

Lawyers Title Insurance Corporation

Form 561 1-68
WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

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ASA SHAPIRO, SARA SHAPIRO, his wife, SAM KUDEWITZ, SONIA KUDEWITZ, his wife, ISIDOR EISENBERG, BELLE EISENBERG, his wife, and ASA BUILDERS SUPPLY COMPANY (Retirement Profit Sharing Plan) d/b/a WIXOM INVESTMENT COMPANY whose address is 28811 John R Street, Madison Heights, Michigan 48071

Convey and Warrant to DETROIT EDISON COMPANY whose address is 2000 Second Avenue, Detroit, Michigan 48226

the following described premises situated in the City of Wixom County of Oakland and State of Michigan, to-wit:

That part of the Southeast 1/4 of Section 8, Town 1 North, Range 8 East, described as: Beginning at a point in the South Section Line of said Section, said point being 200.00 feet westerly of the Southeast Corner of said Section; thence westerly along said South Section line, said Section Line being also the centerline of 12 Mile Road, 123.44 feet to a point; thence northwesterly along a line deflecting to the right 18°11'53" from said South Section Line, 1087.52 feet to an iron; thence northerly along a line making a northeasterly angle of 108°53'10" with last described line, 174.39 feet to an iron; thence southeasterly along a line making a southeasterly angle of 71°06'50" with last described line, 1220.15 feet to a point; thence southerly along a line; making a southwesterly angle of 108°00'03" with last described line, 132.96 feet to the point of beginning. Subject to the rights of the public in and to that part known as 12 Mile Road. (CONTINUED ON REVERSE SIDE)

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of Forty One Thousand and no/100 (\$41,000.00) Dollars subject to easements and restrictions of record, and reserving unto Grantors, their successors and assigns, the right to construct and maintain a roadway over and through the above described land, the location of which roadway shall not unreasonably interfere with Grantee's high voltage transmission lines.

Dated this 5th day of February A. D. 19 71

Witnesses:

Allan Nachman, Patricia A. Nicholls, Asa Shapiro, Sara Shapiro, Sam Kudewitz, Sonia Kudewitz, Isidor Eisenberg, Belle Eisenberg

TITLE INSURANCE — ABSTRACTS — ESCROWS

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OAKLAND COUNTY MICHIGAN REGISTER OF DEEDS RECORDS

LYNN D. ALLEN, Notary Public

STATE OF MICHIGAN COUNTY OF Oakland

ASA BUILDERS SUPPLY COMPANY (Retirement Profit Sharing Plan) By: Asa Shapiro, Trustee All d/b/a Wixom Investment Company

On this 5th day of February 1971, ASA SHAPIRO, SARA SHAPIRO, SAM KUDEWITZ, SONIA KUDEWITZ, ISIDOR EISENBERG and BELLE EISENBERG, d/b/a Wixom Investment Company to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires September 21 A. D. 19 73

Patricia A. Nicholls, Notary Public, 18700 West Ten Mile Road, Southfield, Michigan 48075

Instrument Drafted by Allan Nachman

Business Address 18700 West Ten Mile Road Southfield, Michigan 48075

County Treasurer's Certificate No. 50 Year 1969 CV 170 1970 5984

City Treasurer's Certificate RETURN TO: James C. Wetzel, 2000 Second Avenue - Rm. 226, Detroit, Michigan 48226

Recording Fee 4.03 + 50

State Revenue Stamps 45.10

When recorded return to Allan Nachman, 18700 West Ten Mile Road, Southfield, Michigan 48075

APR 2 1971

WARRANTY DEED
STATUTORY FORM



**Lawyers Title
Insurance Corporation**

MICHIGAN STATE OFFICE
735 Griswold Street, Detroit, Mich. 48226
Area Code 313
Telephone 963-5810

*Title protection throughout Michigan,
the United States and Canada*

Deeds of Michigan real estate, or any interest therein, are generally subject to the tax imposed by Act 134, Public Acts of 1966, as amended by Act 258, Public Acts of 1967. The tax is computed at the rate of 55 cents for each \$500.00 of the consideration paid, or if no money value is involved, then upon the fair market value of the gift or value of the consideration. The tax is upon the grantor, and is to be paid in the county where the land is located.

A deed may not be recorded by the register of deeds unless evidence of payment of this tax is shown thereon. If the deed does not state the total consideration, or if it is claimed to be exempt from the tax, an affidavit of one of the parties thereto, their legal representative, or the party or person liable for the tax must be attached to the deed and recorded with it. Forms of affidavit will be furnished by registers of deeds.

When a deed conveys lands located in two or more counties, the tax applicable to each parcel conveyed must be paid in the county where that parcel is situated.

Act 134, Public Acts of 1966, as amended, does not provide for deducting mortgages or other liens assumed by the grantee when computing payment of the tax.

Form 561

OAKLAND
COUNTY
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STATE OF
MICHIGAN
Dept. of
REVENUE
Taxation
REAL ESTATE
TRANSFER TAX
4 5 1 0
P.B. 10550

CONTINUED FROM REVERSE SIDE:
Also, an easement thirty (30) feet in width northerly of and adjacent to above mentioned strip of land over which the purchaser shall have the right to clear and keep clear of those trees which in its judgment are or may become hazardous to the operation of the line constructed, it being understood that this easement shall relate strictly to trees and shall not be construed in any other way whatsoever to affect any rights of Grantor to use the easement area for erection of building structures or any other use whatsoever.

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	APPROVED	DATE
LAW	<i>[Signature]</i>	3-16-71
PLANT ACCOUNTING	<i>[Signature]</i>	
REAL ESTATE AND RIGHTS OF WAY	<i>[Signature]</i>	
ENGINEERING	<i>[Signature]</i>	
SURVEYING		
SERVICE PLANNING		

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STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 5th day of February, 1971, before me, the undersigned, a notary public in and for said county, personally appeared ASA SHAPIRO, Trustee for ASA BUILDERS SUPPLY COMPANY (Retirement Profit Sharing Plan), ^{d/b/a Wixom Investment Company} who did say that said instrument was signed and sealed by the authority vested in him as Trustee under the terms of the Trust Agreement of the Asa Builders Supply Company (Retirement Profit Sharing Plan).

Patricia A. Nicholls

Patricia A. Nicholls
Notary Public, Oakland County, Michigan
My commission expires: September 21, 1973

RETURN TO: James C. Wetzel
2000 Second Avenue - Rm. 226
Detroit, Michigan 48226