

2024 OCT 16 AM 9:43

Bernard J. Youngblood
Wayne County Register of Deeds
2024270276 L: 59136 P: 294
10/16/2024 09:43 AM DD Total Pages: 4



P.A. 327 OF 1988
AFFIDAVIT FILED

COVENANT DEED

(Platted/Condominium)

Drafted By:
Peter Gjela
1544 Lyman Place
Detroit, MI 48211

Return To:
DTE Electric Company
One Energy Plaza, 1930WCB
Detroit, MI 48226

RETURN TO:
First American Title
10291 E. Grand River, Ste B
Brighton, MI 48116

Send Tax Bills To:
DTE Electric Company
One Energy Plaza, 1930WCB
Detroit, MI 48226

Recording Fee: \$30.00
File Number: 985459 *DA*

State Transfer Tax:
County Transfer Tax:

RETVA
RETVA

Tax Parcel No.: 001523/Ward 07,
001522/Ward 07

THIS CONVEYANCE is made this September 18, 2024, **BETWEEN** Peter Gjela whose address is 1544 Lyman Place, Detroit, MI 48211, Grantor, grants and conveys, DTE Electric Company, a Michigan corporation whose address is One Energy Plaza, 1930WCB, Detroit, MI 48226, Grantee

The Grantor, for and in consideration of the sum of REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, all right title and interest in a certain parcel of land known and described as follows as situated in the City of Detroit, County of Wayne, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: 1544 & 1550 Lyman Place, Detroit, MI 48211

Subject To:

Attached exhibit B - permitted exceptions

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in Law or Equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise howsoever.



First American Title™

(Attached to and becoming a part of Covenant Deed dated: September 18, 2024 between Peter Gjela, as Grantor(s) and DTE Electric Company, a Michigan corporation, as Grantee(s).)

Dated this September 18, 2024.

Seller(s):

Peter Gjela

State of Michigan

County of Oakland

The foregoing instrument was acknowledged before me
this September 18, 2024 by Peter Gjela.

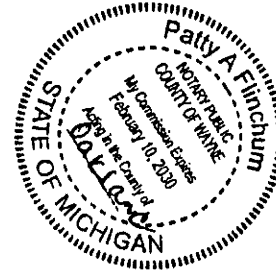
Peter Gjela

Notary Public:

Notary County/State: /

County Acting In: Oakland

Commission Expires: 2-10-2030



(Attached to and becoming a part of Covenant Deed dated: September 18, 2024 between Peter Gjela, as Grantor(s) and DTE Electric Company, a Michigan corporation, as Grantee(s).)

EXHIBIT A

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

Lots 15 and 16 of BISSELL AND POSTS SUBDIVISION, according to the plat thereof recorded in Liber 8 of Plats, Page 60 of Wayne County Records.

Tax Parcel Number: 001523/Ward 07,001522/Ward 07

Commonly known as: 1544 & 1550 Lyman Place, Detroit, MI 48211

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: 14931 Tim R. Hahn Not Examined
Date: 10-10-24 WAYNE COUNTY TREASURER Clerk MR

EXHIBIT B

Permitted Exceptions

Taxes and assessments not due and payable at Policy Date.

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.

Survey by Surveying Services, dated May 20, 2024, Job No. 202403049, discloses the following:

- a. Overhead electric service lines and overhead communication lines crossing property and property lines without the benefit of a recorded easement.
- b. fence outside Northwesterly and Southwesterly property lines, inside Northeasterly property line and crossing Northwesterly and Southeasterly property line.
- c. Concrete crossing Northwesterly and Southwesterly property lines.
- d. Fence encroaches into public alley.
- e. Building encroaches onto unrecorded overhead electric service line.