginning.

All that Part of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records described as follows: Beginning at the Southeast corner of said Lot 69 thence South 67 degrees 13 minutes West 31.40 feet, thence North 22 degrees 47 minutes West 24.55 feet, thence North 67 degrees 47 minutes West 3.46 feet, thence North 22 degrees 47 minutes West 23 feet, thence North 67 degrees 18 minutes East 2.45 feet, thence South 22 degrees 47 minutes East 19.92 feet, thence South 67 degrees 47 minutes East 6.79 feet, thence North 67 degrees 18 minutes East 26.60 feet thence South 22 degrees 47 minutes East 25.28 feet.

West 58 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

East 19.78 feet of the West 77.78 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

East 16 feet of the West 93.78 feet of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

All that Part of Lot 69 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records described as follows: Beginning at a point in the North line of Marantette Street 60 foot wide distant South 67 degrees 18 minutes West 31.40 feet from the Southeast corner of Lot 69, thence South 67 degrees 18 minutes West 16 feet, thence North 22 degrees 47 minutes West 50 feet, thence North 67 degrees 18 minutes East 13.55 feet, thence South 22 degrees 47 minutes East 23 feet, thence South 67 degrees 47 minutes East 3.46 feet, thence South 22 degrees 47 minutes East 24.55 feet to the Point of Beginning.

PARCEL 2:

Lots 55, 58, 61, 64, 67 and 70 of PLAT OF SUBDIVISION OF PART OF PETER GODFROY FARM, being part of Private Claim 726, South of the Chicago Road, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

Tax Parcel Number(s): 004817-22/Ward 10
CKA: 2001 Wabash, Detroit, MI 48216

004864.001 Ward 10
CKA: 14th Street, Detroit, MI 48216 CG

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 any other entities.

No: 12125 Eric R. Jellison Not Examined
Date 8-13-24 WAYNE COUNTY TREASURER Clerk MMW

EXHIBIT B
(Permitted Exceptions)

1. Taxes and assessments not due and payable at Policy Date.
2. Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 9788, page 257, Register No. B339980. (Affects Lot 69)
3. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
4. Survey by Nowak & Fraus Engineers, dated May 21, 2021, last revised June 29, 2021, Job No. M338- M339, discloses the following:
 - a. Gas meter on property without the benefit of a recorded easement.
 - b. Overhead lines crossing property and property lines without the benefit of a recorded easement
 - c. Concrete crossing Easterly and Westerly property lines
5. Encroachments, overlaps, boundary line disputes and any matters which would be referenced by an accurate survey and personal inspection of the land subsequent to April 26, 2021.