

MEMORANDUM

To: Historic District Commissioners

From: Jill Thacher, Historic Preservation Coordinator

Date: June 8, 2017

Re: Historic Plaque for 514 W Madison Street

This month staff received one application for a historic building plaque for the house at 514 W Madison Street, between Third and Fourth Streets. This brick, two-story, mansard-roofed home appears in the 1894 and 1897 Polk City Directories with no named occupant, and in 1898 as the home of Emily and John Bonien, a laborer. Their last name is listed later as Bonnin (1910) and eventually, in 1920, as Bonin (at which point John is listed as the “assistant in charge of surveying instrument room, U of M”). It features a full-width front porch with a shallow mansard roof that is adorned with arrow and round wood shingles (arranged to form two rows of full circles). The base of the porch is rusticated block and the decking and stairs are poured concrete. The one-over-one double-hung windows are topped with shallow brick arches. The front and side elevations of the mansard roof feature small dormer windows with stylized pediments.

On May 11, 2012 a fire caused extensive burn damage to the second floor and attic, and smoke and water damage throughout the house. The former owner worked with staff for four years to accurately and sensitively repair exterior damage to the house, as well as to restore a number of original finishes and features of the house that had been modified or obscured over the years. In 2015 the HDC approved an application to install a third floor, rear-facing dormer for egress and to shorten a kitchen window. It is in the National Register Old West Side Historic District.

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- a) The building must be at least fifty years old, as documented by a combination of records (title search, tax records, wills, etc.).
- b) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- c) The building may not have historically inappropriate features, enclosures or repairs.
- d) The principal facades of the building visible from the street or any public right of way must maintain integrity of form, materials, and

architectural features consistent with the dominant period of the building.

The house is 119 years old. It has maintained its historic integrity and has had no significant exterior changes. The current owners have installed a missing front porch column, which was the last piece of restoration work left over from the fire. The lack of alteration to the house is critical to understanding the architectural significance of the home. Its mansard style is rare in the Old West Side, and it is a lovely record of a moment in Ann Arbor's history.

The current owners, Zachary Moen & Shannon Fitzsimons, have supplied extensive and much appreciated deed research that is attached. Staff feels that a historic plaque is appropriate for the John & Emily Bonien House, located at 514 West Madison Street, based on the age of the house, the house's history, and the unaltered or restored appearance of its character-defining architectural features. Staff recommends adding circa to the date, since records do not reveal exactly when the Boniens moved in, though it was not later than 1898.

Sample Motion

I move that the circa 1898 John & Emily Bonien House at 514 West Madison Street meets the criteria for a City of Ann Arbor Historic Building marker based on its age, historic and architectural significance, and contribution to the history of Ann Arbor.

Historic Property Plaques

The Ann Arbor Historic District Commission considers requests for bronze plaques honoring significant historic buildings in the City of Ann Arbor. Plaques show the original or earliest known owner's name and the year in which the structure was built. Current property owners may apply to the Commission and, if approved, purchase a bronze plaque for their building.



What criteria will be applied?

The Historic District Commission will consider all of the following when reviewing an application for a historic property plaque.

- e) The building must be at least fifty years old, as documented by a combination of records (title search, tax records, wills, etc.).
- f) The building must have been maintained, over time, in its original condition, or must have undergone historically appropriate restoration or rehabilitation.
- g) The building may not have historically inappropriate features, enclosures or repairs.
- h) The principal facades of the building visible from the street or any public right of way must maintain integrity of form, materials, and architectural features consistent with the dominant period of the building.

If one or more of the criteria cannot be met, staff and the Commission will consider whether the building has special historic or architectural significance on a case by case basis.

The property must meet one of the following four criteria:

- 1) Listed or determined eligible for the National Register of Historic Places or State Register of Historic Sites
- 2) Included in the Individual Historic Properties Historic District listed in Title IX of the Ann Arbor Register of Historic Places prior to 2001
- 3) Received an award from the Ann Arbor Historic District Commission
- 4) Others may be approved for a historic property plaque by the Ann Arbor Historic District Commission on a case-by-case basis

How to Apply for a Historic Property Plaque

1. The current property owner should fill out the application and return it to the Historic Preservation Coordinator via email to hdc@a2gov.org, or by dropping

it off at the Planning & Development desk on the first floor of City Hall, 301 E Huron Street.

2. Be sure to include a description of how the property qualifies for a plaque (from the list above), and any information or history unique to the home. The application will be evaluated based on the information it provides.
3. After an initial screening by staff for completeness and content, the request will be placed on a Historic District Commission agenda for consideration. If the request is approved, the historic preservation coordinator will contact the plaque manufacturer (Arnet's, Inc. at 4495 Jackson Road) with the correct historic name and date of construction of the house. The cost of the plaque fluctuates based on the price of bronze, usually between \$175 and \$225. Arnet's will fax a proof to the Historic Preservation Coordinator, which the applicant must sign off on. Once the proof has been approved, Arnet's will manufacture the plaque and notify the applicant when it is ready to pick up. The applicant picks up and pays for the plaque at Arnet's at 4495 Jackson Road.
4. The applicant must mount the plaque on a visible spot at the front of the building, preferably near the front door, in a location that does not destroy or obscure historic architectural features of the building.

Questions? Please contact the Historic Preservation Coordinator at hdc@a2gov.org or 734-794-6265 x42608.

From: Zachary Moen [<mailto:zakmoen@hotmail.com>]
Sent: Wednesday, May 10, 2017 9:56 AM
To: Thacher, Jill <JThacher@a2gov.org>
Cc: Shannon Fitzsimons <skfitzsimons@gmail.com>
Subject: Fw: 514 W Madison Search

Jill,

As a supplement to my e-mail yesterday on the historical marker application for 514 W Madison Street, I happen to work for a title company so I had one of the senior abstractors pull title all the way back to the land patent grant in 1825, which is attached. This covers 1825-1893, and what I sent yesterday covers 1893 to the present.

In terms of the Bonnins, Christopher/Christian (who must be the same person) owned lot 10 (where 520 W Madison Street now sits) as of 1873. Christian was also deeded lot 9 from Bach in 1888, and then owned both lots 9 and 10. Christian deeded the east half of lots 9 and 10 (where 514 W Madison sits) to John Bonnin in 1893.

We know both Christian and John lived at the NE corner of Madison and Fourth as of 1874. I can only assume that was at 520 Madison, as that is the only land that was owned by the Bonnins at that time. We know that the Polk directories list the home at 514 W Madison as of 1894 and 1897 with no named occupant, and in 1898 as the home of John and Emily Bonnin. So, my guess is that John received the land in 1893, began construction in 1894 (which is why it was listed in Polks with no occupant) and completed construction and moved in by 1898. So, I would say that the plaque reads "John and Emily Bonnin House, c. 1898." This is consistent with your ideas on dates as well. Thoughts?

Zak

514 W MADISON ST Ann Arbor, MI 48103 (Property Address)

Parcel Number: 09-09-29-319-024



Item 1 of 2

[1 Image / 1 Sketch](#)

Property Owner: MOEN ZACHARY V & SHANNON

Summary Information

- > Residential Building Summary
 - Year Built: 1880
 - Full Baths: 2
 - Sq. Feet: 2,096
 - Bedrooms: 3
 - Half Baths: 0
 - Acres: 0.200
- > Assessed Value: \$253,700 | Taxable Value: \$113,417

Owner and Taxpayer Information

Owner	MOEN ZACHARY V & SHANNON 514 W MADISON ST Ann Arbor, MI 48103	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	Residential	Unit	09 City of Ann Arbor
School District	No Data to Display	Assessed Value	\$253,700
Map #	No Data to Display	Taxable Value	\$113,417
User Num Idx	3	State Equalized Value	\$253,700
User Alpha 1	No Data to Display	Date of Last Name Change	02/23/2017
User Alpha 3	No Data to Display	Notes	Not Available
Historical District	Yes	Census Block Group	No Data to Display
User Alpha 2	514	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 02/15/2017

Principal Residence Exemption	June 1st	Final
2017	100.0000 %	-
2016	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$222,900	\$222,900	\$112,406
2015	\$214,100	\$214,100	\$112,070
2014	\$210,700	\$210,700	\$110,306

Land Information

Zoning Code	R2A	Total Acres	0.200
Land Value	\$92,383	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	113 Old West Side S of Lib E of 7	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	132.00 ft
Total Frontage: 66.00 ft		Average Depth: 132.00 ft

Legal Description

E 1/2 LOTS 9 AND 10 B5S R2W WILLIAM S MAYNARDS ADDITION

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	No

Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
02/15/2017	\$602,000.00	Q	HART EVALINE F	MOEN ZACHARY V & SHANNON	PTA		
07/13/1994	\$1.00	U	HART EVALINE F	HART EVALINE F, TRUSTEE	Warranty Deed	3010:0035	

Building Information - 2096 sq ft 2 STORY, C-BC (Residential)

General

Floor Area	2,096 sq ft	Estimated TCV	\$414,952
Garage Area	672 sq ft	Basement Area	1,094 sq ft
Foundation Size	920 sq ft		
Year Built	1880	Year Remodeled	Not Available
Occupancy	Single Family	Class	C + 5
Effective Age	43 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	5	Sewer	Public Sewer
2nd Floor Rooms	3	Style	2 STORY, C-BC
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2.5 Story	Basement	Brick	672 sq ft	2.5 Story
1.75 Story	Basement	Brick	224 sq ft	1.75 Story
1 Story	Basement	Brick	24 sq ft	1 Story

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Extra Toilet	1
Extra Sink	1		

Fireplace Information

Wood Stove	1
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Garage Information

Area	672 sq ft	Exterior	Siding
Foundation	18 inch	Common Wall	Detached
Year Built	1901	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

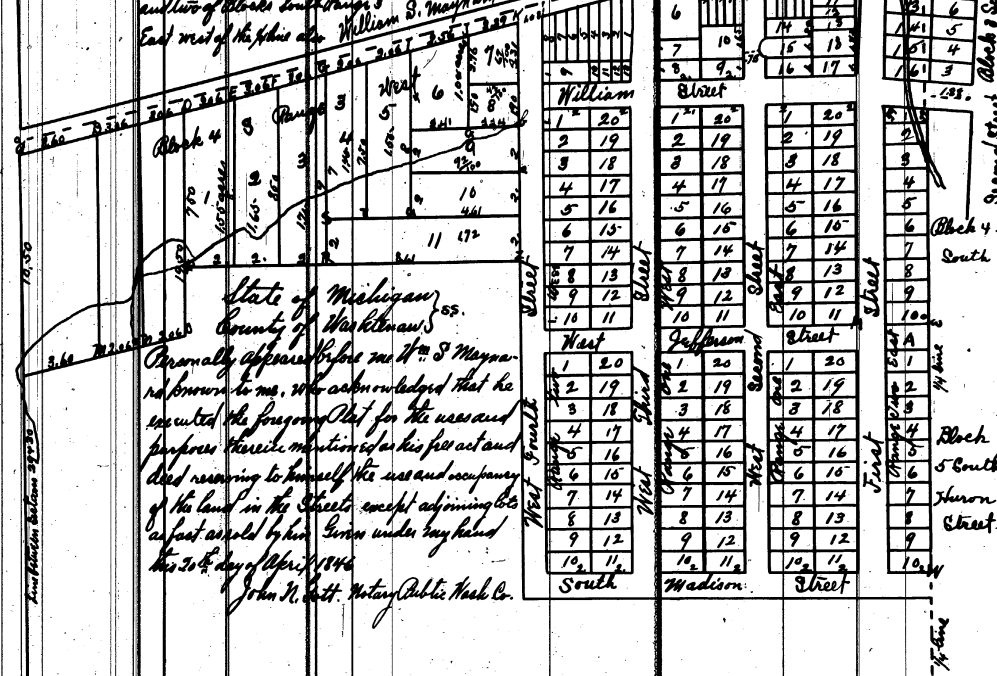
CCP (1 Story)	134 sq ft	Foundation	Standard
CPP	36 sq ft	Foundation	Basement
CCP (1 Story)	138 sq ft	Foundation	Basement

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William S. Maynard's Addition to the Village of Ann Arbor

The Plat is on the South West 1/4 of Section 29 of Township 39 S. Range 7 W. East. The Streets are all four rods wide excepting in front of Lot 15 of Block 2 South of Range one East when it is three rods wide opposite the middle of the lot and on a curve to the corner of the lot. The length and width of lots as given in chains and links on the lines, the number of the lot as placed on the middle, the corners are found by notes referred by letters of the plat this being to the old Village Plat and lot one and lots of Block South Range 3 East west of the plat also William S. Maynard

1/2 stake



State of Michigan
County of Washtenaw ss.
Personally appeared before me W. S. Maynard known to me, who acknowledged that he executed the foregoing Plat for the uses and purposes therein mentioned as his free act and deed reserving to himself the use and occupancy of the land in the Streets, except adjoining lots as set out by him herein under my hand this 24th day of April 1848
John N. Hart, Notary Public Wash Co.

A. B. O. 33 690 W 124 unmet pillar of Fitch Wells dwelling House 71 50 1/2 W 2 19 B 40 34 2 1/2 W 3 12 W 0 20 S 44 1/2 W 1 16 C No 14 7 6 1/2 W 69 10 W 0 20 S 73 1/2 E 1 13 E. No 20 S 7 W 1 0 6 S No 19 S 50 1/2 E 152 7 No 19 S 2 1/2 W 1 62 No 17 S 70 1/2 W 82 W 0 32 W 65 1/2 E 306 No 24 S 43 1/2 W 2 69 S BA 24 E 4 W 1 05 corner of House 112 1/2 E 1 13 J Maple 3 7 2 1/2 W 71 Elm 4 7 11 E 76 - K O O 385 31 W 116 Plum 37 13 W 76 - L. Burr O 20 S 32 1/2 W 1 18 corner House 77 1/2 E 1 50 - M Oak 18 7 24 E 11 Hickory 113 66 E 22 W Elm 10 7 83 50 - O Elm 10 S 73 1/2 W 1 57 No 5 7 2 1/2 E 23 - R Burr O 24 3 65 E 184 Apple 37 2 1/2 W 79 - S Burr O 24 E 14 3 1/2 E 34 Burr O 20 S 52 1/2 E 71 - R Burr O 25 7 77 1/2 W 82 Hickory 4 7 7 1/2 W 68 - S R O, 23 384 W 23 double Burr O 57 E 57 - F O O 30 7 72 7 34 W - G S 4 7 21 E 21 - V Burr O 38 75 W 33 1/2 Oak 5 14 E 69 - W O O 5 7 20 1/2 W 4 1/2 S 54 1/2 E 42 - X Elm 13 7 62 E 54 - Y O O 28 7 75 W 2 60 O O 28 7 30 1/2 E 2 18 - S O O 2 63 2 1/2 W 12 - 2 W 0 18 W 0 3 - 6 O O 30 5 2 2 1/2 W 2 28 O O 50 S 24 E 80 - C Elm 30 S 7 1/2 E 1 45 - d O O 28 7 45 W 40 O O 24 7 65 E 1 94 - E Burr O 24 7 53 E 73 - f 54 corner of upright part of dwelling House 7 21 1/2 E 58 7 E corner same 7 55 E 66

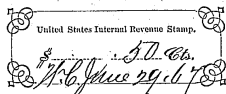
Register Office Washtenaw County ss Received and recorded this 16th day of March A. D. 1848 at 10 o'clock AM in Liber 3 Page 548
Thos. M. Ladd Register
W. E. Wells Deputy

I hereby certify that this Plat is a correct copy of the Plat now on Record in the Register of Deeds Office, being made under the supervision of the Auditor General by tracing the Plat on Record and affixing thereto a carefully compared copy of the Certificate

Dated the 5th day of January 1911
Alton C. Hurd.
Clerk, Aud Gen Dept.

Wm S Maynard
Henry B Keel

Received for Record August 6 A. D. 1867, at 3 o'clock P. M.
and Recorded in Lib. 83 of Deeds, on Page 25



Clinton Spencer Register.
J W Willcoxson Dep

Know all Men by these Presents, That I William Cheever Administrator of the
Estate of William Maynard deceased

Pursuant to an order of the Judge of the Court of Probate, for the County of Washtenaw and State of Michigan, held at the Probate
Office in the city of Ann Arbor in said County and State, on the Thirtieth day of April
in the year of our Lord one thousand eight hundred and sixty seven authorizing, empowering and licensing me
to sell at Public Auction, in conformity to the Statute in such case made and provided, sufficient of the Real Estate, whereof said
William Maynard died, seized, for the purpose in said order mentioned I did sell at Public Auction, held at the South door
of the court-house in the city of Ann Arbor in the County of Washtenaw and State aforesaid, pursuant to legal notice,
all the estate right, title and interest of said William Maynard of, in and to certain Real Estate and premises
in said order set forth and hereinafter described, to Henry B Keel of the Township of Lodi Washtenaw
County Michigan he being the highest bidder therefor: which said sale
was by an order of the said Judge of Probate, on the 29th day of June in the year one thousand
eight hundred and sixty seven duly confirmed, and I the said William Cheever
directed therein to execute, acknowledge and deliver a proper conveyance or conveyances of said Real Estate
so sold to the purchaser thereof, agreeably to the Statute in such case made and provided.

Now Know Ye, That in pursuance of said several orders, and proceedings above referred to, and in consideration of the sum of Two
hundred Dollars paid to me by said Henry B Keel the receipt whereof I do hereby
acknowledge, have sold, and do hereby give, grant, sell and convey unto the said Henry B Keel his
heirs and assigns, FOREVER,

All those pieces or parcels of land situated
in the city of Ann Arbor Michigan known and described as follows: Lots
number nine & ten in Block number five South in Range number
two West

To Have and to Hold the above granted premises, with the appurtenances, to the said Henry B Keel his
heirs and assigns forever. And I do hereby covenant with the said Henry B Keel
that I will WARRANT AND DEFEND the said
granted premises, with the appurtenances, unto the said Henry B Keel his
heirs and assigns, forever, against the lawful claims and demands of all persons claiming by, from or under me but against no other persons.

In Testimony Whereof, I have hereunto set my hand and seal at Ann Arbor in the County
of Washtenaw and State aforesaid, this twenty ninth day of June A. D. one thousand
eight hundred and sixty seven.

Signed, Sealed and Relivered in Presence of
Hiram H. Cheever
James H. Kingdley

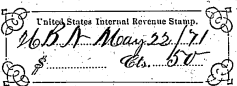
William Cheever

STATE OF MICHIGAN, }
County of Washtenaw } SS.

On this 24th day of July A. D. one thousand eight hundred and sixty seven before
me, a Notary Public in and for said County, personally came the
above named William Cheever
known to me to be the person who executed the foregoing instrument, and acknowledged the
the same to be his free act and deed, as Administrator as in said instrument described.
Hiram H. Cheever Notary Public

Received for Record the 22nd day of May A. D. 1871 at 5 o'clock P. M.
and Recorded in Liber 73 of Deeds, on Page 459

Mary B. Neek for }
Joseph Jacobs }



C. H. Mearns Register.
E. Blank Deputy.

This Indenture, Made this 22nd day of May in the year of our Lord one thousand eight hundred and seventy one BETWEEN Mary B. Neek and Anna Neek his wife of the first part, and Joseph Jacobs of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Four hundred and twenty five dollars in money to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and to his heirs and assigns, FOREVER, all those pieces or parcels of land situated in the City of Ann Arbor Mich. known and described as follows to wit: Lots No 9 & 10 in Block No 5 South in Range No 2 West



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining. To HAVE AND TO HOLD the said premises as described, with the appurtenances, unto the said party of the second part, and to his heirs and assigns, forever. And the said parties of the first part, for themselves, their heirs, executors, administrators, and assigns do covenant, grant, bargain and agree to and with the said party of the second part his heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the above granted premises, in Fee Simple. That they are free from all incumbrances whatever; and that they will, and their heirs, executors, administrators, and assigns shall WARRANT ANT DEFEND the same against all lawful claims whatsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of
Martin Mearns
Tracy W. Root

Mary B. Neek
Anna Neek

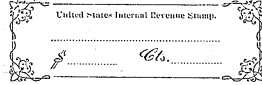
STATE OF MICHIGAN, } SS.
COUNTY OF WASHTENAW. }
On this 22nd day of May in the year one thousand eight hundred and seventy one in and for said County, personally came the above named known to me to be the person who executed the foregoing instrument, and acknowledged the same to be free act and deed.

STATE OF MICHIGAN, } SS.
COUNTY OF WASHTENAW. }
On this 22nd day of May in the year one thousand eight hundred and seventy one before me, the subscriber, a Notary Public for said County, personally appeared Mary B. Neek & Anna Neek to me known to be the same persons described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed; and the said Anna Neek on a private examination by me separate and apart from her said husband, acknowledged that she executed the same freely, and without any fear of or compulsion from any one.
Tracy W. Root Notary Public Wash Co Mich

3. REGISTER'S OFFICE, WASHTENAW COUNTY—SS.

Joseph G. Jacobs }
TO }
Christopher Boninn }

Received for Record the 25th day of June A. D. 1878 at 2 3/4 o'clock P. M.,
and Recorded in Liber 79 of Deeds, on Page 418.



Ed Schaffer Register.
Deputy.

This Indenture, Made this sixteenth day of June in the year
of our Lord one thousand eight hundred and seventy three BETWEEN Joseph G. Jacobs and
Elizabeth A. Jacobs of the City of Ann Arbor County of Washtenaw and State of Michigan
of the first part, and Christopher Boninn of the same place

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Two hundred and forty
dollars to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged,
do by these presents grant, bargain, sell remise, release, alien and confirm unto the said party of the second part, and to his
heirs and assigns FOREVER, All that piece or parcel of Land situated in the City of Ann Arbor
Michigan known and described as follows to wit: Lot Number Ten (10) in Block
No five (5) South Range to Four (2) West William S Hayward's Addition to the
City of Ann Arbor.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE
AND TO HOLD the said premises, as above described, with the appurtenances unto the said party of the second part, and to his
heirs and assigns, FOREVER. And the said party of the first part, for themselves, their heirs, executors and administrators, do
covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the
consecrating and delivery of these presents, they are well seized of the above granted premises in Fee Simple: that they are
free from all incumbrances whatever: and that they will, and their
heirs, executors and administrators, shall WARRANT AND DEFEND the same against all lawful claims whatsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and
year first above written.

Signed, Sealed and Delivered in Presence of

D. Kramer }
Geo W Moore }

Joseph G. Jacobs }
Elizabeth A. Jacobs }

STATE OF }
COUNTY OF } SS. On this day of one thousand eight
hundred and before me in and for said
County, personally came the above named
known to me to be the person who executed the foregoing instrument, and acknowledged the same to be free act and deed.

STATE OF Michigan }
COUNTY OF Washtenaw } SS. On this sixteenth day of June in the year one thousand eight hundred
and seventy three before me the Subscriber a Notary Public
in and for said County, personally appeared Joseph G. Jacobs and Elizabeth A. Jacobs
to me known to be the same persons described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed;
and the said Elizabeth A. Jacobs wife of the said Joseph G. Jacobs
on a private examination by me, separate and apart from her said husband, acknowledged that she executed
the same freely, and without any fear of or compulsion from any one.
Denamore Kramer Notary Public

Received for Record the 14th day of August A. D. 1873 at 2 3/4 o'clock P. M.,
 and Recorded in Liber 81 of Deeds, on Page 372.

Joseph & Jacobs wife }
 Philip Bach }
 United States Internal Revenue Stamp
 E. J. Schaffer Register
 Deputy

This Indenture, Made this Fifth day of March in the
 year of our Lord one thousand eight hundred and Seventy five BETWEEN Joseph & Jacobs and Elizabeth A
Jacobs his wife of the City of Ann Arbor in the County of Washtenaw and State of Michigan of the first part,
 and Philip Bach of the same place of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ten hundred and fifty Dollars
 Dollars, to them in hand paid by the
 said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, remised, released, aliened and confirmed, and
 by these presents do grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part and to his heirs and assigns, **FOREVER,**

All those certain pieces or parcels of Land situated and being in the City of Ann Arbor
 County of Washtenaw and State of Michigan known and described as follows to wit:
Lot number Nine (9) in Block number five (5) South in Range number Two (2) West
Also Lot number Eighteen in Smiths addition to the City of Ann Arbor aforesaid.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion and reversions, remainder
 and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of
 the said party of the first part, either in Law or Equity, of, in and to the above bargained premises, with the hereditaments
 and appurtenances, **TO HAVE AND TO HOLD**, the said premises as above described with the appurtenances, unto the said party of the second part, and to his
 heirs and assigns, forever. And the said parties of the first part, for their heirs, executors and administrators, do covenant,
 grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these
 presents, they are well seized of the premises above as of a good, sure, perfect, absolute and
 indefeasible ESTATE OF INHERITANCE in the Law, in Fee Simple; and that the said Lands are free
 from all incumbrances whatever: and that the above bargained premises, in the quiet and peaceable pos-
 session of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any
 part thereof, they will forever **WARRANT AND DEFEND.**

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Thirsa Jewell
Jina P. King
 State of Michigan, } SS.
 COUNTY OF _____ On this _____ day of _____
 in the year one thousand eight hundred and _____ before me, _____
 for said County, personally appeared _____
 to me known to be the same person described in and who executed the within instrument.
 acknowledged the same to be _____ free act and deed.

State of Michigan, } SS.
 COUNTY OF Washtenaw On this Fifth day of March
 in the year one thousand eight hundred and Seventy five before me, the subscriber a Notary Public
in and for said County, personally appeared Joseph & Jacobs and Elizabeth
A Jacobs his wife to me known to be the same person described in and who executed the within instrument, who severally
 acknowledged the same to be their free act and deed, and the said Elizabeth A Jacobs
 on a private examination by me, separate and apart from her said husband, acknowledged that she
 executed the same freely, and without any fear of or compulsion from any one.
Jina P. King Notary Public

Received for Record the 16th day of Nov. A. D. 1888, at 9⁰⁵ o'clock, A. M. and Recorded in Liber 122 of Deeds on page 145

Philip Bach
TO
Christina Bommer

JAMES BEANS Register
7711 Dept.

This Indenture, Made this Eleventh day of April

in the year of our Lord one thousand eight hundred and eighty two
BETWEEN Philip Bach and Anna B. Bach his wife of the City of Ann Arbor County of Washtenaw State of Michigan

Christina Bommer of the first part, and
of the second part

WITNESSETH, THAT the said parties of the first part, for and in consideration of the sum of One hundred and two Dollars

to James in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and his heirs and assigns, Forever, All, that certain piece or parcel of land situate and being in the City of Ann Arbor County of WASHTENAW, and State of Michigan, and described as follows, to-wit:

Lot Number Nine (9) in Block Number Five (5) South of range Number two (2) West.

Together, with all and singular the hereditaments and appurtenances therunto belonging or in anywise appertaining: To Have and to Hold the said premises, as above described, with the appurtenances, unto the said party of the second part, and to his heirs and assigns Forever, And the said

parties of the first part, in testimony whereof, the heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents, well seized of the above granted premises in Fee Simple; that they are free from all incumbrances whatever.

and that they will, and their heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

C. H. Mellen
Pauline Schmidt

Philip Bach
Anna B. Bach
SEAL
L.S.
L.S.
L.S.

STATE OF MICHIGAN, } ss.

County of Washtenaw } On this Eleventh day of April in the year one thousand eight hundred and eighty two before me, the undersigned a Notary Public in and for said County, personally appeared

Philip Bach and Anna B. Bach his wife

to me known to be the same persons described in and who executed the within instrument, and severally acknowledged the same to be their free act and deed. And the said Anna B. Bach on a private examination by me separate & apart from her said husband acknowledged that she executed the same party and without any fear of compulsion from any one.
Chauncey H. Mellen
Notary Public Washtenaw County, Mich.

Received for Record, the 19 day of May A. D. 1893, at 4 1/2 o'clock P. M. and recorded in Liber 132 of Deeds, on page 229 A. J. Hays Register of Deeds. M. Deery Deputy Register.

1543

Christian Bonnin
TO
John Bonnin

This Indenture, Madethis fifteenth

day of May in the year of our Lord one thousand eight hundred and ninety three
BETWEEN Christian Bonnin and Wilhelmina Bonnin his wife of the City of Ann Arbor in Washtenaw County of Michigan of the first part, and John Bonnin of the same place of the second part,

Witnesseth, That the said part 1 of the first part, for and in consideration of the sum of One Dollar

to them in hand paid by the said part 2 of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said part 2 of the second part, and his heirs and assigns, Forever; All certain piece or parcels of land, situate and being in the City of Ann Arbor County of Washtenaw, and State of Michigan, and described as follows, to-wit:

The East one half (1/2) of Lots numbers seven (7) and ten (10) Block number four (4) south of Huron street in Range number First West in W. J. Maymards addition to the said city of Ann Arbor according to the recorded plat of said addition

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the said premises as above described, with the appurtenances, unto the said part 2 of the second part, and to his heirs and assigns, Forever. And the said Christian Bonnin and of the part 1 of the first part, John Bonnin for his heirs, executors, and administrators, do covenant, grant, bargain and agree, to and with the said part 2 of the second part, his heirs and assigns, that at the time of the enscaling and delivery of these presents he is well seized of the above granted premises in Fee Simple; that they are free from all incumbrances, whatever;

and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever.

In Witness Whereof, The said part 1 of the first part, has hereunto set their hands and seals the day and year first above written.

Sealed and Delivered in Presence of
J. O. King
Geo. H. Miller

Christian Bonnin [L. S.]
Wilhelmina Bonnin [L. S.]

STATE OF MICHIGAN, } ss.
COUNTY OF Washtenaw

On this fifteenth day of May in the year one thousand eight hundred and ninety three before me, a Notary Public in and for said County, personally appeared Christian Bonnin and Wilhelmina Bonnin his wife

to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Geo. O. King Notary Public

Certificate
No. 596

The United States of America.

*The Patent sent to him
at Detroit. On 20 March
1825*

To all to whom these presents shall come, Greeting:

Whereas John Allen of Augusta County Virginia has deposited in the General Land Office of the United States, a certificate of the Register of the Land Office at Detroit & Territory of Michigan whereby it appears that full payment has been made by the said John Allen according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for the South West quarter the North West and North East quarter of Section twenty nine in Township North of Range Six East in the District of Detroit and Territory of Michigan containing four hundred and eighty acres according to the official plat of the survey of the said Lands, returned to the Surveyor General, which said tract has been purchased by the said John Allen

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several acts of Congress, in such case made and provided, have Given and Granted, and, by these presents do give and grant, unto the said John Allen his heirs the said tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereto belonging, unto the said John Allen and to his heirs and assigns forever.

In testimony whereof, I, James Moore

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the Eleventh day of October in the year of our Lord, one thousand eight hundred and twenty four, and of the Independence of the United States the forty seventh



*Corrected copy
March 1825
No. 596
July 20 1825*

By the President,
J. G.

J. M.

Commissioner of the General Land Office.

Received for Record, the 19th day of May A. D. 1893, at 4 1/2 o'clock P. M. and recorded in Liber 132 of Deeds, on page 327 of J. Hughes Register of Deeds. W. M. Deputy Register.

John Bonman TO
C. W. Bonman

This Indenture, Made this 19th day of May

day of May in the year of our Lord one thousand eight hundred and ninety three
BETWEEN John Bonman (superseded) of the City of Ann Arbor and State of Michigan of the first part, and
Leviticus Bonman and William Bonman two single husband and wife of the second part,
Darnel place of the second part,

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

to him 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 their heirs and assigns, forever, All that certain piece or parcel of land, situate and being in the City of Ann Arbor County of Washtenaw, and State of Michigan, and described as follows, to-wit:

The West half of Lots number seven (7) and ten (10) in Block number
Four (4) south of Union Street and range number two (2) West in W. S.
Mapwood's addition to the First City of Ann Arbor according to the
recorded plat of said addition

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the said premises as above described, with the appurtenances unto the said parties of the second part, and to their heirs and assigns, forever. And the said John Bonman

parties of the first part, his heirs, executors and administrators, do 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 encasing and delivery of these presents he is well seized of the above granted premises in Fee Simple; that they are free from all incumbrances whatever;

and that he will, and his heirs, executors, administrators, shall Warrant and Defend the same against all lawful claims whatsoever.

In Witness Whereof, The said party of the first part, has hereunto set his hand and seal the day and year first above written.

Scaled and Delivered in Presence of

J. P. King
E. H. Miller

John Bonman [I. S.]
[I. S.]
[I. S.]
[I. S.]

STATE OF MICHIGAN, ss.

County of Washtenaw before me, J. P. King Notary Public in and for said County, personally appeared

John Bonman to me known to be the same person described in and who executed the within instrument, who did acknowledge the same to be his free act and deed.

J. P. King Notary Public

Received for Record, the 19 day of May, A. D. 1893, at 1/2 o'clock P. M. and recorded in Liber 132 of Deeds, on page 328

A. J. Neffus Register of Deeds. William Deputy Register.

Christian Romms
TO
John Romms

This Indenture, Madethis 16th

day of May in the year of our Lord one thousand eight hundred and ninety three

BETWEEN Christian Romms and Wilhelmina Romms his wife of the City of Ann Arbor in the County of Washtenaw and State of Michigan

John Romms of the first part, and
John Romms of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One dollar

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, and their heirs and assigns, Forever, All certain pieces or parcels of land, situate and being in the City of Ann Arbor County of Washtenaw, and State of Michigan, and described as follows, to-wit:

The West half (1/2) of Lot number seven (7) and ten (10) in Block number four (4) South of Huron Street in Range number two (2) West in the S. Maynards' addition to said City of Ann Arbor according to the recorded plat of said addition

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the said premises as above described, with the appurtenances, unto the said parties of the second part, and to their heirs and assigns, Forever. And the said Christian Romms on of the

parties of the first part, John Romms, his heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said parties of the second part, and their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the above granted premises in Fee Simple; that they are free from all incumbrances whatever;

and that he will, and his heirs, executors and administrators, shall Warrant and Defend the same against all lawful claims whatsoever.

In Witness Whereof, The said parties of the first part, have hereunto set their hand and seals the day and year first above written.

Sealed and Delivered in Presence of

J. P. Harg
Geo. H. Miller

Christian Romms [L. S.]
Wilhelmina Romms [L. S.]
[L. S.]
[L. S.]

STATE OF MICHIGAN, ss. On this 16th day of May in the year one thousand eight hundred and ninety three before me, a Notary Public in and for said County, personally appeared

Christian Romms and Wilhelmina Romms his wife to me known to be the same persons described in and who executed the within instrument, who personally acknowledged the same to be their free act and deed.

J. P. Harg Notary Public

Received for Record, the 19 day of May A. D. 1893, at 4 1/2 o'clock P. M. and recorded in Liber 132 of Deeds, on page 229 A. J. Hays Register of Deeds. M. Deery Deputy Register.

1543

Christian Bonnin TO John Bonnin

This Indenture, Madethis fifteenth day of May

in the year of our Lord one thousand eight hundred and ninety three BETWEEN Christian Bonnin and Wilhelmina Bonnin his wife of the City of Ann Arbor in Washtenaw County of Michigan of the first part, and John Bonnin of the same place of the second part,

Witnesseth, That the said part 1 of the first part, for and in consideration of the sum of One Dollar

to them in hand paid by the said part 2 of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said part 2 of the second part, and his heirs and assigns, Forever; All certain piece or parcels of land, situate and being in the City of Ann Arbor County of Washtenaw, and State of Michigan, and described as follows, to-wit:

The East one half (1/2) of Lots numbers seven (7) and ten (10) Block number four (4) south of Huron street in Range number First West in W. J. Maymards addition to the said city of Ann Arbor according to the recorded plat of said addition

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

To Have and to Hold the said premises as above described, with the appurtenances, unto the said part 2 of the second part, and to his heirs and assigns, Forever. And the said Christian Bonnin and of the part 1 of the first part, John Bonnin for his heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said part 2 of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents he is well seized of the above granted premises in Fee Simple; that they are free from all incumbrances, whatever;

and that he will, and his heirs, executors, & administrators shall Warrant and Defend the same against all lawful claims whatsoever

In Witness Whereof, The said part 1 of the first part, has hereunto set their hands and seals the day and year first above written.

Sealed and Delivered in Presence of J. O. King Esq. H. Miller

Christian Bonnin [L.S.] Wilhelmina Bonnin [L.S.]

STATE OF MICHIGAN, ss. COUNTY OF Washtenaw

On this fifteenth day of May in the year one thousand eight hundred and ninety three before me, a Notary Public in and for said County, personally appeared Christian Bonnin and Wilhelmina Bonnin his wife

to me known to be the same persons described in and who executed the within instrument; who acknowledged the same to be their free act and deed.

J. O. King Notary Public

1933

Received for Record, this 11th day of May, A. D. 1933, at 3:20 o'clock P. M. as all proper certificates were furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, Public Acts 1931. Liber 304, Page 252.

John Bonin & Wife
to

John S. Cummings Register of Deeds.
H. W. Skau Deputy Register of Deeds.

This Indenture,

Made this 11th day of May

Gottlob Herzog

in the year of our Lord one thousand nine hundred and thirty three

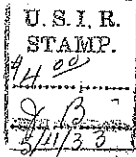
BETWEEN John Bonin and Emily M. Bonin, husband and wife, of Ann Arbor, Michigan,

parties of the first part,
and Gottlob Herzog, party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and his

heirs and assigns, FOREVER, ALL that certain piece or parcel of Land, situate and being in the city of Ann Arbor, County of Washtenaw, and State of Michigan, and described as follows, to-wit:

The east half of lots nine and ten, block five south of Huron Street in range two west in William S. Maynard's addition to the city of Ann Arbor, as shown in the recorded plat of the same.



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 party of the second part, and to his

heirs and assigns, FOREVER. And the said John Bonin and Emily M. Bonin parties of the first part, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, well seized of the above granted premises IN FEE SIMPLE; that they are free from all incumbrances whatever;

and that they will, and their heirs, executors, and administrators, shall Warrant and Defend the same against all lawful claims whatsoever;

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in Presence of
C. J. Wals
L. J. Bonin

John Bonin
Emily M. Bonin
L.S.
L.S.
L.S.
L.S.

STATE OF MICHIGAN, On this 11th day of May, in the year one thousand nine hundred and thirty three, before me, a Notary Public, in and for said County, personally appeared John Bonin and Emily M. Bonin,

to me known to be the same persons described in and who executed the within instrument; who have acknowledged the same to be their free act and deed.

My commission expires Jan. 11, 1937. C. J. Wals Notary Public, Washtenaw County, Michigan.

1945

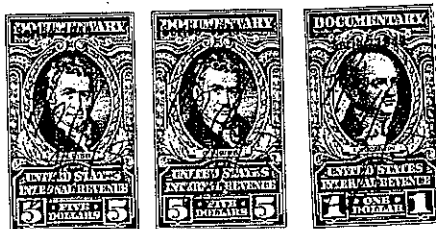
THIS INDENTURE, made the 21st day of September in the year of our Lord one thousand nine hundred and Forty-five BETWEEN

GOTTLLOB HERZOG, a single man
514 W. Madison, Ann Arbor, Michigan Party of the first part,
and JULIUS A. WAHR and LUCY C. WAHR, Husband and Wife
551 S. Fourth Ave., Ann Arbor, 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 considerations-----

to him in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and his heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the City of Ann Arbor, County of Washtenaw and State of Michigan, and described as follows, to-wit:

The east one-half of lots 9 and 10, Block 5 south of Huron Street in Range 2 West, in William S. Maynard's Addition to the City of Ann Arbor, as shown in the recorded plat of the same.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold 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 GOTTLLOB HERZOG part of the first part, his heirs, executors and administrators, do es 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 encasing and delivery of these presents they are well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever.

and that he will, and his heirs, executors, administrators shall Warrant and Defend the same against all lawful claims whatsoever,

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of
William C. Walz
Mary F. Downer
Gottlob Herzog (L.S.)
Gottlob Herzog (L.S.)
Mary F. Downer (L.S.)
(L.S.)

State of Michigan }
COUNTY OF Washtenaw } ss. On this 21st day of September in the year one thousand nine hundred and Forty-five before me, A Notary Public in and for said County, personally appeared

GOTTLLOB HERZOG to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be his free act and deed.

William C. Walz Notary Public,

REGISTER OF DEEDS, WASHTENAW COUNTY, SS RECORDED, SEPT 21 1945 2:20 P.M.

Allan A. Seymour, REGISTER

My commission expires October 3, 1947

NOTE 1.--When conveyance is made to Corporation or Partnership, the following may be inserted, "its successors" and draw a line through the word "heirs."
PRINT, TYPEWRITE or STAMP names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such Signatures.

QUIT CLAIM DEED—Short Form

1955

THIS INDENTURE, made the X 30th day of June in the year of our Lord one thousand nine hundred and fifty-five

BETWEEN Julius A. Wahr, a married man, husband of second party,

Party of the first part,
and Lucy G. Wahr, wife of first party,
117 North Division, Ann Arbor, Michigan

Party 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 Valuable Consideration DOLLARS,

to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do e g by these presents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said part y of the second part, and to her heirs and assigns, FOREVER, all that certain piece or parcel of land situated in the City of Ann Arbor in Washtenaw County, and State of Michigan, and described as follows:

The east one-half of lots 9 and 10, block 5, south of Huron Street in Range 2 West, in William S. Maynard's Addition to the City of Ann Arbor, as shown in the recorded plat of the same.



RECEIVED FOR RECORD
JUN 30 10 05 AM '55
PATRICIA HEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold the said above described premises to the said part y of the second part, and to her heirs and assigns, to the sole and only proper use, benefit and behoof of the said part y of the second part her heirs and assigns, FOREVER.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of
Arthur C. Lehman
Carol Mannausa

Julius A. Wahr (L.S.)
Julius A. Wahr (L.S.)

(L.S.)
(L.S.)

State of Michigan } ss. On this 30th day of June
COUNTY OF Washtenaw } in the year one thousand nine hundred and fifty-five

before me, a Notary Public in and for said County, personally appeared Julius A. Wahr

to me known to be the same person described in and who executed the within instrument, who has acknowledged the same to be his free act and deed.

Arthur C. Lehman
Notary Public,
Washtenaw County, Michigan

My commission expires July 16, 1956

1955

THIS INDENTURE, made the 14th day of October in the year of our Lord, one thousand nine hundred and fifty-five BETWEEN Lucy C. Wahr party of the first part,

and Frank Kern and Allie Kern, as joint tenants and not as tenants in common, with sole right to the survivor of them parties of the second part, whose Street Number and Postoffice Address is 3570 East Joy Road, Ann Arbor, Michigan

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of One Dollar and other valuable considerations DOLLARS,

to her in hand paid by the said part 108 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 part 108 of the second part, and their heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the City of Ann Arbor County of Washtenaw and State of Michigan, and described as follows: to-wit:

East 1/2 of Lots 9 and 10, Block 5 South, Range 2 West, William S. Maynard's Addition to the Village of (now City) of Ann Arbor, according to the plat thereof as recorded in Liber Z of Deeds, on page 548, Washtenaw County Records.



RECEIVED FOR RECORD Oct 18 9 29 AM '55 PATRICIA NEWKIRK HARDY REGISTER OF DEEDS WASHTENAW COUNTY, MICH.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold premises, as herein described, with the appurtenances, unto the said part 108 of the second part and to their heirs and assigns, FOREVER. And the said Lucy C. Wahr part Y of the first part, for her heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said part 108 of the second part and their heirs, and assigns, that at the time of the executing and delivery of these presents she is well seized of the above granted premises in fee simple; that they are free from all encumbrances whatever.

and that she will, and her heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,

In Witness Whereof, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Lucy C. Wahr (L.S.) Lucy C. Wahr (L.S.) Arthur C. Lehman (L.S.) Marguerite Cox (L.S.)

State of Michigan } COUNTY OF Washtenaw } On this 14th day of October in the year one thousand nine hundred and fifty-five before me, a Notary Public in and for said County, personally appeared Lucy C. Wahr to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

Signature of Arthur C. Lehman, Notary Public.

Washtenaw County, Michigan. My commission expires July 16, 1956.

NOTE 1.—When conveyance is made to Corporation or Partnership, the following may be inserted, "its successors" and draw a line through the word "heirs." * PRINT, TYPEWRITE or STAMP names of persons executing this instrument; also names of the Witnesses and Notary Public immediately underneath such signatures.

1966

STATE OF MICHIGAN
IN THE PROBATE COURT FOR THE COUNTY OF WASHTENAW

In The Matter of The Estate of

ALLIE KERN,

No. 47571

Deceased

ORDER ASSIGNING RESIDUE AND
APPOINTMENT OF TRUSTEE

At a session of said Court held in the County Building in the City of Ann Arbor in said County on the 5th day of May, 1966.

PRESENT: Honorable JOHN W. CONLIN, Judge of Probate.

This Court being advised in the premises and aware of the stipulation of the beneficiaries of this Estate, it being specifically agreed by them that the Estate should be now closed and distribution thereof made forthwith, and written stipulation and agreements thereto having been heretofore filed with this Court; and

It appearing to the Court that the said Deceased died testate on the 12th day of August, 1962, and that the expenses of administration; federal estate and income taxes; and Michigan intangibles and inheritance taxes, and claims against the Estate have all been paid; and there having been no widows or childrens allowances made, and that all proceedings required by law for the proper administration and settlement of said Estate have been taken; and that there remain to be assigned to the beneficiaries, legatees and devisees of said deceased, as residue of the personal Estate of the Value of \$15,706.21 dollars in cash and uncashed checks and also the following described real estate and

FILED

MAY 5 - 1966

ANNA DOUVITSAS
PROBATE REGISTER

personalty to wit:

Cash	<u>13,395.27</u>	
Checks received subsequent to date of Final Account to the value of	<u>2,310.94</u>	
Unsecured promissory notes as follows:		
Lawrence & Margaret Fredrick, makers, principal balance \$1,000.00, interest to 5/4/66-\$13.28		\$1,013.28
Russell & Beverly Koch, makers, principal balance \$1,368.72, interest to 5/4/66-\$0.92		\$1,369.64
Lease on house at 3570 E. Joy Rd. Ann Arbor, expires May 31, 1966, no balance due		
Lease on farm land at 3570 E. Joy Rd., Ann Arbor, expires Dec. 31, 1966 balance due		\$ 750.00

Fee Titles in real property subject to land contract Vendees interests as follows:

1) Lot Number thirty, Granger's Addition to the City of Ann Arbor, Michigan, according to the plat thereof as recorded in Liber 2 of Plats, Page 29, Washtenaw County Records, subject to restrictions of record.

Land Contract purchasers thereof being WILLIAM F. AGER, JR. and MARY AGER, husband and wife and there being due thereon the sum of \$26,280.98 principal and interest through May 4, 1966.

2) The North Forty (40) feet in width of Lot 12, Block 3, according to the Map of Ormsby and Page's Addition to the Village (now City) of Ann Arbor, as recorded in Liber "M" of Deeds, on Page 191, Washtenaw County Records.

Land Contract purchaser thereof being WILLIE M. HOGAN and there being due thereon the sum of \$7038.58 principal and interest through May 4, 1966.

3) East one-half of Lots 9 and 10, Block 5 South, Range 2 West, William S. Maynard's Addition to the Village (now City) of Ann Arbor, according to the plat thereof as recorded in Liber "Z" of Deeds, on Page 548, Washtenaw County Records.

Land Contract purchasers thereof being AUBREY L. HART and EVALINE F. HART, husband and wife and there being due thereon principal and interest through May 4, 1966 the sum of \$ 5597.72

4) Lot Number 3 in Block 5 South of Huron Street, Range 2 East, according to the recorded plat of William S. Maynard's Addition to the Village (now City) of Ann Arbor, Michigan as recorded in Liber "Z", page 548 of Deeds in the Register of Deeds Office, Washtenaw County, Michigan.

Land Contract purchasers thereof being ARTHUR W. JAHNKE and ERNA L. JAHNKE, husband and wife, and there being due thereon principal and interest through May 11, 1966 the sum of \$4,166.23.

5) Commencing at the Northeast corner of Lot Number Three (3) in Block Number Five (5) South of Huron Street in Range Number Two (2) East in the City of Ann Arbor, Michigan, thence Easterly along the line which is the North boundary line of said Lot Three continued and produced Easterly in the same course and direction it now runs until said line continued intersects the West boundary line of Block Number Five (5) South of Huron Street Range Number Three (3) East, thence South along said West boundary line of said Block Five South, Range Three (3) East, four rods, thence West to the Southeast corner of said Lot Three (3) thence North along the East boundary line of said Lot Three (3) to the place of beginning, subject however to the easement of a public street over the Easterly part thereof.

Land Contract purchasers thereof being JOHN H. RAINEY and EMMA E. RAINEY, husband and wife and there being due thereon principal and interest through May 4, 1966 the sum of \$8,485.12.

6) Lot Number 170 of Killen's Heights Addition to the City of Ann Arbor according to the recorded plat thereof and subject to restrictions of record.

Land Contract purchasers thereof being PAUL E. STEINKE and MARGARET E. STEINKE, husband and wife, and there being due thereon principal and interest through May 4, 1966 the sum of \$ 1,509.33.

Promissory Notes secured by mortgages on the following real property:

1) A parcel of land being 125 feet North and South, in width, and 400 feet, East and West, in depth, out of the North-Easterly corner of the following described premises; Commencing at the North quarter post of Section Nineteen, in Town Two South, Range Seven East; thence South 1 degree, 17 minutes East, 1456.2 feet in the North and South quarter line for a place of beginning; thence South 89 degrees, 36 minutes West, 825 feet; Thence South 1 degree, 17 minutes East, 122.6 feet; thence South 80 degrees, 52 minutes, 30 seconds East, 206.10 feet; thence South 37 degrees, 53 minutes, 30 seconds East, 295.80 feet; thence South 2 degrees, 55 minutes West, 289.80 feet; thence South 61 degrees, 34 minutes East, 257.80 feet; thence North 89 degrees, 06 minutes East, 242 feet to the North and South quarter line; thence North 1 degree, 17 minutes West in the North and South quarter line to the place of beginning, being a part of the Northwest quarter of Section Number 19, in Town Two South, Range Seven East, Township of Superior, County of Washtenaw and State of Michigan. Subject to easements and restrictions of record.

The mortgage having been given thereon by PETER W. GALE and BARBARA J. GALE, husband and wife and there being due thereon in principal and interest through May 4, 1966 the sum of \$ 4,375.28.

2) Commencing at the center of Section 23, Town Two South, Range Six East, thence Northerly along the North and South quarter line 575.0 feet for a place of beginning, thence continuing Northerly along said line 200.0 feet; thence deflecting 91 degrees, 00 minutes to the right 217.8 feet; thence deflecting 89 degrees, 00 minutes to the right 200

feet; thence deflecting 91 degrees, 00 minutes to the right 217.8 feet to the place of beginning, being a part of the Southwest quarter of the Northeast quarter of Section 23, Ann Arbor Township, Washtenaw County, Michigan. Subject to the right of the public over the West 33 feet as occupied by Green Road.

The mortgage thereon having been given by WILLARD BOWLING and VIRGINIA L. BOWLING, husband and wife, there being due thereon through May 4, 1966 the sum of \$7977.72.

Fee Simple Title to the following described property:

1) The West half of the North East quarter of Section Number 2, Town Two South, Range Six East, containing sixty acres more or less, Ann Arbor, Washtenaw County, Michigan

and

2) Commencing at the Northwest corner of Section 12, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan and running thence along the North line of said Section and the center line of Packard Road South 85 degrees, 49 minutes, 30 seconds East 781.16 feet for a place of beginning, thence continuing along the North line of said Section and the center line of Packard Road 50.15 feet; thence South 0 degrees, 20 minutes, 30 seconds East 439.56 feet, thence South 89 degrees, 39 minutes, 30 seconds West 50.00 feet; thence North 0 degrees, 20 minutes, 30 seconds West 443.5 feet to the place of beginning; containing 0.505 acres of land, more or less, being a part of the Northwest one-quarter of the Northwest one-quarter of Section 12, and reserving the rights of the public in the Northerly 33.0 feet of this parcel in Packard Road; also reserving the rights of the public in a strip of land 50.0 feet in width comprising a railroad right of way deeded to F.W. Brooks, Trustee and recorded in Liber 192 of Deeds, on Page 178, Washtenaw County Records. Subject to easements and restrictions of record.

and

3) Commencing at the Northwest corner of Section 12, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan and running thence

along the North line of said Section and the center line of Packard Road South 85 degrees, 49 minutes, 30 seconds East 731.01 feet for a place of beginning; thence continuing along the North line of said Section and the center line of Packard Road South 85 degrees, 49 minutes, 30 seconds East 50.15 feet; thence South 0 degrees, 20 minutes, 30 seconds East 443.50 feet; thence South 89 degrees, 39 minutes, 30 seconds, West 50.0 feet; thence North 0 degrees, 20 minutes, 30 seconds West 447.45 feet to the place of beginning, containing 0.51 acres of land more or less, being a part of the Northwest quarter of the Northwest quarter of Section 12, and reserving the rights of the public in the Northerly 33.0 feet of the parcel in Packard Road; also reserving the rights of the public in a strip of land 50 feet in width comprising a railroad right of way deeded to F.W. Brooks, Trustee and recorded in Liber 192 of Deeds on Page 178, Washtenaw County Records. The North side of any building or structure shall be at least 50 feet away from the South side of Packard Road. Subject to easements and restrictions of record.

IT FURTHER APPEARING That MABEL CAVANNAUGH or MABLE CAVANNAUGH, this Court finding they are in fact one and the same person, HELEN HILTS, ALTA GEIGER, RUTH RUMPS, ROLAND LUDWIG, ELMER LUDWIG, BERT WEBB and GENEVIEVE WEBB are the sole persons entitled to share in the proceeds and residue of the Estate as determined by the Last Will and Testament of ALLIE KERN and the First Codicil thereto/^{all} as modified by the Judgment of the Washtenaw County Circuit Court dated July 24, 1964, and the Court further finding that BERT WEBB and GENEVIEVE WEBB have received their full interests and shares of the proceeds of the Estate to which they are entitled;

IT IS ORDERED, That such residue of personal Estate and real estate of which said Deceased died seized, and such as

other properties and assets now in said Estate, be and the same is hereby assigned as follows to:

MABEL (MABLE) CAVANNAUGH

a one-sixth undivided interest in real property and vendors interests therein and in unpaid promissory notes and mortgages and full interest in the sum of \$2,617.70 in cash and checks.

ALTA GEIGER

a one-sixth undivided interest in real property and vendors interests therein and in unpaid promissory notes and mortgages and full interest in the sum of \$2,617.70 in cash and checks.

ROLAND LUDWIG

a one-sixth undivided interest in real property and vendors interests therein and in unpaid promissory notes and mortgages and full interest in the sum of \$2,617.70 in cash and checks.

RUTH RUMPS

a one-sixth undivided interest in real property and vendors interests therein and in unpaid promissory notes and mortgages and full interest in the sum of \$2,617.70 in cash and checks.

HELEN HILTS

a one-sixth undivided interest in real property and vendors interests therein and in unpaid promissory notes and mortgages and full interest in the sum of \$2,617.70 in cash and checks.

ELMER LUDWIG, an adjudicated mental incompetent;

a one-sixth undivided interest in real property and vendors interests therein and in unpaid promissory notes and mortgages and full interest in the sum of \$2,617.70 in cash and checks;

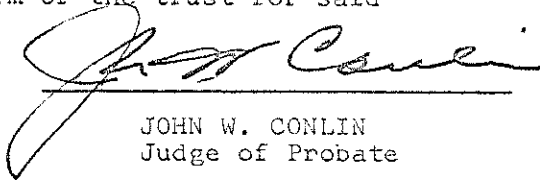
provided however that his share shall be given to ROY HILTS as his Guardian and as his Trustee herein and hereby appointed, and said Guardian and Trustee shall be governed by the provisions of Paragraph 6 of the Last Will and Testament of ALLIE KERN as modified by the Washtenaw County Circuit Court Judgment dated July 24, 1964, in Case Number 697 as establishing the term of the trust for said

ELMER LUDWIG.

RECEIVED
FOR RECORD

MAY 20 1 46 PM '66

REGISTRAR
REGISTRAR OF DEEDS
WASHTENAW COUNTY, MICH


JOHN W. CONLIN
Judge of Probate

STATE OF MICHIGAN
County of Washtenaw

ss.

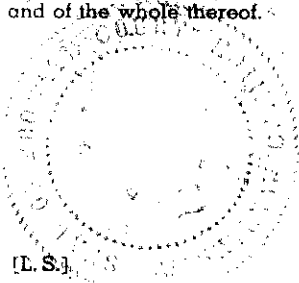
PROBATE COURT FOR SAID COUNTY

I, ANNA DOUVITSAS, Probate Register for said County, do hereby certify that I have compared the annexed copy of Order Assigning Residue.

In the Matter of the Estate of Allie Kern Deceased

with the original Order Assigning Residue

now of record in the Probate Court of said County, and that the same is a true and correct copy of said original Order Assigning Residue and of the whole thereof.

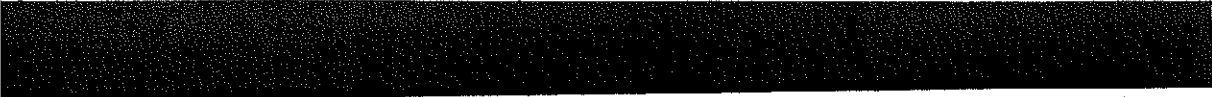


WITNESS my hand and seal of said Court in Ann Arbor, in said County this 16th day of May

A.D., 19 66

Anna Douvitsas
Anna Douvitsas

(Probate Register)



RECEIVED
FOR RECORD

MAY 20 1 46 PM '66

ESTHER A. NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

RECEIVED
FOR RECORD

MAY 20 1 46 PM '66

ESTHER A. NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

1972

9-29-319-24

WASHTENAW COUNTY REGISTERED
CERTIFICATE NO. 4019

REGISTER OF DEEDS
WASHTENAW COUNTY SS RECORDED 4:49 PM
DATE Feb. 16 1972
RECEIVED
Patricia M. ...

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That MABEL CAVANAUGH, of 1515 East Joy Road, Ann Arbor, Michigan, RUTH RUMPS, of 6218 Waverly Avenue, Dearborn, 6, Michigan, ALTA GEIGER, of 5300 Five Mile Road, South Lyon, Michigan, ROLAND LUDWIG and EUNICE LUDWIG, husband and wife, of 3072 Pardee Avenue, Dearborn, Michigan, HELEN HILTS, of 11407 Columbia Avenue, Detroit, Michigan, and ELMER LUDWIG, a single man, by and through ROY E. HILTS, Guardian of the person and estate of the said ELMER LUDWIG, also of 11407 Columbia Avenue, Detroit, Michigan, Conveys and Warrants to AUBREY L. HART and EVALINE F. HART, husband and wife, whose address is 514 W. Madison, Ann Arbor, Michigan, the following described premises situated in the City of Ann Arbor, County of Washtenaw, and State of Michigan, to-wit:

The East 1/2 of Lots 9 and 10, Block 5 South, Range 2 West, William S. Maynard's Addition to the Village (now City) of Ann Arbor, according to the plat thereof as recorded in Liber Z of Deeds, on Page 548, Washtenaw County Records.

for the full consideration of Fifteen Thousand Dollars (\$15,000.00), subject to any and all easements and restrictions of record. Further, subject to the 1971 July taxes on the subject property and also subject to any and all other claims against the title to the subject property accruing subsequent to July 21, 1955, due to the acts or non-acts of the grantees herein, that being the date of an executory land contract wherein the grantees herein named were the Purchasers, and in pursuance of which land contract this deed is given.

Dated this 14th day of December, 1971.

Witnesses:
Walter A. Gregg
Walter A. Gregg

Greta Gregg
Greta Gregg

STATE OF MICHIGAN }
COUNTY OF WASHTENAW } SS.

The foregoing instrument was acknowledged before me this 14th day of December, 1971, by Mabel Cavanaugh, Ruth Rumps, Alta Geiger, Roland Ludwig, Eunice Ludwig, Helen Hilts, and by Roy E. Hilts, Guardian of the person and estate of Elmer Ludwig, a mentally incompetent person, the said Roy E. Hilts acting in such capacity as Guardian while having due and proper authority to so act, and further having signed such instrument for the purposes therein stated. (Pursuant to U.S.A. 26.607 (6) (v).

Signed and Sealed:
Mabel Cavanaugh (L.S.)
Mabel Cavanaugh

Ruth Rumps (L.S.)
Ruth Rumps

Alta Geiger (L.S.)
Alta Geiger

Roland Ludwig (L.S.)
Roland Ludwig

Eunice Ludwig (L.S.)
Eunice Ludwig

Helen Hilts (L.S.)
Helen Hilts

Roy E. Hilts (L.S.)
Roy E. Hilts, Guardian of the person and estate of Elmer Ludwig, a mentally incompetent person. See Washtenaw County Probate File #48369 Re: Estate of Elmer Ludwig, M.I.

Walter A. Gregg
Walter A. Gregg, Notary Public in and for the County of Washtenaw, State of Michigan.
My commission expires: March 31, 1972.

This deed prepared by:
Walter A. Gregg,
Attorney at Law
9601 N. Main Street
Whitmore Lake, Michigan
48189

REAL ESTATE
STATE OF MICHIGAN
FEB 16 1972
Dept of Taxation
RE-10540