

## QUIT CLAIM DEED

The CITY OF DETROIT, a Michigan municipal corporation (“**Grantor**”), whose address is 2 Woodward Avenue, Detroit, Michigan 48226, QUIT CLAIMS to DTE ELECTRIC COMPANY, a Michigan Corporation (“**Grantee**”), whose address is One Energy Plaza, Suite 1821, Detroit, Michigan 48226, the premises located in the City of Detroit, Wayne County, State of Michigan, described as:

See attached **EXHIBIT A** attached hereto and incorporated herein by reference.

(the “**Property**”), for the sum of twenty-four thousand and 00/100 dollars (\$ 24,000.00).

SUBJECT TO and reserving to the City of Detroit its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if applicable), and all covenants, conditions, and restrictions of record, if any, and such state of facts as an accurate survey and/or inspection of the Property will disclose; and

The following language is included pursuant to MCL Sections 560.109(3) and 560.109(4), added by 1996 PA 591, and applies only if the Property is not platted:

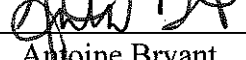
“The Grantor grants to the Grantee the right to make all divisions under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.”

This deed is dated as of \_\_\_\_\_.

*[Remainder of page intentionally left blank; signature page follows.]*

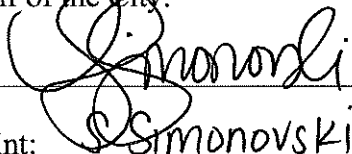
[SIGNATURE PAGE TO QUIT CLAIM DEED]

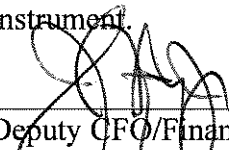

CITY OF DETROIT,  
a Michigan municipal corporation

By:   
Name: Antoine Bryant  
Its: Director, Planning & Development  
Department

STATE OF MICHIGAN     )  
  )ss.  
COUNTY OF WAYNE     )

The foregoing instrument was acknowledged before me on October 17, 2024,  
by Antoine Bryant, the Director of the Planning and Development Department of the City of  
Detroit, a Michigan public body corporate, on behalf of the City.

  
Print: S Simonovski  
Notary Public, Wayne County, Michigan  
My commission expires: 3-21-2025  
Acting in the County of Wayne

Pursuant to § 17-5-4 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.  Deputy CFO/Finance Director	Approved by Corporation Counsel pursuant to §7.5-206 of the 2012 Charter of the City of Detroit.  Corporation Counsel	Approved by the City Council on: September 24, 2024  Approved by the Mayor on: October 7, 2024
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**Drafted by:**  
Bryan L. Coe  
City of Detroit, Law Department  
2 Woodward Avenue, Suite 500  
Detroit, Michigan 48226

**When recorded return to:**  
DTE Electric Company  
One Energy Plaza, Suite 1821  
Detroit, Michigan 48226

Send Subsequent Tax Bills to: Grantee

Recording Fee: \_\_\_\_\_

Exempt from transfer taxes pursuant to MCL § 207.505(h)(i) and MCL § 207.526(h)(i).

## **EXHIBIT A**

### **Legal Description**

Real property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

#### Parcel 1

Lot 17 of BISSELL AND POST'S SUBDIVISION according to the plat thereof recorded in Liber 8 of Plats, Page 60 of Wayne County Records.

Common Address: 1556 Lyman Place, Detroit, Michigan 48211

Tax Parcel ID: 07001521.

#### Parcel 2

Lot 18 of BISSELL AND POST'S SUBDIVISION according to the plat thereof recorded in Liber 8 of Plats, Page 60 of Wayne County Records.

Common Address: 1562 Lyman Place, Detroit, Michigan 48211

Tax Parcel ID: 07001520.

#### Parcel 3

Lot 19 of BISSELL AND POST'S SUBDIVISION according to the plat thereof recorded in Liber 8 of Plats, Page 60 of Wayne County Records.

Common Address: 1568 Lyman Place, Detroit, Michigan 48211

Tax Parcel ID: 07001519.

**CITY OF DETROIT  
PER ASSESSORS**

*M. Shihadeh* 10/24/24

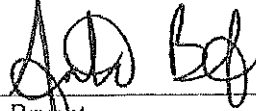
## STATEMENT OF OWNER

The undersigned, to his current actual knowledge and without independent investigation or inquiry, and solely in his capacity as Director of the Planning and Development Department of the City of Detroit, certifies to First American Title Insurance Company as of the date set forth below that the City of Detroit (a) has not created any defects, liens, encumbrances, adverse claims, or other matters first appearing in the public records or attaching to those certain properties located in the City of Detroit, State of Michigan and commonly known as 1556 Lyman Place, 1562 Lyman Place, and 1568 Lyman Place, Detroit, Michigan 48211 (the "**Property**") after October 31, 2024 but prior to the date that the City of Detroit conveys the Property to DTE ELECTRIC COMPANY, a Michigan Corporation, ("**Purchaser**") that affect such Property, and (b) is not a party to any existing occupancy agreements or leases which have granted to any person or entity any current right to possession of such properties.

[Signature page follows.]

[SIGNATURE PAGE TO STATEMENT OF OWNER]

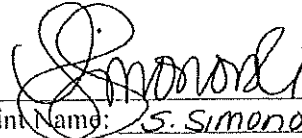
Dated: November 18, 2024



Antoine Bryant  
Director, Planning and Development Department  
City of Detroit

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF WAYNE     )

The foregoing instrument was acknowledged before me in Wayne County, Michigan, on this 18<sup>th</sup> day of November 18 2024, by Antoine Bryant, the Director of the Planning and Development Department of the City of Detroit.



Print Name: S. Simonowski  
Notary Public, Wayne County, MI  
My Commission Expires: 3-21-2025  
Acting in the County of Wayne

*Wayne*

**Property Transfer Affidavit**

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 1556, 1562 and 1568 Lyman Place, Detroit, MI 48211		2. County Wayne	3. Date of Transfer (or land contract signed) November 22, 2024
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village City of Detroit		5. Purchase Price of Real Estate 24,000.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 001521/Ward 07, 001520/Ward 07, 001519/Ward 07, 001520/Ward 07, 001519/Ward 07		6. Seller's (Transferor) Name City of Detroit	
		8. Buyer's (Transferee) Name and Mailing Address DTE Electric Company One Energy Plaza, Suite 1935 WCB, Detroit, MI 48226	
		9. Buyer's (Transferee) Telephone Number (313)235-7846	
<b>Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.</b>			
10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

**EXEMPTIONS**

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members \*(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: \_\_\_\_\_

**CERTIFICATION**

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Karen Bourdage

Signature

Karen H. Bourdage

Date

11/22/2024

Name and title, if signer is other than the owner

Supervisor Corp. Real Estate

Daytime Phone Number

313-235-7846

E-mail Address

karen.bourdage@hteen.org.com

**PROPERTY TRANSFER AFFIDAVIT ACKNOWLEDGMENT**

**File Number:** 1007220  
**Date:** November 22, 2024  
**Reference:** DTE Electric Company / City of Detroit  
**Property Address:** 1556, 1562 and 1568 Lyman Place, Detroit, MI 48211

I/We, the undersigned Purchaser, Grantee or Transferee, have been advised that under Act 415, P.A. of 1994, Form L-4260 2766 **Property Transfer Affidavit** must be completed and received by the local assessor within **45 days** of the date of transfer.

I/We further understand that the failure to file is **punishable by penalty**, if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00. (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed. (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.

I/We have received from First American Title Insurance Company on **November 22, 2024**, a **Property Transfer Affidavit**, Form L-4260 2766, and accept responsibility for filing this form with our city/township assessor. I/We agree to hold **First American Title Insurance Company** harmless from any further liability and/or responsibility regarding this form.



I/We have requested that First American Title Insurance Company distribute this form by regular mail to the city/township assessor, and hold the title company harmless from any further liability and/or responsibility regarding this form.

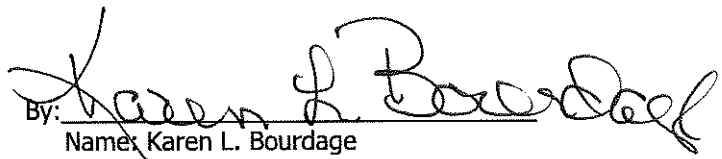
I/We acknowledge that it is my/our responsibility to confirm receipt of this form with the assessor within 45 days of the date of transfer.



That the Buyer(s) are unable to complete the Property Transfer Affidavit at this time and will undertake to distribute the form themselves; or have chosen to distribute the form themselves to the local tax collecting unit.

**Purchaser(s):**

DTE Electric Company, a Michigan corporation

By:   
Name: Karen L. Bourdage  
Title: Supervisor Corporate Real Estate



**First American Title™**

File No: 1007220

## AFFIDAVIT AND INDEMNITY

This Affidavit is being executed for the benefit First American Title Insurance Company, their successors and/or assigns (collectively, "the Company") with respect to property located in Wayne County, State of Michigan, more particularly described in title commitment 1007220.

***Affiant shall initial and complete the appropriate section or indicate that the section is not applicable.***

### Sale of Interest

Affiant entered into a written agreement with Summit Commercial the ("Broker") as defined in the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010) for the purpose of selling, leasing or otherwise conveying an interest in the property. Broker is entitled to compensation pursuant to the agreement in the amount of \$1,200.00.

### General Disclosure

The Affiant acknowledges that the Company is relying on the representations contained in this Affidavit in issuing a title policy or policies of title insurance covering the property, and that the Company would not issue such policy or policies without exception to Broker's right to lien unless these representations were made.

Date: 11-18-2024

Affiant:

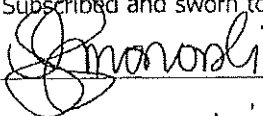
City of Detroit, a Michigan municipal corporation

By: 

Name: Antoine Bryant

Title: Director of Planning and Development

Subscribed and sworn to before me this ~~Twenty~~ <sup>Eighteenth</sup> day of November, 2024.



Notary Public

S. Simonovskii  
Wayne County, MI  
3-21-2025

wayne



## AFFIDAVIT AND INDEMNITY

This Affidavit is being executed for the benefit First American Title Insurance Company, their successors and/or assigns (collectively, "the Company") with respect to property located in Wayne County, State of Michigan, more particularly described in title commitment 1007220.

Affiant states as follows:

***Affiant shall initial and complete the appropriate section or indicate that the section is not applicable.***

### Acquisition of Interest

N/A

### General Disclosure

Affiant has neither entered into a written agreement with, nor is Affiant aware of any individual who has entered into a written agreement with any "Broker" as defined in the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010), for the purpose of selling, leasing or otherwise conveying an interest in the property.

The Affiant acknowledges that the Company is relying on the representations contained in this Affidavit in issuing a title policy or policies of title insurance covering the property, and that the Company would not issue such policy or policies without exception to Broker's right to lien unless these representations were made. In consideration of the Company's issuance of such policy, or policies of title insurance, Affiant agrees to defend, hold harmless and indemnify the Company against all loss, damage or liability, including liability for reasonable attorney's fees incurred as a Condition of its policy or policies resulting from the recording, enforcement or attempted enforcement of any commercial broker's lien recorded pursuant to the Commercial Real Estate Broker's Lien Act, (Michigan Public Act 201 of 2010).

Date: 11/22/2024

Affiant:

DTE Electric Company, a Michigan corporation

By: Karen L. Bourdage

Name: Karen L. Bourdage

Title: Supervisor Corporate Real Estate

Subscribed and sworn to before me this Twenty-second day of November, 2024.

\_\_\_\_\_, Notary Public

## ACKNOWLEDGMENT AND AGREEMENT

**File Number:** 1007220  
**Date:** November 22, 2024  
**Property Address:** 1556, 1562 and 1568 Lyman Place, Detroit, MI 48211

The undersigned Seller and Buyer acknowledge and agree as follows:

1. That information regarding any outstanding municipal charges including but not limited to water, demolition, weed cutting, sidewalk repair, blight, tap in fees ("Municipal Charges") is not readily available to First American Title Insurance Company
2. That **First American Title Insurance Company** is not responsible for payment of any Municipal Charges which are not existing liens recorded in the Office of the Register of Deeds **Wayne** County or which do not appear on the tax rolls for the property described in the above referenced commitment.
3. That it is the responsibility of the Seller and Buyer to obtain bills for, and pay, any outstanding Municipal Charges in accordance with the purchase agreement between Seller and Buyer.
4. That **First American Title Insurance Company** is not responsible for any difference between any amount collected at closing and the actual amount of any Municipal Charges and that any shortage in funds collected and paid at closing is the sole responsibility of Seller and Buyer.

**Seller:**

**Buyer:**

City of Detroit, a Michigan municipal corporation

DTE Electric Company, a Michigan corporation

By: \_\_\_\_\_

Name: Antoine Bryant

Title: Director of Planning and Development

By: \_\_\_\_\_

Name: Karen L. Bourdage

Title: Supervisor Corporate Real Estate



**First American Title™**

File No: 1007220

## ACKNOWLEDGMENT AND AGREEMENT

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**Date:** November 22, 2024  
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**Seller:**

**Buyer:**

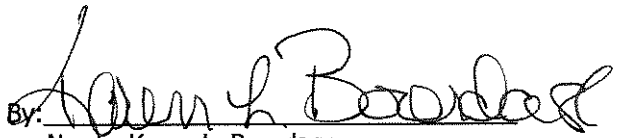
City of Detroit, a Michigan municipal corporation

DTE Electric Company, a Michigan corporation

By: \_\_\_\_\_

Name: Antoine Bryant

Title: Director of Planning and Development

By:   
Name: Karen L. Bourdage  
Title: Supervisor Corporate Real Estate



*First American Title*™

File No: 1007220

## DISCLOSURE AND ACKNOWLEDGMENT

**Date:** November 22, 2024

**Property Address:** 1556, 1562 and 1568 Lyman Place, Detroit, MI 48211

By signing this statement the undersigned acknowledge the following:

1. That all closing documents prepared by First American Title Insurance Company are prepared at the direction and request of all parties to the transaction, their real estate agent(s)/broker(s) or attorney(s).
2. That First American Title Insurance Company **is not acting as my agent, attorney, representative or fiduciary**, at this real estate closing.
3. That First American Title Insurance Company's employee who has attended this closing represents only First American Title Insurance Company.
4. That First American Title Insurance Company's employee who has identified certain documents to me as he/she has presented them to me for signing, but **has not given me legal advice as to the meaning or effect of the documents**. I understand that any of his/her statements about the documents are not legal advice to me. If I have an attorney, that attorney is my only attorney in this transaction.
5. That I have either read all of the closing documents or am responsible for my own failure to have read them. **I understand that First American Title Insurance Company is not responsible for explaining to me the effect of the documents I have signed.**
6. That the title policy, when issued, will contain all of the exceptions noted on the commitment, unless such exceptions are removed to the satisfaction of First American Title Insurance Company at closing.
7. **AUTHORIZATION FOR USE OF REMOTE ONLINE NOTARIZATION.** The Parties to the above transaction agree that any document for use in this transaction may be executed electronically. Each party also agrees that any document, including a deed, deed of trust or mortgage, that requires notarization may be executed and notarized digitally using Remote Online Notarization, if requested by a party and is permitted by the title company for the transaction in the state and county where the property is located.
8. **That I have read this statement and understand it.**

**Seller(s):**

**Buyer(s)/Borrower(s):**

City of Detroit, a Michigan municipal corporation

DTE Electric Company, a Michigan corporation

By: 

Name: Angeline Bryant

Title: Director of Planning and Development

By: \_\_\_\_\_

Name: Karen L. Bourdage

Title: Supervisor Corporate Real Estate



**First American Title™**

File No: 1007220

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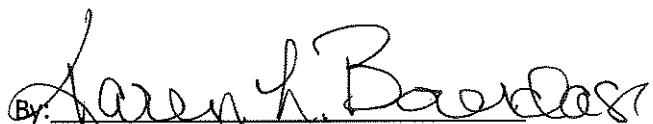
By: \_\_\_\_\_

Name: Antoine Bryant

Title: Director of Planning and Development

**Buyer(s)/Borrower(s):**

DTE Electric Company, a Michigan corporation

By: 

Name: Karen L. Bourdage

Title: Supervisor Corporate Real Estate



**First American Title™**

File No: 1007220