

2024 AUG 16 AM 9:20

Bernard J. Youngblood
Wayne County Register of Deeds
2024228709 L: 59031 P: 363
08/16/2024 09:20 AM DD Total Pages: 4



**P.A. 327 OF 1968
AFFIDAVIT FILED**

COVENANT DEED

The Grantor, **2048 14 Street 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.

(2)

[Signature Page Follows]

First American Title

1014440 BH

[Signature Page to Covenant Deed]

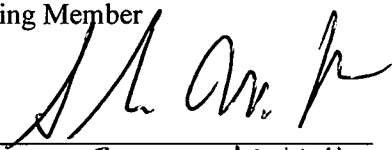
8/9
Dated as of August 8/6, 2024.

GRANTOR:

2048 14 Street Holdings, LLC
a Delaware limited liability company

By: NCI Integrity SVB, 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 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 ___ 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 SVB, LLC, a Delaware limited liability company and Managing Member of 2048 14 Street 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

ABD
Name: Abimbola Ayodele
Notary Public, ABD 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

(Attached to and becoming a part of document dated: August 09, 2024)

EXHIBIT A

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

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): 004864.001/Ward 10

CKA: 2020 14th Street, Detroit, MI 48216

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 Tim R. Johnson Not Examined
Date 8-13-24 WAYNE COUNTY TREASURER Clerk MMK

EXHIBIT B
(Permitted Exceptions)

1. Taxes and assessments not due and payable at Policy Date.
2. 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.
3. Survey by Nowak & Fraus Engineers, dated May 21, 2021, last revised June 29, 2021, Job No. M338-M339, discloses the following:
 - a. Utility Pole 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. Fence outside Northerly property line.
 - d. Asphalt crossing Westerly property line.
4. 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.