



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](mailto:mwalker@itctransco.com)  
Real Estate  
Subject: Vegetation Management Easement  
Parcel ID: 14-34-380-002  
PKB 2780

Attached are documents related to the acquisition of a Vegetation Management Easement dated March 5, 2014 to International Transmission Company (ITC) from The Michael Pysarenko Revocable Living Trust U/A/D 5/16/2012.

The easement was acquired for additional rights needed and located in Part of the SW ¼ of Section 34, City of Pontiac, Oakland County, MI (T3N R10E).

The consideration given for the aforementioned acquisition was **\$1081.15**

The acquisition was negotiated by NSI Consulting and Development.

Please incorporate into Right of Way File No.: **T72842** and cross reference ROW#: **R4667**

Attachment (s)

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

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2014 MAR 27 PM 1:59

50724  
LIBER 46896 PAGE 81  
\$16.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
03/27/2014 02:08:28 P.M. RECEIPT# 28609  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

## VEGETATION MANAGEMENT EASEMENT

On March 5th, 2014, 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: The Michael Pysarenko Revocable Living Trust U/A/D 5/16/2012.

**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 2 of Oaklawn Farms, a subdivision of part of the south 1/2 of Section 34, Township of Pontiac (City of Pontiac), Oakland County, Michigan, according to the plat thereof as recorded in Liber 20, Page 23 of Plats, Oakland County Records

More commonly known as: 531 Bradford St., Pontiac, MI 48341

Parcel ID: 14-34-380-002

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 **Northwest** corner of Grantor's Land and continuing to a line lying **75 feet Southeasterly** of, and parallel to, the centerline of the Centermost 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.

FILED

3P  
E

OK - AH

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

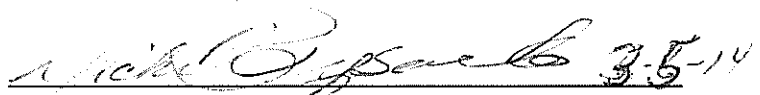
4. **Original Grant of Easement:** Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges granted to Grantee or The Detroit Edison Company under any existing grant of easement ("Original Grant of Easement") relative to the Easement Strip. To the extent 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.

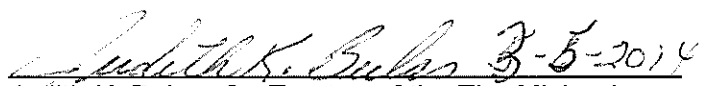
5. **Successors:** This Easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

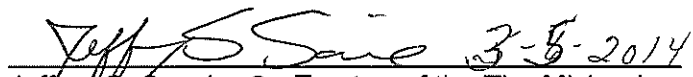
This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

**GRANTOR**

The Michael Pysarenko Revocable Living Trust  
U/A/D 5/16/2012

  
Michael Pysarenko, Co-Trustee of the The Michael  
Pysarenko Revocable Living Trust U/A/D 5/16/2012

  
Judith K. Bulas, Co-Trustee of the The Michael  
Pysarenko Revocable Living Trust U/A/D 5/16/2012

  
Jeffrey S. Savoie, Co-Trustee of the The Michael  
Pysarenko Revocable Living Trust U/A/D 5/16/2012

*(Acknowledgements appear on the following page.)*

Acknowledged before me in Oakland County, Michigan, on this 5<sup>th</sup> day of March, 2014, on behalf of The Michael Pysarenko Revocable Living Trust U/A/D 5/16/2012, by Michael Pysarenko, Co-Trustee.

Stanton L Walker  
Stanton L Walker, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 5-6-2014

Acknowledged before me in Oakland County, Michigan, on this 5<sup>th</sup> day of March, 2014, on behalf of The Michael Pysarenko Revocable Living Trust U/A/D 5/16/2012, by Judith K. Bulas, Co-Trustee.

Stanton L Walker  
Stanton L Walker, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 5-6-2014

Acknowledged before me in Oakland County, Michigan, on this 5<sup>th</sup> day of March, 2014, on behalf of The Michael Pysarenko Revocable Living Trust U/A/D 5/16/2012, by Jeffrey S. Savoie, Co-Trustee.

Stanton L Walker  
Stanton L Walker, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 5-6-2014

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**

\_\_\_\_\_ (“Owner”) is the owner(s) of the property located at \_\_\_\_\_, \_\_\_\_\_ 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.
- \_\_\_\_\_ 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 5 day of MARCH, 2013.  
2014

OWNER:  
  
\_\_\_\_\_

3/18/2014

Michael Pysarenko Revocable Living Trust

\*\*1,081.15

One Thousand Eighty-One and 15/100\*\*\*\*\*

Michael Pysarenko  
1918 Hunters Lane  
Lake Orion, MI 48360

easement 2780 3125

Michael Pysarenko Revocable Living Trust	3/18/2014	
2028 · Easement Acquisition	easement 2780 3125 337-336, 3788-3787, 6960-695	1,081.15

ITC Chase Escrow	easement 2780 3125	1,081.15
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Michael Pysarenko Revocable Living Trust	3/18/2014	1738
2028 · Easement Acquisition	easement 2780 3125 337-336, 3788-3787, 6960-695	1,081.15

PAYMENT  
RECORD

ITC Chase Escrow	easement 2780 3125	1,081.15
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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 2780                      **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  
531 Bradford St, Pontiac, MI 48341

**Title vested in the name of:**

Michael Pysarenko, Judith K. Bulas and Jeffrey S. Savoie,  
Co-Trustee(s), or any Successor Trustee(s) of The Michael Pysarenko  
Revocable Living Trust U/A/D 05/16/2012 by Quit Claim Deed filed  
November 7, 2012 as recorded in Liber 44928 Page 692 in the Oakland  
County, Michigan Records.  
Additional Information - No Trust recorded at the Register of Deeds.

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.

Option Agreement related to Michael Pysarenko and Amvest, Inc. in the original amount of \$65,000.00 recorded on February 13, 1995 as Liber 15251 Page 35.

Additional Information - No release for this Option found at the Register of Deeds.

**Name Searches**

Names listed below were searched for judgments and liens:  
(\*=wildCard. Indicates truncated name was searched.)

Bulas, Judith  
Michael Pysarenko Trust  
Nakonechna, Tetyana  
Pysarenko, Ewdokia

Names listed below were searched for judgments and liens:

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

Pysarenko, Michael

Pysarenko, Paul

Pysarenko, Tetyana

Savoie, Jeffrey

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.

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Authorized Officer or Agent



**Exhibit A**

**Property Address:** 531 Bradford St, Pontiac, MI 48341

**Legal Description:**

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

Lot 2, "OAK LAWN FARMS", according to the Plat thereof as recorded in Liber 20, on Page 23 of Plats, Oakland County Records.

531 Bradford Street

14-34-380-002



## 40-Year Search-No Taxes

Project #: NSI Site 2780

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

Name:

531 Bradford St, Pontiac, MI 48341

Jurisdiction: Oakland County

3284422-4506425

## 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 2, "OAK LAWN FARMS", according to the Plat thereof as recorded in Liber 20, on Page 23 of Plats, Oakland County Records.

531 Bradford Street  
14-34-380-002

## Tax Id

14-34-380-002

## 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 2780

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

Name:

3284422-4506425

531 Bradford St, Pontiac, MI 48341

Jurisdiction: Oakland County

## Deeds

### QUIT CLAIM DEED

Grantor Michael Pysarenko, Single Man

Grantee Michael Pysarenko, Judith K. Bulas and Jeffrey S. Savoie, Co-Trustee(s), or any Successor Trustee(s) of The Michael Pysarenko Revocable Living Trust U/A/D 05/16/2012

Dated: 10/15/2012 Recorded Date: 11/07/2012

Liber/Page or Instr# 44928/692 Amount \$ 1.00

Remarks:

No Trust recorded at the Register of Deeds.

### QUIT CLAIM DEED

Grantor Paul Pysarenko and Tetyana Pysarenko f/k/a Tetyana Nakonechna, Husband and Wife

Grantee Michael Pysarenko, Single Man

Dated: 10/12/2012 Recorded Date: 11/07/2012

Liber/Page or Instr# 44928/691 Amount \$ 1.00

### PERSONAL REPRESENTATIVE DEED

Grantor Paul Pysarenko, Personal Representative of the Estate of Ewdokia Pysarenko, Deceased, Oakland County Probate Court File No. 2011-335,385-DE

Grantee Paul Pysarenko and Michael Pysarenko

Dated: 10/21/2011 Recorded Date: 10/21/2011

Liber/Page or Instr# 43492/852 Amount \$ 100.00

### QUIT CLAIM DEED

Grantor Michael Pysarenko, Single Man

Grantee Ewdokia Pysarenko, a widow

Dated: 12/20/1999 Recorded Date: 12/21/1999

Liber/Page or Instr# 20911/746 Amount \$ 100.00

### WARRANTY DEED

Grantor Katherine E. Kehoe

Grantee Michael Pysarenko

Dated: 01/16/1969 Recorded Date: 01/27/1969

Liber/Page or Instr# 5311/401 Amount \$ 5,000.00

## Mortgage Information

No Records Found.

## Additional Documents

### DEATH CERTIFICATE

Decedent Ewdokia Pysarenko

Recorded Date: 02/14/2011

Liber/Page or Instr# 42820/583

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 2780

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

Name:

3284422-4506425

531 Bradford St, Pontiac, MI 48341

Jurisdiction: Oakland County

## Additional Documents

### OPTION AGREEMENT

Party 1 Michael Pysarenko

Party 2 Amvest, Inc.

Dated: 11/14/1994 Recorded Date: 02/13/1995

Liber/Page or Instr# 15251/35 Amount \$ 65,000.00

Remarks:

No release for this Option found at the Register of Deeds.

## Name Searches

Names listed below were searched for judgments and liens:

\*=wildcard. Indicates truncated name was searched.

Bulas, Judith

Michael Pysarenko Trust

Nakonechna, Tetyana

Pysarenko, Ewdokia

Pysarenko, Michael

Pysarenko, Paul

Pysarenko, Tetyana

Savoie, Jeffrey

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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.

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
2012 OCT 22 AM 8:49

LIBER 44928 PAGE 692  
\$10.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$.00 TRANSFER TX COMBINED  
11/07/2012 11:42:52 AM RECEIPT# 123511  
PAID RECORDED - Oakland County, MI  
Bill Bullard Jr., Clerk/Register of Deeds



**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that Michael Pysarenko, a single man, whose address is 1400 South Boulevard West, Apt 5, Rochester Hills, Michigan 48309-4366,

Quit Claims to Michael Pysarenko, Judith K Bulas and Jeffrey S Savoie, Co-Trustee(s), or any Successor Trustee(s) of The Michael Pysarenko Revocable Living Trust U/A/D 05/16/2012, as the same may have been or may be amended after that date, whose address is 1400 South Boulevard West, Apt 5, Rochester Hills, Michigan 48309-4366,

the following real property located in the City of Pontiac, County of Oakland, State of Michigan, to wit

Lot 2 of Oaklawn Farms, a subdivision of part of the south 1/2 of Section 34, Township of Pontiac (City of Pontiac), Oakland County, Michigan, according to the plat thereof as recorded in Liber 20, Page 23 of Plats, Oakland County Records

Common Address 531 Bradford Street, Pontiac, Michigan 48341-3112

Tax Parcel I D # 14-34-380-002

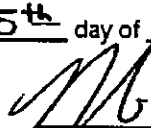
together with all and singular the tenements, hereditaments, appurtenances and/or improvements thereunto belonging or in anywise appertaining for the sum of **ONE (\$1 00) DOLLAR** (exempt by virtue of MCL 207 505 [a] and MCL 207 526 [a] in that the value of the consideration is less than \$100 00)

Dated this 15<sup>th</sup> day of Oct., 2012

  
MICHAEL PYSARENKO, a single man P

STATE OF MICHIGAN } ss  
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Oct., 2012, by Michael Pysarenko, a single man

  
STANTON L WALKER, Notary Public,  
Oakland County, Michigan  
My Commission Expires 05/06/2014  
Acting in Oakland County, Michigan

Instrument Drafted By and Stanton L. Walker,  
When Recorded, Return to Attorney at Law, P C  
3265 Dixie Highway  
Waterford, Michigan 48328-1065

Tax Parcel I.D. #, 14-34-380-002 Recording Fee \$ 14.00 Revenue Stamps, \$-0-

OK - LH

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2012 OCT 22 AM 8:49

LIBER 44928 PAGE 691  
\$10.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$.00 TRANSFER TX COMBINED  
11/07/2012 11:42:52 AM RECEIPT# 123511  
PAID RECORDED - Oakland County, MI  
Bill Bullard Jr., Clerk/Register of Deeds



### QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Paul Pysarenko and Tetyana Pysarenko f/k/a Tetyana Nakonechna, husband and wife, whose address is 1424 South Boulevard West, Rochester Hills, Michigan 48309-4366,

Quit Claims to Michael Pysarenko, a single man, whose address is 1400 South Boulevard West, Apt 5, Rochester Hills, Michigan 48309-4366,

the following real property located in the City of Pontiac, County of Oakland, State of Michigan, to wit

Lot 2 of Oaklawn Farms, a subdivision of part of the south 1/2 of Section 34, Township of Pontiac (City of Pontiac), Oakland County, Michigan, according to the plat thereof as recorded in Liber 20, Page 23 of Plats, Oakland County Records

Common Address 531 Bradford Street, Pontiac, Michigan 48341-3112

Tax Parcel ID # 14-34-380-002

together with all and singular the tenements, hereditaments, appurtenances and/or improvements thereunto belonging or in anywise appertaining for the sum of **ONE (\$1 00) DOLLAR** (exempt by virtue of MCL 207 505 [a] and MCL 207 526 [a] in that the value of the consideration is less than \$100 00)

Dated this 12<sup>th</sup> day of Oct, 2012

Paul Pysarenko  
PAUL PYSARENKO  
Tetyana Pysarenko  
TETYANA PYSARENKO f/k/a Tetyana Nakonechna

STATE OF MICHIGAN ) ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of Oct, 2012, by Paul Pysarenko and Tetyana Pysarenko f/k/a Tetyana Nakonechna, husband and wife

Stanton L. Walker  
STANTON L WALKER, Notary Public,  
Oakland County, Michigan  
My Commission Expires 05/06/2014  
Acting in Oakland County, Michigan

Instrument Drafted By and  
When Recorded, Return to Stanton L. Walker,  
Attorney at Law, P C  
3265 Dixie Highway  
Waterford, Michigan 48328-1065

Tax Parcel ID # 14-34-380-002 Recording Fee \$ 14.00 Revenue Stamps \$ 0-

OK-MH

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
2011 OCT 21 PM 1:15

LIBER 43492 PG 852

191797  
LIBER 43492 PAGE 852  
\$10.00 DEED - COMBINED  
\$4.00 RENOVUMENTATION  
10/21/2011 01:19:54 P.M. RECEIPT# 85633

PAID RECORDED - OAKLAND COUNTY  
BILL BULLARD JR, CLERK/REGISTER OF DEEDS

### DEED OF PERSONAL REPRESENTATIVE

Paul Pysarenko, Personal Representative of the Estate of Ewdokia Pysarenko, Deceased, Oakland County Probate Court File No. 2011-335,385-DE, whose address is 1400 South Blvd., West, Rochester Hills, MI 48309

QUIT CLAIMS TO: Paul Pysarenko and Michael Pysarenko of 1400 South Blvd., West, Rochester Hills, MI 48309

Land in the City of Pontiac, County of Oakland, State of Michigan, more fully described as:

Lot 2 of Oaklawn Farms, a subdivision of part of the south 1/2 of Section 34, Township of Pontiac (City of Pontiac), Oakland County, Michigan, according to the plat thereof as recorded in Liber 20, Page 23 of Plats, Oakland County Records.

More commonly known as 531 Bradford, Pontiac, MI 48341  
Parcel ID: 14-34-380-002

20023

PAID

for the sum of less than \$100

Exempt from transfer tax pursuant to MCLA 207.505(a) and MCLA 207.526(a)

Together with all the estate, right, title and interest which the Deceased had in his lifetime, and at the time of his decease, and which the Grantor has by virtue of appointment as Personal Representative.

Dated: 10/21/2011

*Paul Pysarenko*

Paul Pysarenko, Personal Representative of the Ewdokia Pysarenko, Deceased, Oakland County Probate Court File No. 2011-335,385-DE

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 21st day of October, 2011 by Paul Pysarenko, Personal Representative of the Estate of Ewdokia Pysarenko, Deceased, Oakland County Probate Court File No 2011-335,385-DE.

*Tracy C. McGinnis*

Tracy C. McGinnis, Notary Public,  
Oakland County, Michigan  
My commission expires: 09/17/2012  
Acting in the County of Oakland

Instrument drafted by:  
Mary J. Ironside P35673  
UAW-GM Legal Services Plan  
91 N. Saginaw, Suite 204  
Pontiac, MI 48342

When recorded return to:  
Paul Pysarenko  
1400 South Blvd., West  
Rochester Hills, Michigan 48309

O.K. - L.G.

LIBER 20911 746

450183

LIBER 20911 PAGE 746  
\$7.00 DEED - COMBINED  
\$2.00 RECOMMENDATION  
\$6.00 TRANSFER TX COMBINED  
12/21/1999 04:11:39 P.M. RECEIPT# 109213  
MID RECORDED - OAKLAND COUNTY  
G. WILLIAM CANNELL, CLERK/REGISTER OF DEEDS

12-21-99

**QUIT CLAIM DEED**  
STATUTORY FORM



**Philip F. Gracco**  
TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That **MICHAEL PYSARENKO**, A SINGLE MAN,  
whose address is **1400 WEST SOUTH BOULEVARD, ROCHESTER HILLS, MICHIGAN 48309**

Quit Claim to **EUDOKIA PYSARENKO**, A WIDOW.

whose address is **1400 WEST SOUTH BOULEVARD, ROCHESTER HILLS, MICHIGAN 48309**

the following described premises situated in the City of **PONTIAC** County of **OAKLAND**  
and State of Michigan, to-wit:

**LOT 2, OF OAKLAWN FARMS, A SUBDIVISION OF PART  
OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP OF PONTIAC,  
(CITY OF PONTIAC) OAKLAND COUNTY, MICHIGAN, ACCORDING  
TO THE PLAT THEREOF AS RECORDED IN LIBER 20, PAGE 23  
OF PLATS OAKLAND COUNTY RECORDS.**

TAX ID # **(64)-14-34-380-002**

COMMONLY KNOWN AS: **531 BRADFORD, PONTIAC, MICHIGAN 48341**

together with all and singular the tenements, hereditaments and appurtenances therewith belonging or  
in anywise appertaining, for the sum of **UNDER ONE HUNDRED DOLLARS**.

Dated this **20<sup>th</sup>** day of **DECEMBER**, 1999

Signed in the presence of:

Signed by:

*Diary F. Mohr*  
**DIARY F. MOHR**  
*Patrice Bedard*  
**PATRICE S. BEDARD**

*Michael Pysarenko*  
**MICHAEL PYSARENKO**

11  
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12-21-99

STATE OF MICHIGAN }  
COUNTY OF OAKLAND } SS.

The foregoing instrument was acknowledged before me this **20<sup>th</sup>** day of **December**,  
19**99** by **MICHAEL PYSARENKO A SINGLE MAN**

*Patrice S. Bedard*  
Notary Public,  
County, Michigan

My Commission expires \_\_\_\_\_  
**PATRICE S. BEDARD**  
Notary Public, Oakland County, MI  
My Commission Expires June 29, 2004

When Received Return To: <b>EUDOKIA PYSARENKO</b> <b>1400 WEST SOUTH BLVD.</b> <b>ROCHESTER HILLS, MI.</b> <b>48309</b>	Send Subsequent Tax Bills To: <b>EUDOKIA PYSARENKO</b> <b>1400 WEST SOUTH BLVD</b> <b>ROCHESTER HILLS, MI.</b> <b>48309</b>	Drafted by: <b>PAUL PYSARENKO</b> Business Address <b>1400 WEST SOUTH BLVD</b> <b>ROCHESTER HILLS, MI. 48309</b>
---	---	--

Tax Parcel # \_\_\_\_\_ Recording Fee \_\_\_\_\_ Revenue Stamps \_\_\_\_\_

**O.K. - CS**



KNOW ALL MEN BY THESE PRESENTS: That KATHERINE E. KEHOE

whose address is 61 Berkeley Street, Nashua, New Hampshire

Conveys and Warrants to MICHAEL PYSARENKO

whose address is 624 Central, Pontiac, Michigan

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

Lot 2, of Oak Lawn Farms, a subdivision of part of the South 1/2 of Section 34, Township of Pontiac, Oakland County, Michigan, according to the plat thereof as recorded in Liber 20, page 23 of Plats Oakland County Records.

OAKLAND COUNTY RECORDS RECEIVED 1969 JAN 27

together with all and singular the covenants, conditions and appurtenances thereto in anywise appertaining for the full consideration of Five Thousand & 00/100 (\$5,000.00), subject to restrictions and easements of record.

Dated this 16th day of January A. D. 1969.

Witnesses:

Signed and Sealed:

David C. Hamblitt

Katherine E. Kehoe

STATE OF MICHIGAN NEW HAMPSHIRE COUNTY OF ...

On this 16th day of January A. D. 1969 before me personally appeared KATHERINE E. KEHOE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My commission expires Sept 15 A. D. 1971

Arnold G. Rich Attorney at Law

David C. Hamblitt Notary Public 603 Comm. Natl. Bank Bldg. Pontiac, Michigan

Notary Seal: David C. Hamblitt, Notary Public, State of Michigan, Commission Expires Sept 15, 1971

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX Dept. of Taxation \$05.50

Recording Fee 55.00

When recorded return to 104802

1-27-69

TITLE INSURANCE - ABSTRACTS - ESCROWS

TITLE INSURANCE - ABSTRACTS - ESCROWS

TYPEWRIT  
IN  
PERMANENT  
BLACK INK

LF 0058  
CF \_\_\_\_\_



STATE OF MICHIGAN DEPT. 2820 PG 583  
DEPARTMENT OF COMMUNITY HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER  
**3093075**

NAME OF DECEDENT  
For use by physician or institution

PARENTS

INFORMANT

DISPOSITION

CERTIFICATION

CAUSE OF DEATH

MEDICAL EXAMINER

1. DECEDENT'S NAME (Print, Middle, Last) <b>EWDOKIA PYSARENKO</b>		2. DATE OF BIRTH (Month, Day, Year) <b>OCTOBER 5, 1917</b>		3. SEX <b>FEMALE</b>		4. DATE OF DEATH (Month, Day, Year) <b>JANUARY 12, 2011</b>	
5. NAME AT BIRTH OR OTHER NAME USED FOR PERSONAL BUSINESS (include AKA's if used) <b>EWDOKIA DZIUBA</b>				6a. AGE - Last Birthday (Years) <b>93</b>	6b. UNDER 1 YEAR MONTHS <b>9</b>	6c. UNDER 1 DAY HOURS <b>32</b>	6d. UNDER 1 DAY MINUTES <b>15</b>
7a. LOCATION OF DEATH (Enter place officially pronounced dead in 7a, 7b, 7c) <b>HENRY FORD MACOMB HOSPITAL WARREN CAMPUS</b>				7b. CITY, VILLAGE, OR TOWNSHIP OF DEATH <b>WARREN</b>		7c. COUNTY OF DEATH <b>MACOMB</b>	
8a. CURRENT RESIDENCE - STATE <b>MICHIGAN</b>		8b. COUNTY <b>OAKLAND</b>		8c. LOCALITY (Attach the map that describes the location) <input checked="" type="checkbox"/> CITY OR VILLAGE <input type="checkbox"/> TOWNSHIP <input type="checkbox"/> UNINCORPORATED PLACE <b>ROCHESTER HILLS</b>		8d. STREET AND NUMBER (Include Apt. No. if applicable) <b>1400 SOUTH BOULEVARD W.</b>	
9a. ZIP CODE <b>48309</b>		9b. BIRTHPLACE (City and State or Country) <b>UKRAINE</b>		10. SOCIAL SECURITY NUMBER <b>366-34-3855</b>		11. DECEDENT'S EDUCATION - What is the highest degree or level of school completed at the time of death? <b>7th GRADE</b>	
12. RACE - American Indian, White, Black, etc. (If Asian, give nationality. In Chinese, Filipino, Asian Indian, etc.) (Enter all that apply) <b>WHITE</b>		13a. ANCESTRY - Mexican, Cuban, Arab, African, English, French, Dutch, etc. (Enter all that apply) (If American Indian name, enter principal tribe) <b>UKRAINIAN</b>		13b. HISPANIC ORIGIN (For or No) <b>NO</b>		14. WAS DECEDENT EVER IN THE U.S. ARMED FORCES? (Yes or No) <b>NO</b>	
15. USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) <b>HOME MAKER</b>		16. KIND OF BUSINESS OR INDUSTRY <b>OWN HOME</b>		17. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) <b>WIDOWED</b>		18. NAME OF SURVIVING SPOUSE (If wife, give name before first marriage)	
19. FATHER'S NAME (Print, Middle, Last) <b>SEMEN DZIUBA</b>				20. MOTHER'S NAME BEFORE FIRST MARRIED (Print, Middle, Last) <b>NATALIA MASHEVSKA</b>			
21a. INFORMANT'S NAME (Specify) <b>PAUL PYSARENKO</b>		21b. RELATIONSHIP TO DECEDENT <b>SON</b>		21c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Village, State, ZIP Code) <b>1400 SOUTH BOULEVARD W., ROCHESTER HILLS, MI 48309</b>			
22. METHOD OF DISPOSITION (Burial, Cremation, Entombment, Donation, Removal, Storage (Specify)) <b>BURIAL</b>		23a. PLACE OF DISPOSITION (Name of Cemetery, Crematory, or other location) <b>WOODLAWN CEMETERY</b>		23b. LOCATION - City or Village, State <b>DETROIT, MICHIGAN</b>			
24. SIGNATURE OF MORTUARY SCIENCE LICENSEE <i>Christopher Buhay</i>		25. LICENSE NUMBER (of Licensee) <b>5484</b>		26. NAME AND ADDRESS OF FUNERAL FACILITY <b>BUHAY FUNERAL CHAPEL INC. 3103 COMMOR, HAMTRAMCK, MI 48212</b>			
27a. CERTIFIER (Check only one) <input checked="" type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred due to the (cause) and manner stated. <input type="checkbox"/> Medical Examiner - On the basis of examination, autopsy investigation, in my opinion, death occurred at the time, date, and place and due to the (cause) and manner stated. Signature and Title: <i>certified</i>		28a. ACTUAL OR PRESUMED TIME OF DEATH <b>5:40 A.M.</b>		28b. PRONOUNCED DEAD ON (No. Day Yr) <b>JAN. 12, 2011</b>		28c. TIME PRONOUNCED DEAD <b>5:40 A.M.</b>	
29. MEDICAL EXAMINER CONTACTED? (Yes or No) <b>NO</b>		30. PLACE OF DEATH (Home, Hospital, Nursing Home, Hospital, Ambulance) (Specify) <b>HOSPITAL</b>		31. IF HOSPITAL, Inpatient, Outpatient, Emergency Room, ICU (Specify) <b>INPATIENT</b>			
29a. DATE SIGNED (Mo. Day Yr) <b>JANUARY 13, 2011</b>		29b. LICENSE NUMBER <b>RS111</b>		32. MEDICAL EXAMINER'S CASE NUMBER (If applicable)		33. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)	
34. NAME AND ADDRESS OF CERTIFYING PHYSICIAN (Type or Print) <b>PETER KREVIK, DO. 13251 E. TEN MILE WARREN, MI 48220</b>							
35a. SUBSCRIBER'S SIGNATURE <i>John Bullard, Deputy Clerk</i>				35b. DATE FILED (Month, Day, Year) <b>JAN 14 2011</b>			
36. PART I. Enter the cause of events - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or vascular fibrillation without showing the etiology. Enter only one cause as a line. If diseases are so immediate, underlying or contributory cause of death be sure to record disease in either Part I or Part II of the cause of death section, as appropriate. IMMEDIATE CAUSE (Final illness or condition immediately in death) a. <b>CREMIOVASCULAR ACCIDENT</b> DUE TO (OR AS A CONSEQUENCE OF) b. <b>CREMIOVASCULAR OCCLUSIVE DISEASE</b> DUE TO (OR AS A CONSEQUENCE OF) c. _____ DUE TO (OR AS A CONSEQUENCE OF) d. _____ Subsequently (in conditions, IF ANY, leading to the cause listed on this line) UNDERLYING CAUSE (Immediate or injury that initiated the events resulting in death) (LAST) <b>vascular dementia</b>							
37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known				38. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within year year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year			
PART II. OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause given in Part I. <b>vascular dementia</b>							
39. MANNER OF DEATH - Accident, Suicide, Homicide, Natural, Indeterminate or Pending (Specify) <b>NATURAL</b>		40a. WAS AN AUTOPSY PERFORMED? (Yes or No) <b>NO</b>		40b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or No)			
41a. DATE OF INJURY (Mo., Day, Yr) <b>27623</b>		41b. TIME OF INJURY <b>M</b>		41c. DESCRIBE HOW INJURY OCCURRED <b>LIBER 42820 PAGE 582 \$10.00 MISC RECORDING \$4.00 REMONUMENTATION 02/14/2011 12:32:54 P.M. RECEIPT# 13513</b>			
41d. INJURY AT WORK (Yes or No)		41e. PLACE OF INJURY - At home, farm, school, construction site, wooded area, etc. (Specify)		41f. IF TRANSPORTATION INJURY - Driver/Operator, Passenger, Pedestrian, etc. (Specify)		41g. LOCATION (Specify)	

24-11

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THIS CERTIFIES THAT the above is a true copy of the facts recorded on the death certificate of the person named hereon, as filed in the CITY OF WARREN CLERK'S OFFICE.

JAN 14 2011

*Paul Wojno*  
Paul Wojno, City Clerk

PAID RECORDED - OAKLAND COUNTY  
BILL BULLARD JR., CLERK/REGISTER OF DEEDS  
RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
FEB 11 PM 12:20

DCN-0483 1003

14414877  
N.C. 9327

LIBER 15251-005  
OPTION

FEB 13 5 02 6 35 J

IN CONSIDERATION OF \$1000.00, receipt of which is hereby acknowledged, NICHOLAS PYREBENKO of 824 CENTRAL, PONTIAC, MICHIGAN, hereinafter referred to as "Optionor", the owner of the subject real property in the City of Pontiac, Oakland County, Michigan, as follows:

Lot 2 of DAK LAMB FARMS, a subdivision of part of the South 1/2 of Section 24, Township of Pontiac, Oakland County, Michigan, according to the recorded Plat thereof as recorded in Liber 20 of Plats on page 23, Oakland County Records.

14-34-380-002

2003

hereby grants to INVEST, INC., or its Assignee, of 30181 Southfield Road, Southfield, Michigan 48076, hereinafter referred to as the "Optionee", the exclusive option to purchase the subject property, including all improvements and fixtures thereon, for a total purchase price of SIXTY FIVE THOUSAND (65,000.00) DOLLARS.

This Option shall expire on JULY 31, 1995, at 12 o'clock noon, unless prior thereto, the Optionee notifies Optionor by written notice sent by U.S. Certified Mail of Optionee's election to purchase. Optionee's exercise of this Option shall be deemed received by Optionor forty-eight (48) hours after deposited by Optionee in any United States Post Office, properly addressed to Optionor the aforesaid address, with the purchase price prepaid postage.

RECEIVED  
13 FEB 95 2:00 P.M.  
RECEIVED 17:30  
PAID  
RECORDED - PONTIAC COUNTY  
LIBRARY OF RECORDS

After the notice exercising this Option has been given, the Optionee shall immediately order a title commitment, issued by LAWYERS TITLE INSURANCE CORPORATION for an amount not less than the purchase price hereunder guaranteeing the title in a condition satisfactory to Optionee. The closing shall take place within sixty (60) days thereafter at the offices of LAWYERS TITLE INSURANCE CORPORATION. The Optionee shall then pay or cause to be paid the balance of the purchase price, upon delivery of a full covenant and warranty deed executed by the Optionor, in proper form for recording, with all necessary transfer taxes paid by Optionor. The deed shall convey an unencumbered, marketable title in fee simple and the subject premises shall be delivered free of all claims, liens, occupancies, tenancies and leases.

If at the time of closing the sale, Optionor or a Tenant of Optionor occupies the premises, Optionor or Tenant may retain possession of the premises on a rent free basis until DECEMBER 1, 1995. However, said "rent free" period shall be on an Absolute Net basis from the date of the closing, by doing all of the following at or prior to the closing.

- (1) Delivering an executed deed as provided for herein to the Optionee.
- (2) Executing and delivering to Optionee an agreement in recordable form, and in form acceptable to Optionee, containing the acknowledgment of the receipt by the Optionor of the entire purchase price; the acknowledgment that henceforth Optionor is in possession of the premises only as a licensee of the Optionee; the agreement of the Optionor to vacate the premises within the time provided for herein and the agreement of the Optionor to indemnify and save Optionee harmless from any and all claims for damage from any cause whatsoever which may occur during the period of Optionor's occupancy of the property. Said indemnity shall be in the form approved and prepared by Optionee.
- (3) Delivering the sum of \$10,000.00 to an Escrow Agent designated by Optionee with instructions that said sum shall be held by the Escrow Agent until possession of the premises is delivered to the Optionee, free and clear of all tenancies and occupancies. Optionor shall be responsible for any damages incurred to the premises prior to delivery of complete possession.

\* ABSOLUTE NET BASIS in this agreement shall be understood to mean that Optionor shall be responsible for all expenses for real estate taxes, insurance, utilities, repairs and all maintenance expenses during its occupancy.

The sum of \$1,000.00 paid for this Option shall be credited on the purchase price. If Optionee does not exercise this Option as provided, the said sum of \$1,000.00, may be retained by the Optionor and neither party shall have any obligation or claim against the other. If in the opinion of the Optionee the Optionor's title is not satisfactory, the Optionee may elect not to purchase the subject property, whereupon the amount paid for this Option shall be immediately refunded in full to Optionee, and neither party shall have any further obligation or claim whatsoever against the other.

This Option and all rights hereunder shall be freely assignable by the Optionee before or after exercising the Option. If the Option is exercised the purchase shall be on the following terms:

- (a) Taxes and water charges shall be apportioned and prorated to the date of closing.
- (b) The deed shall convey all easements and appurtenances to the subject property and all strips and gores of land within and adjoining the subject property and claimed by Optionor, together with all right title and interest, if any, of Optionor, to land lying in the bed of any street, road, avenue or alley, open or proposed or vacated, adjoining the subject property.
- (c) All violations and notices of violation of law or ordinances shall be cured or complied with by the Optionor and the property shall be conveyed free from all violations.

O.K. -S.R.

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14-34-380-002

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15251-036

- (d) The Optionor agrees to furnish documents of title or other such evidence as may be required by LAWYERS TITLE INSURANCE CORPORATION. Upon closing, a Policy of Title Insurance in the amount of the purchase price will be issued to Optionee at Optionor's expense.
- (e) The Optionor shall pay and assume any and all fees and commissions, if any, charged by any real estate brokers, or agents, acting for or on behalf of Optionor, in connection with the execution of this Option, or in settlement of purchase price hereunder, and shall indemnify and hold Optionee harmless from and against any and all such real estate brokers or agents. This provision shall remain effective and survive the closing of title.
- (f) The Optionee shall have the right and license during the term of this Option to enter upon the optioned premises to make all necessary surveys, soil test borings and inspections which the Optionee deems necessary, and have the right to require the survey description to be used in the deed of conveyance.
- (g) The Optionor represents that the subject premises are unencumbered by any written leases or rental agreements which cannot be terminated by Optionor within a sixty (60) day period or that the existing Tenants are in possession on a month to month basis. Optionor further agrees not to enter into any new leases during the term of this Option.
- (h) The Optionee, **ARVEST, INC.**, is a Michigan Licensed real estate brokerage corporation and is not receiving any fee or commission from the Optionor or its agent. Further, that **ARVEST, INC.**, shall not sell or assign this Option at any price higher than the amount paid to the Optionor.

This Option includes all of the agreements, representation and understandings of and made by the parties hereto, or on their behalf. No changes, alterations or amendments hereto, nor further agreements shall be binding upon the parties unless such is in writing and executed by the parties hereto or their respective heirs, successors or assigns.

This agreement shall apply to and bind the heirs, executors, administrators, successors and assigns of the Optionor, and shall run for the benefit of the successors and assigns of the Optionee.

IN WITNESS WHEREOF, the Optionor has signed and sealed this instrument this 14 day of November, 1994.

In the presence of:

[Signature]  
 Fredrick A. Zondell

[Signature]  
 Michael Pyseranko

[Signature]  
 Paul Pyseranko

STATE OF MICHIGAN,  
 County of Oakland

On this 14<sup>th</sup> day of November, 1994 before me, the subscriber, personally appeared **MICHAEL PYSERANKO**, to me known to be the same person described in and who executed the foregoing instrument, and acknowledged the same to be his free act and deed.

My commission expires April 25th, 1998

[Signature]  
 Frederick A. Zondell

Notary Public, County of Oakland  
 State of MICHIGAN.

Prepared by and upon recording, return to:  
 Clintina Cooper Simms  
 485 W. Milwaukee, 9th floor  
 Detroit, Michigan 48202

531 BRADFORD ST PONTIAC MI 48341-3112

2 beds / 1 full baths / 0 half baths / 786 sq ft

14-34-380-002



**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) : MICHAEL PYSARENKO REVOCABLE TRUST  
Postal Address : 1400 SOUTH BLVD W APT 5 ROCHESTER HILLS MI 48309-4366

**Location Information**

Site Address : 531 BRADFORD ST PONTIAC MI 48341-3112  
PIN : 14-34-380-002 Neighborhood Code : RCJ  
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 34 OAKLAWN FARMS LOT 2**

**Most Recent Sale Since 1994**

Date : 10/15/2012  
Amount : \$1 Liber : 44928:692  
Grantor : PYSARENKO, MICHAEL Grantee : MICHAEL PYSARENKO TR

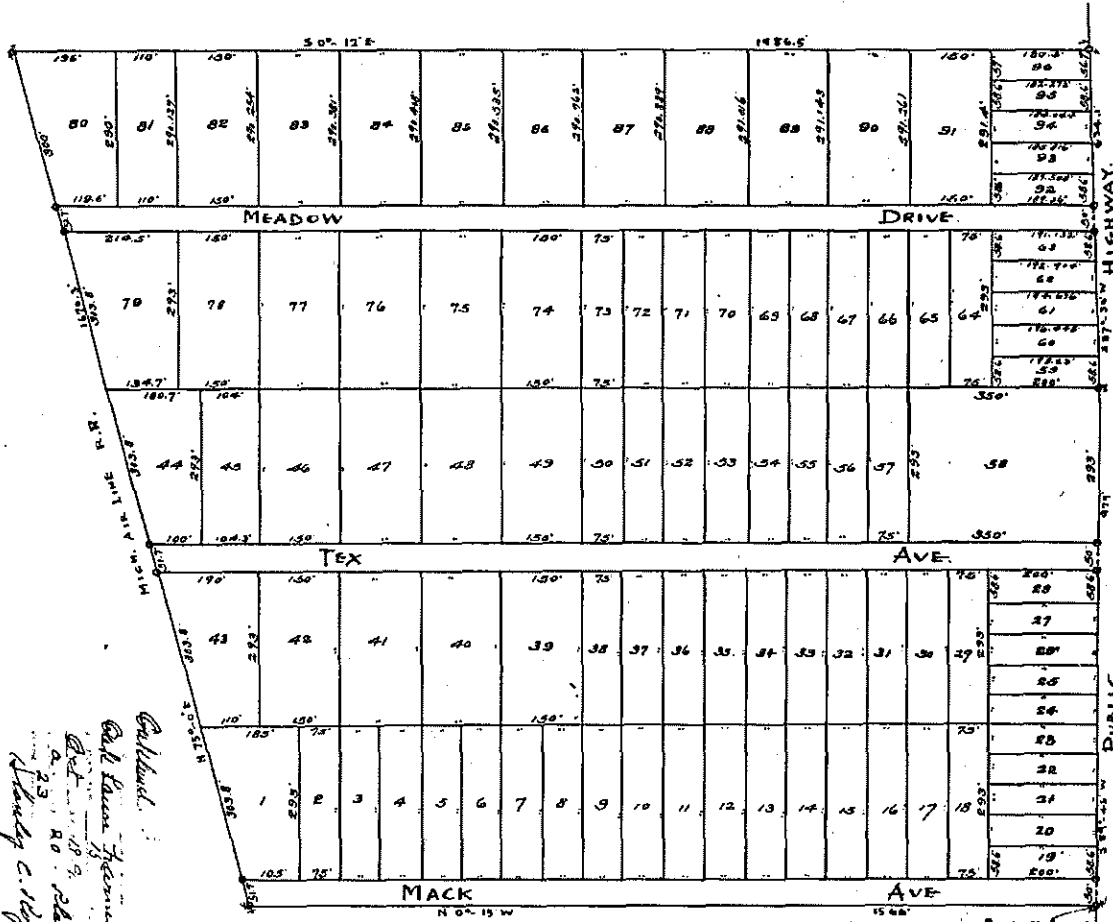
**Next Most Recent Sale**

Date : 10/12/2012  
Amount : \$1 Liber : 44928:691  
Grantor : PYSARENKO, TETYANA  
PYSARENKO, PAUL  
NAKONECHNA, Grantee : PYSARENKO, MICHAEL  
TETYANA

Pontiac

# OAK LAWN FARMS

A SUB-DIVISION OF PART OF THE S 1/2 OF SECTION 34, TOWNSHIP OF PONTIAC, OAKLAND CO, MICH.



**DEDICATION.**  
KNOW ALL MEN BY THESE PRESENTS THAT LEWIS A. YOUNG, WALTER, BEVELLA MACKENZIE AND LEWIS O. SUTTON, SHARERS, HAVE CAUSED THE LAND EMBRACED IN THE ANNEXED PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS OAK LAWN FARMS, A SUB-DIVISION OF PART OF THE S 1/2 OF SECTION 34, TOWNSHIP OF PONTIAC, OAKLAND CO, MICH. AND THAT THE STREETS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN PRESENCE OF  
*W. C. Johnson*  
*Edwin M. Kestler*  
*Edwin M. Kestler*  
*James S. Sautman*

STATE OF MICHIGAN, )  
COUNTY OF OAKLAND, ) ss.  
October 1, 1919, before me a Notary Public in and for said County, personally came the above named Lewis A. Young, Walter Bevelle Mackenzie and Lewis O. Sutton, known to me to be the persons who executed the above dedication and each of them, the same to be their free act and deed.

*Edwin M. Kestler*  
NOTARY PUBLIC, OAKLAND COUNTY, MICH.  
MY COMMISSION EXPIRES - Dec 27, 1920

**SURVEYORS CERTIFICATE.**  
WE HEREBY CERTIFY THAT THE PLAT HEREON DEDICATED IS A CORRECT ONE AND THAT PERMANENT MONUMENTS CONSISTING OF IRON SPINDS 3" DIAMETER AND 24" LONG HAVE BEEN PLANTED AT ALL POINTS MARKED THUS "O" AS THEREON SHOWN AT ALL ANGLES IN THE BOUNDARIES OF THE LAND PLATTED AND AT ALL INTERSECTIONS OF STREETS.

*Fisher & Mathews*  
CIVIL ENGINEERS

ACCEPTED AND APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF PONTIAC, OAKLAND CO, MICH. THIS 24 DAY OF OCTOBER, 1919.

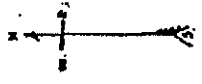
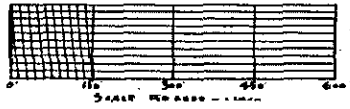
*Woodward Johnson*  
SUPERVISOR.  
*Edward M. Kestler*  
CLERK.

**DESCRIPTION OF LAND PLATTED.**  
THE LAND EMBRACED IN THE ANNEXED PLAT OF OAK LAWN FARMS, A SUB-DIVISION OF PART OF THE S 1/2 OF SECTION 34, TOWNSHIP OF PONTIAC, OAKLAND CO, MICH. IS DESCRIBED AS FOLLOWS: A PIECE OF LAND SITUATE IN THE S 1/2 OF SEC. 34, TOWNSHIP OF PONTIAC, OAKLAND CO, MICH. AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT NORTH 33 FEET AND N 21° 43' 10 1/2" WEST FROM THE S W CORNER OF SEC. 34, AND THENCE N 0° 15' W 19 1/2 FEET, THENCE N 72° 25' INTO 3 FEET TRANCE, S 1/2 1983 FEET, THENCE S 27° 20' W 241 FEET, THENCE S 27° 15' W 474 FEET TO THE PLACE OF BEGINNING.

**Oakland County Treasurer's Certificate**  
(Issued by Section 126, Act 206, Laws of 1907)  
This is to Certify, that there are no Tax Liens or Titles held by the State or any individual against, and that all Taxable lands described in the annexed instrument bearing Treasurer's No. 12379 have been paid FIVE YEARS prior to the date thereof, according to the records of this office, except as stated.  
*Will B. Pearson*  
Oct 7 1919

Attest:  
Notary Public  
Oct 11-1919  
*W. C. Johnson*  
Notary Public

Witnessed on the 7th day of October 1919  
*Steph. R. Johnson*  
Notary Public



161