

Est 350

034126

WARRANTY DEED
STATUTORY FORM

LIBR 144037706



Philip F. Greco
TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That William M. Barron, not individually but as Trustee of the William M. Barron Revocable Trust dated April 5, 1984, as to an undivided 5/6th interest and Ben Feinstein and Florence, not individually but as Trustees of the Ben and Florence Feinstein Revocable Living Trust dated January 11, 1991, as to an undivided 1/6th interest
Convey and warrant to Divine Home Associates, a Michigan Copartnership, consisting of Divine Home Builders, a Michigan Corporation, and Joseph Michael Construction Company, whose street number and postoffice address is 46401 Homes Plank in Macomb, Michigan
the following described premises situated in the Township of Oakland County of Oakland and State of Michigan, to-wit:

SEE ATTACHED RIDER ATTACHED FOR FULL LEGAL DESCRIPTION

Parcel Identification N. 10-25-200-001

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,
for the sum of Four Hundred Thirty-eight Thousand Seven Hundred-fifty and no/100 (\$438,750.00) Dollars,
subject to assessments and building and use restrictions of record, and further to a Land Contract executed by the parties, dated June 15, 1988,

Dated this 17th day of November 19 93

Witnessed by: David A. Lockard William M. Barron, Trustee of the William M. Barron Revocable Trust

Witnessed by: Ben Feinstein Ben Feinstein, Trustee of the Ben and Florence Feinstein Revocable Living Trust
Florence Feinstein Florence Feinstein, Trustee of the Ben and Florence Feinstein Revocable Living Trust

GRECO

STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 17th day of November 1993 by William M. Barron, Trustee of the William M. Barron Revocable Trust, and Ben Feinstein and Florence Feinstein, as Trustees of the Ben and Florence Revocable Living Trust.

My Commission expires 3/21 19 95
David A. Lockard Notary Public, Macomb County, Michigan

City Treasurer's Certificate

11-21-93
STATE OF MICHIGAN
TRANSFER TAX
482.90

When Recorded Return Tax Grantee	Send Subsequent Tax Bills To Grantee	Drafted by: Business Address 42950 Schoenherr Rd., Sterling Heights, MI, 48313
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Tax Parcel # Recording Fee Revenue Stamp
OK - G.K.

#

P

200
400.00
67

DESCRIPTION OF REAL ESTATE

Situated in the Township of Oakland, Oakland County, Michigan, described as:

All that part of the Northeast quarter and the East ten acres of the Northwest quarter of Section 25, Town 4 North, Range 11 East, Oakland Township, Oakland County, Michigan, lying within the following described parcel of land: Beginning at a point on the East-West quarter line of said Section 25, distant South 89 degrees 02 minutes West, 1029.38 feet from the East quarter corner of said Section 25, thence South 89 degrees 02 minutes West along said line, 1416.64 feet; thence North 0 degrees 58 minutes West 147.27 feet; thence South 89 degrees 02 minutes West, 210.00 feet; thence South 0 degrees 58 minutes East, 147.27 feet to the East-West quarter line of said Section 25 and the centerline of Snell Road; thence South 89 degrees 02 minutes West, along said line, 174.15 feet; thence North 0 degrees 09 minutes 20 seconds West, 2693.54 feet to the North line of said Section 25; thence North 89 degrees 55 minutes 10 seconds East, along said line, 1519.12 feet; thence South 89 degrees 57 minutes 30 seconds East, 684.05 feet; thence South 0 degrees 25 minutes 50 seconds East, 412.00 feet; thence South 89 degrees 57 minutes 30 seconds East, 614.00 feet to the East line of said Section 25; thence South 0 degrees 25 minutes 50 seconds East, 889.64 feet; thence South 89 degrees 49 minutes 49 seconds West, 998.40 feet; thence South 0 degrees 52 minutes 21 seconds West, 1359.94 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 10-25-200-001

Parcel #: N-10-25-200-001
Tax Year: 2015

DIVINE HOME ASSOCIATES

46600 ROMEO PLANK RD STE 5
MACOMB MI 48044-5741

---SUMMER---		---WINTER---	
4.0900 COUNTY OPERAT	1,803.81	0.2410 COUNTY PARKS	106.28
0.1999 OIS ALLOCATED	88.16	0.2146 COUNTY HCMA	94.64
3.1634 OIS VOTED	1,395.15	9.0000 SCHOOL OPER	0.00
1.5819 OCC VOTED	697.66	3.1000 SCHOOL DEBT	1,367.19
6.0000 STATE EDUCATI	2,646.18	0.5252 CVT OPERATING	231.62
9.0000 SCHOOL OPERAT	0.00	1.7389 POLICE	766.90
3.1000 SCHOOL DEBT	1,367.19	0.9855 FIRE	434.63
9.0000 SCHOOL OPER F	0.00	0.6120 LIBRARY	269.91
		0.2307 OPC OPERATING	101.74
		0.7391 PARKS	325.96
		0.1152 HISTORIC PRES	50.80
		0.6815 LAND PRESV	300.56
		0.0886 OPC TRANSPORT	39.07
		0.2463 TRAILS	108.62
		0.0998 ZOO AUTHORITY	44.01
		9.0000 SCHOOL OPER F	0.00
		0.1996 ART INSTITUTE	88.02
		MCCLURE DRAIN	184.61
27.1352 TOTAL TAXES	7,998.15	18.8180 TOTAL TAXES	4,514.56
ADMIN FEE	0.00	ADMIN FEE	0.00
TOTAL W/ADMIN	7,998.15	TOTAL W/ADMIN	4,514.56
INTEREST/PEN	0.00	INTEREST/PEN	0.00
GRAND TOTAL	7,998.15	GRAND TOTAL	4,514.56
TOTAL PAID	7,998.15	TOTAL PAID	4,514.56
DATE PAID	09/14/2015	DATE PAID	02/17/2016
BALANCE	0.00	BALANCE	0.00

GRAND TOTAL BALANCE: 0.00

(PRE/MBT: 100.0000)
(TAXABLE: 441,030)
(ASSESSED: 1,255,690)
(SEV: 1,255,690)

245,354

LIBER 14194 PAGE 736

93 . . 331444

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That THREE "D" LAND COMPANY, a Michigan co-partnership, comprised of Theodore L. Roumell and Raymond L. Tremblay, whose address is 1060 West University, Rochester, Michigan 48063, CONVEYS AND WARRANTS to DIVINE HOME ASSOCIATES, a Michigan co-partnership, whose address is 46401 Romeo Plank Road, Suite One, Mount Clemens, Michigan 48044, a certain parcel of land located in the Township of Oakland, Oakland County, Michigan, as is more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements as may exist thereon, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Twenty Thousand Dollars (\$320,000.00), subject to such encumbrances as may have accrued or attached since the date hereof through the acts or omissions of persons other than the Grantor herein.

Dated: November 16th, 1988.

4836 REG/DEEDS PAID
0001 NOV.24.93 01:16PM
3629 DEEDS 3.00

THREE "D" LAND COMPANY,
a Michigan co-partnership

By: Theodore Roumell
Theodore Roumell, Partner

And: Raymond L. Tremblay
Raymond L. Tremblay, Partner

Arthur R. Cox
Arthur R. Cox
Paul A. Bringer
Paul A. Bringer

4836 REG/DEEDS PAID
0001 NOV.24.93 01:16PM
3629 FMT FEE 3.00

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16th day of November, 1988, by Theodore Roumell and Raymond L. Tremblay, the sole partners in THREE "D" LAND COMPANY, a Michigan co-partnership, on behalf of the co-partnership.

GRFCO

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Notary Public
Arthur R. Cox, Notary Public
Oakland County, Michigan
My commission expires: MAY 19, 1991
352.00

DRAFTED BY AND WHEN RECORDED RETURN TO:

Paul A. Bringer, Esquire
Miro Miro & Welner, P.C.
540 North Woodward Avenue
Suite 200
P. O. Box 808
Bloomfield Hills, Michigan 48303-0808

4836 REG/DEEDS PAID
0001 NOV.24.93 01:16PM
3629 TRANS TX 352.00

OK - G.K.

PAR230/11158/1

Rec 12.13 Rec 352.00

LIBER 14194 737

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the Township of Oakland, Oakland County, Michigan,
being more particularly described as follows:

A parcel of land located in and being part of the Northwest 1/4 of Section 25, Town 4 North, Range 11 East, Oakland Township, Oakland County, Michigan, and being more particularly described as follows: Beginning at a point on the North line of Section 25 North 87 degrees 36 minutes 30 seconds West 193.15 feet from the North 1/4 corner of Section 25; thence extending North 87 degrees 36 minutes 30 seconds West 1256.87 feet along the North line of Section 25; thence South 01 degrees 14 minutes 20 seconds West 2718.08 feet (recorded), South 02 degrees 00 minutes 28 seconds West 2709.97 feet (measured) to a point in the centerline in Snell Road, said point being South 88 degrees 22 minutes 45 seconds, East 1279.55 feet from the West 1/4 corner of Section 25; thence South 88 degrees 44 minutes 00 seconds East (recorded) South 88 degrees 22 minutes 45 seconds East 635.26 feet along the centerline of Snell Road; thence North 02 degrees 49 minutes 45 seconds East 428.00 feet; thence South 88 degrees 22 minutes 45 seconds East 76.00 feet; thence South 53 degrees 01 minutes 18 seconds East 315.30 feet; thence South 02 degrees 49 minutes 45 seconds West 245.49 feet to the centerline of Snell Road; thence South 88 degrees 44 minutes 00 seconds East (recorded) South 88 degrees 22 minutes 45 seconds East (measured) 246.00 feet along the centerline of Snell Road; thence North 02 degrees 03 minutes 30 seconds East (recorded) north 02 degrees 49 minutes 45 seconds East (measured) 2693.60 feet to the point of beginning.

Sidwell Tax Item No. (part of) 10-25-100(006) 009

Exhibit A, Page 1 of 1

Parcel #: N-10-25-100-009
Tax Year: 2015

DIVINE HOME ASSOCIATES

46600 ROMEO PLANK RD STE 5
MACOMB MI 48044-5741

---SUMMER---		---WINTER---	
4.0900 COUNTY OPERAT	1,167.16	0.2410 COUNTY PARKS	68.77
0.1999 OIS ALLOCATED	57.04	0.2146 COUNTY HCMA	61.24
3.1634 OIS VOTED	902.73	9.0000 SCHOOL OPER	0.00
1.5819 OCC VOTED	451.42	3.1000 SCHOOL DEBT	884.64
6.0000 STATE EDUCATI	1,712.22	0.5252 CVT OPERATING	149.87
9.0000 SCHOOL OPERAT	0.00	1.7389 POLICE	496.22
3.1000 SCHOOL DEBT	884.64	0.9855 FIRE	281.23
9.0000 SCHOOL OPER F	0.00	0.6120 LIBRARY	174.64
		0.2307 OPC OPERATING	65.83
		0.7391 PARKS	210.91
		0.1152 HISTORIC PRES	32.87
		0.6815 LAND PRESV	194.47
		0.0886 OPC TRANSPORT	25.28
		0.2463 TRAILS	70.28
		0.0998 ZOO AUTHORITY	28.47
		9.0000 SCHOOL OPER F	0.00
		0.1996 ART INSTITUTE	56.95
		MCCLURE DRAIN	42.86
27.1352 TOTAL TAXES	5,175.21	18.8180 TOTAL TAXES	2,844.53
ADMIN FEE	0.00	ADMIN FEE	0.00
TOTAL W/ADMIN	5,175.21	TOTAL W/ADMIN	2,844.53
INTEREST/PEN	0.00	INTEREST/PEN	0.00
GRAND TOTAL	5,175.21	GRAND TOTAL	2,844.53
TOTAL PAID	5,175.21	TOTAL PAID	2,844.53
DATE PAID	09/14/2015	DATE PAID	02/17/2016
BALANCE	0.00	BALANCE	0.00

GRAND TOTAL BALANCE: 0.00

(PRE/MBT: 100.0000)
(TAXABLE: 285,370)
(ASSESSED: 776,520)
(SEV: 776,520)