

Lawyers Title Insurance Corporation

WARRANTY DEED—CORPORATION—Statutory Form C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That SHOPPING CENTERS, INC., a Michigan corporation

whose address is Northland Center, Southfield, Michigan 48075

Conveys and Warrants to THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of Michigan and New York whose address is 2000 Second Avenue, Detroit, Michigan 48226

the following described premises situated in the City of Novi County of Oakland and State of Michigan, to-wit: That part of the Northeast 1/4 of Section 15, Town 1 North, Range 8 East described as: Beginning at an iron in the East and West 1/4 Line of said Section, 1,088.64 feet westerly of the East 1/4 Corner of said Section; thence westerly along said East and West 1/4 Line, 250.46 feet to an iron; thence continuing westerly along said East and West 1/4 Line, said East and West 1/4 Line deflecting to the left 0° 32' 20" from the last described line, 842.27 feet to a point; thence northwesterly along the northeasterly right of way line of Interstate Highway (I-96); said right of way line deflecting to the right 8° 48' 30" from the last described line, 502.25 feet to an iron; thence northerly along the North and South 1/4 line of said Section; said North and South 1/4 Line making a northeasterly angle of 98° 27' 00" with the last described

(CONTINUED ON REVERSE SIDE)

for the full consideration of Twenty Nine Thousand Six Hundred Fifty Five and 00/100 (\$29,655.00) Dollars subject to the zoning ordinance of the City of Novi and easements of record, if any.

Dated this 8th day of April 1971

Witnesses:

Signed and Sealed:

Elizabeth S. Tasich

SHOPPING CENTERS, INC., a Michigan corporation (L.S.)

June Aird

Michael F. Kelly Vice President

OAKLAND COUNTY REGISTERED DEEDS REC'D 1971 APR 21 AM 9 40

Bruce Andrews

STATE OF MICHIGAN COUNTY OF Oakland ss.

Its Vice President

The foregoing instrument was acknowledged before me this 8th day of April 1971 (1) by Michael F. Kelly and (2) Vice Presidents (3) of Bruce Andrews (4) a Michigan Corporation on behalf of the said corporation.

My commission expires March 1, 1975

John H. Paull, Jr. Notary Public Wayne County, Michigan acting in Oakland County

Note: Insert at (1) name(s) of officer(s) (2) title(s) of officers(s) (3) name of corporation (4) state of incorporation

Instrument Drafted by Thomas H. Beagan Business Address 2000 Second Avenue Detroit, Michigan 48226

OAKLAND COUNTY County Treasurer's Certificate No. MN 253A Year 1974

City Treasurer's Certificate

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX 33.00

Recording Fee 3.00 + .50

When recorded return to James C. Wetzel, 2000 Second Avenue, Detroit, Michigan 48226

State Transfer Tax 33.00

Send subsequent tax bills to

Tax Parcel # APR 9 1971

(CONTINUED FROM REVERSE SIDE)

line, 166.81 feet to an iron; thence southeasterly along a line, making a southeasterly angle of 81° 33' 00" with the last described line, 1,606.96 feet to the point of beginning; said described parcel being a part of and lying within the following described parcel of land:

Part of the N.E. 1/4 of Section 15, Town 1 North, Range 8 East, described as follows: Commencing at the S.E. corner of NE 1/4 of Section 15, Town 1 North, Range 8 East, Michigan, running thence N 1/4 on E. line of said Section 30 rods; thence W 1/4 160 rods; thence S 1/4 and parallel to said Section line 30 rods to 1/4 line; thence E 1/4 along 1/4 line to the place of beginning. Excepting that portion thereof which lies S 1/4 of a line 150 feet N 1/4 of, measured at right angles and parallel to the survey line of Highway US-16 relocation; said exception representing 0.45 acres of land, more or less. (The survey line of Highway US-16 relocation is described as: beginning at a point which is North 2 degrees 21' 20" West along the West line of said Section 15, a distance of 602.23 feet from the West 1/4 corner of said Section 15; thence South 7/4 degrees 00' 10" East 1041.23 feet to the point of curve of a 0 degree 45' curve to the left; thence in an Easterly direction along the arc of said 0 degree 45' curve, 1265.93 feet to the point of tangent of said curve; thence South 83 degrees 29' 50" East 2100 feet to a point of ending)

APPROVED		DATE
LAW	<i>[Signature]</i>	3-8-71
PLANT APPRAISER	<i>[Signature]</i>	3-5-71
TAX COLLECTOR	<i>[Signature]</i>	3-5-71
RECORDS AND DEEDS SECTION	<i>[Signature]</i>	3-5-71
ENGINEERING	<i>[Signature]</i>	3-6-71
SEALER		

Form 563

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 and by Act 67, Public Acts of 1969. The tax is computed at the rate of 55 cents for each \$500.00 or fraction thereof, of the total value of the real property. The tax is upon the grantor.

A deed may not be recorded by the register of deeds unless documentary stamps, evidencing the payment of the tax, have been purchased. If the deed does not state the total value of the real property, an affidavit declaring it must be attached to the deed. Forms of affidavit will be furnished by registers of deeds. If a deed is claimed to be exempt from transfer tax, it must state on its face the reason for such exemption.

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

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

WARRANTY DEED CORPORATION 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, Puerto Rico and Canada