

2015 OCT 13 11:43:00

Bernard J. Youngblood  
Wayne County Register of Deeds

2015390898 L: 52514 P: 631  
10/13/2015 04:00 PM DD Total Pages: 3



COVENANT DEED (4)

**KWA I, L.L.C.**, a Michigan limited liability company ("Grantor"), whose address is 17800 Laurel Park Drive North, Suite 200C, Livonia, Michigan 48152, conveys to **MERCHANTS ROW WEBWARD LLC**, a Michigan limited liability company ("Grantee"), whose address is 1092 Woodward Avenue, Detroit, Michigan 48226, the following described premises situated in the City of Detroit, County of Wayne, and State of Michigan (the "Property"):

Unit 2, Merchants Row Commercial Condominium, a Condominium according to the Master Deed thereof as recorded in Liber 50473, page 200 inclusive (Instrument 2013046211), First Amendment to Master Deed recorded (Instrument 2015174408) in Liber 52154, Page 230, Wayne County records (the "Master Deed"), and designated as Wayne County Condominium Subdivision Plan No. 1008 and any amendments thereto, together with an undivided interest in the common elements of said condominium as set forth in the Master Deed, and any amendments thereto, as described in Act 59 of the Public Acts of Michigan of 1978, as amended (Tax Id Number: 02001873.002).

Subject to easements and building and use restrictions of record and applicable building and zoning ordinances, including but not limited to, the following:

1. Liens for taxes and/or assessments not yet due and payable; and
2. The items set forth on attached Exhibit A.

Real Estate Transfer Tax Valuation Affidavit filed. Attach Revenue Stamps after recording.

Grantor warrants that the title to the Property is free and clear of claims and encumbrances arising by, through, or under Grantor. Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming through Grantor but against no other claims and no other persons.


(signature page follows)

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. 11859 Youngblood Not Examined  
Date 10/13/15 WAYNE COUNTY TREASURER Ad

Dated: October 5, 2015

**GRANTOR:**

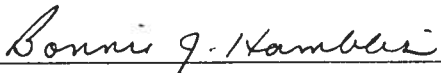
**KWA I, L.L.C.**, a Michigan limited liability company

By:   
David W. Schostak  
Its: Authorized Representative

STATE OF MICHIGAN       )  
                                  ) ss.  
COUNTY OF WAYNE       )

THE FOREGOING COVENANT DEED was acknowledged before me on this 5<sup>th</sup> day of October, 2015, by David W. Schostak, in his capacity as Authorized Representative of **KWA I, L.L.C.**, a Michigan limited liability company.

BONNIE J HAMBLIN  
NOTARY PUBLIC, Wayne County, MI  
My Commission Expires July 16, 2018  
Acting in Wayne County

  
Notary Public  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
My Commission Expires:   /  /    
Acting in \_\_\_\_\_ County

**AFTER RECORDING RETURN TO:**

Douglas Kelin, Esq.  
HONIGMAN MILLER SCHWARTZ AND COHN LLP  
6600 Woodward Avenue  
2290 First National Building  
Detroit, Michigan 48226  
(313) 465-7434

## EXHIBIT A

### PERMITTED EXCEPTIONS

1. Terms, provisions, agreements, obligations, easements, restrictions, rights of co-owners and the Condominium Association as disclosed in the Master Deed for Merchants Row Commercial Condominium, as amended, and contained in or created under Act 59 of the Public Acts of 1978, as amended.

2. Subject to public property encroachment restrictions as set forth in Resolution recorded August 2, 1956 in Liber 13135, Page 683.

3. Party wall rights in and to a wall over and along subject property created by instrument recorded in Liber 206, Page 592, Liber 14122, Page 4 and Liber 14122, Page 6.

4. Use Restrictions contained in unrecorded Agreement to Purchase and Develop Land, dated December 28, 2001 and evidenced of record by Memorandum of Development Agreement between The City of Detroit Downtown Development Authority, a Michigan body corporate, and KWA I, L.L.C., a Michigan limited liability company, dated October 31, 2002 and recorded May 15, 2003 in Liber 38343, Page 332.

5. Terms and conditions of Ordinance No. 23-01, recorded June 26, 2003 in Liber 38581, Page 370.

6. Terms and conditions in Zoning Ordinance, recorded July 21, 2003 in Liber 38714, Page 156.

7. Right of Way in favor of The Detroit Edison Company, recorded May 14, 2004 in Liber 40641, Page 1534.

8. Grant of Easement in favor of Comcast of Detroit, recorded June 23, 2004 in Liber 40843, Page 1459. Affidavit of Scrivener's Error, recorded January 16, 2013 in Liber 50416, Page 801.

9. Grant of Easement in favor of Comcast of Detroit, recorded June 23, 2004 in Liber 40843, Page 1462.

10. Resolution, recorded December 16, 2004 in Liber 41864, Page 63.

11. Rights of subtenants now in possession of the land under unrecorded leases or otherwise.

12. Matters affecting the condition of title to the Property created by or with the written consent of Buyer.