

COVENANT DEED

(This is a replacement deed for a deed that was executed by Grantor on August 30, 1994 and was delivered to Grantee but was never recorded and has since been lost by Grantee)

Grantor: The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, MI 48226

Conveys to Grantee: Robert Langan, 23417 Novi Road, Novi, Michigan 48375

Real property in Novi Township, Oakland County, Michigan, legally described as:

Part of the Northeast 1/4 of Section 31, Town 1 North, Range 8 East, Novi described as: Beginning at a point on the North-South 1/4 line of Section 31, Town 1 North, Range 8 East, being South 1284.70 feet from the North 1/4 corner of said Section 31; Thence north 89°11'00" East, 1052.99 feet; Thence South 40°43'30" West, 965.35 feet; Thence South 78°06'10" West, 432.33 feet to a point on the North-South 1/4 line of said Section 31; Thence along said North-South 1/4 line North 805.72 feet to the Point of Beginning. Containing 12.646 acres of land.

AND Part of the Northeast 1/4 of Section 31, Town 1 North, Range 8 East, described as: Beginning at a point on the North-South 1/4 line of Section 31, Town 1 North, Range 8 East, being South 2294.80 feet from the North 1/4 corner of said Section 31; Thence North 78°06'10" East, 542.01 feet; Thence North 40°43'30" East, 1210.24 feet; Thence South, 648.72 feet; Thence South, 89°28'00" West, 544.97 feet; Thence South, 647.37 feet to a point on the East-West 1/4 line of said Section 31; Thence along said East-West 1/4 line South 89°51'00" West, 775.02 feet to the center of said Section 31; Thence North, 274.20 feet along the North-South 1/4 line of said Section 31 to the Point of Beginning. Containing 11.154 acres of land.

Tax Identification No.: 22-31-200-055

Subject to easements and building and use restrictions of record and to encumbrances accrued through acts or omissions of parties other than the grantors of this deed since August 4, 1988 the date of the land contract under which this deed is given.

For the sum of Eighty One Thousand Seven Hundred Fifty and no/100 dollars (\$81,750.00) This conveyance is exempt from the state real estate transfer tax under MCL 207.526(r)

On Aug 18, 1999 and covenants that Grantor has not through its own act or omission impaired the marketability of title to the real property.

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.

Witnessed by: (type or print name under signature)

John C. Erb
John C. Erb
Anjanette Spence
Anjanette Spence

The Detroit Edison Company

By: Paul W. Potter
Paul W. Potter, Director
Corporate Real Estate Services

Acknowledged before me in Wayne County, Michigan, on Aug 18, 1999,
by Paul W. Potter, Director of Corporate Real Estate Services of The Detroit Edison Company,
a Michigan corporation, for the corporation.
JOHN C. ERB
Notary Public, Oakland County, MI
Acting in Wayne Co., MI
My Commission Expires Apr. 13, 2002
Notary's Stamp _____ Notary's Signature John C. Erb
(Notary's name, county, and date commission expires) John C. Erb

Prepared by: George Hathaway, Rm 688 WCB, 2000 Second Avenue, Detroit, MI 48226 Recording Fee:
Return to:

RECORDED AT THE OFFICE OF THE REGISTER OF DEEDS