

#13 30-2955

LIBER 2433 PAGE 23

WARRANTY DEED FOR CORPORATION

Form 1118

BURTON ABSTRACT AND TITLE CO.

This Indenture, Made this ninth day of June in the year of our Lord one thousand nine hundred and forty nine

BETWEEN NORTHWEST HOMES, INC. of the City of Detroit, County of Wayne, State of Michigan, a corporation organized and existing under and by virtue of the laws of the State of Michigan, party of the first part, and Robert H. Snelling and Margaret A. Snelling, his wife

whose address is 2725 N. Main Street, Royal Oak, Michigan parties of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does by this presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part and to their heirs and assigns, Forever, all the following land, situate and being to the City of Birmingham County of Oakland and State of Michigan, known and described as follows, to wit:

Lot 304 except the east 6 feet thereof and the east 8 feet of Lot 306 Sheffield Estates, a subdivision of part of Section 31, Town 2, North Range 11 East, according to the plat thereof as recorded in Liber 43 on Page 39 Oakland County Records.

Subject to an easement in a strip of land being 10 feet in width and being 5 feet on each side of the following described centerline

6 feet northwesterly of and parallel to the lot line between Lots 303 and 304, Sheffield Estates Subdivision and running from the rear lot line of Lot 304 to its front line on Humphrey Avenue for the purpose of installing, maintaining, removing or replacing the electric wires of the Detroit Edison Company as now installed over and above said easement without any right to attach any poles or other equipment to the land covered by said easement.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold the said premises, as herein described, with the appurtenances unto the said parties of the second part, and to their heirs and assigns, Forever. And the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the encoding and delivery of these presents it is well seized of the above granted premises in Fee Simple; that they are free from all encumbrances whatever except such, if any, as hereinafter mentioned, and that it will, and its

21769
137

LIBER 2433 PAGE 23

Burn 137A

successors shall Warrant and Defend the same against all lawful claims whatsoever, except subject to restrictions of record.

In Witness Whereof, the said corporation, party of the first part, has caused these presents to be signed in its name by its President and Treasurer

and sealed with its corporate seal, the day and year first above written.

Signed, sealed and delivered in presence of

NORTHWEST HOMES, INC.

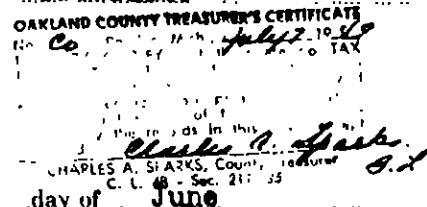
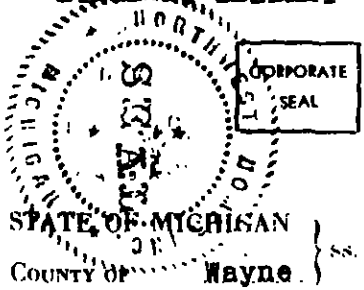
Carl E. Howenstein
EARL E. HOWENSTEIN
Ethel H. Bellamy
ETHEL H. BELLAMY

By Otto W. Gustman
OTTO W. GUSTMAN

Its President

and Glenn P. Thomas
GLENN P. THOMAS

Its Treasurer



On this Ninth day of June

in the year one thousand nine hundred and forty-nine before me, a Notary Public in and for said County, personally appeared Otto W. Gustman and Glenn P. Thomas

to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the President and Treasurer of Northwest Homes, Inc.

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 Otto W. Gustman and Glenn P. Thomas

acknowledged said instrument to be the free act and deed of said corporation.

REGISTER OF DEEDS JUL 7 1949
Oakland County, Mich.

Received for record at 3:00 o'clock P.M. and recorded in Liber 2433 Page 24 of Oakland County Register of Deeds Records.

Earl E. Howenstein
EARL E. HOWENSTEIN
Notary Public Wayne County, Michigan
My Commission expires Feb 28 1953

PRINT, TYPEWRITE OR STAMP names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath each signature. No Act 103, P. A. 1937.

Orrin McQuaid, Registrar of Deeds

BURTON ABSTRACT FORM
Warranty Deed
FOR CORPORATION
NORTHWEST HOMES, INC.
TO
ROBERT H. SNELLING
AND
MARGARET A. SNELLING, HIS WIFE

REGISTER OF DEEDS OFFICE, ss.
County, Mich.
This instrument was presented and received for record at 3:00 P.M. A.D. 1949 and recorded on Page 24 of Liber 2433.

RECORDING INSIDE

Register of Deeds.
BURTON ABSTRACT AND TITLE CO.
390 EAST CONGRESS STREET
DETROIT, MICHIGAN
Return to Mr. Robert H. Snelling
2725 N. Main St.
Royal Oak, Mich

RIGHT OF WAY FILE NO. 11217

This Indenture, Made this twenty-ninth day of

September in the year of our Lord one thousand nine hundred and forty-nine

BETWEEN Northwest Homes, Inc.

of the City

of Detroit County of Wayne State of Michigan, a corporation

organized and existing under and by virtue of the laws of the State of Michigan, party of the first part,

and Harry G. Smith and Ruby R. Smith, his wife,

OAKLAND COUNTY TREASURER'S CERTIFICATE
 No. 10127
 I HEREBY CERTIFY that there are no LIENS or TITLES held by the State or of individual against the within description of all TAXES on same are paid previous to the date of this instrument as stated.
 CHARLES A. SPARKS, County Treasurer

whose address is 1910 Humphrey Avenue, Birmingham, Michigan

parties of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration

to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part and to their heirs and assigns, Forever, all the following land, situate and being in the City of Birmingham

County of Oakland and State of Michigan, known and described as follows, to wit:

Lot 303 except the east 6 feet thereof and the east 6 feet of Lot 304 Sheffield Estates, a subdivision of part of Section 31, Town 2, North Range 11 East, according to the plat thereof as recorded in Liber 43 on Page 39 of Plats, Oakland County Records.

Subject to an easement in a strip of land being 10 feet in width and being 5 feet on each side of the following described centerline:

6 feet northwesterly of and parallel to the lot line between Lots 303 and 304, Sheffield Estates Subdivision and running from the rear lot line of Lot 304 to its front line on Humphrey Avenue for the purpose of installing, maintaining, removing or replacing the electric wires of the Detroit Edison Company as now installed over and above said easement without any right to attach any poles or other equipment to the land covered by said easement.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1886

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold the said premises, as herein described, with the appurtenances unto the said parties of the second part, and to their heirs and assigns, Forever. And the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enclosing and delivery of these presents it is well seized of the above granted premises in Fee Simple; that they are free from all encumbrances whatever except such, if any, as hereinafter mentioned, and that it will, and its

3-11
 38289

1949

84769

successors shall Warrant and Defend the same against all lawful claims whatsoever,
Except the 1949 City Taxes

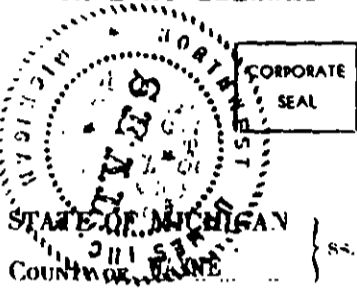
In Witness Whereof, the said corporation, party of the first part, has caused these presents to be signed in its name by its President and Secretary

and sealed with its corporate seal, the day and year first above written.

Signed, sealed and delivered in presence of

Earl E. Howerstein
EARL E. HOWERSTEIN
Ethel H. Bellamy
ETHEL H. BELLAMY

Northwest Homes, Inc.
By *Otto W. Gustman*
Otto W. Gustman
Its President
and *Frank E. Quinlan*
Frank E. Quinlan
Its Secretary



On this twenty-ninth day of September in the year one thousand nine hundred and forty-nine before me, a Notary Public in and for said County, personally appeared Otto W. Gustman and Frank E. Quinlan to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the President and Secretary of Northwest Homes, Inc. 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 Otto W. Gustman and Frank E. Quinlan acknowledged said instrument to be the free act and deed of said corporation.

Earl E. Howerstein
EARL E. HOWERSTEIN
Notary Public Wayne County, Michigan
My Commission expires Feb 28th 1953

Received for record OCT 27 1949 at 1:20 o'clock
P. M. in Liber 2486 Page 458
of Oakland County Register of Deeds Records.
CURRIE McQUAID, Registrar of Deeds

REGISTER OF DEEDS
Oakland County Mich.

RIGHT OF WAY FILE NO. 117-11

*PRINT, TYPEWRITE OR STAMP names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures. See Act 103, P. A. 1937

NOTE If more than one officer acknowledges, insert at 1 "each for himself" and at 2 "they are respectively."

W. B. 228
F. A. McQuaid
ABSTRACT FORM
Warranty Deed
FOR CORPORATION
NORTHWEST HOMES, INC.
TO
HARRY G. SMITH AND
RUBY R. SMITH, HIS WIFE

REGISTER OF DEEDS OFFICE, ss. County, Mich.
This instrument was presented and received for record A. D. 194 M.
at o'clock
and recorded in Liber
on Page
RECORDING
INSIDE
Register of Deeds.
Deeds Abstract and Title Co.
306 EAST CONGRESS STREET
DETROIT, MICHIGAN
Return to
RETURN TO
RANZA STATE BANK OF DETROIT
FORD BUILDING

August 15, 1955

Mr. Robert H. Snelling
1898 Humphrey
Birmingham, Michigan

Dear Mr. Snelling:

In accordance with your letter of March 26, 1955, and our District Planning Engineer's recommendation, we have prepared the enclosed "Disclaimer of Interest in Easement" affecting your lot on the South side of Humphrey Avenue in Birmingham, Michigan.

Very truly yours,



Supervisor
Rights of Way Procurement

L. G. Hedden:bmr

encl.

CC - Messrs. Harlan Ritze
H. C. Seeley

RIGHT OF WAY FILE NO. 17298

August 15, 1955

Mr. Harry G. Smith
1910 Humphrey
Birmingham, Michigan

Dear Mr. Smith:

In accordance with Mr. R. H. Snelling's letter of March 26, 1955, and our District Planning Engineer's recommendation, we have prepared the enclosed "Disclaimer of Interest in Easement" affecting your lot on the South side of Humphrey Avenue in Birmingham, Michigan.

Very truly yours,



Supervisor
Rights of Way Procurement

L. G. Hedden:bar

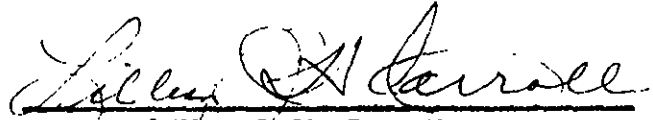
encl.

CC - Messrs. Harlan Ritze
H. C. Seeley

RIGHT OF WAY FILE NO. 17298

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS.

On this 12th day of August, A.D. 1955, before me, the subscriber, a Notary Public in and for said County, appeared E. H. Scott and E. E. Roll, to me personally known, who being by me duly sworn did say that they are the Vice President and Assistant Secretary of THE DETROIT EDISON COMPANY, a New York corporation, 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 E. H. Scott and E. E. Roll acknowledged said instrument to be the free act and deed of said corporation.


Lillian J. H. Carroll
Notary Public, Wayne County, Michigan

My commission expires: August 17, 1957

RIGHT OF WAY FILE NO. 17298

[Handwritten notes and scribbles]

DISCLAIMER OF INTEREST IN EASEMENT

THIS INDENTURE, made this 12th day of August, A.D. 1955, by and between THE DETROIT EDISON COMPANY, a New York corporation, party of the first part, and HARRY G. SMITH and RUBY R. SMITH, his wife, parties of the second part,

WHEREAS, the parties of the second part, by Warranty Deed dated September 29, 1949 and recorded in Liber 2486, page 457, Oakland County Register of Deeds Records, claim to have obtained title to land in the City of Birmingham, Oakland County, Michigan, described as:

Lot 303 except the east 6 feet thereof and the east 6 feet of Lot 304 Sheffield Estates, a subdivision of part of Section 31, Town 2 North, Range 11 East, according to the plat thereof as recorded in Liber 43 on page 39, of Plats, Oakland County Records.

Subject to an easement in a strip of land being 10 feet in width and being 5 feet on each side of the following described centerline: 6 feet northwesterly of and parallel to the lot line between Lots 303 and 304, Sheffield Estates Subdivision and running from the rear lot line of Lot 304 to its front line on Humphrey Avenue for the purpose of installing, maintaining, removing or replacing the electric wires of The Detroit Edison Company as now installed over and above said easement without any right to attach any poles or other equipment to the land covered by said easement.

NOW, THEREFORE, the party of the first part hereby disclaims any rights in the aforementioned easement.

IN WITNESS WHEREOF the said corporation, party of the first part, has caused these presents to be signed in its name by its Vice President and an Assistant Secretary and sealed with its corporate seal the day and year first above written.

In the Presence of:

Samuel G. Clary
Edith P. Smith

THE DETROIT EDISON COMPANY


By *E. H. Scott*
Vice President

By *E. E. Hall*
Asst. Secretary

RIGHT OF WAY FILE NO. 17298

STATE OF MICHIGAN)
COUNTY OF WAYNE) SS.

On this 12th day of August, A.D. 1955, before me, the sub-
scriber, a Notary Public in and for said County, appeared E. H. Scott
and E. E. Roll, to me personally known, who being by me duly sworn
did say that they are the Vice President and Assistant Secretary
of THE DETROIT EDISON COMPANY, a New York corporation, 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 E. H. Scott and E. E. Roll
acknowledged said instrument to be the free act and deed of said corporation.


Lillian J. H. Carroll
Notary Public, Wayne County, Michigan

My commission expires: August 17, 1957

RIGHT OF WAY FILE NO. 17298

[Faint handwritten notes and signatures]

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

June 3, 1955

Mr. H.L. Canfield

ATT: Mr. N. Rosso

Recorded easement on property of
Mr. Robert H. Snelling, 1898 Humphrey,
Birmingham. Lots 303 and 304 of
Sheffield Estates Sub. L-43 P-39

A 10' easement was provided the Detroit Edison Company at the property line between lots 303 and 304, to provide service to a few scattered residences in this area. Subsequent mass building, and the use of larger lots than provided for in the original plat resulted in reroutes to accommodate the new business. The platted easement at the rear of lots 355 through 359 was vacated with permission of the D.E. Co., in April 1951. The recorded easement between lots 303 and 304 has remained, and on subsequent lot splits is now entirely on the property of 1898 Humphrey.

This easement is no longer necessary to the operation of Detroit Edison lines, and the Planning Division has no objection to its release.


H.C. SEELEY
District Planning Engineer

LEM/bah

cc: Mr. H.B. Ritze

Enc. for Mr. Rosso

RIGHT OF WAY FILE NO. 17298

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

Oakland District
June 8, 1955

JUN 13 PM 4 00
REAL ESTATE AND
RIGHTS-OF-WAY DEPT.

Mr. Richard Taylor, Director of Real Estate
and Rights of Way Department

Regarding request to vacate an easement described on deeds as follows:

Liber 2433 Page 23 (6-9-49)

Northwest Homes Inc. to Robert H. Snelling and Margaret A. Snelling,
his wife:

Lot 304 except the east 6 feet thereof and the east 8 feet
of lot 305 Sheffield Estates.

Subject to an easement in a strip of land being 10 feet in
width and being 5 feet on each side of the following described
centerline;

6 feet northwesterly of and parallel to the lot line
between lots 303 and 304, Sheffield Estates Subdivision and running
from the rear lot line of lot 304 to its front line on Humphrey Avenue
for the purpose of installing, maintaining, removing or replacing the
electric wires of the Detroit Edison Company as now installed over
and above said easement without any right to attach any poles or other
equipment to the land covered by said easement.

457

Liber 2486 Page 45 (9-29-49)

Northwest Homes Inc. to Harry G. Smith and Ruby R. Smith, his wife:

Lot 303 except the east 6 feet thereof and the east 6 feet
of lot 304, Sheffield Estates.

Subject to an easement in a strip of land being 10 feet
in width and being 5 feet on each side of the following described
centerline;

6 feet northwesterly of and parallel to the lot line between
lots 303 and 304, Sheffield Estates Subdivision and running from the
rear lot line of lot 304 to its front line on Humphrey Avenue for the
purpose of installing, maintaining, removing or replacing the electric
wires of the Detroit Edison Company as now installed over and above
said easement without any right to attach any poles or other equipment
to the land covered by said easement.

Please proceed with this request accordingly to satisfy the
customer.

RNR:prh

Attached: Customer's letter
Planning Division's report and sketch
A pencil sketch showing details.

Harlan Ritze
Harlan Ritze
Asst. Dist. Mgr.

83203

RIGHT OF WAY FILE NO. 17298

6/15/55 Hand for copy of some deeds from
regarding same office records.
8/15/55 Phone - Ritze says want to see Snelling & Smith
copy of letter to him D & W

THE DETROIT EDISON COMPANY

INTERDEPARTMENT CORRESPONDENCE

Legal Department

1955 JUL 18 AM 10
July 15, 1955
REAL ESTATE AND
RIGHTS-OF-WAY DEPT.

Mr. Richard H. Taylor
Director - Real Estate and
Rights of Way Department
300 General Offices

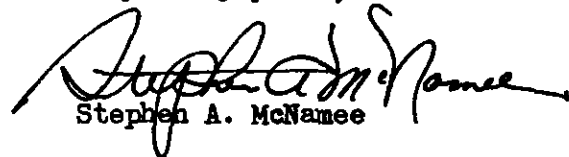
Re: Disclaimer of Interest in Easements
in Sheffield Estates Subdivision

Dear Sir:

We are enclosing herewith Disclaimer of Interest in Easement of the property of Harry G. Smith and of the property of Robert H. Snelling. The Disclaimer in both cases should be first passed upon by Mr. Davis of the Property Department and then the signatures of two officers of The Detroit Edison Company should be obtained.

I am also enclosing miscellaneous correspondence and drawings in connection with this matter which you forwarded to us.

Very truly yours,


Stephen A. McNamee

SMcN:dt
Encls.

7/18/55
Have Smith's disclaimer card
for review
[Signature]

RIGHT OF WAY FILE NO. 17298

ROBERT H. SNELLING

March 26, 1955

The Detroit Edison Company,
220 E. Merrill Avenue,
Birmingham, Michigan.

RECEIVED

MAR 28 1955

BIRMINGHAM

Gentlemen:

On October 19, 1953, I wrote your Mr. Harold J. Hall relative to the vacating of a temporary easement across my property, said easement no longer being in use. Mr. Hall replied on October 21, 1953, that the matter would be investigated and that a report would be made to me in the future. To date, no such report has been made.

Since it is advisable to maintain a clear title to property, I am anxious to have this attended to as soon as possible. As I understand the legal requirements, all that is necessary is for you to send notice of the abandonment of the easement to the County Clerk's office in Pontiac.

Will you please see that this is done?
Thank you very much.

very truly yours,

Robert H. Snelling

1898 Humphrey
Birmingham, Michigan.

RIGHT OF WAY FILE NO. 17298

P.S. The easement referred to is across the side of the property, and affects also the property of Mr. George Smith, 1910 Humphrey.

*Snelling -
Midwest 4/661
1898 Humphrey
Sheffield Estates
Lot #*

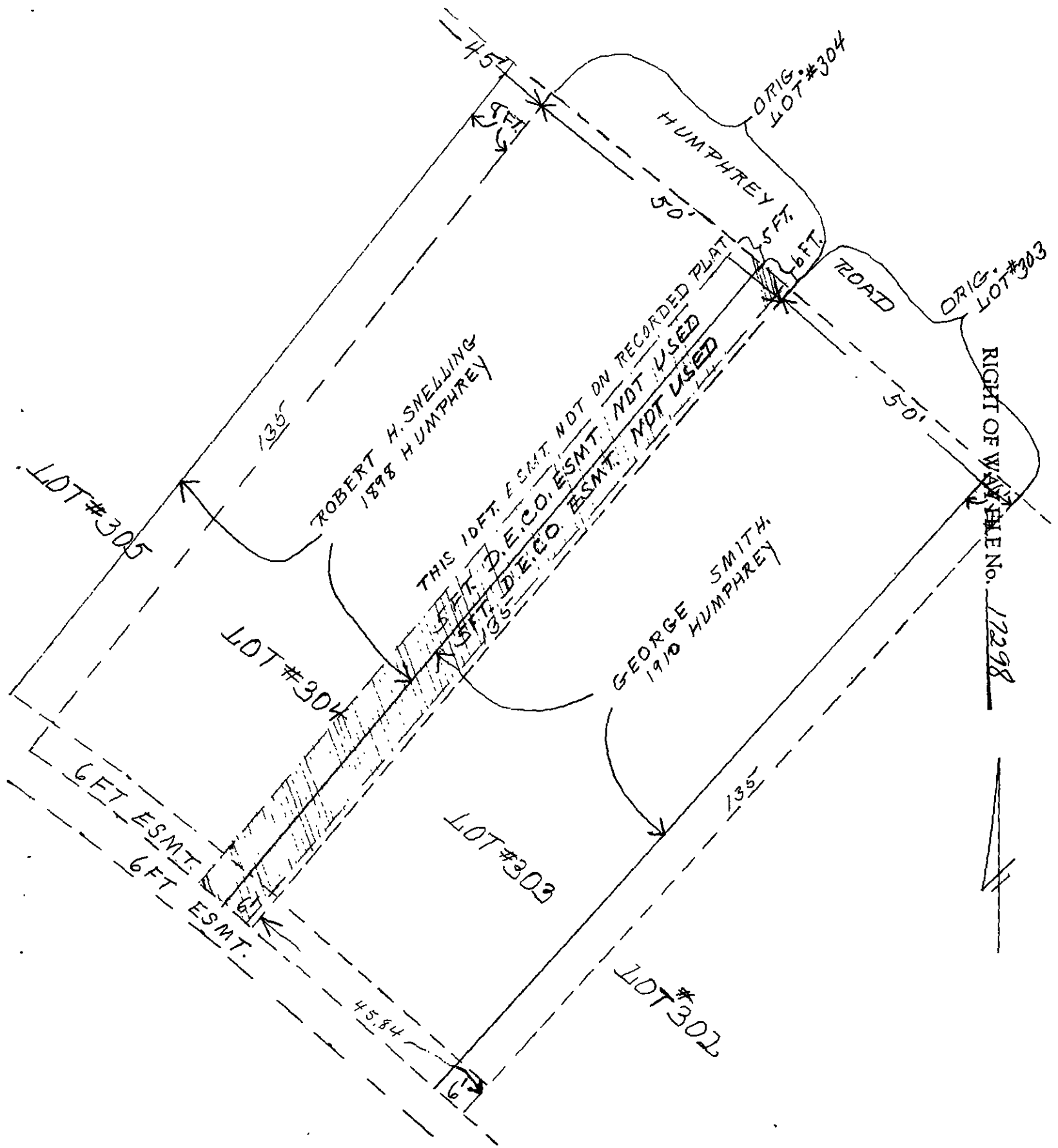
over

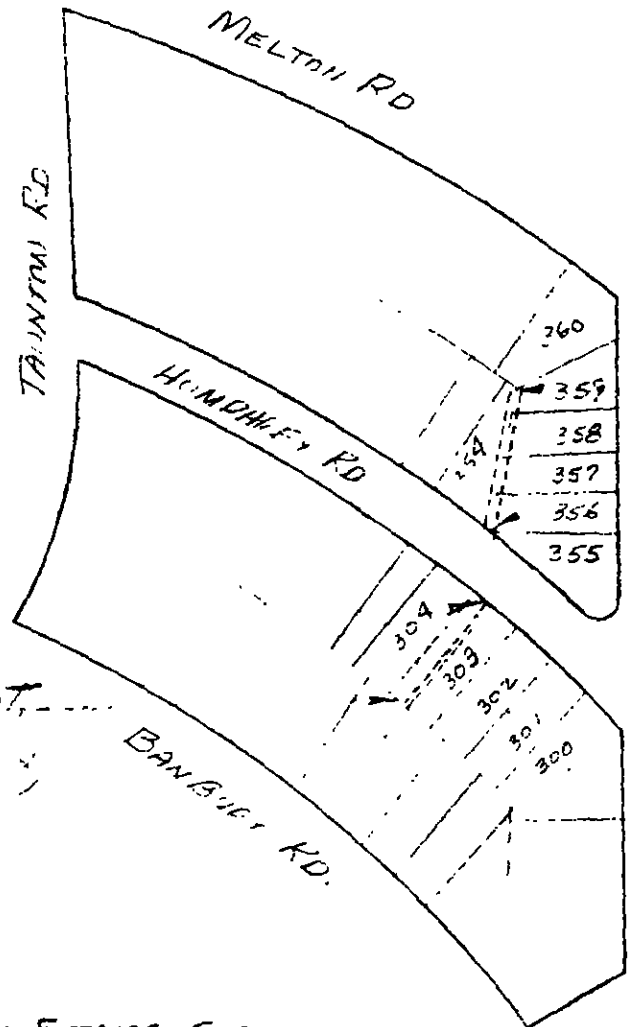
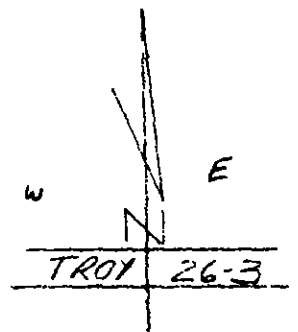
Set # 304 at the E64
The roof and the E8 pt of
Set 305 of the field
rotator etc. Serial 43 Page 39

Northwest Home Inc
2433 F53
Decided DECO
James
8th Dec 83

George Smith the Set 303 at the E64
The roof and the E6 pt of set
304 subject to the following
amount 5 ft on each side of
door. E: 6 ft NW by 8 ft per to
Set line the Set 303 & 304 etc

Oakland County.
Troy Twp.
Part of section 31.
Part of Sheffield Estates.
Recorded in Liber 43 of Plats Page 39.





Platted easement
vacated April, 1951

RIGHT OF WAY FILE NO. 17298

Recorded easement,
no longer in use,
entirely vacated
in 1898 Humphrey

SHEPHERD ESTATES SUBDIVISION
L. 93 P. 39

City of Birmingham Troy Township Recorded easement in use at 1898 Humphrey		THE DETROIT EDISON COMPANY ENGINEERING DEPARTMENT PLANNING DIVISION		
LAYOUT BY L.H. MCKINNEY	DRAWN BY E. BARTHEL	DRAWING NO. O-217		
CHECKED BY	APPROVED BY	SCALE 1" = 200'		
ISSUED TO		DATE 6-2-55		