



Real Estate Department

Work Order No.: A0003125
Circuit: Pontiac-Kern-Bloomfield
Business Unit: ITC

Date: March 1, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate
Subject: Vegetation Management Easement
Parcel ID: **14-15-379-010**
PKB 2774

Attached are documents related to the acquisition of a Vegetation Management Easement dated August 16, 2013 to International Transmission Company (ITC) from JoAnn McAlister, whose address is 996 Kettering Ave., Pontiac MI 48340.

The easement was acquired for additional rights needed and located in Part of the SW ¼ of Section 15, City of Pontiac, Oakland County, MI (T3N R10E).

The consideration given for the aforementioned acquisition **\$500.00**

The acquisition was negotiated by NSI Consulting and Development.

Please incorporate into Right of Way File No.: **T72839**

Attachment (s)

CC: M. Ely
N. Spencer
S. Gagnon
J. Gruca
K. Jenkins
C. Scott
J. Andree
Fixedassetsgroup@itctransco.com

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2013 SEP 12 PM 2:01

233807
LIBER 46309 PAGE 855
\$13.00 MISC RECORDING
\$4.00 REMONUMENTATION
09/12/2013 02:06:33 P.M. RECEIPT# 127687
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On AUGUST 16, 2013, for (good and valuable consideration), the receipt of which is hereby acknowledged, Grantor conveys and warrants to Grantee, its successors and assigns, a permanent easement ("Easement") over, under, across and through a part of Grantor's Land called the Easement Strip, as herein described.

Grantor is: JoAnn McAlister, a single woman.

Grantee is: International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377.

Grantor's Land is in the City of Pontiac, County of Oakland and State of Michigan and is described as follows:

Lot 11, Shaw Subdivision, as recorded in Liber 76, Page 15 of Plats, Oakland County Records.

More commonly known as: 996 Kettering Avenue, Pontiac, Michigan 48340

Parcel ID: 14-15-379-010

Grantor represents and warrants to Grantee that Grantor is the present owner in fee simple of Grantor's Land.

The Easement Strip is within Grantor's Land, and is described as:

A strip of land beginning at the **Easterly** line of Grantor's Land and continuing to a line lying **85 feet Westerly** of, and parallel to, the centerline of the **Western-most line of** electric transmission structures currently located on or adjacent to Grantor's Land.

- 1. Purpose:** The purpose of this Easement is to allow Grantee the perpetual right to enter at all times upon Grantor's Land to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush now or hereafter standing or growing within the Easement Strip.
- 2. Restoration:** Within a reasonable time after performing any work pursuant to this Easement, Grantee shall clean up the Easement Strip in accordance with best management practices for utility rights of way.

FILE
170839

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E

OK - MH

3. **Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.

4. **Original Grant of Easement:** Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges granted to Grantee or The Detroit Edison Company under any existing grant of easement ("Original Grant of Easement") relative to the Easement Strip. To the extent this Easement grants rights and privileges to either party not granted in the Original Grant of Easement, the Original Grant of Easement is hereby amended to include the additional rights and privileges granted by this Easement. If, in any other way, any term, condition or provision of this Easement is inconsistent with or conflicts with one or more provisions of the Original Grant of Easement, the term, condition or provision of this Easement shall control, and to that extent, the Original Grant of Easement is hereby amended. The Original Grant of Easement, insofar as it may cover and relate to land other than Grantor's Land, shall remain in full force and effect in accordance with all of its terms, conditions and provisions.

5. **Successors:** This Easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

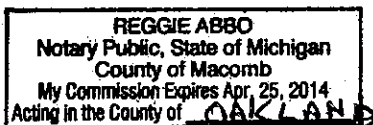
This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

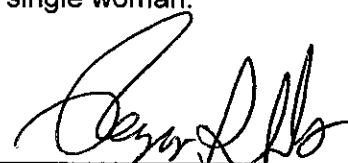
GRANTOR



JoAnn McAlister

Acknowledged before me in OAKLAND County, Michigan, on this 16th day of AUGUST, 2013, by JoAnn McAlister, a single woman.





REGGIE ABBO, Notary Public
MACOMB County, Michigan
Acting in OAKLAND County, Michigan
My Commission Expires 9-25-2014

Prepared by:
Patricia T. Murphy (P61872)
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377

When recorded return to:
NSI Consulting & Development
24079 Research Drive
Farmington Hills, MI 48335

DIRECTION REGARDING DISPOSITION OF VEGETATION
UPON INITIAL CLEARING

JOAN W MARIE MCALISTER ("Owner") is the owner(s) of the property located at
996 KETTERING AVE, BONTIAC, MI 48390 OAKLANDS County, Michigan. (the
"Property");

INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, with an address
of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("ITC") has an easement on
the Property;

ITC or its agents have the right at any time to cut, trim, remove, destroy or otherwise control any
or all trees, bushes or brush in accordance with the terms of the Easement; and

To the extent ITC cuts, trims, removes or destroys trees, bushes or brush ("Vegetation") in
accordance with the terms of the Easement, Owner has requested that all such Vegetation be handled by
ITC in the following manner:

- _____ Stack all Vegetation (greater than 6 inches d.b.h.) off the Easement Area
and leave on Property as noted below.
- _____ Chip Vegetation (under 6 inches d.b.h.) and broadcast on Easement Area.
- JM Remove all Vegetation from the Property except small debris, as such small
debris is defined in ITC's sole discretion.
- _____ Other: _____
- _____
- _____

Nothing in this document shall be deemed to modify, alter or amend the easement in any way.
This document shall not be assigned by Owner, shall not be recorded, and does not run with the land. As
is consistent with standard utility practice, it is understood that ITC does not grind or remove stumps. I
understand that trees that are removed will be cut as close to the ground as possible given the surrounding
terrain, fences, rocks, etc. The cambial layer of stumps shall be treated with an herbicide to limit
sprouting. Further, I acknowledge that ITC or its agents may need to make ingress/egress onto my
property with vehicles and/or equipment necessary to effectuate the option that I have chosen above.

Signed this 16 day of August, 2013.

OWNER:
Joan Marie McAlister
Joan Marie McAlister

8/21/2013

JoAnn McAlister

**500.00

Five Hundred and 00/100*****

JoAnn McAlister
996 Kettering Ave.
Pontiac, MI 48340

easement 2774 3125 6938-6939, 3767-3768

JoAnn McAlister
2028 · Easement Acquisition

easement 2774 3125 6938-6939, 3767-3768

8/21/2013

500.00

ITC Chase Escrow

easement 2774 3125 6938-6939, 3767-3768

500.00

1704

JoAnn McAlister
2028 · Easement Acquisition

easement 2774 3125 6938-6939, 3767-3768

8/21/2013

500.00

PAYMENT
RECORD

ITC Chase Escrow

easement 2774 3125 6938-6939, 3767-3768

500.00



NSI Consulting & Development
24079 Research Dr.
Farmington Hills, MI 48335
1-248-399-0700

Scope of Report: 40-Year Search-No Taxes Title Search

Note: The scope of the search begins with the earliest deed reported in the title search and ends with the effective date listed on the report. Provider is not responsible for anything outside of the scope of the search.

Reference No: NSI Site 2774 **Effective Date:** 04/18/2013 08:00 AM

Please direct inquiries to: Geoff Denstaedt

Borrower: None Given

Property Address: See Exhibit A for Legal Description

996 Kettering Ave, Pontiac, MI 48340

Title vested in the name of:

JoAnn McAlister by Quit Claim Deed filed March 13, 2013 as recorded in
Liber 45497 Page 665 in the Oakland County, Michigan Records.

An examination of the records of the Recorder's and Treasurer's Offices of Oakland County, Michigan, regarding last transfer of record, mortgages, mechanic liens, personal tax liens, federal tax liens, judgment liens, and real estate taxes affecting the real property described below discloses the following:

We have made no examination of special assessments, if any, which do not appear on the Treasurer's Tax Duplicate as of the date hereof.

Taxes and assessments, if any, for future tax periods which do not appear on the Treasurer's Tax Duplicate as of the date hereof, are a lien, not yet due or payable.

CONTACT THE TAXING AUTHORITY FOR ALL PAYOFF AMOUNTS. THE ABOVE STATED PAST DUE AMOUNT, IF ANY, MAY NOT INCLUDE ALL APPLICABLE INTEREST AND/OR PENALTIES.

Name Searches

Names listed below were searched for judgments and liens:

(*=wildcard. Indicates truncated name was searched.)

Garcia, Rosendo

Lewis, Helen

Lewis, Jack

McAlister, JoAnn

Note - This report contains information obtained from a search of the land records in the county in which the subject property is located. Provider makes no representation or warranty as to the accuracy or completeness of such records. Provider shall not be liable for any such inaccuracy or for any mis-indexing or failure in any information retrieval system that causes pertinent records not to be found.

Easements, right-of-way or similar interests are not reported.

THIS REPORT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. This report is not intended to be nor shall it be deemed to be a legal opinion of title or any form of title insurance. This report is issued solely for the use of the named party.

Provider will not be liable for any incidental or consequential damages. Any damages arising out of or connected with this report shall be liquidated at, and limited to, the amount paid by the named party for this report.

Authorized Officer or Agent

Exhibit A

Property Address: 996 Kettering Ave, Pontiac, MI 48340

Legal Description:

Land situated in the City of Pontiac, County of Oakland, State of Michigan, described to-wit:

Lot 11, "SHAW SUBDIVISION", according to the Plat thereof as recorded in Liber 76, on Page 15 of Plats, Oakland County Records.

14-15-379-010



40-Year Search-No Taxes

Project #: NSI Site 2774

Effective Date: 04/18/2013 8:00AM

| | |
|--------------------------------------|-----------------|
| Name: | 3284419-4506423 |
| 996 Kettering Ave, Pontiac, MI 48340 | |
| Jurisdiction: Oakland County | |

Copy Options

Full copies of all documents (Register of Deeds/Recorders Office Only)
 Mortgages/DOT - Pages w/Mortgagee/Mortgagor, amount, address, sign & legal
 MAPS - Plat Map (Platted Property) OR Tax Map (Acreage)
 Easements & Restrictions
 Full Copies of all docs referenced in docs within search
 \$100 copy cost limit - please call office for approval if higher

Search Options

ASK Abstractors: Type legal description from Vesting Deed(s) on the online worksheet

Instructions

Notify CS if property is commercial

Provided Legal Description

Land situated in the City of Pontiac, County of Oakland, State of Michigan, described to-wit:
 Lot 11, "SHAW SUBDIVISION", according to the Plat thereof as recorded in Liber 76, on Page 15 of Plats,
 Oakland County Records.
 14-15-379-010

Tax Id

14-15-379-010

Abstractor Notes

Easements and restrictions found (this search period): No
 Judgments and Liens found (10 year search): No

Please be advised: We make no representation or warranty in this report as to any instruments evidencing interest in oil, gas, and/or mineral rights, or any rights incidental or pertinent thereto.

PLEASE BE ADVISED that your acceptance of this report constitutes your informed agreement to the following terms and conditions: This report is a compilation of information obtained from public records maintained by government officials. A.S.K. Services, Inc. makes no representation or warranty as to the accuracy or completeness of such records. A.S.K. Services, Inc. shall not be liable for any such inaccuracy or for any mis-indexing or failure in any information retrieval system that causes pertinent records not to be found. A.S.K. Services, Inc. shall not be liable for failure to find public records indexed under names you did not request, even if such records are determined to apply to the person, entity, or property you intended to search, or for public records located in offices or indexes for which you did not request a search. A.S.K. Services, Inc. makes no representation or warranty in this report as to any instruments evidencing interest in oil, gas and/or mineral rights, or any rights incidental or pertinent thereto. A.S.K. Services, Inc. makes no representation or warranty as to title to, or lack of interest, in any property, and makes no warranty, express or implied, including any warranty of merchantability or fitness for a particular purpose, with respect to the information contained in this report. A.S.K. Services, Inc. is not licensed to practice law and does not render legal advice. You are solely responsible for interpreting the information set forth in this report and its adequacy for your business purposes. A.S.K. Services, Inc. shall not be liable for any incidental or consequential damages, and in any event A.S.K. Services, Inc.'s liability with respect to this report and any related transaction shall be limited to the amount of the service fee charged by A.S.K. Services, Inc. for the preparation and delivery of this report.



40-Year Search-No Taxes

Project #: NSI Site 2774

Effective Date: 04/18/2013 8:00AM

Name:

996 Kettering Ave, Pontiac, MI 48340
Jurisdiction: Oakland County

3284419-4506423

Deeds

QUIT CLAIM DEED

Grantor Rosendo Garcia, Single
Grantee JoAnn McAlister
Dated: 03/13/2013 Recorded Date: 03/13/2013
Liber/Page or Instr# 45497/665 Amount \$ 1.00

QUIT CLAIM DEED

Grantor Joann McAlister, Single Woman
Grantee Rosendo Garcia, Single Woman
Dated: 07/21/2010 Recorded Date: 08/13/2010
Liber/Page or Instr# 42288/699 Amount \$ 9,000.00
Remarks:
This is a re-record of Liber 42246, Page 599.

QUIT CLAIM DEED

Party 2 Re-recorded in Liber 42288, Page 699.
Dated: 07/21/2010 Recorded Date: 07/29/2010
Liber/Page or Instr# 42246/599 Ref Liber/Page 42288/699

WARRANTY DEED

Grantor Jack C. Lewis and Helen Y. Lewis, Husband and Wife
Grantee JoAnn McAlister, Single Woman
Dated: 02/22/2007 Recorded Date: 03/05/2007
Liber/Page or Instr# 38831/704 Amount \$ 85,000.00

LAND CONTRACT

Vendor Jack C. Lewis and Helen Y. Lewis, His Wife
Vendee JoAnn McAlister
Dated: 04/01/2003 Recorded Date: 04/28/2003
Liber/Page or Instr# 28953/733 Amount \$ 85,000.00

WARRANTY DEED

Grantor Phyllis Hendrickson, Independent Personal Representative of The Estate of Richard Hendrickson, a/k/a Ted Richard Hendrickson, deceased pending in the Probate Court for the County of Oakland under File No. 94-232926-IE
Grantee Jack Lewis, Married Man
Dated: 06/30/1994 Recorded Date: 07/12/1994
Liber/Page or Instr# 14822/143 Amount \$ 32,900.00
Remarks:
No Death Certificate found at the Register of Deeds.

WARRANTY DEED

Grantor James Vinson aka James Thomas Vinson, Single Man
Grantee Richard Hendrickson, Married Man
Dated: 10/17/1991 Recorded Date: 10/24/1991
Liber/Page or Instr# 12139/582 Amount \$ 25,800.00

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40-Year Search-No Taxes

Project #: NSI Site 2774

Effective Date: 04/18/2013 8:00AM

Name:

3284419-4506423

996 Kettering Ave, Pontiac, MI 48340

Jurisdiction: Oakland County

Deeds

QUIT CLAIM DEED

Grantor Terry Lynn Vinson, Single Woman

Grantee James Thomas Vinson, Single Man

Dated: 04/28/1989 Recorded Date: 05/15/1989

Liber/Page or Instr# 10900/468 Amount \$ 1.00

Remarks:

No Divorce recorded at the Register of Deeds.

WARRANTY DEED

Grantor Beverly Boyt

Grantee James Vinson, Single Man

Dated: 05/29/1979 Recorded Date: 06/12/1979

Liber/Page or Instr# 7533/242 Amount \$ 25,000.00

WARRANTY DEED

Grantor Lincoln Finance Company Salaried Employee Profit Sharing Plan

Grantee Beverly Boyt

Dated: 05/10/1979 Recorded Date: 06/12/1979

Liber/Page or Instr# 7533/241 Amount \$ 12,113.44

SHERIFFS DEED

Party 1 Walter R. Graves, a Deputy Sheriff in and for Oakland County, Michigan

Party 2 Lincoln Finance Company Salaried Employee Profit Sharing Plan

Dated: 02/27/1976 Recorded Date: 02/27/1976

Liber/Page or Instr# 6628/838 Amount \$ 2,392.38

WARRANTY DEED

Grantor Homey Homes, Incorporated

Grantee William Lloyd Forsyth and Beverly A. Forsyth, His Wife

Dated: 12/08/1955 Recorded Date: 12/21/1955

Liber/Page or Instr# 3458/347 Amount \$ 1.00

Mortgage Information

No Records Found.

Additional Documents

AFFIDAVIT

Affiant Daniel Dunitz

Dated: 07/26/1976 Recorded Date: 08/09/1976

Liber/Page or Instr# 6726/677 Ref Liber/Page 6628/838

Remarks:

As to foreclosed mortgage.

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40-Year Search-No Taxes

Project #: NSI Site 2774

Effective Date: 04/18/2013 8:00AM

Name:

3284419-4506423

996 Kettering Ave, Pontiac, MI 48340

Jurisdiction: Oakland County

Name Searches

Names listed below were searched for judgments and liens:

*=wildcard. Indicates truncated name was searched.

Garcia, Rosendo

Lewis, Helen

Lewis, Jack

McAlister, JoAnn

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RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2013 MAR 13 PM 1:56

LIBER 45497 PAGE 665
\$10.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$0.00 TRANSFER TX COMBINED
03/13/2013 01:55:40 PM RECEIPT# 37436
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

3-13-13

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

OAKLAND 03/13/2013 37436 \$0.00 CO \$0.00 ST 000829369

QUIT CLAIM DEED - Statutory Form M.C.L. 565.152

KNOW ALL PERSONS BY THESE PRESENTS: That Rosendo GARCIA Single
 whose address is 2170 Avondale Ave, Sylvania LK, Mich 48320
 Quit Claim(s) to JOANN McALISTER
 whose address is 996 Kettering Ave, Pontiac, Mich 48340
 the following described premises situated in the City of PONTIAC
 County of Oakland and State of Michigan, to-wit:
Shaw Subdivision
Lot 11

Commonly known as 996 Kettering Av
 for the full consideration of \$100
 Tax ID Number 14-15-375-010
 Dated this March 13 day of 2013

IPRE

Signed by Rosendo Garcia
Rosendo Garcia

STATE OF MICHIGAN COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 13 day of MAR 13 2013

by Rosendo Garcia

My commission expires C. HOWLETT
 Notary Public, Oakland County, Michigan
 My Commission Expires 2018

C Howlett
 Notary Public Oakland County, Michigan

Instrument
 Drafted by Rosendo Garcia

Business
 Address 2170 Avondale Sylvania Lk MI 48320

After recording return to JOANN McALISTER 996 Kettering Pontiac, MI 48320

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.

OK - AN

(LIBER 42246 PG 599) LIBER 42288 PG 699

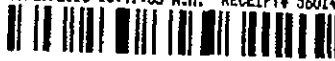
RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

JUL 29 AM 9:20

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

AUG 13 PM 3:23

136302
LIBER 42246 PAGE 599
\$10.00 DEED - COMBINED
\$4.00 REMUNERATION
\$77.40 TRANSFER TX COMBINED
07/29/2010 10:47:53 A.M. RECEIPT# 56014



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED
STATUTORY FORM

PROGRESSIVE TITLE
73868-0 14.00

8-13-10

KNOW ALL MEN BY THESE PRESENTS: That JOANN MCALISTER, A SINGLE WOMAN

whose address is 996 KETTERING AVE. PONTIAC, MI 48340

Quit Claims to ROSENDO GARCIA, A SINGLE WOMAN

whose address is 996 KETTERING PONTIAC, MI 48340

the following described premises situated in the City of PONTIAC, County of OAKLAND and State of Michigan,
to wit:
Lot 11, SHAW SUBDIVISION, as recorded in Liber 76, Page 15 of Plats, Oakland County Records.

146497
LIBER 42288 PAGE 699
\$10.00 DEED - COMBINED
\$4.00 REMUNERATION
\$4.00 TRANSFER TX COMBINED
08/13/2010 03:24:34 P.M. RECEIPT# 60498



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

Re-Record To Show Correct Marital Status S-B Single Milla

7 JUL 15

996 KETTERING 14-15-379-010
for the full consideration of Nine Thousand and 00/100 Dollars (\$9,000.00)

subject to building and use restrictions of record and of common use.

Dated this 21st day of July, 2010.

Signed by:

CHECKING COMPLETED
AT REGISTER OF DEEDS
JUL 29 2010
Ruth Johnson Register of Deeds
Oakland County, MI

Joann McAlister
JOANN MCALISTER

STATE OF MICHIGAN REAL ESTATE
TRANSFER TAX
OAKLAND 7/29/2010 56014
\$9.99 CO
\$7.50 ST
\$16250

Rev or photo
18 E
18 B

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing Instrument was acknowledged before me this 21st day of July, 2010, by JOANN MCALISTER, A SINGLE WOMAN,

CARRIL L. PECHOTA

Notary Public, Oakland County, MI

My commission expires: Commission Expires Nov. 21, 2011

Carril Pechota
Notary Public
Acting in Oakland County
State of Michigan

| | | | |
|--|---|--|--|
| County Treasurer's Certificate | | City Treasurer's Certificate | |
| When Recorded Return To: ROSENDO GARCIA 996 KETTERING PONTIAC, MI 48340 | Send Subsequent Tax Bills To: GRANTEE | Drafted by: JOANN MCALISTER 996 KETTERING AVE. PONTIAC, MI 48340 | |
| Tax Parcel #14-15-379-010 | Recording Fee \$ 14.00 | Revenue Stamps \$ 77.40 | |

(1)

91.40 OK - MH O.K. - L.G.

LIBER 42246 PG 599

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2010 JUL 29 AM 9:20

136302
LIBER 42246 PAGE 599
\$10.00 DEED - COMBINED
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07/29/2010 10:47:53 A.M. RECEIPT# 56014

7-29-10

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED
STATUTORY FORM

PROGRESSIVE TITLE
73868-0 14.00

KNOW ALL MEN BY THESE PRESENTS: That JOANN MCALISTER, A SINGLE WOMAN

whose address is 996 KETTERING AVE. PONTIAC, MI 48340

Quit Claims to ROSENDO GARCIA, A SINGLE WOMAN

whose address is 996 KETTERING PONTIAC, MI 48340

the following described premises situated in the City of PONTIAC, County of OAKLAND and State of Michigan,
to wit:
Lot 11, SHAW SUBDIVISION, as recorded in Liber 76, Page 15 of Plats, Oakland County Records.

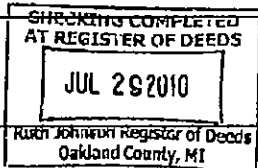
70015

996 KETTERING 14-15-379-010
for the full consideration of Nine Thousand and 00/100 Dollars (\$9,000.00)

subject to building and use restrictions of record and of common use.

Dated this 21st day of July, 2010.

Signed by:



Joann McAlister
JOANN MCALISTER

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
OAKLAND 7/29/2010 56014
\$9.90 CO
\$67.50 ST
\$162.90

IP
R
S
PRO

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 21st day of July, 2010, by JOANN MCALISTER, A SINGLE WOMAN

CARRIL L. PECHOTA

Notary Public, Oakland County, MI

My commission expires: Commission Expires Nov. 21, 2011

Carril Pechota

Notary Public
Acting In Oakland County
State of Michigan

| | | | |
|--|---|--|--|
| County Treasurer's Certificate | | City Treasurer's Certificate | |
| When Recorded Return To: ROSENDO GARCIA 996 KETTERING PONTIAC, MI 48340 | Send Subsequent Tax Bills To: GRANTEE | Drafted by: JOANN MCALISTER 996 KETTERING AVE. PONTIAC, MI 48340 | |
| Tax Parcel #14-15-379-010 | Recording Fee \$ 14.00 | Revenue Stamps \$ 77.40 | |

T-91.40 OK-MH

LIBER 38831 06704

OAKLAND COUNTY TREASURER CERTIFICATE
I HEREBY CERTIFY that there are no TAX LITIG or TRUST
held by the State or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument or appears by the records in the office
except as stated.

MAR 05 2007

PATRICK M. DONAHY, County Treasurer
1.00 Sec. 133, Act 206, 1893 as amended

49359
LIBER 38831 PAGE 704
\$10.00 DEED - COMBINED
\$4.00 REMOURNEMENTATION
\$731.00 TRANSFER TX COMBINED
03/05/2007 09:08:34 A.M. RECEIPT# 23126

3507

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS



WARRANTY DEED

For Official Use
Statutory Form

Know All Persons by These Presents: Jack C. Lewis and Helen Y. Lewis, husband and wife

Whose address is: 9312 Monica Drive, Davison, MI 48423

Convey(s) and Warrant(s) to: JoAnn McAlister, a single woman

Whose address is: 996 Kettering Ave, Pontiac, MI 48340

the following described premises situated in the City of Pontiac, County of Oakland
and State of Michigan, to wit:
Lot 11 of SHAW SUBDIVISION, according to the plat thereof recorded in Liber 78 of Plats, page 15 of Oakland
County Records.

76015

More commonly known as: 996 Kettering Ave, Pontiac, MI 48340

For the full consideration of: \$5,000.00

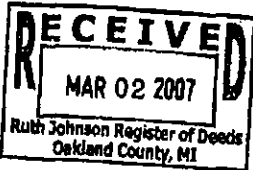
Subject to: Existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this: February 22, 2007

IP
R
AS
Cont

Signed by:

Jack C. Lewis
Helen Y. Lewis



State of Michigan
County of Oakland

JODI A. SZYMANSKI
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES DEC. 12, 2007
ACTING IN OAKLAND CO.



The foregoing instrument was acknowledged before me this
22 day of February, 2007 by Jack C. Lewis and Helen Y.
Lewis, husband and wife

Notary Public: Jodi A. Szymanski
Commission Expires: 12-12-07
County of Michigan: Oakland / Acting in Oakland

O.K. - KB

Drafted by:
Jack C. Lewis
4161 Seymour Lake Rd
Oxford, MI 38371

Return to:
JoAnne McAlister
996 Kettering Ave
Pontiac, MI 48340

Send Tax Bills to: Grantee

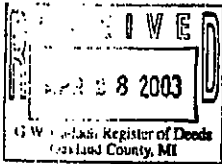
Recording Fee: \$ 15.00

State Transfer Tax: \$ 637.50
County Transfer Tax: \$95.50

Tax Parcel No.: 14-15-379-010

File # 223299 02

METROPOLITAN



20037281
LIBER 28953 PAGE 733
\$15.00 BOOK RECORDING
\$4.00 RECONSTRUCTION
04/28/2003 04:03:34 P.M. OAKLAND COUNTY
TALB - RECORDED - OAKLAND COUNTY
WILLIAM CARROLL - CLERK REGISTER OF DEEDS

AK #100
4/28/03

4803

FORM OF LAND CONTRACT

THIS FORM NOT PREPARED FOR USE IN TRANSACTIONS FALLING WITHIN MICHIGAN LAND SALES ACT.



Parties

This Contract, made this 4-1-03 day of April, 1903, between Jack Lewis & Helen Y Lewis his wife hereinafter referred to as "Seller," whose address is 9312 MONICA DR DAVISON MICH 48423 and JOHANN McALISTER JR hereinafter referred to as "Purchaser," whose address is 996 Kettering, Pontiac Mich

Description of Land

Witnesseth:
1. Seller Agrees:
(a) To sell and convey to Purchaser land in the City of Pontiac, County of OAKLAND, Michigan, described as:
LOT(S) 11, SHAW SUBDIVISION, AS RECORDED IN LIBER 76015 PAGE(S) 15 OF PLATS, OAKLAND COUNTY RECORDS
TAX ITEM NO. 14-15-379-010

76015

Terms of Payment

hereinafter referred to as "the land," together with all tenements, hereditaments, improvements, and appurtenances, including any lighting or plumbing fixtures, shades, Venetian blinds, curtain rods, storm windows, storm doors, screens, awnings, and

now on the land, subject to any applicable building and use restrictions and to any easements affecting the land.

(b) That the full consideration for the sale of the land to Purchaser is:

(\$ 85,000.00) dollars, of which the sum of (\$ 5,000.00) dollars has been paid to Seller prior to the delivery hereof, the receipt of which is hereby acknowledged, and the additional sum of

(\$ 80,000.00) dollars, is to be paid to Seller, with interest on any part thereof at any time unpaid at the rate of 6.5% per cent per annum while Purchaser is not in default, and at the rate of 6.5% per cent per annum, computed upon the balance of the purchase price then unpaid, during the period of any default in payment. Such additional purchase money and interest is to be paid in monthly installments of

(\$ 600.00) dollars each, or more at Purchaser's option, on the 1st day of each month, beginning APRIL 1, 2003; such payments to be applied first upon interest and the balance on principal. All of the purchase money and interest shall, however, be fully paid within 3 years from the date hereof, anything herein to the contrary notwithstanding.

Sellers Duty to Convey

(c) To execute and deliver to Purchaser or his assigns, upon payment in full of all sums owing hereon, less the amount then owing on any unpaid mortgage or mortgages, and the surrender of the duplicate of this contract, a good and sufficient warranty deed conveying title to the land, subject to abovementioned restrictions and easements and to any then unpaid mortgage or mortgages, but free from all other encumbrances, except such as may be herein set forth or shall have accrued or attached since the date hereof through the acts or omissions of persons other than Seller or his assigns.

Furnishing Evidence of Title

(d) To deliver to Purchaser as evidence of title, at Seller's option, either an owner's policy of title insurance or abstract of title covering the land, and furnished by STEWART TITLE GUARANTY COMPANY. The effective date of the policy or certification date of the abstract is to be approximately the date of this contract. Seller shall have the right to retain possession of such evidence of title during the life of this contract but upon demand shall lend it to Purchaser upon the pledging of a reasonable security.

(continued on page 2)

O.K. - KE

A

Purchaser's Duties

2. Purchaser Agrees:
 (a) To purchase the land and pay Seller the sum aforesaid, with interest thereon as above provided.

Maintenance of Premises

(b) To use, maintain and occupy the land in accordance with any and all building and use restrictions applicable thereto.

To Pay Taxes and Keep Premises Insured

(c) To keep the land in accordance with all police, sanitary or other regulations imposed by any governmental authority.

(d) To keep and maintain the land and the buildings in as good condition as they are at the date hereof and not to commit waste, remove or demolish any improvements thereon, or otherwise diminish the value of Seller's security, without the written consent of Seller.

Alternate Payment Method

(e) To pay all taxes and special assessments hereafter levied on the land before any penalty for non-payment attaches thereto, and submit receipts to Seller upon request, as evidence of payment thereof; and also at all times to keep the buildings now or hereafter on the land insured against loss and damage, in manner and to an amount approved by Seller, and to deliver the policies as issued to Seller with the premiums fully paid.

Insert amount if advance monthly installment method of Tax and Insurance payment is to be adopted

If an amount representing estimated monthly cost of taxes, special assessments and insurance is inserted in Paragraph 2 (f), then the method of payment of these items therein indicated shall be adopted. If such an amount is not inserted, then Paragraph 2 (f) shall be of no effect and the method of payment provided in Paragraph 2 (e) shall apply.

(f) To pay monthly in addition to the monthly payment hereinbefore stipulated, the sum of (\$) dollars, which is an estimate of the monthly cost of the taxes, special assessments, and insurance premiums for the land, which shall be credited by Seller on the unpaid principal balance owing on the contract. If Purchaser is not in default under the terms of this contract, Seller shall pay for Purchaser's account the taxes, special assessments and insurance premiums mentioned in Paragraph 2 (e) above when due and before any penalty attaches, and submit receipts therefor to Purchaser upon demand. The amounts so paid shall be added to the principal balance of this contract. The amount of the estimated monthly payment, under this paragraph, may be adjusted from time to time so that the amount received shall approximate the total sum required annually for taxes, special assessments and insurance. This adjustment shall be made on demand of either of the parties and any deficiencies shall be paid by Purchaser upon Seller's demand.

Acceptance of Title and Premises

(g) That he has examined a title insurance policy/commitment dated _____ an abstract of title certified to _____ covering the land, and is satisfied with the marketability of title shown thereby. Delivery of such title policy or abstract, or an owner's title policy issued pursuant to such commitment, to Purchaser shall constitute fulfillment of Seller's agreement to furnish title evidence herein contained.

(h) That he has examined the land and is satisfied with the physical condition of any structure thereon, and hereby waives any and all claims on account of any encroachments on the land or on any premises adjacent thereto.

Mortgage by Seller

3. Seller and Purchaser Mutually Agree:

(a) That Seller may at any time encumber the land by mortgage or mortgages to secure not more than the balance owing hereon at the time such mortgage or mortgages are executed, which mortgage or mortgages shall provide for payments of principal and/or interest not in excess of nor sooner than those provided for in this contract, and shall be a first lien upon the land superior to the rights of Purchaser therein; provided notice of the execution of such mortgage or mortgages containing the name and address of the mortgagee or his agent, the amount of such mortgage or mortgages and the rate of interest and maturity of the principal and interest shall be sent to Purchaser by certified mail promptly after execution thereof. Purchaser shall, on demand of the Seller, execute any instruments that may be required for the exercise of the foregoing power. If Purchaser shall refuse to execute any such instruments demanded by Seller or to accept such certified mail or such certified mail shall be returned unclaimed, then Seller may post such notice in two conspicuous places on the land, and make affidavit of such facts and of such posting, after which Purchaser's rights shall be subordinated to such mortgage or mortgages as hereinbefore provided. The consent obtained, or subordination effected as herein provided, under or by virtue of the foregoing power, shall extend to any and all renewals, extensions or amendments of such mortgage or mortgages after Seller has given notice thereof to Purchaser in like manner as is herein provided for giving notice of the execution of such mortgage or mortgages, except as to amendments which would increase the mortgage amount to one in excess of that owing hereon, or provide for a rate of interest in excess of that provided or a maturity date sooner than provided herein.

Encumbrances on Seller's Title

(b) That if the title of Seller is evidenced by land contract or now or hereafter encumbered by mortgage, Seller shall meet the payments of principal and interest thereon as they mature and produce evidence thereof to Purchaser on demand. On Seller's default Purchaser may pay the same, which payments shall be credited on the sums matured or first maturing hereon with interest at _____ per annum on payments so made. If proceedings are commenced to recover possession of the land or to enforce the payment of such contract or mortgage, because of Seller's default, Purchaser may at any time thereafter while such proceedings are pending encumber the land by mortgage securing such sums as can be obtained upon such terms as may be required and with the proceeds pay and discharge such mortgage or purchase money lien, and any mortgage so given shall be a first lien upon the land superior to the rights of Seller therein. Thereafter Purchaser shall pay the principal and interest on such mortgage

Dower Rights

If the wife of Seller has dower rights in the land, she agrees, by joining in the execution of this contract, to join in executing the deed to be given in fulfillment hereof.

Capacity of Parties

Any individual parties hereto represent themselves to be of full age. Any corporate parties hereto represent themselves to be existing corporation with their charters in full force and effect.

Interpretation of Contract

The pronouns and relative words herein used are written in the masculine and singular. If, however, more than one person joins in the execution hereof as Seller or Purchaser, or either party be of the feminine sex or a corporation, such words shall be read as if written in plural, feminine or neuter, respectively. The covenants herein shall bind the heirs, devisees, legatees, successors and assigns of the respective parties.

Signatures

Signed, sealed and delivered by the parties in duplicate the day and year first above written.

IN PRESENCE OF:

Jennifer E. Mooney
Jennifer E. Mooney
Jennifer E. Mooney
Jennifer E. Mooney
Jennifer E. Mooney
Jennifer E. Mooney

Jack C. Lewis (L.S.)
Jack C. Lewis
Helen Y. Lewis
Helen Y. Lewis
Juan M. Alister (L.S.)
Juan M. Alister (H)
..... (L.S.)

Individual Acknowledgement

STATE OF MICHIGAN
COUNTY OF Chester

JENNIFER E. MOONEY
Notary Public, Chester County, MI
My Commission Expires May 6, 2007

The foregoing instrument was acknowledge before me this
by Jack Lewis, Helen Lewis
My commission expires
Juan M. Alister
May 6, 2007

7th day of March 2003

Jennifer E. Mooney
Notary Public Chester County, Michigan

Corporate Acknowledgement

STATE OF MICHIGAN
COUNTY OF Chester

The foregoing instrument was acknowledged before me this
(1) by
(2)
(3) of
(4) a

day of 19

Corporation on behalf of the said corporation.

My commission expires

Notary Public County, Michigan

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

Notary Public County, Michigan

Instrument
Drafted by: Jack C. Lewis
of Retjen

Business
Address: 9312 Meadow Dr.
Davison, Miss 48423

so given as they mature, which payments shall be credited on the sums matured or first maturing hereon. When the amount owing hereon is reduced to that owing upon such contract or mortgage or upon any mortgage executed under either of the powers contained in this contract, a conveyance shall be made in the form above provided with a covenant by the grantee to assume and pay the same.

Non-payment of Taxes or Insurance

(c) That if default is made by the Purchaser in the payment of any tax or special assessment or insurance premiums or in the delivery of insurance as above provided, Seller may pay such tax, special assessment or premiums or procure such insurance and pay the premiums therefor, and any amount so paid shall be a further lien on the land payable by Purchaser to Seller forthwith with interest at per annum. This provision shall be effective only if paragraph 2 (e) applies.

Disposition of Insurance Proceeds

(d) That during the existence of this contract, any proceeds received from a hazard insurance policy covering the land shall first be used to repair the damage and restore the property, with the balance of such proceeds, if any, being distributed to Seller and Purchaser, as their interests may appear.

Assignment by Purchaser

(e) That no assignment or conveyance by Purchaser shall create any liability whatsoever against Seller until a duplicate thereof duly witnessed and acknowledged, containing the residence address of the assignee, shall be delivered either personally or by certified mail to Seller and receipt therefor obtained. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt or acceptance thereon.

Possession

(f) That Purchaser shall have the right to possession of the land from and after the date hereof, unless otherwise herein provided, and be entitled to retain possession thereof only so long as there is no default on his part in carrying out the terms and conditions hereof. If the land is vacant or unimproved, Purchaser shall be deemed to be in constructive possession only, which possessory right shall cease and terminate after service of a notice of forfeiture of this contract. Erection of signs by Purchaser on vacant or unimproved property shall not constitute actual possession by him.

Right to Forfeit

(g) That should Purchaser fail to perform this contract or any part thereof, Seller immediately after such default shall have the right to declare this contract forfeited and void, and retain whatever may have been paid hereon, and all improvements that may have been made upon the land, together with additions and accretions thereto, and consider and treat Purchaser as his tenant holding over without permission and may take immediate possession of the land, and Purchaser and each and every other occupant remove and put out. A proper notice of forfeiture, giving Purchaser at least fifteen (15) days to pay any money required to be paid hereunder or to cure other material breaches of this contract, shall be served on Purchaser, as provided by statute, prior to institution of any proceedings to recover possession of the land.

Acceleration Clause

(h) That if proceedings are taken to enforce this contract by equitable action, after Purchaser shall have been in default for a period of forty-five (45) days or more, the entire amount owing hereon shall be due and payable forthwith, anything herein contained to the contrary notwithstanding.

(i) That time shall be deemed to be of the essence of this contract.

Notice to Purchaser

(j) That any declarations, notices or papers necessary or proper to terminate, accelerate or enforce this contract shall be conclusively presumed to have been served upon Purchaser if such instrument was enclosed in an envelope with first-class postage fully prepaid, addressed to Purchaser at the address set forth in the heading of this contract or at the latest other address which may have been specified by Purchaser and receipted for in writing by Seller, and such envelope was deposited in the United States government mail.

Additional Clauses

(k)

PAID CO. TREAS



PHILIP R. SEAVER TITLE COMPANY, INC.

94 189516

2700 North Woodward
Bloomfield Hills, Michigan 48013
(810) 647-2171 (810) 334-7136

WARRANTY DEED - Statutory Form
C.L. 1843, 565.151 M.S.A. 20.571

6751 Dixie Highway
Clarkston, Michigan 48016
(810) 625-6100

148227143

KNOW ALL MEN BY THESE PRESENTS: That Phyllis Hendrickson, Independent Personal Representative of The Estate of Richard Hendrickson, a/k/a Ted Richard Hendrickson, deceased pending in the Probate Court for the County of Oakland under File No. 94-232926-IE, whose address is 5094 Shoreline, Waterford, Michigan 48329 Convey(s) and Warrant(s) to Jack Lewis A. Married Man

whose address is 4161 Seymour Lake Road, Oxford, Michigan 48371 the following described premises situated in the City of Pontiac County of Oakland and State of Michigan, to-wit:

Lot(s) 11, "Shaw Subdivision", as recorded in Liber 76, Page(s) 15 of Plats, Oakland County Records.

76015

Tax Item No. 14-15-379-010

for the full consideration of THIRTY TWO THOUSAND NINE HUNDRED & NO/100 DOLLARS (32,900.00) subject to the existing building and use restrictions, easements and zoning ordinances, if any.

\$ 7.00 DEED
\$ 2.00 MEMORANDUM
\$ 36.30 TRANSFER TAX
12 JUN 94 10:02 A.M. RECEIPT 1168
PAID RECORDED - OAKLAND COUNTY
LYNN B. ALLEN, CLERK/REGISTER OF DEEDS

7-12-94

Dated this 30th day of June 19 94:

Witnesses:

Lorraine D. Konkle
Lorraine D. Konkle

April Cummins
April Cummins

Signed and Sealed:
The Estate of Richard Hendrickson,
a/k/a Ted Richard Hendrickson

Phyllis Hendrickson (L.S.)
Phyllis Hendrickson, Independent
Personal Representative
Independent Personal Representative

STATE OF MICHIGAN)
COUNTY OF OAKLAND) ss.

(L.S.)

The foregoing instrument was acknowledged before me this 30th day of June 19 94, by Phyllis Hendrickson, Independent Personal Representative of The Estate of Richard Hendrickson, a/k/a Ted Richard Hendrickson, deceased pending in the Probate Court for the County of Oakland under File No. 94-232926-IE.

My commission expires: April 17, 1996

Lorraine D. Konkle
Notary Public, Lorraine D. Konkle
Oakland County, Michigan
O.R. - LM

Instrument Drafted By: Michael A. Valuet

Business Address: 3714 Sachabaw
Oakland County, Michigan 48017, 48329

RECORDING FEE
1.00
7-7-94
1.00

CITY TREASURER'S CERTIFICATE

STATE OF MICHIGAN REAL ESTATE *
DEPT. OF TAXATION TRANSFER TAX *
OAKLAND 116B
\$ 36.30 *
12 JUN 94 *
#10000906 *

Recording Fee: 9.00

State Transfer Tax: 36.30

When recorded return to: Grantee

Send subsequent tax bills to: Grantee

7.00
2.00
36.30

WARRANTY DEED STATUTORY FORM FOR INDIVIDUALS

LIBER 121396582

KNOW ALL MEN BY THESE PRESENTS: That JAMES VINSON A SINGLE MAN, A/K/A JAMES THOMAS VINSON whose street number and postoffice address is 1392 WILES LANE, LEWISBURG, TN 37091

Convey and Warrant to RICHARD HENDRICKSON A MARRIED MAN whose street number and postoffice address is P.O. BOX 930, PONTIAC, MI the following described premises situated in the CITY of PONTIAC County of OAKLAND and State of Michigan, to-wit:

LOT 11, SHAW SUBDIVISION, AS RECORDED IN LIBER 76 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS.

76015

5#92 REG/DEEDS PAID 0001 OCT.24.91 10:19AM \$267 DEEDS 7.00

5#92 REG/DEEDS PAID 0001 OCT.24.91 10:19AM \$267 RMT FEE 2.00

10-2491

996 RETTERING ITEM NO. 14-15-379-010

5#92 REG/DEEDS PAID 0001 OCT.24.91 10:19AM \$267 TRANSF TX 28.50

for the sum of TWENTY FIVE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$***25,800.00*) subject to EASEMENTS, BUILDING AND USE RESTRICTIONS OF RECORD, IF ANY.

Dated this 17 day of OCTOBER 19 91

Signed and Sealed in presence of

Signed and Sealed.

JAMES A. VINSON JUDGE A. VINSON

JAMES VINSON aka James Thomas Vinson

STATE OF ~~MICHIGAN~~ TENNESSEE COUNTY OF Marshall

The foregoing instrument was acknowledged before me this 17 day of OCTOBER 19 91 by JAMES VINSON A SINGLE MAN, A/K/A JAMES THOMAS VINSON

My Commission expires 7-12 1992 Patti G. Stephens Notary Public, Marshall County, Tennessee

*Note: (1) insert date (2) insert name of person(s) acknowledged (grantor) (3) signature of person taking acknowledgment

County Treasurer's Certificate

STATE OF MICHIGAN REAL STATE TRANSFER TAX 26.60 OK-G.K.

1 cc 10-23-91

- 1. Marital status of each man grantor must be indicated. 2. The name of each person who signs this instrument must be legibly printed, typewritten or stamped upon such instrument immediately beneath the signature of such person. 3. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be attached to the deed. Drafted by: WILLIAM MOUNTAIN CENTURY 21-HALLMARK-WEST 4821 HIGHLAND ROAD WATERFORD, MI 48328 After recording return to: DRAFTER

10900468 069973

QUIT CLAIM DEED-203

(State Form of Michigan Form)

The Grantor(s) TERRY LYNN VINSON, a single woman

5553 E. Main, Dryden, Michigan 48428 whose address is

quit-claim(s) to JAMES THOMAS VINSON, a single man

whose address is 996 Kettering Street, Pontiac, Michigan 48057

the following described premises situated in the City of Pontiac, County of Oakland and State of Michigan:

Lot 11, Shaw Subdivision as recorded in Liber 76, Page 15 of Plats, Oakland County Records.

① Item No. 14-15-379-010

76015

RECEIVED DEEDS PAID 3001 MAY 15 89 09:55AM 7977 DEEDS 5.00

5-15-89

This deed is given pursuant to the Property Settlement Section of a Consent Judgment of Divorce entered in the for the sum of Lapeer County Circuit Court, Case No. 88-013093 DM(C) Pursuant to MCLA 207.505 Sec 5(j).

Dated this 28th day of April, 1989

Signed in presence of: Doris Higgins Cole, Marcia M. Ballard

Signed by: Terry Lynn Vinson

STATE OF MICHIGAN, COUNTY OF LAPEER ss.

The foregoing instrument was acknowledged before me this 28th day of April 19 89, by Terry Lynn Vinson as her free act and deed.

MARCIA M. BALLARD Notary Public, Lapeer County, Mich. My Commission Expires July 26, 1990

Marcia M. Ballard Notary Public, Michigan My commission expires:

Table with 3 columns: When Recorded Return To, Send Subsequent Tax Bills To, Drafted By. Includes contact info for Doris Higgins Cole.

Tax Parcel # Recording Fee 5.00 Transfer Tax Exempt

* TYPE OR PRINT NAMES UNDER SIGNATURES.

47-042-023

FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1888

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST

O.K. - RR

June 12 1979



PHILIP R. SEAVER TITLE COMPANY, Inc.

77:24-114 685

WARRANTY DEED—Statutory Form

C.L. 1848, 545,181, 545,182, 545,183, 545,184, 545,185, 545,186, 545,187, 545,188, 545,189, 545,190, 545,191, 545,192, 545,193, 545,194, 545,195, 545,196, 545,197, 545,198, 545,199, 545,200

7.1 59760

KNOW ALL MEN BY THESE PRESENTS: That Beverly Hoyt

whose address is 996 Kettering, Pontiac, Michigan

Convey(s) and Warrant(s) to James Vinson, A single man

whose address is 46316 Dorchester, Mt. Clemens, Michigan

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

Lot 11, Shaw Subdivision as recorded in Liber 76, Page 15 of Plats, Oakland
County Records.

More commonly known as: 996 Kettering Street
Item No. 14-150 379-010

TRANSAMERICA TITLE INSURANCE CO.

3/10/79

64279

for the full consideration of TWENTY FIVE THOUSAND AND NO/100 - - - - - (\$25,000.00)
subject to use, easements and building restrictions of record, if any.

Dated this 29th day of May 19 79

Witnesses:

Signed and Sealed:

Harvey E. Egan
Harvey E. Egan
James E. Saunders
James E. Saunders

Beverly Hoyt (L.S.)
Beverly Hoyt
Harvey E. Egan (L.S.)
Harvey E. Egan
James E. Saunders (L.S.)
James E. Saunders
STATE OF MICHIGAN (L.S.)
COUNTY OF OAKLAND (L.S.)

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 29th day of May 19 79
by Beverly Hoyt

My commission expires 9-7-81

Harvey E. Egan
Harvey E. Egan
Notary Public, Oakland County, Michigan

Instrument Dated by Harvey Egan

Business Address 5466 Highland Road, Pontiac, MI

County Treasurer's Certificate
I HEREBY certify that there are no
LIENS or TAXES due by the State or any
official against the within description, or
all TALK on same are paid (or five are
pending to the date of this instrument,
unless by the records in this office such
is shown.
Harvey E. Egan
Notary Public, Oakland County, Michigan

City Treasurer's Certificate
STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
27.50
Dept of TREASURY
MICHIGAN

Recording Fee 1.00

When recorded return to

State Transfer Tax 27.50

RETURN TO
STANDARD FEDERAL
SAVINGS AND LOAN ASSOCIATION
201 W. BIO BEAVER
TROY, MICHIGAN 48064

Tax Parcel #

1750 Rev 4.80

FORM 8

June 12 1979

TRANSAMERICA TITLE INSURANCE CO

WARRANTY DEED

LIBER 7533 PAGE 241

79 59759

STATUTORY FORM FOR CORPORATION

77: 84-114865

KNOW ALL MEN BY THESE PRESENTS: That Lincoln Finance Company Salaried Employee Profit Sharing Plan whose address is 19046 Middlebelt Rd. Livonia, Michigan 48152

Conveys and Warrants to Beverly Hoyt

whose street number and postoffice address is 996 Kettering, Pontiac, Michigan

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

Lot 11, Shaw Subdivision of part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Town 3 North, Range 10, East, City of Pontiac, Oakland County, Michigan according to the plat thereof as recorded in Liber 76 of Plats, Page 15, Oakland County Records. Known as 996 Kettering.

14-158-379-010

ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1888

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

for the sum of Twelve thousand one hundred thirteen and 44/100 (\$12,113.44) - - - DOLLARS

subject to Easements and Restrictions of record and any acts of omission since the date of the land contract May 15, 1978 which this Deed is given pursuant to.

Dated this 10 day of May 19 79

Signed in the presence of:

Signed by:

James L. Cole
James L. Cole
Joyce F. Cole
Joyce F. Cole

LINCOLN FINANCE COMPANY SALARIED EMPLOYEE PROFIT SHARING PLAN

By Daniel Dunits
Daniel Dunits, Trustee
Its Trustee

STATE OF MICHIGAN }
County of Wayne }

The foregoing instrument was acknowledged before me this 10th day of May

19 79, by Daniel Dunits, Trustee

(Individual Name(s) and Office(s) Held)

of Lincoln Finance Company Salaried Employee Profit Sharing Plan (PLAN Name)

Michigan

(State of Incorporation)

corporation, on behalf of the corporation.

My Commission expires Sept. 23 19 80

Joyce F. Cole
Joyce F. Cole, Notary Public,
Macomb County, Michigan
acting in Wayne

County Treasurer's Certificate

100

City Treasurer's Certificate

STATE OF MICHIGAN

REAL ESTATE TRANSFER TAX

Dept. of Taxation

13.75

What Recorded Return To:

RETURN TO
STANDARD FEDERAL
SAVINGS AND LOAN ASSOCIATION
201 W. BIRNEY

What Subsequent Tax Bills To:

Drafted by: Joyce F. Cole
19046 Middlebelt Rd.
Business Address Livonia, Michigan 48152

Tax Parcel #

Assessing For: 300TH Reverse Stamp: 13.75

6-12-79

1

February 27 1976

DET 6628 REC 838

DETROIT LEGAL NEWS • 818 Second Avenue • Detroit, Michigan 48226 • WO 1-3948

SHERIFF'S DEED ON MORTGAGE SALE

This Indenture Made the 27th day of February

A. D. 1976, between WALTER R. GRAVES

a Deputy Sheriff in and for Oakland County, Michigan, party of the first part, and

Lincoln Finance Company, Salaried Employee Profit Sharing

Plan, party of the second part (hereinafter called the grantee).

WITNESSETH, That Whereas William Lloyd Forsyth and Beverly A.

Forsyth, his wife

made a certain mortgage to Nationwide Mortgage Company, a Michigan

corporation

(hereinafter called the mortgage), which was duly recorded in the office of the Register of Deeds in

and for said Oakland County in Liber. 6072 of Plats on Page

742, and was assigned by said mortgagee to Lincoln Finance Company, Salaried

Employee Profit Sharing

as assigned by an assignment dated the 20th day of April

A. D. 1975, which was recorded in Liber. 6086 of Plats on Page

237, and

WHEREAS, said mortgage contained a power of sale which has become operative by reason of a default in the condition of said mortgage, and

WHEREAS, no suit or proceedings at law or in equity have been instituted to recover the debt secured by said mortgage or any part thereof, and

WHEREAS, by virtue of said power of sale, and pursuant to the statute of the State of Michigan in such case made and provided, a notice was duly published and a copy thereof was duly posted in a conspicuous place upon the premises described in said mortgage that the said premises, or some part of

the same, should be sold on the 27th day of February, A. D. 1976, at

the place of holding the Circuit Court for Oakland County, where the premises are situated, and

WHEREAS, pursuant to said notice I did, at 10:00 o'clock, in the FORE noon, on the day last aforesaid, expose for sale at public vendue the said lands and tenements hereinafter described, and on such sale did strike off and sell the said lands and tenements to the grantee for the sum of Two Thousand Three Hundred Ninety-Two and 38/100 (\$2,392.38) that being the highest bid thereof and the grantee being the highest bidder, and

WHEREAS, said lands and tenements are situated in the City of Pontiac

Oakland County, Michigan, more particularly described as follows:

Lot 11, "Shaw Subdivision", of part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Town 3 North, Range 10, East, City of Pontiac, Oakland County, Michigan, according to the plat thereof as recorded in Liber 76 of Plats, page 15, Oakland County Records.

Now, this Indenture Witnesseth, That I, the Deputy Sheriff aforesaid, by virtue of and pursuant to the statute in such case made and provided, and in consideration of the sum of money as paid as aforesaid, have granted, conveyed, bargained and sold, and by this deed do grant, convey, bargain and sell unto the grantee, his successors and assigns, forever, All the title, right, title and interest which the said Mortgagee had in said lands and tenements, and every part thereof, on the 20th day of April, A. D. 1975, that being the date of said mortgage, or of any time thereafter, to have and to hold the said lands and tenements and every part thereof to the said grantee, his successors and assigns forever, to their use and only use, benefit and behoof forever, as fully and absolutely as I, the Deputy Sheriff aforesaid, under the authority aforesaid, might, could or ought to sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year first above written.

Walter R. Graves (Seal)
Deputy Sheriff in and for the County of Oakland

Signed, Sealed and Delivered in the presence of

Doris E. Gaines
Doris E. Gaines
Notary Public
STATE OF MICHIGAN
COUNTY OF Oakland

On this 27th day of February, A. D. 1976, before me, a Notary Public in and for said County of Oakland, was WALTER R. GRAVES, a Deputy Sheriff of said County, known to me to be the individual described in and who executed the above mortgage, and who acknowledged that he executed the same to be his free act and deed as such Deputy Sheriff.

Doris E. Gaines
Doris E. Gaines Notary Public, OAKLAND County, Michigan
My commission expires March 10, 1979

WUSE

Immediate Inside

2-27-76

3

February 27 1976

REF 6628 REC 840

DETROIT LEGAL NEWS • 618 Second Avenue • Detroit, Michigan 48226 • WD 1-3849

NON-MILITARY AFFIDAVIT

State of Michigan }
County of Oakland }

The undersigned, being first duly sworn, deposes and says that upon investigation he is informed and believes that none of those persons named in the attached notice of mortgage foreclosure, nor any person upon whom they or any of them were dependent, were in the military service of the United States at the time of sale or for six months prior thereto.

Deponent further states that this affidavit is made for the purpose of preserving a record and clearing title by virtue of the Soldiers' and Sailors' Civil Relief Act.

Daniel Dunitz
DANIEL DUNITZ

Subscribed and sworn to before me this 23rd

day of FEBRUARY, A.D. 1976.

Dorothy Klusek

Dorothy Klusek, Notary acting in Oakland
Notary Public, Wayne County, Michigan
My commission expires 7-23-77

NOTICE OF MORTGAGE FORECLOSURE
MORTGAGEE: **WELLS FARGO BANK, N.A.**
MORTGAGOR: **WILLIAM LOUIS PRINCE and MARGARET A. PRINCE**
MORTGAGE NO. **141** of the County of **Oakland**, Michigan, recorded in **Book 100, Page 100** of the County of **Oakland**, Michigan, on the **15th** day of **April**, 1975.
The undersigned, being first duly sworn, deposes and says that upon investigation he is informed and believes that none of those persons named in the attached notice of mortgage foreclosure, nor any person upon whom they or any of them were dependent, were in the military service of the United States at the time of sale or for six months prior thereto.
Deponent further states that this affidavit is made for the purpose of preserving a record and clearing title by virtue of the Soldiers' and Sailors' Civil Relief Act.
Subscribed and sworn to before me this 23rd day of FEBRUARY, A.D. 1976.
Dorothy Klusek
Dorothy Klusek, Notary acting in Oakland
Notary Public, Wayne County, Michigan
My commission expires 7-23-77

WARRANTY DEED

STATUTORY FORM FOR CORPORATIONS
WAYNE COUNTY, MICHIGAN

KNOW ALL MEN BY THESE PRESENTS: That **Honey Homes, Incorporated**
 Conveys and Warrants to **William Lloyd Forsyth and Beverly A. Forsyth, his wife**
 whose Street Number and Post-Office address is **27811 Brettonwood, Royal Oak, Michigan Oakland**
 the following described premises situated in the **City of Pontiac** County of **Wayne**
 and State of Michigan, to-wit: **Let all of Shaw Subdivision of part of the South East 1/4 of**
the South West 1/4 of Section 15, Town 3 North, Range 10 East, Pontiac City, Oakland
County, Michigan, according to the plat thereof as recorded in Liber 76 of Plats,
Page 15, Oakland County Records.



BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1889

together with all and singular the easements, servitudes and appurtenances thereto belonging or in anywise appertaining,
 for the sum of  **One Dollar(s)**
 and other valuable considerations;
 subject to **restrictions of record.**

Dated this **8th** day of **December** AD 19**55**

Signed in Presence of:

Signed by:

Lila K. Scheuer
 Lila K. Scheuer
Sandra Raschella
 Sandra Raschella



Honey Homes, Incorporated
 a Michigan Corporation
 By *Morris Shaw*
 Morris Shaw
 Vice President
 By *Marie A. Nash*
 Marie A. Nash
 Secretary

MAKE YOUR REAL STATE

AND BURTON TITLE INSURANCE

STATE OF MICHIGAN
 COUNTY OF WAYNE
 On this **8th** day of **December** AD 19**55** before me, a Notary Public
 in and for said County, personally appeared **Morris Shaw and Marie A. Nash**

to me personally
 known, who, being by me duly sworn, did each for himself say that they are
 respectively the **Vice President and Secretary**
 of **Honey Homes, Incorporated.**
 the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the
 corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority
 of its board of directors; and said **Morris Shaw and Marie A. Nash**
 acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires *Sept. 8, 1959* AD 19**59**
Lila K. Scheuer
 Lila K. Scheuer
 Notary Public, Wayne County, Michigan

*PRINT, TYPEWRITE OR STAMP
 names of persons executing this instrument; also names of the Witnesses and Notary Public immediately underneath such signatures
 NOTE—It must show an office acknowledgment insert at 1 "each for himself" and at 2 "they are respectively" See Act 103, P. A. 1937

County Treasurer's Certificate
 33485
 25
Wash 55
Has. Wood
MP

City Treasurer's Certificate

When recorded return to:
 Wm Forsyth
 27811 Brettonwood
 Royal Oak, Michigan

292606

DEC 21 PM 2 53
 12-21-55

August 9 76

LIBER 6726 DEED 677

76 62550

AFFIDAVIT STATING FACTS
RELATING TO MATTERS AFFECTING REALTY

STATE OF MICHIGAN)
)RS
COUNTY OF OAKLAND)

3/10/76

DANIEL DUNITZ, a competent person, being duly sworn,
deposes and says as follows:

1. This Affidavit is made with respect to the following
described real estate (the "Property") in the City of Pontiac, Oakland County,
Michigan:

"Lot 11 Shaw Subdivision, part of the Southeast 1/4 of
Southwest 1/4 of Section 15, City of Pontiac, Oakland
County, Michigan, as recorded in Liber 76, Page 15,
of Plat, Oakland County Records."

89-76

2. On April 20, 1973, William L. and Beverly A. Forsyth, as
joint mortgagors, executed and delivered a certain mortgage (the "second
mortgage") covering the Property to Nationwide Mortgage Company, a
Michigan corporation, in order to secure payment of a debt.

3. The second mortgage was duly recorded on April 23, 1973,
in Liber 6072, Page 742, in the Office of the Register of Deeds for Oakland
County, Michigan.

4. On April 20, 1973, Nationwide Mortgage Company assigned
all its right, title and interest in and to the second mortgage to Lincoln
Finance Company, Salaried Employee Profit Sharing Plan, 19066 Middlebelt
Road, Livonia, Michigan, pursuant to a written instrument of assignment
recorded on May 14, 1973 in Liber 6086, Page 237, in the Office of the
Register of Deeds for Oakland County, Michigan.

5. Affiant was a witness to the transaction described in Item 4
above, has knowledge of all of the relevant facts and makes this Affidavit for
recording purposes under P. A. 1915, No. 123.

2

5.11

996 KETTERING AVE PONTIAC MI 48340-3257

3 beds / 1 full baths / 0 half baths / 1040 sq ft

14-15-379-010



Residential Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : JOANN MCALISTER
Postal Address : 996 KETTERING AVE PONTIAC MI 48340-3257

Location Information

Site Address : 996 KETTERING AVE PONTIAC MI 48340-3257
PIN : 14-15-379-010 Neighborhood Code : RAF
Municipality : City of Pontiac
School District : 210 PONTIAC CITY SCHOOLS
Class Code : 401 RES IMP (Includes prior SI-Suburban Imp.)

Property Description

T3N, R10E, SEC 15 SHAW SUBDIVISION LOT 11

Most Recent Sale Since 1994

Date : 03/13/2013
Amount : \$1 Liber : 45497:665
Grantor : GARCIA, ROSENDO Grantee : MCALISTER, JOANN

Next Most Recent Sale

Date : 07/21/2010
Amount : \$9,000 Liber : 42288:699
Grantor : MCALISTER, JOANN Grantee : GARCIA, ROSENDO

Tax Information

| | | | |
|--------------------------|--------------|-------------------------------|------------|
| Taxable Value | : \$12,460 | State Equalized Value | : \$12,460 |
| Current Assessed Value | : \$12,460 | Capped Value | : \$18,320 |
| Effective Date For Taxes | : 12/01/2012 | Principal Residence Exemption | : 100% |
| 2011 Taxes | | 2012 Taxes | |
| Summer | : \$1,299.91 | Summer | : \$962.64 |
| Winter | : \$109.32 | Winter | : \$165.92 |
| Village | : | Village | : |

Lot Information

Description : LEVEL Area : 0.172 ACRES

"SHAW SUBDIVISION"

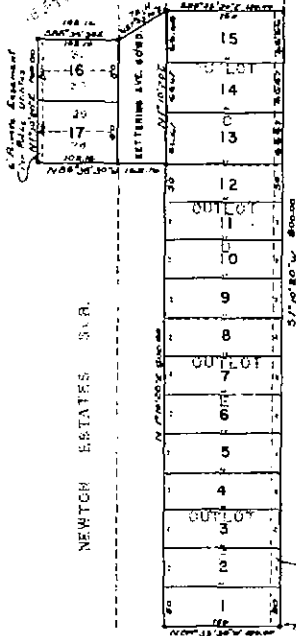
OF PART OF THE SE 1/4, OF THE SW 1/4, OF SEC. 15,
T3N, R10E, PONTIAC CITY, OAKLAND CO., MICH.

SCALE 1"=100'



ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

City of Pontiac
City of Pontiac
January 21, 1955
January 5, 1955
January 21, 1955



I hereby certify that the plat herein delineated is a correct one, and that permanent monuments consisting of iron rods at least one half inch in diameter and 36 inches in length, secured in concrete cylinders four inches in diameter and 36 inches in length, have been set at points marked thus (c) as shown shown at all corners in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

OAKLAND COUNTY TREASURER'S CERTIFICATE

RECEIVED

RECITATION

KNOW ALL MEN BY THESE PRESENTS, that we Henry Homes Inc., a Michigan Corporation by Averil L. Cohn, President, and Marie Mash, Secretary as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "Shaw Subdivision" of part of the SE 1/4 of the SW 1/4 of Sec. 15, T3N, R10E, Pontiac City, Oakland County, Michigan and that the street as shown on said plat is hereby dedicated to the use of the public, and that the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby granted to public utilities and no permanent non-utility structures are to be erected within the lines of said easements.

Henry Homes Inc.
Averil L. Cohn, President
Marie Mash, Secretary

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of "Shaw Subdivision" of part of the SE 1/4 of the SW 1/4 of Sec. 15, T3N, R10E, Pontiac City, Oakland County, Michigan being a resubdivision of outlots C, D, E and F and lots 28, 29, 30 and 31 of "Newton Estates Subdivision" of parts of the SE 1/4 of the SW 1/4 of Sec. 15, T3N, R10E, Pontiac City, Oakland County, Michigan is described as follows: Beginning at a point distant N 89° 35' 30" E 150.00 feet and N 1° 10' 20" E 243 feet from the S 1/4 corner Sec. 15; thence N 89° 35' 30" E 150.00 feet; thence N 1° 10' 20" E 200.00 feet; thence N 89° 35' 30" E 162.16 feet; thence N 1° 10' 20" E 160.00 feet; thence S 89° 35' 30" E 162.16 feet; thence S 1° 10' 20" E 72.11 feet; thence S 89° 35' 30" E 150.00 feet; thence S 1° 10' 20" E 600.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein delineated is a correct one, and that permanent monuments consisting of iron rods at least one half inch in diameter and 36 inches in length, secured in concrete cylinders four inches in diameter and 36 inches in length, have been set at points marked thus (c) as shown shown at all corners in the boundaries of the land platted, at all intersections of the lines of streets and at intersections of the lines of streets with the boundaries of the plat.

YALIK A. AMERSON, Registered Land Surveyor

ACKNOWLEDGMENT

STATE OF MICHIGAN }
County of Oakland } ss.
On this 21st day of January, 1955,
before me, Notary Public in and for said County appeared Averil L. Cohn and Marie Mash to be personally known, who being each by me duly sworn did say that they are the President and Secretary respectively of the Henry Homes Inc., a Michigan corporation, which has no seal, and that said instrument was signed in behalf of said corporation by authority of the Board of Directors and the said Averil L. Cohn and Marie Mash acknowledged said instrument to be the free act and deed of said corporation.

Notary Public
My Commission expires

MUNICIPAL APPROVAL

This plat was approved by the city commission of the city of Pontiac at a meeting held on JANUARY 21, 1955

City Clerk

Approved by Oakland County Plat Board pursuant to Act 172 of P. A. of 1929, as amended this 28 day of January, 1955.

REGISTER OF DEEDS
CLERK OF COUNTY BOARD OF AUDITORS

