

COPY

Limited Warranty Deed

DE 983-2943 (1-84CS) (L.E. 19)

KNOW ALL MEN BY THESE PRESENTS That THE DETROIT EDISON COMPANY, a Michigan corporation of 2000 Second Avenue Detroit, Michigan, 48226 conveys to SYNDECO REALTY CORPORATION, a Michigan corporation

whose Street Number and Post Office address is

660 Plaza Drive, Suite 2300, Detroit, MI 48226 the following described premises situated in the City of Madison Heights County of Oakland State of Michigan, to wit

Part of the Southeast 1/4 of Section 11, Town 1 North, Range 11 East, described as: Beginning at point distant West, 1199.01 feet and North 00°40'23" East, 1705.17 feet and North 46°23'58" East, 41.02 feet from the Southeast corner of said Section 11; thence North 00°42'19" East, 683.30 feet to the Southerly line of Ajax Drive (60 feet wide); thence along the Southerly line of said Ajax Drive, the following 2 courses; thence 293.72 feet along a curve to the left having a radius of 3771.77 feet, a central angle of 4°27'43" and a chord bearing of South 86°53'54" East, 293.65 feet; thence South 89°07'45" East, 222.30 feet; thence South 00°20'58" West, 424.07 feet; thence South 85°05'48" West, 297.14 feet; thence South 46°23'58" West, 311.07 feet to the point of beginning. Excepting and Reserving unto Grantor, its successors and assigns, three (3) twelve (12) foot wide easements for overhead and underground electrical and communication facilities, one lying along and coincident with the Westerly line of the above described property; one lying along and coincident with the Easterly line of the above described property; and one lying along and coincident with the Southerly line of the above described property. Containing 5.870 acres of land.

for the sum of Four Hundred Twenty-two Thousand and no/100 (\$422,000.00) Dollars

and warrants that The Detroit Edison Company has not heretofore done, committed or suffered to be done or committed any act or omission whereby the premises hereby granted, or any part thereof, is or may be charged or encumbered in title, estate or otherwise whatsoever

Subject to easements and building and use restrictions of record and further subject to the zoning ordinances of Madison Heights if any.

Dated this 26th day of March, 1987

Signed in the presence of

THE DETROIT EDISON COMPANY

Onaida L. King

By: B.H. Schneider Burkhard H. Schneider, Group Vice President

Janet A. Scullen Janet A. Scullen

By: Elaine M. Godfrey Elaine M. Godfrey, Assistant Secretary

STATE OF MICHIGAN)) ss) COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 26th day of March, 1987 by B. H. Schneider, Group VP and Elaine M. Godfrey, Asst. Sec. of THE DETROIT EDISON COMPANY, a Michigan corporation, on behalf of the corporation

Janet A. Scullen Notary Public, Macomb County, Michigan My Commission expires 7-31-89 Acting in Wayne County

County Treasurer's Certificate, City Treasurer's Certificate, When Recorded Return To, Send Subsequent Tax Bills To, Drafted By James J. Daskaloff 2000 Second Avenue Detroit, MI 48226

Tax Parcel # Recording Fee Transfer Tax

RECORDED RIGHT OF WAY NO. 36951 SEE ALSO: REAL ESTATE FILE No. Madison Hgts 546-24