

M E M O R A N D U M

To: City Attorney for the City of Ann Arbor, Ann Arbor Planning Commission,
and Ann Arbor City Council

From: Joseph West, Law Office of Joseph M. West, P.C.
Attorney for GloryCrest Burton Road Inc., Rezoning Petitioner

Re: Validity of Certain Protest Petitions for Brightdawn Village, Project Z18-007

Date: May 23, 2019

Nineteen individuals have submitted protest petitions concerning the request of GloryCrest Burton Road Inc. for rezoning of 2805 Burton Road. These individuals own lots in the Pittsfield Hills Subdivision No. 2, and claim some rights in the adjacent 2700 Burton Road strip of property as well. The following memorandum discusses the validity of these petitions given the lack of true ownership by at least fifteen of these petitioners of any property within 100 feet from the boundary of the land included in the proposed area of rezoning. As indicated below, of the remaining four petitioners, two have valid claims of ownership to portions of 2700 Burton Road, and the other two have questionable claims of ownership to portions of such property due to broken chains of title. Counting the property allegedly owned by these four petitioners, however, the total area within the relevant 100 foot distance from the property to be rezoned amounts to a maximum of 17,780 sq. ft.

By submission of this memorandum, Rezoning Petitioner GloryCrest Burton Road Inc. asks for three determinations to be made on the record by City Council:

1. Whether the fifteen petitioners without *any* record ownership of any portion 2700 Burton Road are invalid and not countable toward the required threshold of protest petitions because they are not owners of property within 100 feet of the proposed rezoning.
2. Whether the two petitioners with a broken chain of title to portions of 2700 Burton Road are invalid and not countable toward the required threshold of protest petitions because they are not owners of property within 100 feet of the proposed rezoning.
3. Whether, at most, the property owned by the petitioners with arguable claims to portions of 2700 Burton Road amounts to a maximum of 17,780 sq. ft. toward the required threshold to trigger a supermajority voting threshold.

Rezoning Petitioner GloryCrest Burton Road Inc. submits that the answers to each of these inquiries is “Yes,” and asks for determinations be made on the record by City Council as to each matter.

BACKGROUND

Application for Rezoning. GloryCrest Burton Road Inc. has submitted an Application for Changes in or Additions to the Zoning Chapter requesting the rezoning of the following described property from R4B to R4D:

The land located in the City of Ann Arbor, County of Washtenaw, State of Michigan, and described as follows: Lots 14 through 22, inclusive of the South 4 feet of Lot 23, Supervisor's Plat No. 1. as recorded in Liber 9 of Plats, Page(s) 49 of Washtenaw County Records, containing approximately 8.06 acres of land, more or less.

Commonly known as 2805 Burton Road, Ann Arbor, 48104

This rezoning, if permitted, would maintain the current type of housing for which the property is zoned—multi-family residential—but increase the density by approximately 40 units.

Protest Petitions, Generally. Under the Ann Arbor Unified Development Code § 5.29.9(E)(1), owners of the property to be rezoned and owners of properties within 100 feet thereof may protest the rezoning:

A protest against any proposed amendment to the zoning map may be presented in writing to the City Clerk prior to the final approval of the rezoning. The protest shall be duly signed by the owners of at least 20% of the area of land included in the proposed change excluding any publicly owned land, or the owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change excluding any publicly owned land.

(Emphasis added).

If a valid protest application is filed, then the proposed zoning amendment requires a supermajority of at least eight affirmative votes of City Council instead of a simple majority of six affirmative votes. Ann Arbor Dev. Code § 5.29.9(E)(2) (“Following the filing of a valid protest application, adoption of an amendment to the zoning map shall require at least eight affirmative votes of City Council at the second reading on the ordinance.”).

Burton Protest Petitions. On or about December 5, 2018, Brian Smith wrote to the Ann Arbor City Clerk, indicating that an enclosed “package of petitions includes signatures of all adjacent land owners, and those with a legal interest in adjacent land, to the Project.” The letter identified Mr. Smith as “Owner 2803 Lillian Rd.” and “Legal Representative 2800 Burton Rd.” The letter did not state in what capacity Mr. Smith was a “legal representative” pertaining to the 2800 Burton Rd. property. (Exhibit 1 – Protest Petitions). (This 2800 Burton Road property is also known as 2700 Burton Road, Tax ID No. 09-12-02-408-070.)

The enclosed protest petitions stated, in the narrative introduction, that they “protest[ed] the rezoning of 2805 Burton Rd. from R4B to R4D.” The protest petitions went on to state: “We,

the undersigned, are owners of real property located within proximity to the property described above, where rezoning is sought. We, the undersigned understand that the City of Ann Arbor will make the final determination of this Protest Petition and any effect on action of the proposed zoning amendment.” The protest petitions did not differentiate the specific proximity to the area of land to be rezoned, and did not state whether the petitioners owned property within “100 feet from any point on the boundary of the land included in the proposed change.” See Ann Arbor Dev. Code § 5.29.9(E)(1).

Orientation of Parcels Owned by Protest Petitioners. The land subject to the proposed rezoning lies on the east side of the Burton Road right of way. Just west of the Burton Road right of way is a strip of property commonly known as 2700 Burton Road, Tax ID No. 09-12-02-408-070, with taxpayers of record “Fleming, Lambert H. & Dannemiller, William F., c/o Brian Smith and B. Cook.” Adjacent to the western boundary of the 2700 Burton Road strip is the eastern edge of the Pittsfield Hills Subdivision No. 2, and particularly, Lots 43 through 64 thereof. These lots are identified in detail in the attached Exhibit 2.

For purposes of Ann Arbor Unified Development Code § 5.29.9(E)(1), only protests of the owners of property within “100 feet from any point on the boundary of the land included in the proposed change” may be counted toward meeting the threshold to elevate the required vote for passage to a supermajority of 8 votes of City Council. Unified Development Code § 5.29.9(E)(2).

Importantly, of the various parcels discussed above, only a portion of the 2700 Burton Road strip of property lies within 100 feet of the area of the proposed rezoning. No part of Pittsfield Hills Subdivision No. 2 Lots 43 through 64 lies within 100 feet of the area of the proposed rezoning. **For purposes of this protest to the proposed rezoning, then, of these nineteen protest petitions discussed herein, only those submitted by owners of this 2700 Burton Road parcel may validly protest the rezoning.** Unified Dev. Code § 5.29.9(E).

Title History of 2700 Burton Road. In order to prepare this Memorandum, I retained Absolute Title to perform title searches pertaining to the 2700 Burton Road property and the adjoining lots in Pittsfield Hills Subdivision No. 2. According to these searches, in 1965, property including the 2700 Burton Road strip was conveyed by Warranty Deed to Lambert H. Fleming and William F. Dannemiller, as joint tenants with rights of survivorship. (Exhibit 2). This 1965 Warranty Deed contained restrictive language providing:

The land described herein shall be used for non-public park and recreation purposes only. Each of the abutting property owners, present and subsequent, owning lots on the east side of Lillian and Eli Streets in the City of Ann Arbor, Michigan shall have the right to separate that portion of this tract which would be an extension of the separate lots located on the east side of Lillian and Eli Streets into private portions of such park and recreation area.

(Exhibit 2).

On only a few occasions has any party exercised the right preserved in this deed to separate portions of 2700 Burton Road strip. Lambert H. Fleming and William F. Dannemiller, as joint

tenants with rights of survivorship, did convey a few pieces of 2700 Burton Road property to other owners, including a strip at the northern end to the City of Ann Arbor (*see* Liber 1373, Page 988, recorded October 7, 1971), the portion adjacent to Lot 43 (*see* Liber 1466, Page 875, recorded January 21, 1974), the portion adjacent to Lot 50 (*see* Liber 1156, Page 58, recorded April 15, 1966), and the portion adjacent to Lot 54 (*see* Liber 1322, Page 475, recorded April 15, 1970). (These deeds collected as Exhibit 3). Absolute Title was unable to locate any other deeds, however, in which Lambert H. Fleming and William F. Dannemiller joined in a purported conveyance of any portion of the 2700 Burton Road parcel.

Lambert H. Fleming, on information and belief, died on August 11, 1986, followed by William F. Dannemiller on December 5, 2001. By operation of law, when Lambert H. Fleming passed, due to their joint tenancy, William F. Dannemiller became the sole owner of the remaining property. Absolute Title could locate no evidence of any probate of Mr. Dannemiller's estate or conveyance by a duly authorized personal representative of any decedent's estate. As such, it appears the bulk of the 2700 Burton Road property remains in the Estate of William F. Dannemiller, deceased, apparently which has not yet been subject to probate. (Exhibit 4 – Probate Search). In fact, the City of Ann Arbor Assessor still maintains the Lambert H. Fleming and William F. Dannemiller in its tax rolls, despite them having been deceased for decades, indicating this property was never properly conveyed upon their deaths.

Thus, in terms of record title to the 2700 Burton Road strip, the bulk of the property appears to remain in the Estate of William F. Dannemiller, with a handful of instances where small pieces appear to have been validly conveyed by grantors, and a couple of instances where there are gaps in title and apparently invalid conveyances, as described more thoroughly below.

Title History of Pittsfield Hills Subdivision No. 2 Lots Owned by Protestors. The protesting Petitioners are listed in the attached Exhibit 2, summarizing the identifying information for the parcels they own in Pittsfield Hills Subdivision No. 2. In the right-hand column of Exhibit 2, for the convenience of the reader, is a summary of the status of the title records relating to the protesting Petitioners' claims to title to any portion of the 2700 Burton Road strip of property. A more detailed recitation of the deeds summarized therein is set forth in the attached Exhibit 5. Following that are Exhibits 6 – 24, which contain the deeds themselves for the properties owned by the nineteen protesting Petitioners, including, where present, deeds addressing portions of 2700 Burton Road.

In only two cases are there unbroken chains of record title to a portion of 2700 Burton Road strip, rendering the associated petitioners "owners" for purposes of their protest petitions. These are the owners of Lot 43 (Mary Lynn Gregory and Donald Bisdorf) and Lot 50 (Anthony Pynes and Kristen D. Pynes) who appear to have valid title to portions of 2700 Burton Road. The identifying information for these parcels is highlighted in Green for convenience of the reader in the attached Exhibit 2 and Exhibit 5.

In fifteen cases, there are no deeds of any kind to Petitioners for *any* portion of the 2700 Burton Road strip. The identifying information for these parcels is highlighted in Red for convenience of the reader in the attached Exhibit 2 and Exhibit 5.

In two cases, there are deeds in the chain that purport to include some or all of the 2700 Burton Road strip, but there are gaps in the preceding chain of deeds that defeat any claim to record title. The first case is Lot 60, owned by Brian Smith and Angela Smith. The second case is Lot 54, which at the time the protest petitions were submitted was owned by Rebecca Hess. On April 1, 2019, she conveyed to Abhishek Sudhakaran, who has not joined in the protest. Ultimately, the fact this grantee has not yet joined the protest does not change the outcome because neither Rebecca Hess nor Abhishek Sudhakaran can demonstrate an unbroken chain of title to any portion of the 2700 Burton Road strip. The identifying information for these parcels is highlighted in Yellow for convenience of the reader in the attached Exhibit 2 and Exhibit 5.

LEGAL ISSUE

The overarching legal issue is whether the Petitioners have presented a “valid protest application” that triggers the supermajority vote requirement in Ann Arbor Dev. Code § 5.29.9(E)(2). There are three inquiries associated with this legal issue:

1. Whether the protests of fifteen petitioners without *any* record ownership of any portion 2700 Burton Road are invalid because they are not owners of property within 100 feet of the proposed rezoning.
2. Whether the protests of two petitioners with a broken chain of title to portions of 2700 Burton Road are invalid because they are not owners of property within 100 feet of the proposed rezoning.
3. Whether, counting the two petitioners with valid claims and the two petitioners with arguable ownership claims to any portion of 2700 Burton Road, at most these petitioners own 17,780 sq. ft. of property within 100 feet of the proposed rezoning.

ANALYSIS

Rules of Interpretation for the Unified Development Code. Ordinances are interpreted in the same manner as courts interpret statutes, giving the plain and ordinary meaning to the language in order to interpret the meaning intended by the legislative body that enacted the ordinances. *Cierra v. Charter Harrison*, No. 280628, 2009 Mich. App. LEXIS 986, at *3 (Ct. App. Feb. 17, 2009) (“The rules of statutory interpretation also apply to ordinances”); *People v. Maggit*, 319 Mich. App. 675, 683, 903 N.W.2d 868, 873 (2017) (“This Court interprets ordinances in the same manner it interprets statutes, meaning that it begins, and ends, with the plain language of the ordinance in order to ascertain the ordinance’s meaning.”)(citations omitted); *Bonner v. City of Brighton*, 495 Mich. 209, 222, 848 N.W.2d 380, 388 (2014) (“Since the rules governing statutory interpretation apply with equal force to a municipal ordinance, the goal of construction and interpretation of an ordinance is to discern and give effect to the intent of the legislative body. The most reliable evidence of that intent is the language of the ordinance itself and, therefore, the words used in an ordinance must be given their plain and ordinary meanings.”).

In adopting the Uniform Development Code, then, the City of Ann Arbor City Council must be presumed to have intended the each words of the Code to have meaning, and that distinctions between different words and sentences throughout the Code were intended to be

meaningful. *See Cierra v. Charter Harrison*, No. 280628, 2009 Mich. App. LEXIS 986, at *6 (Ct. App. Feb. 17, 2009) (“When interpreting a statute, the reviewing court should presume that every word has some meaning. We cannot ignore distinctions made by the drafters within the Ordinance’s plain language. Instead, we must presume that these different words and sentences each have meaning. As we have noted, as far as possible, effect should be given to every clause and sentence.”)(citations omitted).

Who May Validly Protest Rezoning. Unified Development Code § 5.29.9(E)(1) permits “owners” of two types of property to protest rezoning: (1) owners of land within the area of the proposed rezoning and (2) “owners . . . of land included within an area extending outward 100 feet from any point on the boundary of the land to be rezoned.” Only the second category is at issue here, as no owners of land within the area proposed to be rezoned have protested the requested rezoning. The question is what type of ownership of lands within 100 feet qualifies for purposes of this ordinance.

The Unified Development Code describes and addresses, in various ordinances, five different types of interested parties to which the Code pertains in different ways.

Occupants. Starting with the least significant form of interest in a piece of property, the Code addresses “occupants” on several subjects. For example, the Code requires mailed notice to “occupants within 300 feet” of public hearings. Unified Dev. Code § 5.28.2(B). The City is also permitted to enforce the Code against an “occupant of property for any violation.” Unified Dev. Code § 5.35(A). An “occupant” is not defined in the Code, but in its plain and ordinary usage, the term occupant means a person present on or using some property. This broadly defined term makes good sense where used in the Code, as the City Council presumably wished to be very inclusive when notifying the public of important events, while also wishing to cast a wide net when it comes to the potential to enforce the Code against a party that happens to be occupying land.

Residents. Moving up to a slightly more narrow term, other aspects of the Code apply to “residents.” For example, the Code requires notice of land divisions to be provided to “residents within 300 feet of the boundary of the property upon which the division is proposed.” Unified Dev. Code § 5.29.8(B)(2)(d); *see also* Unified Dev. Code § 5.29.11(B)(3) (requiring notice to “residents” for appeals to the ZBA of land division matters). The term “residents” is not defined in the Code, but the term is generally understood to mean the fact of occupancy or abode, plus the intention to remain, and therefore must have been intended more narrowly than “occupants” by the City Council. This more narrow term makes sense, how used in the Code, because it restricts notice and potential challenge on matters such as land division to those with a more permanent stake in the surrounding properties.

Persons with a Legal or Equitable Interest in Land. From these more general categories dealing with physical presence, the Code moves on to legal interest holders, addressing parties with “a legal or equitable interest” in land. Such interests presumably include full ownership of the fee interest in land, as well as less absolute interests in land, such as an estate for life, an estate for years, a tenancy under a lease, or even a tenancy or estate by sufferance. Turning to the Code, this more restrictive category is utilized where, for example, the Code requires, in applications for special exception uses, the applicant to list every person “having a legal or equitable interest in the land covered by the application.” Unified Dev. Code § 5.29.5(A)(1). The same goes for the

requirements to be included in applications for amendments to the rezoning map, for which applicants are similarly required to list every person “having a legal or an equitable interest in the land covered by the application.” Unified Dev. Code § 5.29.9(F)(2)(a). Here too, City Council’s use of a more restrictive descriptor of the relevant parties makes sense, when it comes to notifying parties of these legal changes in use of property, as only those parties with a legal or equitable interest (in other words, a presently or potentially enforceable interest) in land could have any legal or vested interest in challenging such changes in use.

Persons with a Legal or Equitable Ownership Interest in Land. In its fourth most restrictive category of interest holders, the Code discusses parties with “legal or equitable ownership interest” in land on at least one subject. This is a subtle distinction from the previous category, but when interpreting legislative enactments, the distinction must be presumed to be meaningful. *See Cierra*, 2009 Mich. App. LEXIS 986, at *6 (“We cannot ignore distinctions made by the drafters within the Ordinance’s plain language. Instead, we must presume that these different words and sentences each have meaning.”). Here, City Council presumably intended target parties with interests including those of land contract vendees (with equitable title but not legal title) and land contract vendors (with legal title but not equitable title), in addition to true owners of the full fee interest in property, while excluding the weaker interest holders such as tenants. This category of interest holders is addressed, for example, in the Code’s provisions pertaining to applications for Planned Unit Developments, requiring the applications “be made with the written authorization of all property owners who have a legal or equitable ownership interest in the property or properties.” Unified Dev. Code § 5.29.10(D)(1). Again, this makes sense, as a request to create a Planned Unit Development Zoning District permits significant and sometimes radical changes from the requirements that might otherwise apply to property. City Council obviously intended to ensure that any parties with an “ownership interest” would consent to the request, and not those with any less concrete interests.

Owners. In its most restrictive category of interest holders, the Code addresses parties that are “owners” of land. The term “owners” is not defined in the Code, but must be presumed to be distinct from terms used elsewhere in the Code, such as parties with a “legal or equitable interest” or parties with a “legal or equitable ownership interest.” *See Cierra*, 2009 Mich. App. LEXIS 986, at *6. The Code addresses “owners” of land in the provisions describing the procedure and effect of protests to a proposed rezoning or Planned Unit Development. Unified Dev. Code § 5.29.9(E)(1) (permitting a protest petition by “owners” of land within the area of the proposed change and “owners . . . of land within an area extending outward 100 feet from any point on the boundary”); Unified Dev. Code § 5.29.10(E)(6).

City Council’s use of this most restrictive term in this context is logical, in that the Code here attaches a very significant legal consequence to the filing of a valid protest petition. Where the required number of “owners” protest a proposed rezoning or Planned Unit Development, the “adoption of an amendment to the zoning map shall require at least eight affirmative votes of City Council” instead of the typical six. Unified Dev. Code § 5.29.9(E)(2). In other words, the Code, in this context, is not limiting the providing of mere notice to the most restrictive category of “owners” or restricting the right to object or speak out against a rezoning and Planned Unit Developments to “owners” only, but rather indicating that only where the required number of those “owners” protest will the bar for passage be raised to eight votes from six.

There is no other instance in the Unified Development Code where a required affirmative vote threshold of City Council can be elevated in this manner. This is a profound difference in procedure—requiring eight affirmative votes instead of six for a measure to pass—and it is clear that City Council, in counting only those protests of “owners” toward a “valid protest application,” intended this more onerous supermajority affirmative vote requirement to be applied sparingly. Had City Council intended this supermajority affirmative vote threshold to be more easily triggered, it could have used any of the four less restrictive categories of interest holders when classifying “valid” protest petitions, but it did not do so. City Council’s selection of this term must be presumed to be meaningful.

As a result, it is clear that to constitute a valid protest application protesting a proposed rezoning, only protests of “owners” of land within the area to be rezoned and within 100 feet thereof may be counted—not protests of “occupants,” “residents,” “persons with a legal or equitable interest,” or even “persons with a legal or equitable ownership interest” in such lands. Only “owners” of land within the specified zones may validly protest a rezoning.

The Protestors are not “Owners” of 2700 Burton Road. In only two instances do protesting Petitioners have record title to a portion of 2700 Burton Road. As indicated in the attached exhibits, the owners of Lot 43 (Mary Lynn Gregory and Donald Bisdorf) and Lot 50 (Anthony Pynes and Kristen D. Pynes) appear to have valid title to portions of 2700 Burton Road, and thus can be considered “owners” of those portions for purposes of Unified Dev. Code § 5.29.9(E).

In the remaining seventeen instances, however, the Petitioners cannot be considered “owners” of any portion of the 2700 Burton Road strip. In fifteen cases, there are simply no deeds of any kind to Petitioners for any portion of the 2700 Burton Road strip, meaning these Petitioners cannot be “owners” for purposes of their protest petitions. In the two remaining cases, the deeds that do exist for some or all of the 2700 Burton Road strip are preceded by gaps in the chain of deeds that defeat any claim to record title. Given these gaps in the chain of deeds preceding the deeds to the Petitioners, these Petitioners cannot demonstrate that they are “owners” of any portion to the 2700 Burton Road strip.

Whatever rights any of the Petitioners may have under the 1965 deed to Lambert H. Fleming and William F. Dannemiller to separate portions of the 2700 Burton Road strip (Exhibit 2), those rights do not make Petitioners “owners” of the property. Arguably in the cases where the Petitioners lack title to any portion of 2700 Burton Road strip, these abutting property owners apparently have some inchoate right to split off portions and become owners thereof under the 1965 deed. Such a future, yet-to-be-exercised, right cannot be characterized as ownership. At best, these abutting property owners may have some “legal or equitable interest” in the 2700 Burton Road strip, if the rights preserved in 1965 deed were indeed enforceable today. That said, the Unified Development Code does not count protests of parties with “legal or equitable interest” in land within 100 feet toward the 20% threshold in Unified Development Code § 5.29.9(E)(1). Rather, to be counted, the protests must be brought by “owners” of such land, which is a more restrictive category of interest. As such, whatever rights may exist under the 1965 deed to separate portions of the 2700 Burton Road strip, those rights do not amount to “ownership” of the land.

There are Barriers to the Pittsfield Hills Subdivision Lot 2 Owners becoming “Owners” of Portions of 2700 Burton Road During the Pendency of this Matter. Although it is clear the

seventeen of the protest petitions may not be counted because the associated Petitioners are not “owners” of any portion of 2700 Burton Road, they may argue that they *could* exercise some right to become owners as a result of the unusual 1965 deed language permitting them to separate portions of that parcel. There are limitations on this ability that prevent consideration of this yet-to-be-exercised right as rendering the protestors “owners.”

First, record title to the great majority of the 2700 Burton Road strip remains in Estate of William F. Dannemiller, which cannot be readily conveyed. In order for there to be a valid conveyance to these Petitioners, there would need to be a decedent’s estate opened in the relevant probate court, a personal representative appointed, and a period for notice to creditors and beneficiaries and the like. Only upon completion of the required procedures and protocols could a duly appointed personal representative validly convey any interest in property held by the Estate of William F. Dannemiller. It has not happened and cannot happen with any expediency. It is, in short, too late for this to occur to be relevant to this proceeding.

Second, in order for there to be a valid conveyance of a portion of the 2700 Burton Road property, the City of Ann Arbor would need to make a determination that the requirements of the Land Division Act, MCL 560.101 *et seq.* have been met so the land can be divided. The Land Division Act was enacted in 1967, two years after Lambert H. Fleming and William F. Dannemiller took title in 1965, and governs the partitioning or splitting of land. Where land is properly divided, the assessor’s tax legal description is updated and new tax identification numbers are assigned. The fact that the 2700 Burton Road parcel still shows on the tax rolls as a contiguous parcel—still in the names of Lambert H. Fleming and William F. Dannemiller, no less—is evidence that the Land Division Act procedures have not been followed in any previous conveyances. It is not clear whether the personal representative of any Estate of William F. Dannemiller or the protestors themselves have attempted to or even could meet the requirements of the Land Division Act. Until they do so, this Act stands as an impediment to the consideration of any unexercised interest in the 2700 Burton Road parcel as rendering the protestors “owners” for purposes of their protest petition.

CONCLUSION

Seventeen of the nineteen protest petitions should not be counted under Unified Dev. Code § 5.29.9(E)(2) until petitioners present evidence they are, in fact, owners of 2700 Burton Road property. The title records for the 2700 Burton Road strip of property indicate that, with respect to seventeen protest petitions, the protesting Petitioners are not “owners” of the property, and as such, their protests cannot be counted toward the 20% threshold required to elevate the voting requirement to a supermajority affirmative vote. Whatever interest any owners of the Pittsfield Hills Subdivision No. 2 lots may have had in the 2700 Burton Road strip of property by virtue of the 1965 deed to Lambert H. Fleming and William F. Dannemiller, those rights were either not exercised properly or, if they were, the resulting interest in the 2700 Burton Road property was not conveyed to the protestors. The seventeen protests should not be counted.

As set forth in the graphic attached as Exhibit 25, to meet the 20% threshold to increase the voting threshold to a supermajority, owners of a total of 21,170.2 sq. ft. of property within the 100 feet surrounding of the property at issue would need to protest (105,850.9 sq. ft. x 20% = 21,170.2 sq. ft.). The two valid protest petitions highlighted in Green amount to only 10,258.3 sq. ft. (3670 Eli 6,491.2 sq. ft. + 2609 Lillian 3,767.1 sq. ft. = 10,258.3 sq. ft.). Given the broken

chain of title, the two protest petitions highlighted in Yellow should not be counted. Even if they are counted, however, despite the question the validity of the claim of “owner[ship],” these four parcels together would amount to only 17,780 sq. ft. of property within 100 feet of the proposed rezoning (3670 Eli 6,491.2 sq. ft. + 2609 Lillian 3,767.1 sq. ft. + 2631 Lillian 3,764.2 sq. ft. + 2803 Lillian 3,757.5 sq. ft. = 17,780 sq. ft.).

Rezoning Petitioner GloryCrest Burton Road Inc. requests City Council make determinations on the record as to whether these protest petitions are valid and countable, as well as the total amount of sq. ft. of property owned by the valid protest petitioners within 100 feet of the proposed rezoning that is being counted toward the threshold to impose a supermajority voting requirement.

EXHIBIT 1

PROTEST PETITIONS

December 5, 2018

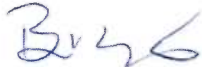
Ms. Jacqueline Beaudry
City Clerk
Ann Arbor City Hall
Second Floor
301 E. Huron St.
Ann Arbor, MI 48104

Re: City of Ann Arbor Rezoning Protest Petition – Brightdawn Village, Project #Z18-007

Dear Ms. Beaudry,

Enclosed please find the petitions protesting the proposed rezoning of 2805 Burton Rd. (known as Brightdawn Village, Project # SP18-010/Z18-007). This package of petitions includes signatures of all adjacent land owners, and those with a legal interest in adjacent land, to the Project. If you have any questions, please do not hesitate to let me know.

Kind regards,



Brian Smith

Owner 2803 Lillian Rd.
Legal Representative 2800 Burton Rd.

(734) 755-8005

2800 Burbon Rd.
 Representatives

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burbon Rd. from R4B to R4D zoning districts on the described property.

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5:107, (5) and Michigan State Law.

We, the undersigned, are owners of real property located within proximity to the property described above, where a rezoning is sought. We, the undersigned understand that the City of Ann Arbor will make the final determination of this Protest Petition and any effect on action of the proposed zoning amendment.

Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>Brian B. Cook</i>	Brian B. Cook	2805 Lillian Rd. 48104
<i>Bm. Sz</i>	Brian M. Small	2803 Lillian Rd. 48104
		2800 Burbon Rd. 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2825 Burton Rd from R4B to R4D zoning districts on the described property.

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5:107, (5) and Michigan State Law.

We, the undersigned, are owners of real property located within proximity to the property described above, where a rezoning is sought. We, the undersigned understand that the City of Ann Arbor will make the final determination of this Protest Petition and any effect on action of the proposed zoning amendment.

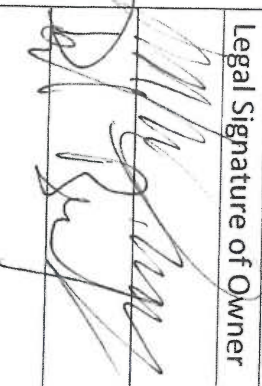
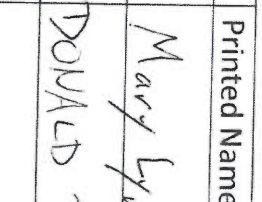
Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>James A. Norman</i>	JAMES A. NORMAN	2825 BURTON RD ANN ARBOR MI 48104
<i>Robert Norman</i>	Robert Norman	2825 Burton Rd Ann Arbor MI 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this Petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5.107, (5) and Michigan State Law.

We, the undersigned, are owners of real property located within proximity to the property described above, where a rezoning is sought. We, the undersigned understand that the City of Ann Arbor will make the final determination of this Protest Petition and any effect on action of the proposed zoning amendment.



Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Mary Lynn Gregory	3670 ELI Drive Ann Arbor
	DONALD BISCHOFF	3670 ELI DR, ANN ARBOR

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Ken Sylvestre	3636 Eli Rd
	Ann Fairbank	3636 Eli Rd

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of R4D zoning districts on the described property of 2805 Evelyn Rd. from R1B to

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5.107, (5) and Michigan State Law.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Mollie Bruno	3630 E. 10th, Ann Arbor 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>Ruth E Field</i>	RUTH E FIELD	3624 ELI RD
<i>Marisol Lopez</i>	MARISOL LOPEZ	3624 ELI RD A 3M148104

CITY OF ANN ARBOR REZONING PROTEST PETITION

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	WILLIAM C HUETER	2601 WILLIAM RD 48104
	Patricia A. Hueter	2601 William Rd 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>Brian B. Cook</i>	Brian B. Cook	2805 Lillian Rd. 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

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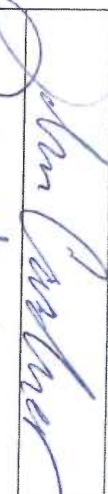
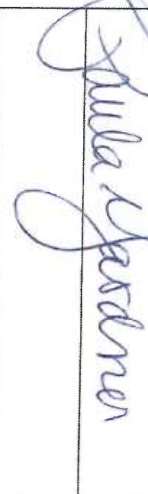
Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Anthony Pynes	2609 Lillian Rd, Ann Arbor MI 48104
	Kristen D. Pynes	2609 Lillian Rd 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this Petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5:107, (5) and Michigan State Law.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	John Gardner	2615 Lillian
	Paula Gardner	2615 Lillian

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of R4D 2805 Belden Rd from R4B to R4D zoning districts on the described property.

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5.107, (5) and Michigan State Law.

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Legal/Signature of Owner	Printed Name of Owner	Owner's Address
<i>Richard Lane Fortune</i>	Richard Lane Fortune	2619 Lillian Rd Ann Arbor Mi 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 BURLIN RD zoning districts on the described property. R4D from R4B to

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5:107, (5) and Michigan State Law.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Julie E. Pressel	2625 Lillian
	Jane E. Pressel	2625 Lillian Rd

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burt Rd from R4B to R4D zoning districts on the described property.

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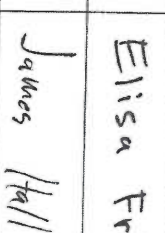
Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>Rebecca Hess</i>	Rebecca Hess	2431 William Rd Ann Arbor, MI 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

We, the undersigned property owners realize that this petition of protest must be submitted to the Ann Arbor Office of the City Clerk by 5:00 p.m. on the day of the first scheduled public hearing for the rezoning described above. Further, we realize that this petition is in opposition to the rezoning application and our signatures cannot be removed after filing unless certain actions, as designated by the City Clerk, are taken to remove from the Protest Petition. This petition is being filed pursuant to City Ordinance, Chapter 55, Section 5.107, (5) and Michigan State Law.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Elisa Fritz	2703 Lillian rd. Ann Arbor MI 48104
	James Hall	2703 Lillian rd. Ann Arbor MI 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

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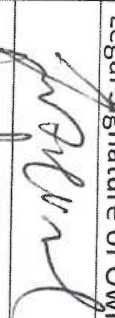

Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>Audri Gavi</i>	ANDBI CAVI	2709 LILLIAN RD.

CITY OF ANN ARBOR REZONING PROTEST PETITION

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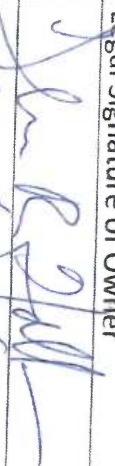

Legal Signature of Owner	Printed Name of Owner	Owner's Address
	James A. Cummings <i>Mr. Cummings</i>	2721 Lillian Rd, 48104
	Celia Alcombracke McDowell	2721 Lillian Rd, 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd from R1B to R1D zoning districts on the described property.

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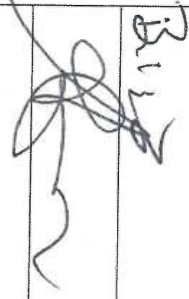

Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Thomas R. Hollander	2727 Lillian Ann Arbor MI 48104
	Lillian Ann Arbor	2727 Lillian Ann Arbor MI 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Byron Rd. from R4B to R4D zoning districts on the described property.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Brian M. Smith	2803 Lillian Rd 48104
	Angela Smith	2803 Lillian Rd 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burton Rd. from R4B to R4D zoning districts on the described property.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	GLORIA K JONES	2811 LILLIAN RD
	KEVIN JONES	2811 LILLIAN RD

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of 2805 Burden Rd. from R4D to R4B zoning districts on the described property.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
<i>Doris J. Hamm</i>	DORISA J. HAMM	2817 LILLIAN RD
<i>John P. Hamm</i>	JOHN P. HAMM	ANN ARBOR MI 48104

CITY OF ANN ARBOR REZONING PROTEST PETITION

We, the undersigned property owners, protest the rezoning of R4D 2805 Burtin Rd from R4B to R4D zoning districts on the described property.

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Diane L. Compton	2823 Lillian Rd. Ann Arbor

CITY OF ANN ARBOR REZONING PROTEST PETITION

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Legal Signature of Owner	Printed Name of Owner	Owner's Address
	Megan Avram	3630 Terhune Rd. Ann Arbor MI 48104
	Peter Avram	3630 Terhune Rd. Ann Arbor, MI 48104

EXHIBIT 2

SUMMARY OF PARCEL IDENTIFYING INFORMATION

DEED EXHIBIT		PROPERTY ADDRESS	PETITIONER NAME	TAX ID NO.	SUMMARY OF OWNERSHIP INTEREST IN 2700 BURTON ROAD
6	Lot 43	3670 Eli Dr.	Gregory, Mary Lynn Bisdorf, Donald	09-12-02-408-026	Petitioner Mary Lynn Gregory, if formerly known as Mary Lynn Samford, has a remainder interest the portion of 2700 Burton Road adjacent to Lot 43 from a 1995 deed because she failed to convey that interest along with Lot 43 in the more recent 2002 deed, 2010 deed, and 2011 deed.
7	Lot 45	3636 Eli Dr.	Sylvester, Kenneth Farnham, Ann	09-12-02-408-028	No deed to Petitioners for any portion of 2700 Burton Road.
8	Lot 46	3630 Eli Dr.	Bruno, Mollie	09-12-02-408-029	No deed to Petitioner for any portion of 2700 Burton Road.
9	Lot 47	3624 Eli Dr.	Cloyd, Natividad Fields, Ruth E.	09-12-02-408-030	No deed to Petitioner for any portion of 2700 Burton Road.
10	Lot 48	2601 Lillian	Hueter, William Hueter, Patricia	09-12-02-408-031	No deed to Petitioner for any portion of 2700 Burton Road.
11	Lot 49	2605 Lillian	Cook, Brian B.	09-12-02-408-032	No deed to Petitioner for any portion of Lot 49 or 2700 Burton Road. Last deed for Lot 49 was to Donald & PJ Cook. Petitioner is not the record owner of Lot 49 or any portion of 2700 Burton Road.
12	Lot 50	2609 Lillian	Pynes, Anthony Pynes, Kristen D.	09-12-02-408-033	Petitioners appear to have record title to Lot 50 and a portion of 2700 Burton Road.
13	Lot 51	2615 Lillian	Gardner, John Gardner, Paula	09-12-02-408-034	No deed to Petitioner for any portion of 2700 Burton Road.
14	Lot 52	2619 Lillian	Fortune, Richard	09-12-02-408-035	No deed to Petitioner for any portion of 2700 Burton Road.
15	Lot 53	2625 Lillian	Pressel, Juliet E. Pressel, James E.	09-12-02-408-036	No deed to Petitioner for any portion of 2700 Burton Road.
16	Lot 54	2631 Lillian	Hess, Rebecca (sold 4/1/19 to a non-petitioning party (Ex.5))	09-12-02-408-037	The deeds to Petitioner Rebecca Hess and to Petitioner's recent grantee that appear to cover the entire 2700 Burton Road strip are invalid because the grantors on those deeds did not have title to any portion of 2700 Burton Road.
17	Lot 55	2703 Lillian	Fritz, Elisa Hall, James	09-12-02-408-038	No deed to Petitioner for any portion of 2700 Burton Road.
18	Lot 56	2709 Lillian	Cani, Andi	09-12-02-408-039	No deed to Petitioner for any portion of 2700 Burton Road.
19	Lot 58	2721 Lillian	McDaniel, James A. McDaniel, Celia A.	09-12-02-408-041	No deed to Petitioner for any portion of 2700 Burton Road.
20	Lot 59	2727 Lillian	Hollander, Thomas Hollander, Cynthia	09-12-02-408-042	No deed to Petitioner for any portion of 2700 Burton Road.
21	Lot 60	2803 Lillian	Smith, Brian Smith, Angela	09-12-02-408-043	The deed to Petitioners appears to cover the portion of 2700 Burton Road adjacent to Lot 60, but there is a gap in the preceding chain, negating record title to Petitioners.
22	Lot 61	2811 Lillian	Jones, Gloria K. Jones, Kevin	09-12-02-408-044	No deed to Petitioner for any portion of 2700 Burton Road.
23	Lot 62	2817 Lillian	Hamm, Dorisa J. Hamm, John P.	09-12-02-408-045	No deed to Petitioner for any portion of 2700 Burton Road.
24	Lot 63	2823 Lillian	Compton, Diane L.	09-12-02-408-046	No deed to Petitioner for any portion of 2700 Burton Road.

EXHIBIT 3

FLEMING AND DANNEMILLER DEEDS CONVEYING PORTIONS OF 2700 BURTON ROAD

KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING, ^{A/M/M.} WILLIAM F. DANNEMILLER, ^{A/M/M.} and
KATHLEEN DANNEMILLER
whose Street Number and Post Office address is 3671 Eli, Ann Arbor, Michigan

Quit Claim to LAMBERT H. FLEMING and JEAN V. FLEMING, husband and
wife
whose Street Number and Post Office address is 311 Lakeview Drive, Jerome, Michigan 49249

the following described premises situated in the City of Ann Arbor County of
Washtenaw and State of Michigan, to-wit:

PARCEL II: Beginning at the northeasterly corner of Lot 43, Pittsfield Hills
Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of
Plats, Pages 18 and 19, Washtenaw County Records; thence S 89°-01'-37" E 103.60
feet; thence S 1°-01'-28" W 110.00 feet; thence S 89°-10'-37" W 103.53
feet to the southeast corner of said Lot 43; thence N0°-53'-23" W 110.00 feet
along said east line to the place of beginning, being a part of the southeast
1/4 of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Michigan.

TITLE INSURANCE ESCROWS

TITLE INSURANCE ESCROWS

for the full consideration of Less than One Hundred Dollars.

subject to easements and restrictions of record, if any.

Dated this 8th day of January 19 74

Witnesses:

Signed and Sealed:

<u>Charles R. Reinhart</u> Charles R. Reinhart	<u>Lambert H. Fleming</u> Lambert H. Fleming, A/M/M.	(L.S.)
<u>Claire R. Orsinger</u> Claire R. Orsinger	<u>William F. Dannemiller</u> William F. Dannemiller, A/M/M.	(L.S.)
	<u>Kathleen Dannemiller</u> Kathleen Dannemiller	(L.S.)

STATE OF MICHIGAN }
COUNTY OF Washtenaw } ss. _____ (L.S.)

The foregoing instrument was acknowledged before me this 8th day of January 1974
by Lambert H. Fleming, William F. Dannemiller, and Kathleen Dannemiller
My commission expires Dec 29, 1976
Charles R. Reinhart
Charles R. Reinhart
Notary Public Washtenaw County, Michigan
Business Address 2452 E. Stadium Blvd., Ann Arbor, Mi.

County Treasurer's Certificate City Treasurer's Certificate

RECEIVED FOR RECORD
JAN 21 4 02 PM '74

Recording Fee 3.00 PATRICIA HEWKIRK HARDY when recorded return to Lambert H. Fleming
REGISTER OF DEEDS
State Transfer Tax -0- WASHTENAW COUNTY, MICH. 311 Lakeview Dr., Jerome, Michigan 49249

Send subsequent tax bills to same as above

Tax Parcel # _____

QUIT CLAIM DEED

STATUTORY FORM



KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING and WILLIAM F. DANMILLER, joint tenants with right of survivorship, whose address is* 3670 Eli and 3671 Eli, Ann Arbor, Michigan,

Quit Claim to JACK A. BINGHAM, SR. and EDNA M. BINGHAM, husband and wife,

whose street number and postoffice address is 2609 Lillian, Ann Arbor, Michigan,

the following described premises situated in the City of Ann Arbor County of Washtenaw and State of Michigan, to-wit:

A parcel of land in the east half of Section 2, T 3 S, R 6 E, City of Ann Arbor, Washtenaw County, Michigan, more particularly described as:

Beginning at the northeast corner of lot 50 of Pittsfield Hills No. 2, as recorded in Liber 15 of Plats Page 18, Washtenaw County Records; thence east, on the easterly extension of the northerly line of said lot, 137.27 feet; thence S 1° -01' -28" W 63.00 feet; thence west 137.02 feet to the southeast corner of said lot 50; thence north along the east line of said lot 50 63.00 feet to the place of beginning.

REGISTER OF DEEDS WASHTEENAW COUNTY SS RECORDED 15th 1966 April / 3:30 PM. Patricia Richard Hardy REGISTER

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

Dated this 14th day of April 1966

Signed in the presence of:

Signed by:

Wendell W. Hobbs

W. F. Dannemiller WILLIAM F. DANMILLER

Kathleen D. Dannemiller KATHLEEN D. DANMILLER wife of William F. Dannemiller

Fern E. McCrow Fern E. McCrow

Lambert H. Fleming LAMBERT H. FLEMING

Jean Fleming JEAN FLEMING, wife of Lambert H. Fleming

STATE OF MICHIGAN } COUNTY OF Washtenaw }

On this 14th day of April 1966 before me personally appeared William F. Dannemiller, Kathleen D. Dannemiller, Lambert H. Fleming, and Jean Fleming to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Wendell W. Hobbs Notary Public, County, Michigan

My Commission expires Jan. 26 1970

When recorded return to: Recording Fee, U.S. Rev. Stamps, Drafted by: William F. Dannemiller, Business address: 141 Ecorse Road, Ypsilanti, Michigan

*See note re P.A. 1963, No.150, on reverse side.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

LIBER 1322 PAGE 475
QUIT CLAIM DEED
 STATUTORY FORM

STATE OF MICHIGAN
 REAL ESTATE TRANSFER TAX
 = 0.10
 Dept. of Taxation
 RR.10540

KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING and JEAN V. FLEMING, his wife, and WILLIAM F. DANNEMILLER and KATHLEEN D. DANNEMILLER, his wife, joint tenants with right of survivorship, whose addresses are 3670 Eli and 3671 Eli, Ann Arbor, Michigan Quit Claim to HANS K. von BRAUCHITSCH and ILSE W. -J, von BRAUCHITSCH, his wife, whose street number and postoffice address is 2631 Lillian, Ann Arbor, Michigan

the following described premises situated in the City — of Ann Arbor County of Washtenaw and State of Michigan, to-wit: BEGINNING at the Northeast corner of Lot 54, of Pittsfield Hills Subdivision No. 2, being a part of the East 1/2 of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records; thence S 89°-01'-37" E along the extension of the North line of said lot 137 feet, more or less, to a point on the East line of the West 1/2 of the Southeast 1/4 of said section; thence Southerly along said East line 63.0 feet to a point on the extension of the South line of said Lot 54; thence N 89°-01'-37" W along said extension 137 feet, more or less, to the Southeast corner of said lot; thence N 00°-58'-23" E along the East line of said lot 63.00 feet to the Point of Beginning, said parcel being a part of the West 1/2 of the Southeast 1/4 of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 0.2 acres of land, more or less.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of Three Hundred Fifty and No/100 (\$350.00)

RECEIVED FOR RECORD
 APR 15 3 55 PM '70

Dated this 14th day of April 1970

PATRICIA HEWKIRK HARDY
 REGISTER OF DEEDS
 WASHTENAW COUNTY, MICH.

Signed in the presence of: _____ Signed by:
 _____ Lambert H. Fleming
 Kathryn Van Doeselaar _____ Jean V. Fleming
 Joyce M. Johnson _____ William F. Dannemiller
 _____ Kathleen D. Dannemiller

STATE OF MICHIGAN
 County of Washtenaw

On this 14th day of April 1970 before me personally appeared Lambert H. Fleming and Jean V. Fleming, his wife, and William F. Dannemiller and Kathleen D. Dannemiller, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission expires _____
 Joyce M. Johnson, Notary Public, Washtenaw County, Michigan

When recording return to: Recording Fee _____ Drafted by: Conlin, Kenney & Green
 Hans von Brauchitsch U. S. Exp. Stamp _____ Business address: 210 E. Huron Street
 2631 Lillian, Ann Arbor _____ Ann Arbor, Michigan
 *See note to P.A. 1963, No. 152, on reverse side.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

EXHIBIT 4

PROBATE SEARCH

Civil, Family & Probate Case Records Search Results

[Skip to Main Content](#) [Logout My Account](#) [Search Menu](#) [New Civil Search](#) [Refine Search](#)

Location : 22nd Circuit Court [Search Help](#)

Record Count: 9

Search By: Party **Exact Name:** on **Party Search Mode:** Name **Last Name:** dannemiller **First Name:** William **All All** **Sort By:** Filed Date

Case Number	Style	Filed/Location/Judicial Officer	Type/Status
82-024086-CH	Michigan National Bank - Aa vs Cross Street Co Ltd	10/20/1982 Civil Kuhnke, Carol	Housing and Real Estate (CH) Conversion Inactive
83-024974-CH	Michingan National Bk-Ann Arbo vs Cross Street Co Ltd	03/22/1983 Civil Kuhnke, Carol	Housing and Real Estate (CH) Conversion Inactive
83-025394-CK	Taylor, Michael P vs Cross Street Club	05/18/1983 Civil Kuhnke, Carol	Contracts (CK) Conversion Inactive
87-034246-CZ	Comerica Bank-Ann Arbor N A vs Dannemiller, William	11/25/1987 Civil Kuhnke, Carol	General Civil (Other) (CZ) Conversion Inactive
88-034724-CK	Regional Bank Of Rifle vs Dannemiller, William F	02/24/1988 Civil Kuhnke, Carol	Contracts (CK) Conversion Inactive
96-005414-DM	Dannemiller, Karen Nielsen vs Dannemiller, William Frederick	07/11/1996 Domestic Conlin, Patrick J., Jr.	Divorce, Minor Children (DM) Conversion Inactive
97-007896-DM	Dannemiller, Karen Nielsen vs Dannemiller, William Frederick	05/09/1997 Domestic Conlin, Patrick J., Jr.	Divorce, Minor Children (DM) Conversion Inactive
97-007996-DV	Dannemiller, Karen Nielsen vs Dannemiller, William Frederick	05/20/1997 Misc Family Brown, Archie C.	Personal Protection- Domestic Violence Conversion Inactive
98-010129-AV	Dembry, George E vs Dannemiller, William	10/29/1998 Appeals Shelton, Donald E.	Appeals - Civil (AV) Conversion Inactive

EXHIBIT 5

DETAILED RECITATION OF DEEDS FOR PROTEST PETITIONERS

**DETAILED RECITATION OF DEEDS INDICATING WHETHER PROTESTERS ARE “OWNERS” OF
ANY PORTION OF THE 2700 BURTON ROAD PROPERTY**

Introduction

In order to determine whether the protesting Petitioners are “owners” of any portion of the 2700 Burton Road property, an examination of title records from the Washtenaw County Register of Deeds was necessary. The records were searched for the relevant lots in Pittsfield Hills Subdivision No. 2, as well as the 2700 Burton Road strip, using the grantor/grantee indexes as well as searches based on the lot numbers / legal descriptions. The pages that follow describe the results of these searches for the protesting Petitioners. Although these decades of real property transactions contain pages of dates and names, this analysis is required to determine whether the protesting Petitioners are truly “owners” for purposes of the Unified Development Code.

Results of Analysis

In only two cases are there unbroken chains of record title to a portion of 2700 Burton Road strip, rendering the associated Petitioners “owners” for purposes of their protest petitions. The identifying information for these parcels is highlighted in Green for convenience of the reader.

In fifteen cases, there are no deeds of any kind to Petitioners for any portion of the 2700 Burton Road strip, meaning these Petitioners cannot be “owners” for purposes of their protest petitions. The identifying information for these parcels is highlighted in Red for convenience of the reader.

In two cases, there are deeds in the chain that purport to include some or all of 2700 Burton Road, but there are gaps in the preceding chain of deeds that defeat any claim to record title. The identifying information for these parcels is highlighted in Yellow for convenience of the reader.

In all cases, the supporting documentation is attached in the exhibit tabs that follow.

In the event any protesting Petitioner has contrary evidence to establish record title to any portion of the 2700 Burton Road parcel, GloryCrest Burton Road Inc. requests an opportunity to evaluate and comment on such evidence, prior to a determination of whether the Petitioners can be deemed “owners” for purposes of the Unified Development Code.

Please direct any questions or comments regarding the following analysis to counsel for GloryCrest Burton Road Inc.:

Joseph M. West
Law Office of Joseph M. West, P.C.
2750 Carpenter Road, Suite 4
Ann Arbor, MI 48108
(734) 975-1300
jmwest@josephmwest.com

PITTSFIELD HILLS SUB. NO. 2	PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 43	Gregory, Mary Lynn Bisdorf, Donald	Exhibit 5
3670 Eli Drive, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-026
<p><u>Deeds History:</u></p> <p>On January 8, 1974, Lambert H. Fleming, a married man, and William F. Dannemiller, a married man, and Kathleen Dannemiller, executed a Quit Claim Deed to Lambert H. Fleming and Jean V. Fleming, for the piece of the 2700 Burton Road strip that was adjacent to Lot 43.</p> <p>On August 30, 1977, Lambert H. Fleming and Jean V. Fleming executed a Warranty Deed to Robert F. Allison and T. Elaine Allison, husband and wife, for Lot 43 only. There was not a second deed, executed at the same time, conveying the piece of the 2700 Burton Road strip to the Allisons.</p> <p>On June 23, 1986, this was remedied, when Lambert H. Fleming and Jean V. Fleming executed a Warranty Deed to Robert F. Allison and T. Elaine Allison, for the portion of the 2700 Burton Road strip adjacent to Lot 43.</p> <p>Two days later, on June 25, 1986, Robert F. Allison and E. Elaine Allison executed a Warranty Deed to Kenneth N. Lewis and Linda Sue Lewis that conveyed both Lot 43 and the adjacent piece of the 2700 Burton Road strip.</p> <p>On June 5, 1992, Kenneth N. Lewis, a single man, executed a Quit Claim Deed to Suzie Peace f/k/a Linda S. Lewis a/k/a Suzie Peace Lewis, a single woman that conveyed both Lot 43 and an adjacent piece of the 2700 Burton Road strip.</p> <p>On August 21, 1995, Suzie Peace, f/k/a Linda S. Lewis, a/k/a Suzie Peace Lewis, executed a Warranty Deed to Mary Lynn Samford that conveyed both Lot 43 and an adjacent piece of the 2700 Burton Road strip.</p> <p>The next three deeds, however, omitted the portion of the 2700 Burton Road strip.</p> <p>On December 6, 2002, Mary Lynn Samford conveyed Lot 43 to Donald Anthony Bisdorf and Mary Lynn Samford (husband and wife) by Quit Claim Deed. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On August 18, 2010, Donald A. Bisdorf a/k/a/ Donald Anthony Bisdorf and Mary Lynn Gregory f/k/a Mary Lynn Samford, his wife, conveyed Lot 43 to The Donald A. Gregory and Mary Lynn Gregory Living Trust Dated August 18, 2010, by Quit Claim Deed. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>Despite this previous conveyance to their trust, on April 7, 2011, Donald A. Bisdorf a/k/a/ Donald Anthony Bisdorf and Mary Lynn Gregory f/k/a Mary Lynn Samford, his wife, purported to convey Lot 43 to themselves for life via Quit Claim Deed commonly referred to as a Lady Bird Deed. This deed did not convey any portion of the 2700 Burton Road strip.</p>		
<p><u>Analysis:</u> Mary Lynn Gregory and Donald Bisdorf, as husband and wife, are not the record owners of any portion of the 2700 Burton Road strip. Although the 1995 deed to Mary Lynn Samford included a piece of the 2700 Burton Road strip, that land was not included in the 2002 deed, the 2010 deed, or the 2011 deed.</p>		

Thus, it appears the record holder of the piece of the 2700 Burton Road strip that is adjacent to Lot 43 is still Mary Lynn Samford, due to the fact that she did not convey on that portion in the 2002 deed, the 2010 deed, or the 2011 deed.

Assuming that Mary Lynn Samford is now known as Mary Lynn Gregory, then she could be considered an owner of a portion of the 2700 Burton Road strip.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 45	Sylvester, Ken Farnham, Ann		Exhibit 6
3636 Eli Drive, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-028	
<p><u>Deeds History:</u> On April 27, 2012, Evelyn G. Griffith, a single woman, survivor of herself and her deceased husband John H. Griffith, whose death certificate is recorded in Liber 4289, Page 47, executed a Warranty Deed to Kenneth M. Sylvester and Ann Farnham, for Lot 45 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p><u>Analysis:</u> Ken Sylvester and Ann Farnham were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.</p>			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 46	Bruno, Mollie		Exhibit 7
3630 Eli Drive, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-029	
<p><u>Deeds History:</u> On July 8, 2014, Thomas Andrew Gardner, Successor Trustee for The Hazel F. Gardner Trust Agreement dated July 6, 1972, executed a Warranty Deed to Mollie Jennifer Bruno, an unmarried woman, for Lot 46 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p><u>Analysis:</u> Mollie Bruno was not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered an owner of any portion of that property.</p>			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 47	Fields, Ruth E. Cloyd, Natividad		Exhibit 8
3624 Eli Drive, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-030	
<p><u>Deeds History:</u> On December 23, 2002, Emilia Soto-Barajas, a married woman, executed a Warranty Deed to Natividad Cloyd, a single woman, for Lot 47 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p>On March 25, 2004, Natividad Cloyd, a single woman, executed a Quit Claim Deed to Natividad Cloyd, a single woman, and Ruth Emily Kinder, a single woman, as joint tenants with full rights</p>			

of survivor ship, for Lot 47 only. This deed did not convey any portion of the 2700 Burton Road strip.

Analysis: Ruth E. Fields and Natividad Cloyd were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 48	Hueter, William C. Heuter, Patricia A.		Exhibit 9
2601 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-031	
Deeds History: On August 16, 1973, Carl E. Coleman and Iris M. Coleman, husband and wife, executed a Warranty Deed to William C. Hueter and Patricia A. Hueter, husband and wife, for Lot 48 only. This deed did not convey any portion of the 2700 Burton Road strip.			
Analysis: William C. Hueter and Patricia A. Hueter were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 49	Cook, Brian B.		Exhibit 10
2605 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-032	
Deeds History: On October 26, 1961, Myron Development Company executed a Warranty Deed to Donald W. Cook and P. Joyce, his wife, for Lot 49 only. This deed did not convey any portion of the 2700 Burton Road strip.			
Analysis: There appears to be no deed of record by which Donald W. Cook and P. Joyce, his wife, conveyed any property to Petitioner Brian B. Cook. The record owner of Lot 49, therefore, appears as Donald W. Cook and P. Joyce, his wife, not Brian B. Cook. Moreover, the taxpayer of record for this parcel also appears as Donald W. Cook and P.J. Cook, not Brian B. Cook. Brian B. Cook cannot be considered an owner of either Lot 49 or any portion of the 2700 Burton Road property.			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 50	Pynes, Athony Pynes, Kristen		Exhibit 11
2609 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-033	
Deeds History: On April 14, 1966, Lambert H. Fleming and William F. Dannemiller, joint tenants with right of survivorship, executed a Quit Claim Deed to Jack A. Bingham Sr. and Edna M. Bingham, husband and wife, for the portion of the 2700 Burton Road strip that is adjacent to Lot 50.			

On April 15, 1966, Jack A. Bingham Sr. and Edna M. Bingham, husband and wife, executed a Quit Claim Deed to Thomas M. Karunas and Rosalie S. Karunas, for the portion of the 2700 Burton Road strip that is adjacent to Lot 50.

On June 30, 2016, Rosalie S. Karunas, survivor of herself and her deceased husband Thomas M. Karunas, executed a Warranty Deed to James R. Griffiths and Shawn M. Hudson, married to each other, as tenants by the entireties, for Lot 50, “[t]ogether with any and all rights in and to property adjacent to the East of subject property as set forth in instruments recorded in Liber 1103, Page 481, and in Liber 1156, Page 59, Washtenaw County Records.”

On May 18, 2018, James. R. Griffiths and Shawn M. Hudson executed a Warranty Deed to Anthony Pynes II and Kristen Pynes, married to each other, tenants by the entireties, for Lot 50, “[t]ogether with any and all rights in and to property adjacent to the East of subject property as set forth in instruments recorded in Liber 1103, Page 481, and in Liber 1156, Page 59, Washtenaw County Records.”

Analysis: Anthony Pynes and Kristen Pynes, in the 2018 Warranty Deed, were conveyed the Lot 50 parcel, with a reference to the rights in a portion of the 2700 Burton Road property by virtue of a 1965 deed and a 1966 deed. That reference is traceable back through the chain of title to Lambert H. Fleming and William F. Dannemiller. Thus, it appears that Anthony Pynes and Kristen Pynes may be considered owners of present rights in a portion of the 2700 Burton Road property.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 51	Gardner, John Gardner, Paula		Exhibit 12
2615 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-035	
Deeds History: On October 26, 2001, Michael J. McGirr, Personal Representative for the Estate of Ann T. McGirr, a/k/a Ann B. McGirr, Washtenaw County Probate File #01-777-DE, executed a Warranty Deed to Paula Gardner and John Gardner, wife and husband, for Lot 51 only. This deed did not convey any portion of the 2700 Burton Road strip.			
Analysis: William C. Hueter and Patricia A. Hueter were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 52	Fortune, Richard Lane		Exhibit 13
2619 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-035	
Deeds History: On October 15, 1998, Edward H. Koster and Virginia T. Koster, husband and wife, executed a Warranty Deed to Richard Fortune, for Lot 52 only. This deed did not convey any portion of the 2700 Burton Road strip.			
Analysis: Richard Fortune was not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered an owner of any portion of that property. Note –Richard			

Fortune appears to have died on February 20, 2019, as reported in local media accounts. A decedent's estate probate proceeding appears to be pending, Case No. 19-000259-DE, but title to 2619 Lillian still appears to be held in his name.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 53	Pressel, Juliet E. Pressel, James E.		Exhibit 14
2625 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-036	
<p>Deeds History: On June 29, 1992, John I. Dotson and Judith R. Grady, husband and wife, executed a Warranty Deed to James E. Pressel and Juliet E. Pressel, husband and wife, for Lot 53 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On February 15, 2016, James E. Pressel and Juliet E. Pressel, husband and wife, executed a Quit Claim Deed to themselves for life commonly referred to as a Lady Bird Deed. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p>Analysis: James E. Pressel and Juliet E. Pressel were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.</p>			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 54	Hess, Rebecca		Exhibit 15
2631 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-037	
<p>Deeds History: On May 16, 1994, Gregory R. Neagos and Linda H. Neagos, husband and wife, executed a Warranty Deed to Julie A. Peterson, a married woman, for Lot 54 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On September 13, 2011, Julie A. Peterson, divorced and not since remarried, executed a Deed in Trust to Julie A. Peterson, Trustee of The Julie A. Peterson Trust dated November 12, 2010, for Lot 54 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On December 1, 2014, Julie A. Peterson, Trustee of The Julie A. Peterson Trust dated November 12, 2010 as amended February 28, 2013, executed two deeds to Kevin Y. Loh and Rebecca A. Hess, husband and wife: (a) a Warranty Deed for Lot 54 only, which did not convey any portion of the 2700 Burton Road strip, and (b) a Quit Claim Deed with a legal description describing the <i>entire</i> 2700 Burton Road parcel, as described in the 1965 Warranty Deed to Lambert H. Fleming and William F. Dannemiller. legal description describing the <i>entire</i> 2700 Burton Road parcel, as described in the 1965 Warranty Deed to Lambert H. Fleming and William F. Dannemiller.</p> <p>On January 24, 2018, Kevin Y. Loh and Rebecca A. Hess, husband and wife, executed a Quit Claim Deed to Rebecca A. Hess, a married woman, for Lot 54 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On March 1, 2018, Rebecca A. Hess, a married woman, executed a Quit Claim Deed to Rebecca A. Hess, an unmarried woman, for Lot 54 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			

On April 1, 2019, Rebecca A. Hess executed two deeds to Abhishek Sudhakaran (a) a Warranty Deed for Lot 54 only, which did not convey any portion of the 2700 Burton Road strip, and (b) a Quit Claim Deed with a legal description describing the *entire* 2700 Burton Road parcel, as described in the 1965 Warranty Deed to Lambert H. Fleming and William F. Dannemiller.

Analysis: Rebecca Hess was not a record owner of a portion of the 2700 Burton Road parcel, and neither is her recent grantee Abhishek Sudhakaran. The 2014 Quit Claim Deed to Rebecca Hess for the *entire* 2700 Burton Road parcel was not effective as the grantor had no record title to that property at the time. Likewise, Rebecca Hess’s recent Quit Claim Deed to Abhishek Sudhakaran for the *entire* 2700 Burton Road parcel was not effective as the grantor had no record title to that property at the time. Neither Rebecca Hess, who was a protest petitioner in this matter, nor Abhishek Sudhakaran, who is not a protest petitioner, has an unbroken chain of title to any portion of 2700 Burton Road.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 55	Fritz, Elisa Hall, James		Exhibit 16
2703 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-038	
<p>Deeds History: On June 21, 1961, Myron Development Company, a Michigan corporation, executed a Warranty Deed to William B. Treml and Lillian D. Treml, his wife, for Lot 55 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On August 22, 2016, Daniel Treml and Patrick Treml, as Co-Personal Representatives of The Estate of Lillian D. Treml, deceased, Washtenaw County Probate Court, File No. 15-858-DE, executed a Warranty Deed to James G. Hall and Elisa L. Fritz, married to each other, as tenants by the entireties, for Lot 55 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On July 17, 2017, Kathleen C. Dannemiller, a single woman, executed a Quit Claim Deed, to Daniel F. Treml, for the portion of the 2700 Burton Road strip adjacent to Lot 55.</p>			
<p>Analysis: James G. Hall and Elisa L. Fritz were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property. Moreover, as for the 2017 deed from Kathleen C. Dannemiller to Daniel F. Treml, (1) there is no indication in the title records of source of Kathleen C. Dannemiller’s title to this property and (2) Daniel F. Treml is not the petitioner hereunder. There is no subsequent deed to petitioners. As such, Petitioners James G. Hall and Elisa L. Fritz cannot claim any interest in any portion of 2700 Burton Road, and cannot be considered owners of any portion of that property.</p>			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 56	Cani, Andi		Exhibit 17
2709 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-039	

Deeds History: On October 21, 2013, Michael L. Van Tassel, an unmarried man, executed a Warranty Deed to Andi Cani, an unmarried man, for Lot 56 only. This deed did not convey any portion of the 2700 Burton Road strip.

On July 17, 2017, Kathleen C. Dannemiller, a single woman, executed a Quit Claim Deed, to Daniel F. Treml, for the portion of the 2700 Burton Road strip adjacent to Lot 56.

Analysis: Andi Cani was not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered an owner of any portion of that property.

Moreover, as for the 2017 deed from Kathleen C. Dannemiller to Daniel F. Treml, (1) there is no indication in the title records of source of Kathleen C. Dannemiller’s title to this property and (2) Daniel F. Treml is not the petitioner hereunder. There is no subsequent deed to petitioner. As such, Petitioner Andi Can cannot claim any interest in any portion of 2700 Burton Road, and cannot be considered an owner of any portion of that property.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 58	McDaniel, James Alcumbrack McDaniel, Celia R. Alcumbrack		Exhibit 18
2621 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-041	
Deeds History: On November 27, 2015, Jiannan Tan and Ou Zhang, husband and wife, executed a Warranty Deed to Celia R. Alcumbrack McDaniel and James A. Alcumbrack McDaniel, wife and husband, for Lot 58 only. This deed did not convey any portion of the 2700 Burton Road strip.			
Analysis: Celia R. Alcumbrack McDaniel and James A. Alcumbrack McDaniel were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 59	Hollander, Thomas R. Hollander, Cynthia		Exhibit 19
2727 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-043	
Deeds History: On September 8, 1988, Karen L. Concannon executed a Warranty Deed to Thomas R. Hollander and Cynthia E. Hollander, husband and wife, for Lot 59 only. This deed did not convey any portion of the 2700 Burton Road strip.			
Analysis: Thomas R. Hollander and Cynthia E. Hollander were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
--------------------------------	--	----------------------------	-------------

Lot 60	Smith, Brian Smith, Angela	Exhibit 20
2803 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-043
<p><u>Deeds History:</u> On September 12, 1962, Myron Development Company, a Michigan corporation, executed a Warranty Deed to Garnel F. Graber and Angelina S. Graber, his wife, for Lot 60 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On July 8, 1972, Garnel F. Graber, a single man, executed a Quit Claim Deed to Angelina C. Graber, a single woman, for Lot 60 only, “pursuant to a Judgment of Divorce.” This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On November 29, 1971, there are two Quit Claim Deeds for the portion of the 2700 Burton Road strip: one from Garnel F. Graber and June A. Graber, husband and wife, to Kenneth E. Carpenter and Judith A. Carpenter, husband and wife, and the other from Angelina S. Graber a/k/a Angelina C. Graber, a single woman, to Kenneth E. Carpenter and Judith A. Carpenter, husband and wife. The legal descriptions for the property conveyed describes the <i>entire</i> 2700 Burton Road parcel, as described in the 1965 Warranty Deed to Lambert H. Fleming and William F. Dannemiller, and then concludes stating the conveyance is “to the extent only that such parcel is included within the sidelines of Lot 60 of Pittsfield Hills Subdivision No. 2 extended easterly to the east line of the said parcel.” Thus, these Quit Claim Deeds include only the portion of 2700 Burton Road strip that lies adjacent to Lot 60, between the north and south boundaries of Lot 60.</p> <p>On January 18, 1985, Angelina C. Graber, also known as Angelina S. Graber, executed a Warranty deed to Kenneth E. Carpenter and Judith A. Carpenter, husband and wife, for Lot 60 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On March 26, 2003, Kenneth E. Carpenter and Judith A. Carpenter, husband and wife, executed a Warranty Deed to Brian Smith a/k/a Brian M. Smith and Angela N. Smith a/k/a Angela Smith, husband and wife, for Lot 60 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On March 26, 2003, Kenneth E. Carpenter and Judith A. Carpenter, husband and wife, executed a Quit Claim Deed to Brian Smith and Angela N. Smith, his wife. The legal description for the property conveyed describes the <i>entire</i> 2700 Burton Road parcel, as described in the 1965 Warranty Deed to Lambert H. Fleming and William F. Dannemiller, and then concludes stating the conveyance is “to the extent only that such parcel is included within the sidelines of Lot 60 of Pittsfield Hills Subdivision No. 2 extended easterly to the east line of the said parcel.” Thus, this Quit Claim Deed includes only the portion of 2700 Burton Road strip that lies adjacent to Lot 60, between the north and south boundaries of Lot 60.</p>		
<p><u>Analysis:</u> Brian Smith and Angela Smith do not appear to be record owners of any portion of the 2700 Burton Road parcel because there is not an unbroken chain of recorded deeds back to Lambert H. Fleming and William F. Dannemiller for that property. There are, admittedly, two 1971 deeds in the chain in the chain that purport to convey a portion of the 2700 Burton Road strip from the Grabers to the Carpenters, which was conveyed on from there down to Petitioners Brian Smith and Angela Smith. That said, there is no deed in the chain preceding the 1971 deeds putting the Grabers in title. In other words, there does not appear to be a conveyance in the record by which Lambert H. Fleming and William F. Dannemiller split a portion of the 2700 Burton Road strip and conveyed it to the Grabers, to put the Grabers in a position to convey to</p>		

the Carpenters. This apparent gap is fatal to the Smiths' claim to title in any portion of the 2700 Burton Road strip.

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 61	Jones, Gloria K. Jones, Kevin		Exhibit 21
2811 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-044	
<p>Deeds History: On September 30, 2015, Peter G. Adamczyk and Marianne L. Adamczyk, husband and wife, executed a Warranty Deed to Kevin Robert Jones and Gloria K. Jones, husband and wife, for Lot 61 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p>Analysis: Kevin Robert Jones and Gloria K. Jones were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.</p>			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 62	Hamm, Dorisa J. Hamm, John P.		Exhibit 22
2817 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-046	
<p>Deeds History: On July 5, 1965, Calvin K. Quayle and Virginia W. Quayle executed a Warranty Deed to John P. Hamm and Dorisa Hamm, husband and wife, for Lot 62 only. This deed did not convey any portion of the 2700 Burton Road strip.</p> <p>On September 10, 2012, Dorisa J. Hamm, a married woman, executed a Warranty Deed to Dorisa J. Hamm, John P. Hamm, and Jacqueline R. Steinaway, as Co-Trustees of the Dorisa J. Hamm Trust Under Agreement Dated December 14, 1993, for Lot 62 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p>Analysis: Dorisa J. Hamm and John P. Hamm were not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered owners of any portion of that property.</p>			

PITTSFIELD HILLS SUB. NO. 2		PROTEST PETITIONER NAME(S)	EXHIBIT NO.
Lot 63	Compton, Diane L.		Exhibit 23
2823 Lillian Road, Ann Arbor, Michigan		Tax ID No. 09-12-02-408-46	
<p>Deeds History: On November 18, 2004, Tom F. Mahs, a single man, survivor of himself and his deceased wife Nina E. Mahs, executed a Warranty Deed to Diane Lynn Compton, for Lot 63 only. This deed did not convey any portion of the 2700 Burton Road strip.</p>			
<p>Analysis: Diane Lynn Compton was not deeded any interest in any portion of 2700 Burton Road, and therefore, cannot be considered an owner of any portion of that property.</p>			

EXHIBITS 6-24

**PROTEST PETITIONER
DEEDS**

KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING, ^{A/M/M.} WILLIAM F. DANNEMILLER, ^{A/M/M.} and KATHLEEN DANNEMILLER
whose Street Number and Post Office address is 3671 Eli, Ann Arbor, Michigan

EXHIBIT 6

Lot 43 - 3670 Eli Dr.

Quit Claim to LAMBERT H. FLEMING and JEAN V. FLEMING, husband and wife
whose Street Number and Post Office address is 311 Lakeview Drive, Jerome, Michigan 49249

the following described premises situated in the City of Ann Arbor County of Washtenaw and State of Michigan, to-wit:

PARCEL II: Beginning at the northeasterly corner of Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records; thence S 89°-01'-37" E 103.60 feet; thence S 1°-01'-28" W 110.00 feet; thence S 89°-10'-37" W 103.53 feet to the southeast corner of said Lot 43; thence N0°-53'-23" W 110.00 feet along said east line to the place of beginning, being a part of the southeast 1/4 of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Michigan.

TITLE INSURANCE ESCROWS

TITLE INSURANCE ESCROWS

for the full consideration of Less than One Hundred Dollars.

subject to easements and restrictions of record, if any.

Dated this 8th day of January 19 74

Witnesses:

Signed and Sealed:

Charles R. Reinhart (L.S.)
Charles R. Reinhart
Lambert H. Fleming (L.S.)
Lambert H. Fleming, A/M/M.
William F. Dannemiller (L.S.)
William F. Dannemiller, A/M/M.
Kathleen Dannemiller (L.S.)
Kathleen Dannemiller

STATE OF MICHIGAN }
COUNTY OF Washtenaw } ss. (L.S.)

The foregoing instrument was acknowledged before me this 8th day of January 1974 by Lambert H. Fleming, William F. Dannemiller, and Kathleen Dannemiller

My commission expires Dec 29, 1976
Charles R. Reinhart
Charles R. Reinhart
Notary Public Washtenaw County, Michigan

Instrument Drafted by Claire R. Orsinger
Business Address 2452 E. Stadium Blvd., Ann Arbor, Mi.

County Treasurer's Certificate

City Treasurer's Certificate

RECEIVED FOR RECORD

JAN 21 4 02 PM '74

Recording Fee 3.00 PATRICIA HEWKIRK HARDY when recorded return to Lambert H. Fleming
REGISTER OF DEEDS
State Transfer Tax -0- WASHTENAW COUNTY, MICH. 311 Lakeview Dr., Jerome, Michigan 49249

Send subsequent tax bills to same as above

Tax Parcel # _____

12-02-408-26

Lawyers Title Insurance Corporation

Form 561 6-75
WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING and JEAN V. FLEMING,
husband and wife,
whose address is 311 Lakeview Drive, Jerome, Michigan,

Convey(s) and Warrant(s) to ROBERT F. ALLISON and T. ELAINE ALLISON,
husband and wife,
whose address is 3670 Eli, Ann Arbor, Michigan,

the following described premises situated in the City of Ann Arbor
County of Washtenaw and State of Michigan, to-wit:

PARCEL I: Lot 43, Pittsfield Hills Subdivision No. 2, according to
the plat thereof as recorded in Liber 15 of Plats, pages
18 and 19, Washtenaw County Records.

RECEIVED
FOR RECORD

SEP 1 12 05 PM '77

PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

for the full consideration of Thirty-Seven Thousand Nine Hundred (\$37,900.00) Dollars
subject to restrictions and easements of record and to all taxes, assessments,
and encumbrances not caused by grantors since January 8, 1974, the date of
a certain land contract pursuant to which this deed is given.

Dated this 30th day of August 19 77

Witnesses:

Signed and Sealed:

Bryan T. Singer
Bryan T. Singer
Barbara A. Dutil
Barbara A. Dutil

Lambert H. Fleming (L.S.)
LAMBERT H. FLEMING
Jean V. Fleming (L.S.)
JEAN V. FLEMING

(L.S.)

STATE OF MICHIGAN }
COUNTY OF Washtenaw } ss.

(L.S.)

The foregoing instrument was acknowledged before me this 30th day of August 19 77
by LAMBERT H. FLEMING and
JEAN V. FLEMING
My commission expires Nov. 6, 1978

Barbara A. Dutil
Barbara A. Dutil
Notary Public Washtenaw County, Michigan

Instrument Drafted by Robert E. Meader

Business Address 401 E. Liberty, Suite 400
Ann Arbor, Michigan 48104

County Treasurer's Certificate

City Treasurer's Certificate

Washtenaw County Treasurer
Tax Certificate No. 048012

STATE OF MICHIGAN REAL ESTATE
SEP. 1 1977

Recording Fee _____

When recorded return to grantee _____

State Transfer Tax _____

Send subsequent tax bills
to grantee _____

Tax Parcel # _____



WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING AND JEAN V. FLEMING,
husband and wife
whose address is 600 W. Huron; Ann Arbor, Michigan

Convey(s) and Warrant(s) to ROBERT F. ALLISON AND T. ELAINE ALLISON, husband and wife
whose address is 3670 Eli; Ann Arbor, Michigan

the following described premises situated in the City of Ann Arbor
County of Washtenaw and State of Michigan, to-wit:

Beginning at the northeasterly corner of Lot 43, Pittsfield Hills
Subdivision No. 2, according to the plat thereof as recorded in Liber
15 of Plats, pages 18 and 19, Washtenaw County Records; thence S 89°
01' 37" E 103.60 feet; thence S 1° 01' 28" W 110.00 feet; thence S 89°
10' 37" W 103.53 feet to the southeast corner of said Lot 43; thence N
0° 53' 23" W 110.00 feet along said east line to the place of beginning,
being a part of the Southeast 1/4 of Section 2, T3S, R6E, City of Ann
Arbor, Washtenaw County, Michigan.

RECORDED
WASHTENAW COUNTY, MI
JUN 27 2 50 PM '86
ROBERT H. HARRISON
COUNTY CLERK/REGISTER

for the full consideration of ONE DOLLAR (\$1.00)

subject to easements and restrictions of record; Subject to such encumbrances, if
any, as may have accrued or attached since January 8, 1974, through the
acts or omissions of parties other than the undersigned Grantors.

Dated this 23rd day of June 19 86

Witnesses:

Signed and Sealed:

Kristie L. Hansen
Kristie L. Hansen
Barbara Jean Dawson
Barbara Jean Dawson

Lambert H. Fleming (L.S.)
Lambert H. Fleming
Jean V. Fleming (L.S.)
Jean V. Fleming

(L.S.)

STATE OF MICHIGAN }
COUNTY OF WASHTENAW } ss. _____ (L.S.)

The foregoing instrument was acknowledged before me this 23rd day of June 19 86
by Lambert H. Fleming and Jean V. Fleming, husband and wife

My commission expires Kristie L. Hansen
Notary Public, Livingston Co.,
Acting in Washtenaw Co.,
Michigan Notary Public _____ County, Michigan

Instrument Commission Expires: 11/5/88 Business Address: 217 E. Washington, Ann Arbor, MI 48104
Drafted by: Ronald H. Fletcher

County Treasurer's Certificate

City Treasurer's Certificate

Washtenaw County Treasurer
Certificate No. 6825
KMT

Recording Fee _____

State Transfer Tax _____

When recorded return to GRANTOR
923 N. 26th, Arkadelphia, Ark.

Send subsequent tax bills 71923

Part of 12-02-408-0704
Tax Parcel # 12-02-408-026

to _____

KNOW ALL MEN BY THESE PRESENTS: That ROBERT F. ALLISON and T. ELAINE ALLISON, husband and wife whose address is 3670 Eli; Ann Arbor, Michigan

Convey(s) and Warrant(s) to KENNETH N. LEWIS and LINDA SUE LEWIS, husband and wife whose address is 2265 Stellar, Ann Arbor, Michigan

the following described premises situated in the City of Ann Arbor County of Washtenaw and State of Michigan, to-wit:

SEE ATTACHED CONTINUED RIDER

for the full consideration of NINETY ONE THOUSAND AND NO/100 (\$91,000.00) Dollars subject to easements and restrictions of record, if any.

RECORDED
 WASHTENAW COUNTY, MI
 JUN 27 2 51 PM '86
 ROBERT H. HARRISON
 COUNTY CLERK/REGISTER

Dated this 25th day of June 19 86

Witnesses:

Signed and Sealed:

R Michael Stillwagon
 R Michael Stillwagon
Kristie L Hansen
 Kristie L. Hansen

Robert F. Allison (L.S.)
 ROBERT F. ALLISON
T. Elaine Allison (L.S.)
 T. ELAINE ALLISON
 _____ (L.S.)

STATE OF MICHIGAN }
 COUNTY OF WASHTENAW } ss.

The foregoing instrument was acknowledged before me this 25TH day of JUNE 1986 by Robert F. Allison and T. Elaine Allison husband and wife

My commission expires Notary Public, Livingston Co., Acting in Washtenaw Co., Michigan
 Commission Expires: 11/8/88

Kristie L Hansen
 Notary Public _____ County, Michigan

Instrument Drafted by RONALD H. FLETCHER

Business Address 217 E. WASHINGTON, ANN ARBOR, MI

County Treasurer's Certificate

Washtenaw County Treasurer
 Certificate No. 6832
 KMO

City Treasurer's Certificate

WASH. CO. JUN 27 1986
 Dept. of Taxation JUN 27 '86
 100.10
 P.B. 640

Recording Fee _____
 State Transfer Tax _____

When recorded return to Grantee
 3670 Eli, Ann Arbor, MI 48104

Send subsequent tax bills to Grantee
 3670 Eli, Ann Arbor, MI 48104

Part of Tax Parcel # 12-02-408-070 +
 12-02-408-026

File No. CW 31460

Policy No.

SCHEDULE _____ Continued

Land situated in the City of Ann Arbor, Washtenaw County, Michigan,
to-wit:

PARCEL I

Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County Records.

PARCEL II

Beginning at the northeasterly corner of Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County Records; thence S 89 degrees 01' 37" E 103.60 feet; thence S 1 degrees 01' 28" W 110.00 feet; thence S 89 degrees 10' 37" W 103.53 feet to the southeast corner of said Lot 43; thence N 0 degree 53' 23" W 110.00 feet along said east line to the place of beginning, being a part of the southeast 1/4 of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan.



KNOW ALL MEN BY THESE PRESENTS: That KENNETH N. LEWIS, a single man,

whose address is 3670 Eli Road, Ann Arbor, Michigan 48103,

Quit Claim(s) to SUZIE PEACE f/k/a LINDA S. LEWIS, a/k/a SUZIE PEACE LEWIS, a single woman,

whose address is 2180 Medford, Apt. 28, Ann Arbor, Michigan 48104,

the following described premises situated in the City of Ann Arbor,
County of Washtenaw and State of Michigan, to-wit:

Parcel I: Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County Records.

Parcel II: Beginning at the northeasterly corner of Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County Records; thence S 89 degrees 01' 37" E 103.60 feet; thence S 1 degree 01' 28" W 110.00 feet; thence S 89 degrees 10' 37" W 103.53 feet to the southeast corner of said lot 43; thence N 0 degrees 53' 23" W 110.00 feet along said east line to the place of beginning, being a part of the southeast 1/4 of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan.

This deed is given pursuant to a Judgment of Divorce filed in the Washtenaw County Circuit Court, entitled Suzie Peace Lewis vs. Kenneth N. Lewis, Case Number 91-43816-DO.

for the full consideration of less than One Hundred Dollars (\$100.00). This deed is exempt from transfer tax pursuant to MSA 207.456(5)(j) and MCLA 207.505(j).

Dated this 5th day of June, 1992

Witnesses:

Signed and Sealed:

R. M. J. Stahl
R. M. J. Stahl
Jacqueline Masha
JACQUELINE MASHA

Kenneth N. Lewis (L.S.)
KENNETH N. LEWIS RECORDED
WASHTENAW COUNTY MI (L.S.)
JUN 5 8 42 AM '92 (L.S.)
REBECCA GAINES
COUNTY CLERK/REGISTER (L.S.)

STATE OF MICHIGAN }
COUNTY OF WASHTENAW }

The foregoing instrument was acknowledged before me this
by KENNETH N. LEWIS.

5th day of June, 1992

My commission expires 6/13/95

Rebecca G. Sweet
REBECCA G. SWEET
Notary Public (Washtenaw) County, Michigan
Business 121 W. Washington, Suite 300
Ann Arbor, MI 48104

Instrument Drafted by Rebecca G. Sweet (P-36488)
HARRIS, GUENZEL, MEIER & NICHOLS

Recording Fee \$9.00

When recorded return to grantee

State Transfer Tax exempt

Send subsequent tax bills to grantee

Tax Parcel #

CW 56389

WARRANTY DEED

The Grantor(s) SUZIE PEACE, f/k/a LINDA S. LEWIS, a/k/a SUZIE PEACE LEWIS

whose address is 3670 Eli, Ann Arbor, Michigan 48104

convey(s) and warrant(s) to MARY LYNN SAMFORD

whose address is 2006 Medford, #C228, Ann Arbor, Michigan 48104

the following described premises situated in the City of Ann Arbor, Washtenaw County, Michigan, to-wit:

SEE ATTACHED CONTINUED SCHEDULE MADE A PART HEREOF

for the full consideration of ONE HUNDRED TWENTY EIGHT THOUSAND AND NO/100 (\$128,000.00) DOLLARS

Subject to easements and restrictions of record.

SUBJECT TO THE LIEN OF PROPERTY TAXES NOT YET DUE AND PAYABLE.

Dated this 21 day of August, 1995

Witnesses:

Mona L. Walz
Mona L. Walz
Ann Moore

Signed and Sealed:

Suzie Peace
SUZIE PEACE, f/k/a LINDA S. LEWIS,
a/k/a SUZIE PEACE LEWIS

STATE OF MICHIGAN REAL ESTATE *
MICHIGAN TRANSFER TAX *
Dept of Taxation \$140.00-C *
County of Washtenaw \$968.00-S *
25 Aug 1995 #0005740 *

STATE OF MICHIGAN

COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me this 21 day of August, 1995 by SUZIE PEACE, f/k/a LINDA S. LEWIS, a/k/a SUZIE PEACE LEWIS.

My commission expires

NOTARY PUBLIC
Ann Gates Moore
Wayne County, Michigan
Acting in Washtenaw County
My Commission Expires 11-17-96

Notary Public
County, Michigan

Instrument drafted by Ronald H. Fletcher, 215 E. Washington, Ann Arbor, MI 48104

County Treasurer's Certificate

Washtenaw County Treasurer

Tax Certificate No. L00513 MAL

When recorded return to

City Treasurer's Certificate

Shantice

Send subsequent tax bills to

Tax parcel #12-02-408-026 and part of 12-02-408-070 Recording Fee 140.50 960.00

State Transfer Tax

RECORDED
#ASHTENAW COUNTY, MI
AUG 25 11 17 AM '95
FRED A. JOHNSON
COUNTY CLERK

DESCRIPTION OF REAL ESTATE

OFFICE NUMBER CW-56389

Land situated in the City of Ann Arbor, Washtenaw County, Michigan,
to-wit:

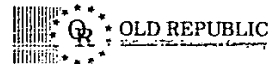
PARCEL I

Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof
as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County
Records.

PARCEL II

Beginning at the northeasterly corner of Lot 43, Pittsfield Hills
Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of
Plats, pages 18 and 19, Washtenaw County Records; thence S 89 degrees 01'
37" E 103.60 feet; thence S 1 degree 01' 28" W 110.00 feet; thence S 89
degrees 10' 37" W 103.53 feet to the southeast corner of said Lot 43;
thence N 0 degrees 53' 23" W 110.00 feet along said east line to the place
of beginning, being a part of the Southeast 1/4 of Section 2, T3S, R6E,
City of Ann Arbor, Washtenaw County, Michigan.

Washtenaw County Treasurer
Tax Certificate No. 400513 mm



Peggy M. Haines - Washtenaw Co. Doc



5357812
Page: 1 of 1
12/06/2002 03:49P
L-4191 P-667

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6th day of December, 2002, by first party, Mary Lynn Samford whose post office address is 3670 Eli Drive, Ann Arbor, Michigan to second party, Donald Anthony Bisdorf and Mary Lynn Samford (husband and wife) whose post office address is 3670 Eli Drive, Ann Arbor, Michigan.

WITNESSETH, That the said first party, for good consideration and for the sum of One Dollar paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Washtenaw, State of Michigan City of Ann Arbor, to wit:

The parcel commonly known as 3670 Eli Drive, legal description thereof:
Lot 43, Pittsfield Hills Subdivision No.2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County records.

12-02-408-026
408

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Mary Lynn Samford
Mary Lynn Samford

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On December 6, 2002 before me, Julie L. Winkelman personally appeared Mary Lynn Samford, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Julie L. Winkelman
Affiant Known Unknown
ID Produced _____
(Seal)

Drafted By
Mary Lynn Samford
3670 Eli Drive
Ann Arbor, Michigan

JULIE L. WINKELMAN
Notary Public, Wayne County, Michigan
My Commission Expires: May 28, 2006
Acting in Washtenaw County
May 26, 2006

DM



QUIT CLAIM DEED
STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS: That Donald A. Bisdorf a/k/a Donald Anthony Bisdorf and Mary Lynn Gregory f/k/a Mary Lynn Samford, his wife whose address is 3670 Eli Road, Ann Arbor, Michigan 48104

Quit Claims to The Donald A. Gregory and Mary Lynn Gregory Living Trust Dated August 18, 2010 whose address is 3670 Eli Road, Ann Arbor, Michigan 48104

the following described premises situated in the City of Ann Arbor, County of Washtenaw, and State of Michigan, to wit:

Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County Records.

Commonly known as: 3670 Eli Road, Ann Arbor, Michigan 48104
Tax I.D. 12-02-408-026

together with all and singular the tenements, hereditaments and appurtenances thereunder belonging or in anywise appertaining, for the consideration of: One Dollar (\$1.00).

Grantors reserve to themselves, and the survivor, a life estate coupled with an absolute power to convey, sell, mortgage, lease, or otherwise dispose of the property described above in fee simple, during their lifetimes, and the lifetime of the survivor, without joinder by the remainderman, and to keep any proceeds derived from the property.

This conveyance is exempt from the real estate transfer tax under the provisions of MCL 207.505(a) and MCL 207.526(a).

Dated this 18th day of August, 2010.

Signed in the presence of:

Harold C. MacDonald

Signed by:

Donald A. Bisdorf a/k/a Donald Anthony Bisdorf

Julie Szeliga

Mary Lynn Gregory f/k/a Mary Lynn Samford

STATE OF MICHIGAN)
)SS.
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 18th day of August, 2010 by Donald A. Bisdorf a/k/a Donald Anthony Bisdorf and Mary Lynn Gregory f/k/a Mary Lynn Samford.

JULIE SZELIGA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 28, 2011
ACTING IN COUNTY OF macomb

Julie Szeliga, Notary Public, State of Michigan
County of Macomb
My Commission Expires: 9/20/2011
Acting in County of Macomb

Washtenaw County Register of Deeds
Submitted for Recording
10/8/2010, 11:00:00 AM

When recorded Return To:

Send Subsequent Tax
Bills To:

Drafted By:
Harold C. MacDonald, Esq.
(No title opinion rendered)
Business Address:
6900 Miller Dr., Suite 111
Warren, MI 48092

Grantee

Grantee

20

Tax Parcel # _____ Recording Fee _____ Revenue Stamps _____



QUIT CLAIM DEED

Grantors, Donald A. Bisdorf a/k/a Donald Anthony Bisdorf and Mary Lynn Gregory f/k/a Mary Lynn Samford, husband and wife, whose address is 3670 Eli Road, Ann Arbor, Michigan 48104, quit claims to Donald A. Bisdorf and Mary Lynn Gregory, husband and wife, ("Grantors"), for their lifetimes, and the lifetime of the survivor, coupled with an unrestricted power to convey the property during Grantors' lifetime, and the lifetime of the survivor, pursuant to Land Title Standard 9.3. This power to convey creates a general inter vivos power of appointment, which includes the power to sell, gift, mortgage, and lease (or otherwise dispose of the property) and to retain the proceeds from the conveyance. If Grantors, or the survivor, have not previously conveyed the property prior to the death of the surviving Grantor, the property is conveyed to The Donald A. Bisdorf and Mary Lynn Gregory Living Trust, dated August 18, 2010, whose address is 3670 Eli Road, Ann Arbor, Michigan 48104, Grantors' entire interest in the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, and legally described as:

Lot 43, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, pages 18 and 19, Washtenaw County Records.
Commonly known as: 3670 Eli Road, Ann Arbor, Michigan 48104
Tax I.D. 12-02-408-026

This deed is being re-recorded for the purpose of correcting Grantor's name on a previously recorded deed, Liber 4810, Page 778, Washtenaw County Records.

for the consideration of \$1.00, subject to easements and building and use restrictions of record and further subject to the lien of taxes not yet due and payable.

This conveyance does not make a division of the transferred parcel. This conveyance is exempt from the provisions of Sections 108 and 109 of the Land Division Act (MCL 560.101 et seq., as amended).

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This conveyance is exempt from the Michigan real estate transfer tax under MCL 207.526(a) and MCL 207.505(a).

Dated: January 14, 2011.

Signed in the presence of:

Harold C. MacDonald
Harold C. MacDonald

Signed by:

Donald A. Bisdorf
Donald A. Bisdorf a/k/a Donald Anthony Bisdorf

Julie Szeliga
Julie Szeliga

Mary Lynn Gregory
Mary Lynn Gregory f/k/a Mary Lynn Samford

STATE OF MICHIGAN)
)SS.
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me on January 14, 2011 by Donald A. Bisdorf a/k/a Donald Anthony Bisdorf and Mary Lynn Gregory f/k/a Mary Lynn Samford.

JULIE SZELIGA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2011
ACTING IN COUNTY OF macomb

Julie Szeliga
Julie Szeliga, Notary Public, State of Michigan

When recorded Return To:

Send Subsequent Tax
Bills To:

Drafted By:
Harold C. MacDonald, Esq.
(No title opinion rendered)
Business Address:
6900 Miller Dr., Suite 111
Warren, MI 48092

✓

Grantee

Washtenaw County Register of Deeds
Submitted for Recording
4/6/2011, 11:00:00 AM

Grantee

Tax Parcel # _____ Recording Fee _____ Revenue Stamps _____

S.



Receipt# 12-6978 6072166
05/10/2012 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 196097
County Tax: \$176.00 State Tax: \$1200.00



EXHIBIT 7
Lot 45 - 3636 Eli Dr.

WARRANTY DEED



LIBERTY TITLE
THE CLOSING AND TITLE EXPERTS

File No. M99313

The Grantors: Evelyn G. Griffith, a single woman, survivor of herself and her deceased husband John H. Griffith, whose death certificate is recorded in Liber 4289, Page 47, Washtew County Records,

whose address is: 3636 Eli, Ann Arbor, MI 48104

Convey and Warrant to: Kenneth M. Sylvester and Ann Farnham, husband and wife

whose address is: 3421 Richard St., Ann Arbor, MI 48104

the following described premises situated in the City of Ann Arbor, Washtenaw County, State of Michigan, to wit:

Lot 45, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18 and 19, Washtenaw County Records.

Commonly known as: 3636 Eli Drive, Ann Arbor, MI 48104.

for full consideration of: \$160,000.00 (One Hundred Sixty Thousand and 00/100)

subject to: Building and use restrictions and easements of record.

Dated this 27th day of April, 2012.

Signed by:

Evelyn G. Griffith

Evelyn G. Griffith

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 73224P

Time Submitted for Recording
Date 5-9-2012 Time 3:55pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register



WARRANTY DEED

(Continued)

STATE OF MICHIGAN)

COUNTY OF *Washtenaw*)

_____) *27th*
The foregoing instrument was acknowledged before me this *24th* day of *April*, 2012 by Evelyn G. Griffith, a single woman, survivor of herself and her deceased husband John H. Griffith, whose death certificate is recorded in Liber 4289, Page 47, Washtenaw County Records.

MATTHEW F. MILLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES *Mar 23, 2017*
ACTING IN COUNTY OF *Washtenaw*

Matthew F. Miller

, Notary Public
_____ County, Michigan
My Commission Expires: _____
Acting in the County of _____

Drafted by: Thomas D. Richardson, ESQ.
111 N. Main Street
Ann Arbor, MI 48104

When recorded return to: Grantee
3836 Eli
Ann Arbor, MI 48104

Tax Code: 09-12-02-408-028



Receipt# 14-11636 6214060
07/22/2014 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 336622
County Tax: \$209.00 State Tax: \$1425.00



EXHIBIT 8
Lot 46 - 3630 Eli Dr.

WARRANTY DEED



File No. M105360

The Grantors: Thomas Andrew Gardner, Successor Trustee for The Hazel F. Gardner Trust Agreement dated July 6, 1972.

whose address is: 3630 Eli, Ann Arbor, MI 48103

Convey and Warrant to: Mollie Jennifer Bruno, an unmarried woman

whose address is: 515 S Seventh, Ann Arbor, MI 48103

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

Lot 46, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18 and 19, Washtenaw County Records.

Commonly known as: 3630 Eli Dr., Ann Arbor, MI 48104.

for full consideration of: \$189,900.00 (One Hundred Eighty Nine Thousand Nine Hundred and 00/100)

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Dated 7/21/2014

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 8879600

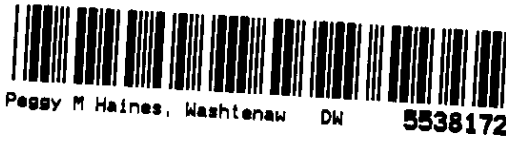
Time Submitted for Recording
Date 7/21/2014 Time 10:30 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Registrar





OFFICIAL SEAL
03/16/2004
L-4371 P-970

Washtenaw Co., MI
Peggy M. Haines
CLERK
REGISTER



Page: 1 of 2
03/16/2004 02:09P
L-4371 P-970

Peggy M Haines, Washtenaw DW 5538172

State of Michigan
County of ~~Washtenaw~~ ss
02-106193 OAKLAND

EXHIBIT 9
Lot 47 - 3624 Eli Dr.

AFFIDAVIT
Of Lost Deed

- Whereas, the affiant having knowledge of the facts herein, makes the following statements for the purpose of clarifying title to the below described property, and,
- Whereas, affiant was given for the purpose of recording with the Washtenaw County Register of Deeds, a certain Warranty Deed, dated December 23, 2002 executed by Emilia Soto-Barajas, a married woman, Grantor, to Natividad Cloyd, a single woman, Grantee
- Whereas, said deed conveyed legal title to the property located in the City of Ann Arbor, County of Washtenaw, State of Michigan and described as follows:

Lot 47 of Pittsfield Hills Subdivision No. 2, as recorded in Liber 15, on Page(s) 18 and 19 of Plats, Washtenaw County Records.

Commonly known as: 3624 Eli Road

Parcel I.D. Number: 09-12-02-408-030

- Whereas, said deed has been inadvertently lost, misplaced or destroyed, and
- Now, therefore, the affiant executes this affidavit and attaches a copy of said lost deed
- (Exhibit A) for the purpose of notifying the public record of the existence of the deed as it relates to the land described herein, and
- That, the affiant sayeth further not.

Dated MARCH 15, 2004

Cynthia A. Radabaugh

Subscribed and sworn before me this
15TH day of MARCH 2004.

Notary Public
My commission Expires:

TERRY L. HOOLIHAN
Notary Public, Oakland County, MI
My Comm. Expires Apr. 23, 2006

Drafted by and Return to: Cynthia A. Radabaugh,
Flagstar Title Insurance Agency, Inc. E-255-1
5151 Corporate Drive
Troy, Mi 48098

STATE OF
MICHIGAN
Washtenaw
03/16/2004
99412



REAL ESTATE
TRANSFER TAX
\$225.50-C
\$1537.50-S
#77483

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 1953400

WARRANTY DEED
(Statutory Form - Individuals)

Know all persons by these presents; that **Emilia Soto-Barajas, a married woman**

whose address is 2102 PACKARD, ANN ARBOR, MICHIGAN 48104

Convey(s) and Warrant(s) to, **Natividad Cloyd, a single woman**

whose address is **3624 Eli Road, Ann Arbor, Michigan 48104**

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan to-wit:

Lot(s) 47, of PITTSFIELD HILLS SUBDIVISION NO. 2 - as recorded in Liber 15, on Page(s) 18 and 19 of Plats, Washtenaw County Records.

Commonly known as: **3624 Eli Road, Ann Arbor, Michigan 48104**
Parcel I.D. Number: **09 12 02 408 030**

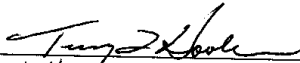
For the full consideration of **Two Hundred Five Thousand and 00/100 (\$ 205,000.00)**
Subject to existing building and use restrictions, easements, and zoning ordinances, if any.

Dated: **December 23, 2002**


Emilia Soto-Barajas

State of Michigan
County of **WASHTENAW**

The foregoing instrument was acknowledged before me on this **23rd** day of **December, 2002**, by **Emilia Soto-Barajas, a married woman**, known to be the person(s) described in and who executed the same as their free act and deed.


TERRY L. HOOJIHAN Notary Public
BARLAND County, Michigan
ACTING IN WASHTENAW CO.

My Commission Expires: **APRIL 23, 2006**

Drafted by: Emilia Soto-Barajas Assisted by: Flagstar Title Ins. Agency 5151 Corporate Drive E-225-1 Troy, MI 48098	Return to: Natividad Cloyd 3624 Eli Road Ann Arbor, Michigan 48104	Send Tax Bills to: Natividad Cloyd 3624 Eli Road Ann Arbor, Michigan 48104
--	--	--

Recording Fee: 10.00 **State Transfer Tax: 1,537.50** **County Transfer Tax: 225.50**

Case No. **02-106193**

①



OFFICIAL SEAL
04/07/2004
L-4378 P-151

Washtenaw Co., MI
Peggy M. Haines
CLERK
REGISTER



Page: 1 of 2
04/07/2004 09:46A
L-4378 P-151

Peggy M Haines, Washtenaw DAC 5544346

17.00
②

QUIT CLAIM DEED

File No.: **755000 (LB)**

Drafted by:

Natividad Cloyd, 3624 Eli, Ann Arbor, MI 48104

When recorded return to:

Natividad Cloyd, 3624 Eli, Ann Arbor, MI 48104 ✓

KNOW ALL MEN BY THESE PRESENTS: That **Natividad Cloyd, a single woman**

whose address is: **3624 Eli, Ann Arbor, MI 48104**

Quit claim(s) to **Natividad Cloyd, a single woman and Ruth Emily Kinder, a single woman as joint tenants with full rights of survivorship**

whose address is: **3624 Eli, Ann Arbor, MI 48104**

the following described premises situated in the **City of Ann Arbor, County of Washtenaw, and State of Michigan**, and particularly described as follows:

Lot(s) 47, Pittsfield Hills Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 15 of Plats, Page 18.

Tax Parcel No. **09-12-02-408-030**

Commonly known as: **3624 Eli, Ann Arbor, MI 48104**

for the sum of Dollars (**\$1.00**)

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to easements, reservations and restrictions of record , **and further subject to .**

Dated: **March 25, 2004**

Signed and Sealed:

FIRST AMERICAN TITLE

Lawyers Title Insurance Corporation

Form 561 5-71
WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That CARL E. COLEMAN and IRIS M. COLEMAN,
husband and wife,
whose address is 2601 Lillian Road, Ann Arbor, Michigan 48104,

Convey(s) and Warrant(s) to WILLIAM C. HUETER and PATRICIA A. HUETER, husband
and wife,
whose address is 1901 Arlene, Ann Arbor, Michigan 48103,

the following described premises situated in the City of Ann Arbor
County of Washtenaw and State of Michigan, to-wit:

Lot 48, Pittsfield Hills Subdivision #2, City of Ann
Arbor, Washtenaw County, Michigan, according to the
plat thereof as recorded in Liber 15 of Plats, pages
18 and 19, Washtenaw County Records

EXHIBIT 10
Lot 48 - 2601 Lillian

RECEIVED
FOR RECORD
AUG 17 4 49 PM '73
PATRICIA BENKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

for the full consideration of Thirty Four Thousand Five Hundred (\$34,500.00) Dollars,
subject to building and use restrictions and easements of record.

Dated this sixteenth day of August, 1973.

Witnesses:

Signed and Sealed:

Francelle E. Fulton
Francelle E. Fulton

Carl E. Coleman (L.S.)
Carl E. Coleman

Alfred K. Fortell
Alfred K. Fortell

Iris M. Coleman (L.S.)
Iris M. Coleman

STATE OF MICHIGAN
COUNTY OF Washtenaw) ss.

(L.S.)

The foregoing instrument was acknowledged before me this sixteenth day of August, 1973,
by CARL E. COLEMAN and IRIS M. COLEMAN, husband and wife.

My commission FRANCELLE E. FULTON
Notary Public, Washtenaw County, Michigan
My Commission Expires May 8, 1977

Francelle E. Fulton
Notary Public Washtenaw County, Michigan

Instrument Drafted by Forsythe, Campbell, Vandenberg,
Clevenger, Bishop & Tryand, P.C.
County Treasurer's Certificate

Business Address 111 South Main Street
Ann Arbor, Michigan 48108
City Treasurer's Certificate

5726
2

AUG 17 1973
REAL ESTATE
TAXATION

Recording Fee _____
State Transfer Tax _____
Tax Parcel # _____

When recorded return to _____
Send subsequent tax bills
to _____

Corporation
WARRANTY DEED

Patricia Newkirk Hardy
Lawyers Title Insurance Corporation

Form 16

This Indenture, made this 26TH day of OCTOBER 19 61 **EXHIBIT 11**

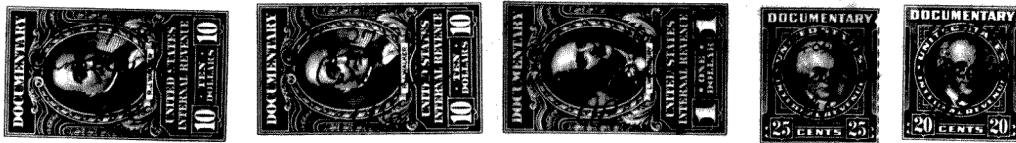
BETWEEN MYRON DEVELOPMENT COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Michigan, with its principal office at Lot 49 - 2605 Lillian

and DONALD W. COOK AND P. JOYCE, HIS WIFE party of the first part, party (ies) of the second part,

whose Street Number and Postoffice Address is 2605 LILLIAN ROAD, ANN ARBOR, MICHIGAN

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to it in hand paid by the said party (ies) of the second part, the receipt whereof is hereby confessed and acknowledged, do (es) by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party (ies) of the second part, and his (her-their-its) heirs, successors and assigns, FOREVER, all that (those) certain piece(s) or parcel(s) of land situate and being in the CITY of ANN ARBOR County of WASHTENAW and State of Michigan, and described as follows: to-wit:

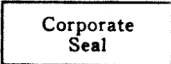
LOT 49, -----
PITTSFIELD HILLS SUBDIVISION NO. 2 OF PART OF THE EAST 1/2 OF SECTION 2, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS, PAGES 18 AND 19, WASHTENAW COUNTY RECORDS.



TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE AND TO HOLD the premises, as herein described, with the appurtenances, unto the said party (ies) of the second part and to his (her-their-its) heirs, successors and assigns, FOREVER. And the said party of the first part, for itself and its successors and assigns, do(es) covenant, grant, bargain and agree to and with the said party (ies) of the second part his (her-their-its) heirs, successors and assigns, that at the time of the ensembling 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 are excepted from the covenant following and that it will, and its successors or assigns shall Warrant and Defend the same against all lawful claims whatsoever, except BUILDING AND USE RESTRICTIONS AND EXISTING EASEMENTS.

IN WITNESS WHEREOF, The said party of the first part has caused this instrument to be executed by its duly authorized officer(s) (and sealed with its corporate seal), the day and year first above written.

Signed, Sealed and Delivered in Presence of
Mary Houzon
HARRIETT D. FAYE
MYRON DEVELOPMENT COMPANY
A MICHIGAN CORPORATION
Leonard Portnoy
LEONARD PORTNOY, ASSISTANT SECRETARY
By..... (L)



STATE OF MICHIGAN } On this 26TH day of OCTOBER 19 61
COUNTY OF WAYNE } ss. before me appeared LEONARD PORTNOY
and to me personally known,
who, being by me (personally) duly sworn did say that he is (Assistant Secretary) ASSISTANT SECRETARY
and of MYRON DEVELOPMENT COMPANY
(and that the seal affixed to said instrument is the corporate seal of said corporation) and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and the said officer(s) acknowledged the said instrument to be the free act and deed of said corporation.

HARRIETT D. FAYE
My Commission expires NOVEMBER 24, 19 61
Notary Public WAYNE County, Michigan

TAX CERTIFICATION
WASHTENAW COUNTY REGISTER
TAX REFERENCE NO. 2145

REGISTER OF DEEDS RECORDING DATA
RECEIVED FOR RECORD
OCT 27 4 02 PM '61
PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS

U. S. Revenue Stamps 2145 attached.

When Recorded Return to
2676 PARKWOOD, ANN ARBOR, MICHIGAN

QUIT CLAIM DEED
STATUTORY FORM



KNOW ALL MEN BY THESE PRESENTS: That LAMBERT H. FLEMING and WILLIAM F. DANMILLER, joint tenants with right of survivorship, whose address is* 3670 Eli and 3671 Eli, Ann Arbor, Michigan,

EXHIBIT 12
Lot 50 - 2609 Lillian

Quit Claim to JACK A. BINGHAM, SR. and EDNA M. BINGHAM, husband and wife,

whose street number and postoffice address is 2609 Lillian, Ann Arbor, Michigan,

the following described premises situated in the City of Ann Arbor County of Washtenaw and State of Michigan, to-wit:

A parcel of land in the east half of Section 2, T 3 S, R 6 E, City of Ann Arbor, Washtenaw County, Michigan, more particularly described as:

Beginning at the northeast corner of lot 50 of Pittsfield Hills No. 2, as recorded in Liber 15 of Plats Page 18, Washtenaw County Records; thence east, on the easterly extension of the northerly line of said lot, 137.27 feet; thence S 1° -01' -28" W 63.00 feet; thence west 137.02 feet to the southeast corner of said lot 50; thence north along the east line of said lot 50 63.00 feet to the place of beginning.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

REGISTER OF DEEDS
WASHTENAW COUNTY
RECORDED 15th 1966
April / 3:30 PM.
Hester, Richard Hardy REGISTER

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

Dated this 14th day of April 1966

Signed in the presence of:

Signed by:

Wendell W. Hobbs
Wendell W. Hobbs

W. F. Dannemiller
WILLIAM F. DANMILLER

Kathleen D. Dannemiller
KATHLEEN D. DANMILLER,
wife of William F. Dannemiller

Fern E. McCrow
Fern E. McCrow

Lambert H. Fleming
LAMBERT H. FLEMING

Jean Fleming
JEAN FLEMING, wife of Lambert H. Fleming

STATE OF MICHIGAN }
COUNTY OF Washtenaw }

On this 14th day of April 1966 before me personally appeared William F. Dannemiller, Kathleen D. Dannemiller, Lambert H. Fleming, and Jean Fleming to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Wendell W. Hobbs
Wendell W. Hobbs
Notary Public,
County, Michigan

My Commission expires Jan. 26 1970

When recorded return to: Recording Fee, Drafted by: William F. Dannemiller
U.S. Rev. Stamps, Business address: 141 Ecorse Road
Ypsilanti, Michigan
*See note re P.A. 1963, No.150, on reverse side.

This Indenture, made the April 15th day of April in the year of our Lord one thousand nine hundred and sixty six

BETWEEN Jack A. Bingham, Sr. and Edna M. Bingham, husband and wife of 2609 Lillian, Ann Arbor, Michigan parties of the first part.

and Thomas M. Karunas and Rosalie S. Karunas, husband and wife of 706 Madison Place, Ann Arbor, Michigan parties 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 Dollars, 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 and forever QUIT-CLAIM unto the said parties of the second part, and to their 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, known and described as follows:

A parcel of land in the East one-half of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, more particularly described as:

Beginning at the Northeast corner of Lot 50 of Pittsfield Hills No. 2, as recorded in Liber 15 of Plats Page 18, Washtenaw County Records; thence East, on the Easterly extension of the Northerly line of said lot, 137.27 feet; thence South 1° 01' 28" West 63.00 feet; thence West 137.02 feet to the Southeast corner of said Lot 50; thence North along the East line of said Lot 50, 63.00 feet to the Place of Beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To Have and to Hold the said described property to the said parties of the second part, and to their heirs and assigns, to the sole and only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, FOREVER.

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

Signed, Sealed and Delivered in Presence of
Wendell W. Hobbs
Roger W. Findley
Jack A. Bingham, Sr. [L. S.]
Edna M. Bingham [L. S.]

STATE OF MICHIGAN, } On this 15th day of April
COUNTY OF Washtenaw } in the year one thousand nine hundred and sixty six

before me, the subscriber, a notary public in and for said County, personally appeared Jack A. Bingham, Sr. and Edna M. Bingham, husband and wife, to me known to be the same person S described in and who executed the within instrument, and they acknowledged the same to be their free act and deed.

Prepared by: Erwin A. Salisbury Attorney at Law 202 Kresge Building Ann Arbor, Michigan Phone: 761-1211
RECEIVED FOR RECORD
Margaret L. Eichel Notary Public, Washtenaw County, Michigan.
APR 15 3 31 PM '66
My commission expires 2 - 3 19 69

PATRICIA NEWKIRK HARDY REGISTER OF DEEDS WASHTEENAW COUNTY, MICH
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.
(Approximate word and character count 287)



Receipt# 16-15159 6325471
07/07/2016 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 429384

County Tax: \$275.00 State Tax: \$1875.00



WARRANTY DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Rosalie S. Karunas, survivor of herself and her deceased husband Thomas M. Karunas, whose death certificate is recorded in Liber 4424, Page 670, Washtenaw County Records,
Convey(s) and Warrant(s) to James R. Griffiths and Shawn M. Hudson, married to each other, as tenants by the entireties, whose address is 1615 6th Street, Port Huron, MI 48060,

the following property located in the City of Ann Arbor, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 2609 Lillian Rd.)
Parcel ID(s): 09-12-02-408-033

for the sum of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars, subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any.

Dated: June 30, 2016

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 105171 A C

22

AM

Time Submitted for Recording
Date 7/6 2016 Time 1:35 pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

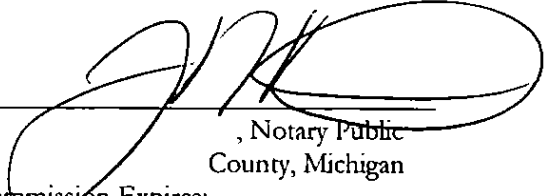
109206-1

Rosalie S. Karunas

Rosalie S. Karunas

Acknowledged before me in Washtenaw County, Michigan, on June 30, 2016 by Rosalie S. Karunas.

Joy N. Korte
Notary Public, Lenawee County, MI
My commission expires: 01/28/2020
Acting in Washtenaw County


_____, Notary Public
County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by:
Michelle J. Taylor (P64926)
825 Victors Way, Suite 100
Ann Arbor, MI 48108
Recording fee: \$20.00
County transfer tax: \$275.00
State transfer tax: \$1,875.00
Total transfer tax: \$2,150.00

When recorded return to and send tax bills to:
James R. Griffiths and Shawn M. Hudson
2609 Lillian Rd.
Ann Arbor, MI 48104

File # 109206/L. Watts

File #: 109206

LEGAL DESCRIPTION

Land in the City of Ann Arbor, County of Washtenaw, Michigan, described as:

Lot 50, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records.

Together with any and all rights in and to property immediately adjacent to the East of subject property as set forth in instrument recorded in Liber 1103, Page 481, and in Liber 1156, Page 59, Washtenaw County Records.

Receipt# 18-13082 6425721
05/25/2018 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 442012
County Tax: \$353.10 State Tax: \$2,407.50



6425721 L: 5259 P: 12 D
Total Pages: 3 05/29/2018 12:58 PM
Lawrence Kestenbaum
Washtenaw County, Michigan



WARRANTY DEED

Grantor(s) James R. Griffiths and Shawn M. Hudson, married to each other, tenants by the entireties,

Convey(s) and Warrants(s) to Anthony Pynes II and Kristen Pynes, married to each other, tenants by the entireties, whose address is 6304 Arroyo Seco, Austin, TX 78759,

The following property located in the City of Ann Arbor, Washtenaw County, Michigan:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 2609 Lillian Rd.
Parcel ID No. (s): 09-12-02-408-033

For the sum of Three Hundred Twenty One Thousand and 00/100 (\$321,000.00) Dollars

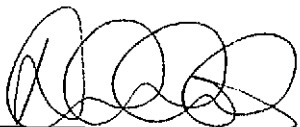
subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable.

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 118734
05/25/2018-KC

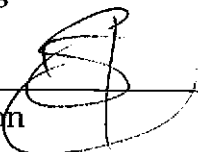
Dated: 5/18/ 2018



Preferred Titles
AGENCY OF ANN ARBOR

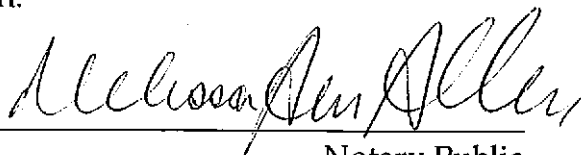


James R. Griffiths



Shawn M. Hudson

Acknowledged before me in Washtenaw County, Michigan, on May 18
2018, by James R. Griffiths and Shawn M. Hudson.



Notary Public

County, Michigan

My Commission Expires: _____

Acting in _____ County

Melissa Ann Allen
Notary Public, Washtenaw County, MI
My Commission Expires: August 20, 2022
Acting in Washtenaw County

Drafted by:
Michelle J. Taylor (P64926)
305 E. Eisenhower Parkway, Suite 202
Ann Arbor, MI 48108

Recording fee: \$30.00
County Transfer Tax: \$353.10
State Transfer Tax: \$2,407.50
Total Transfer Tax: \$ 2,760.60

When recorded return to and send tax bills to:
Anthony Pynes II and Kristen Pynes
2609 Lillian Rd.
Ann Arbor, MI 48104

File No. PR104152/T. Wright

File No.: PR104152

LEGAL DESCRIPTION

Land in the City of Ann Arbor, County of Washtenaw, Michigan, described as:

Lot 50, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records.

Together with any and all rights in and to property adjacent to the East of subject property as set forth in instruments recorded in Liber 1103, Page 481, and in Liber 1156, Page 59, Washtenaw County Records.



EXHIBIT 13
Lot 51 - 2615 Lillian

CW-85125

WARRANTY DEED

The Grantor(s) **Michael J. McGirr, Personal Representative for the Estate of Ann T. McGirr, a/k/a Ann B. McGirr, Washtenaw County Probate File #01-777-DE**

whose address is 511 5th Street, NE, Washington, DC 20002

convey(s) and warrant(s) to **Paula Gardner and John Gardner, wife and husband**

whose address is 7430 Rickett Road, Brighton, MI 48116

the following described premises:

Land situated in the City of Ann Arbor, Washtenaw County, Michigan, to-wit:

Lot 51, Pittsfield Hills Subdivision No. 2, according to the Plat thereof, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records.

Tax parcel #12-02-408-034

for the full consideration of:

Two Hundred Twenty Seven Thousand and 00/100 Dollars (U.S. \$227,000.00)

Subject to easements and restrictions of record, and to the lien of property taxes not yet due and payable.

Dated this 26th day of October, 2001

Witnesses:

Southern Star
SOUTHERN STAR
TERENCE R. BERTHAM
TERENCE R. BERTHAM

Michael J. McGirr
Michael J. McGirr, Personal Representative

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 46421 OR

State of Michigan, County of Washtenaw
DISTRICT OF COLUMBIA

The foregoing instrument was acknowledged before me this 26 day of October, 2001, by Michael J. McGirr, Personal Representative for the Estate of Ann T. McGirr, a/k/a Ann B. McGirr, Washtenaw County Probate File #01-777-DE.

My commission expires
3-31-2005

Orucella V. Gerrall
Notary Public
Washtenaw County, Michigan
DISTRICT OF COLUMBIA

Instrument drafted by Ronald H. Fletcher, 215 E. Washington, Ann Arbor, MI 48104

✓ When recorded return to GRANTEES, 2615 LILLIAN, ANN ARBOR MI. 48109

EXHIBIT 14

Lot 52 - 2619 Lillian

RECORDED
WASHTENAW COUNTY, MI

OCT 20 9 59 AM '98

PEGGY M. HAINES
COUNTY CLERK/REGISTER

	DEED	7.00
8333 0333003 8430	9:53AM 10/20/98	
	SSRF	2.00
8333 0333003 8430	9:53AM 10/20/98	

CW-65791

WARRANTY DEED

The Grantor(s) **Edward H. Koster and Virginia T. Koster, husband and wife**

whose address is 2619 Lillian, Ann Arbor, MI 48104

convey(s) and warrant(s) to **Richard Fortune**

whose address is 2706 Towner, Ann Arbor, MI 48104

the following described premises:

Land situated in the City of Ann Arbor, Washtenaw County, Michigan, to-wit:

Lot 52, Pittsfield Hills Subdivision No. 2, according to the Plat thereof, as recorded in Liber 15 of Plats, Page 18 and 19, Washtenaw County Records.

Tax parcel # 12-02-408-035

for the full consideration of:

One Hundred Fifty Six Thousand and 00/100 Dollars (U.S. \$156,000.00)

Subject to easements and restrictions of record, and to the lien of property taxes not yet due and payable.

Dated this 15th day of October, 1998

Washtenaw County Treasurer

Tax Certificate No. 5956 AKB

Witnesses:

Laura J. Dykstra
Laura J. Dykstra

Susan A. Branham
SUSAN A. BRANHAM

Edward H. Koster
Edward H. Koster

Virginia T. Koster
Virginia T. Koster

State of Michigan, County of Washtenaw

The foregoing instrument was acknowledged before me this 15th day of October, 1998, by Edward H. Koster and Virginia T. Koster, husband and wife.

My commission expires
SUSAN A. BRANHAM
Notary Public, Washtenaw Co. Mich.
My Commission Expires Nov. 8, 1998

Susan A. Branham
Notary Public
Washtenaw County, Michigan

Instrument drafted by Ronald H. Fletcher, 215 E. Washington, Ann Arbor, MI 48104

When recorded return to Shantee 2619 Lillian Ann Arbor, MI
48104

STATE OF MICHIGAN
Dept. of Taxation
County of Washtenaw
20 Oct 1998

REAL ESTATE
TRANSFER TAX
\$171.60-C
\$1,170.00-S
#0031749

1170.00
171.60
7.
2

**WARRANTY DEED
STATUTORY FORM
FOR INDIVIDUALS**

604491

KNOW ALL MEN BY THESE PRESENTS: That John I. Dotson and Judith R. Grady, husband and wife
whose street number and postoffice address is 2625 Lillian
Ann Arbor, Michigan 48108
Convey and Warranty to James E. Pressel and Juliet E. Pressel,
husband and wife

whose street number and postoffice address is 2865 Bellwood
Ann Arbor, Michigan 48104

the following described premises situated in the City of Ann Arbor, County of Washtenaw and State of Michigan, to-wit:

Lot 53, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page 18 and 19, Washtenaw County Records.

12-02-408-036

More commonly known as: 2625 Lillian, Ann Arbor, Michigan 48108

for the sum of ONE HUNDRED THIRTY FOUR THOUSAND AND 00/100, (**\$134,000.00*) Dollars

subject to easements, use, building and other restrictions of record, if any;

Dated this 29th day of June, 1992

Signed and Sealed in presence of

Signed and Sealed:

Dagmar McHullen
Dagmar McHullen
Melissa A. Bruley
MELISSA A. BRULEY

John I. Dotson
John I. Dotson
Judith R. Grady
Judith R. Grady

STATE OF MICHIGAN)
COUNTY OF Washtenaw) ss.

The foregoing instrument was acknowledged before me this 29th day of June, 1992

by John I. Dotson and Judith R. Grady, husband and wife

MELISSA A. BRULEY
Notary Public, Washtenaw County, MI
My Commission Expires 4-19-93

Melissa A. Bruley

My Commission expires _____, Notary Public, _____ County, Michigan

County Treasurer's Certificate

Washtenaw County Treasurer
Tax Certificate No. 8931 DmH

CITY TREASURER'S CERTIFICATE
STATE OF MICHIGAN
DEPT. OF TAXATION
JUL 14 1992
147.40
RB.10543

After recording return to:
James E. Pressel
2625 Lillian
Ann Arbor, Michigan 48108

Drafted By: Peter Bilakos

Business address: Bilakos and Hanlon
109 East Ann Street
Ann Arbor, Michigan 48104

RECORDED
WASHTENAW COUNTY MI

Form No. M-960

JUL 14 11 21 AM '92

604491

PEGGY M. HAINES
COUNTY CLERK/REGISTER



QUITCLAIM DEED

This **QUITCLAIM DEED** is made on February 15, 2016.

JAMES E. PRESSEL and JULIET E. PRESSEL, husband and wife, whose address is 2625 Lillian, Ann Arbor, MI 48104, ✓

Quitclaim to JAMES E. PRESSEL and JULIET E. PRESSEL, husband and wife, for their lifetimes to do as they please, including unrestricted rights to sell, gift, mortgage, lease and otherwise dispose of the property and to retain the proceeds from any conveyance, but upon the death of the second of them, if not previously sold or otherwise disposed of, the property shall be equally owned as tenants in common by:

- 1) Son DANIEL JAMES RAYMOND PRESSEL, a married man, whose address is 712 Gott, Ann Arbor, MI 48103;
- 2) Son ERIC NATHAN PRESSEL, a married man, whose address is 5 Windjammer Court, Third Lake, Illinois 60030; and
- 3) Son AARON CHRISTOPHER PRESSEL, a single man, whose address is 3456 Richard, Ann Arbor, MI 48104,

The following described premises situated in the City of Ann Arbor, County of Washtenaw and State of Michigan:

Lot 53, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page 18 and 19, Washtenaw County Records.

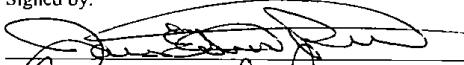
12-02-408-036

Commonly known as: 2625 Lillian, Ann Arbor, Michigan 48104,

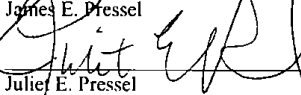
For the consideration of \$0. Exempt under MCL 207.526(a) and MCL 207.505(a).

Dated this 15th day of February, 2016.

Signed by:



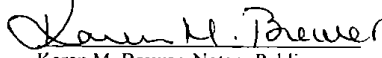
 James E. Pressel



 Juliet E. Pressel

STATE OF MICHIGAN)
) ss
 COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this 15th day of February, 2016, by James E. Pressel and Juliet E. Pressel.


 Karen M. Brewer, Notary Public
 Washtenaw County, State of Michigan
 My commission expires: 03/20/2022
 Acting in Washtenaw County

County Treasurer's Certificate	City Treasurer's Certificate
--------------------------------	------------------------------

Drafted by: Juliet E. Pressel, Bassett & Associates, P.L.L.C. When Recorded Return to: Grantees
 2045 Hogback Road Send subsequent tax bills to: Grantees
 Ann Arbor, MI 48105 Title not examined, scrivener services only

Recording Fee \$14.00 Tax Parcel # 09-12-02-408-036



Time Submitted for Recording
 Date 3-3-2016 Time 9:04 AM
 Lawrence Kestenbaum
 Washtenaw County Clerk/Register

EXHIBIT 16
Lot 54 - 2631 Lillian

WARRANTY DEED
STATUTORY FORM
FOR INDIVIDUALS

KNOW ALL MEN BY THESE PRESENTS: That Gregory R. Neagos and Linda H. Neagos, husband and wife whose street number and postoffice address is 2631 Lillian Ann Arbor, Michigan 48104 Convey and Warrant to Julie A. Peterson, a married woman whose street number and postoffice address is 502 Skyline Drive Bloomington, IN 47404

the following described premises situated in the City of Ann Arbor, County of Washtenaw and State of Michigan, to-wit:

Lot 54, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15, Page 18 and 19, of Plats, Washtenaw County Records.

12-02-408-037

More commonly known as: 2631 Lillian, Ann Arbor, Michigan 48104

for the sum of ONE HUNDRED TWENTY NINE THOUSAND EIGHT HUNDRED AND 00/100, (***\$129,800.00*) Dollars

subject to easements, use, building and other restrictions of record, if any;

Dated this 16th day of May, 1994

Signed and Sealed in presence of

Signed and Sealed:

John W. Milford
JOHN W. MILFORD

Gregory R. Neagos
Gregory R. Neagos
Linda H. Neagos
Linda H. Neagos

STATE OF MICHIGAN }
COUNTY OF Washtenaw } ss.

The foregoing instrument was acknowledged before me this 16th day of May, 1994

by Gregory R. Neagos and Linda H. Neagos, husband and wife

LEAH M. NICHOLAS
Notary Public, Jackson County, MI
Acting in Washtenaw County, MI
My Commission Expires Oct. 3, 1998
My Commission expires October 3, 1998 Notary Public, Jackson County, Michigan in Washtenaw

County Treasurer's Certificate THE 1993... RETURN ROLL IS NOT, YET AVAILABLE FOR EXAMINATION, COUNTY TREASURER
Washtenaw County Treasurer Tax Certificate No. K1182cm
City Treasurer's Certificate

After recording return to: Julie A. Peterson 2631 Lillian Ann Arbor, Michigan 48104
Drafted By: Peter Bilakos
Business address: Bilakos and Hanlon 109 E. Ann Street Ann Arbor, MI 48104

Form No. M-960



610374

REC'D H. JAINES
COUNTY CLERK/REGISTER
MAY 18 11 13 AM '94
RECORDED
WASHTENAW COUNTY, MI



DEED IN TRUST

THE GRANTOR

Julie A. Peterson, divorced and not since remarried

4840 S Cornell Ave
Chicago, IL 60615-3066

4/23-

of the County of Cook and the State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims any and all interest she may have to Julie A. Peterson, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 12th day of November, 2010, as amended from time to time, and designated as the Julie A. Peterson Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed as to the following described real estate situated in the City of Ann Arbor, County of Washtenaw and State of Michigan:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

County Exempt: MCL 207.505 Sec 5(A)

State Exempt: MCL 207-526 Sec 6(A)

Parcel Number: 12-02-408-037

Address of Real Estate: 2631 Lillian, Ann Arbor, MI 48104

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

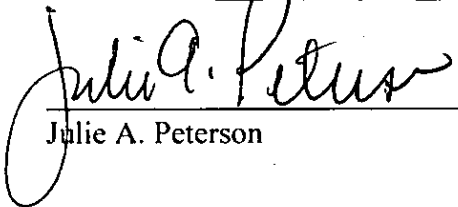
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Michigan in such case made and provided.

The Grantor hereby waives and releases any and all rights and benefits under and by virtue of the Statutes of the State of Michigan providing for the exemption of homestead from sale or execution or otherwise.

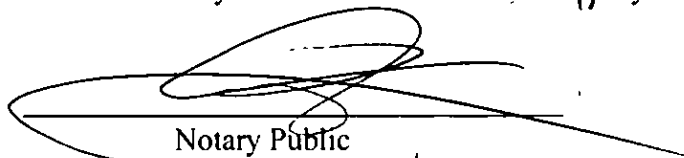
DATED this ^{13th} day of September, 2011

 (SEAL)
Julie A. Peterson

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julie A. Peterson, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of September, 2011.


Notary Public



Commission expires: 9/30/15

This instrument was prepared by:
Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W. Monroe, Suite 3950
Chicago, Illinois 60603

✓ **Mail to:**
Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W Monroe Suite 3950
Chicago, IL 60603

Name & Address of Taxpayer:
Julie A. Peterson
4840 S Cornell Ave
Chicago, IL 60615

LEGAL DESCRIPTION

EXHIBIT "A"

LOT 54, PITTSFIELD HILLS SUBDIVISION NO. 2, AS RECORDED IN LIBER 15, PAGE 18 AND 19, OF PLATS, WASHTENAW COUNTY RECORDS.

L: 5073 P: 637 6240264 D

01/07/2015 02:22 PM Total Pages: 2

Lawrence Kestenbaum, Washtenaw Co



Receipt# 15-329 6240264

01/07/2015 Washtenaw Co, Michigan

Real Estate Transfer Tax

Tax Stamp # 362527

County Tax: \$262.90 State Tax: \$1792.50



WARRANTY DEED



File No. M106723

The Grantors: Julie A. Peterson, Trustee of The Julie A. Peterson Trust dated November 12, 2010 as amended February 28, 2013

whose address is: 23002 Wicker Avenue, Schneider, IN 46376

Convey and Warranty to: Kevin Y. Loh and Rebecca A. Hess, husband and wife

whose address is: 229 Scio Village Ct., Unit 213, Ann Arbor, MI 48103

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

Lot 54, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18 and 19, of Plats, Washtenaw County Records.

Commonly known as: 2631 Lillian Rd., Ann Arbor, MI 48104.

for full consideration of: \$239,000.00 (Two Hundred Thirty Nine Thousand and 00/100)

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Dated 12, 1, 14

Washtenaw County Register of Deeds
Submitted for Recording
1/6/2015, 11:08:00 AM

19

LIB

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 920192

WARRANTY DEED

(Continued)

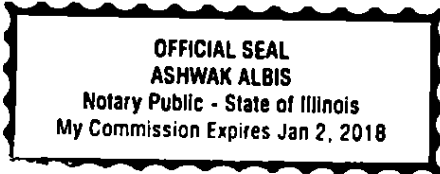
Signed By:

The Julie A. Peterson Trust

By: Julie A. Peterson
Julie A. Peterson Trustee

STATE OF Indiana)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 01st day of Dec., 2014 by Julie A. Peterson, Trustee of The Julie A. Peterson Trust dated November 12, 2010 as amended February 28, 2013.



Ashwak Albis
Notary Public
COOK County, IL
My Commission Expires: 01-02, 2018
Acting in the County of: COOK

Drafted by: Thomas D. Richardson, Esq.
111 N. Main Street

When recorded return to: Kevin Y. Loh and Rebecca A. Hess
2831 Lillian Rd.
Ann Arbor, MI 48104

Ann Arbor, MI 48104

Tax Code: 09-12-02-408-037



QUIT CLAIM DEED



LIBERTY TITLE
THE CLOSING AND TITLE EXPERTS

File No. M106723

The Grantors: Julie A. Peterson, Trustee of the Julie A. Peterson Trust dated November 12, 2010 as amended February 28, 2013

whose address is: 23002 Wicker Avenue
Schneider, IN 46376

Quit Claims to: Kevin Y. Loh and Rebecca A. Hess

whose address is: 2631 Lillian Rd.
Ann Arbor, MI 48104

the following described premises situated in the City of Ann Arbor, Washtenaw County, State of Michigan, to-wit:

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

for full consideration of: One (\$1.00) Dollar

Exempt from State Transfer Tax under MCL 207.526 Sec. 6(a) and State Transfer Tax under MCL 207.505(a)

Dated this 1st day of December, 2014.

Signed by: _____

Julie A. Peterson, Trustee of the Julie A. Peterson Trust dated November 12, 2010, as amended February 28, 2013

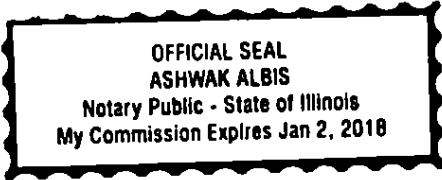
19
LIB

QUIT CLAIM DEED

(Continued)

STATE OF IL)
COUNTY OF: Cook)

The foregoing instrument was acknowledged before me this 01st day of Dec., 2014 by Julie A. Peterson, Trustee of the Julie A. Peterson Trust dated November 12, 2010, as amended February 28, 2013.



Ashwak Albis Ashwak Albis
_____, Notary
Public Cook County IL
My Commission Expires: 01-02-2018
Acting in the County of: Cook

Drafted by: Thomas D. Richardson, ESQ.
111 N. Main Street
Ann Arbor, MI 48104

When recorded return to: Grantee
Kevin Y. Loh and Rebecca A. Hess
2631 Lillian Rd.
Ann Arbor, MI 48104

Tax Code: 09-12-02-408-037

A parcel of land in the East ½ of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, described as beginning at the Southwest corner of Lot 34, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18, Washtenaw County Records; thence South 89 degrees 01' 37" East 98.68 feet more or less to the East line of the West ½ of the Southeast ¼ of said Section 2; thence along said East line of the West ½ of the Southeast ¼ of Section 2, South 1 degrees 01' 28" West 1695.41 feet to a point; thence South 89 degrees 49' 08" West 112.27 feet to a point; thence North 0 degrees 55' 13" West 147.74 feet to the Southeast corner of Lot 64 of said Pittsfield Hills Subdivision No. 2; thence continuing along the Easterly line of said Pittsfield Hills Subdivision No. 2, the following courses and distance North 0 degrees 58' 23" East 100.00 feet; North 19 degrees 23' 45" West 62.60 feet; North 0 degrees 58' 23" East 1221.31 feet; South 89 degrees 01' 37" East 35.00 feet; North 0 degrees 58' 23" East 110.00 feet; and North 5 degrees 44' 20" East 60.20 feet, to the POINT OF BEGINNING.



QUIT CLAIM DEED

(Platted/Condominium)

Drafted By:
Kevin Y. Loh
2631 Lillian Road
Ann Arbor, MI 48104

Return To:
Rebecca A. Hess
2631 Lillian Road
Ann Arbor, MI 48104

Send Tax Bills To:
Rebecca A. Hess
2631 Lillian Road
Ann Arbor, MI 48104

Recording Fee: \$30.00
File Number: 802399

State Transfer Tax: \$exempt
County Transfer Tax: \$exempt

Tax Parcel No.: 09-12-02-408-037

Know All Persons by These Presents: That **Kevin Y. Loh and Rebecca A. Hess, husband and wife** whose address is 2631 Lillian Road, Ann Arbor, MI 48104
Quit Claim(s) to **Rebecca A. Hess, a married woman** whose address is 2631 Lillian Road, Ann Arbor, MI 48104

the following described premises situated in the City of **Ann Arbor**, County of **Washtenaw**, State of Michigan, to wit:

Lot(s) 54 of PITTSFIELD HILLS SUB. NO. 2 according to the plat thereof recorded in Liber 15 of Plats, Page 18 of Washtenaw County Records.

More commonly known as: **2631 Lillian Road, Ann Arbor, MI 48104**

For the full consideration of: **One and 00/100 dollars (\$1.00)**

Exempt from County Transfer Tax under MCL 207.505 (a).

Exempt from State Transfer Tax under MCL 207.526 (a).

Dated this January 24, 2018.



First American Title Insurance Company

(Attached to and becoming a part of Quit Claim Deed dated: January 24, 2018 between Kevin Y. Loh and Rebecca A. Hess, husband and wife, as Grantor(s) and Rebecca A. Hess, a married woman, as Grantee(s).)

Signed:

KYL 1/24/18

Kevin Y. Loh

Rebecca Hess 1/24/18

Rebecca A. Hess

State of Michigan
County of Livingston

The foregoing instrument was acknowledged before me this January 24, 2018 by Kevin Y. Loh and Rebecca A. Hess, husband and wife.

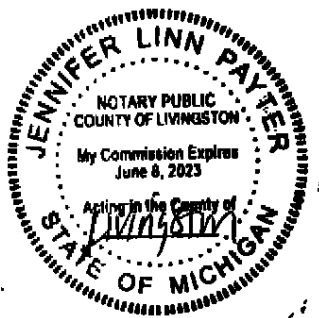
JL

Notary Public:

Notary County/State: LIVINGSTON

County Acting In: LIVINGSTON

Commission Expires: 6-8-2023



L: 5246 P: 238 6412965 D

03/01/2018 09:51 AM Total Pages: 2
Lawrence Kestenbaum, Washtenaw Co



QUIT CLAIM DEED

(Platted/Condominium)

Drafted By:
Rebecca A. Hess
2631 Lillian Road
Ann Arbor, MI 48104

✓ **Return To:**
Rebecca A. Hess
2631 Lillian Road
Ann Arbor, MI 48104

Send Tax Bills To:
Rebecca A. Hess
2631 Lillian Road
Ann Arbor, MI 48104

Recording Fee: \$30.00

State Transfer Tax: \$exempt
County Transfer Tax: \$exempt

Tax Parcel No.: 09-12-02-408-037

Know All Persons by These Presents: That **Rebecca A. Hess, a married woman**
whose address is 2631 Lillian Road, Ann Arbor, MI 48104
Quit Claim(s) to **Rebecca A. Hess, an unmarried woman**
whose address is 2631 Lillian Road, Ann Arbor, MI 48104

the following described premises situated in the City of **Ann Arbor**, County of **Washtenaw**, State of Michigan, to wit:

Lot(s) 54 of PITTSFIELD HILLS SUB. NO. 2 according to the plat thereof recorded in Liber 15 of Plats, Page 18 of Washtenaw County Records.

More commonly known as: **2631 Lillian Road, Ann Arbor, MI 48104**

For the full consideration of: **One and 00/100 dollars (\$1.00)**

Exempt from County Transfer Tax under MCL 207.505 (a).

Exempt from State Transfer Tax under MCL 207.526 (a).

Dated this 3/1/2018.

⑥

Time Submitted for Recording
Date 3-1-2018 Time 9:45 AM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

(Attached to and becoming a part of Quit Claim Deed dated: 3/1/2018 between Rebecca A. Hess, a married woman, as Grantor(s) and Rebecca A. Hess, an unmarried woman, as Grantee(s).)

Signed:

Rebecca Hess

Rebecca A. Hess

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me this 3/1/2018 by Rebecca A. Hess, a married woman.

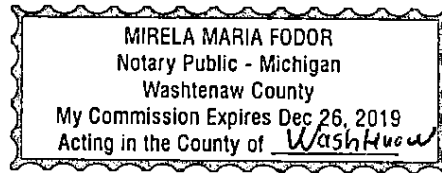
Mirela Maria Fodor

Notary Public:

Notary County/State: 1 Washtenaw / MI

County Acting In: Washtenaw

Commission Expires: 12/26/2019



Receipt# 19-8817 6465861
04/12/2019 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 447547
County Tax: \$332.20 State Tax: \$2,265.00



6465861 L: 5299 P: 101 D
Total Pages: 2 04/12/2019 11:41 AM
Lawrence Kestenbaum
Washtenaw County, Michigan



WARRANTY DEED



File No. LIB113636

The Grantors: Rebecca A. Hess

whose address is: 2631 Lillian Rd., Ann Arbor, MI 48104

Convey and Warrant to: Abhishek Sudhakaran

whose address is: 3010 Whisperwood Dr., Ann Arbor, MI 48105

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

Lot(s) 54, Pittsfield Hills Subdivision No. 2, according to the recorded Plat thereof, as recorded in Liber 15 of Plat(s), Page 18, Washtenaw County Records.

The above described property is commonly known as 2631 Lillian Rd., Ann Arbor, MI 48104

for the full consideration of: \$301,950.00 (Three Hundred One Thousand Nine Hundred Fifty Dollars and No Cents)

Subject to: Visible easements and encroachments, easements and restrictive covenants of record and to the lien of taxes not yet due and payable at time of closing.

Dated 4 / 1 / 2019

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 62109-TZ c1

WARRANTY DEED

(Continued)

(Attached to and becoming part of the Warranty Deed between Rebecca A. Hess, as Grantor(s) and Abhishek Sudhakaran, as Grantee(s))

Signed By:

Rebecca Hess

Rebecca A. Hess

STATE OF

MICHIGAN

COUNTY OF

WASHTENAW

The foregoing instrument was acknowledged before me this 15th day of APRIL, 2019 by Rebecca A. Hess.

DAWN M. KEENAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 10-13-2019
Acting in the County of WASHTENAW

Dawn M Keenan

DAWN M KEENAN
Wayne

Notary Public
County

My Commission Expires:
Acting in the County of:

10/13/2019
WASHTENAW

Drafted by: LIB13636
Thomas D. Richardson, Esq.
111 N. Main St.
Ann Arbor, MI 48104

When recorded return to: Abhishek Sudhakaran
2631 Lillian Rd.
Ann Arbor, MI 48104

Tax Code: 09-12-02-~~400~~-037
408



QUIT CLAIM DEED



File No. LIB113636

The Grantors: Rebecca A. Hess

whose address is: 2631 Lillian Rd., Ann Arbor, MI 48104

Quit Claims to: Abhishek Sudhakaran

whose address is: 3010 Whisperwood Dr., Ann Arbor, MI 48105

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

for full consideration of: One Dollar and 00/100 (\$1.00)

This Conveyance is exempt from County Transfer Tax pursuant to MCL 207.505(a)

This Conveyance is exempt from State Transfer Tax pursuant to MCL 207.526(a)

Dated 4 1 1 2019

QUIT CLAIM DEED

(Continued)

(Attached to and becoming part of the Quit Claim Deed between Rebecca A. Hess,, as Grantor(s) and Abhishek Sudhakaran, as Grantee(s).

Signed By:

Rebecca A. Hess

Rebecca A. Hess

STATE OF MICHIGAN
COUNTY OF Washtenaw

The foregoing instrument was acknowledged before me this 15th day of APRIL, 2019 by Rebecca A. Hess.

DAWN M. KEENAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 10-13-2019
Acting in the County of Washtenaw

Dawn M Keenan
DAWN M Keenan
Wayne
Notary Public
County
My Commission Expires: 10/13/2019
Acting in the County of: Washtenaw

Drafted by: Thomas D. Richardson, Esq.
111 N. Main St.
Ann Arbor, MI 48104

When recorded return to: Abhishek Sudhakaran
2631 Lillian Rd.
Ann Arbor, MI 48104

Tax Code: 09-12-02-408-070

QUIT CLAIM DEED

(Continued)

(Attached to and becoming part of the Quit Claim Deed between Rebecca A. Hess,, as Grantor(s) and Abhishek Sudhakaran, as Grantee(s)).

EXHIBIT A/LEGAL DESCRIPTION RIDER

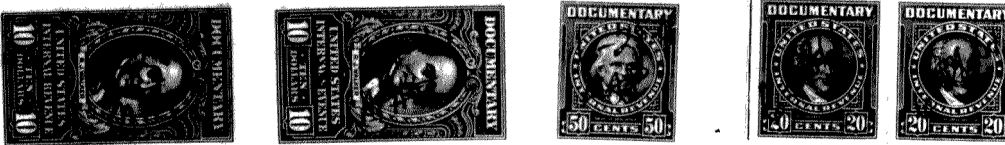
A parcel of land in the East ½ of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; described as beginning at the Southwest corner of Lot 34, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18, Washtenaw County Records; thence South 89 degrees 01' 37" East 98.68 feet more or less to the East line of the West ½ of the Southeast ¼ of said Section 2; thence along said East line of the West ½ of the Southeast ¼ of Section 2, South 1 degrees 01' 28" West 1695.41 feet to a point; thence South 89 degrees 49' 08" West 112.27 feet to a point; thence North 0 degrees 55' 13" West 147.74 feet to the Southeast corner of Lot 64 of said Pittsfield Hills Subdivision No. 2; thence continuing along the Easterly line of said Pittsfield Hills Subdivision No. 2, the following courses and distance North 0 degrees 58' 23" East 100.00 feet; North 19 degrees 23' 45" West 62.60 feet; North 0 degrees 58' 23" East 1221.31 feet; South 89 degrees 01' 37" East 35.00 feet; North 0 degrees 58' 23" East 110.00 feet; and North 5 degrees 44' 20" East 60.20 feet, to the POINT OF BEGINNING.

This Indenture, made this 21st day of June 19 61 Lot 55 - 2703 Lillian

BETWEEN MYRON DEVELOPMENT COMPANY, A Michigan Corporation
a corporation organized and existing under and by virtue of the laws of the State of Michigan, with its principal office at
2866 PENOBSCOT BUILDING, DETROIT 26, MICHIGAN,
party of the first part,
and William B. Trembl and Lillian D. Trembl, his wife party (ies) of the second part,
whose Street Number and Postoffice Address is 2703 Lillian Road, Ann Arbor, Michigan

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00)
AND OTHER GOOD AND VALUABLE CONSIDERATIONS,
to it in hand paid by the said party (ies) of the second part, the receipt whereof is hereby confessed and acknowledged, do (es)
by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party (ies) of the second part, and
his (her-their-its) heirs, successors and assigns, FOREVER, all that (those) certain piece(s) or parcel(s) 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 55,
PITTSFIELD HILLS SUBDIVISION NO. 2 OF PART OF THE EAST 1/2 OF SECTION 2, TOWN 3
SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS, PAGES 18 AND 19, WASHTENAW
COUNTY RECORDS.



TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO
HAVE AND TO HOLD the premises, as herein described, with the appurtenances, unto the said party (ies) of the second part and
to his (her-their-its) heirs, successors and assigns, FOREVER. And the said party of the first part, for itself and its successors
and assigns, do(es) covenant, grant, bargain and agree to and with the said party (ies) of the second part his (her-their-its)
heirs, successors and assigns, that at the time of the ensembling 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 are excepted from the covenan-
t following and that it will, and its successors or assigns shall Warrant and Defend the same against all lawful claims what-
soever, except BUILDING AND USE RESTRICTIONS AND EXISTING EASEMENTS.

IN WITNESS WHEREOF, The said party of the first part has caused this instrument to be executed by its duly authorized offi-
cer(s) (and sealed with its corporate seal), the day and year first above written.

Signed, Sealed and Delivered in Presence of

Joan Charzynski
Harriett D. Faye
Joan Charzynski
Harriett D. Faye

MYRON DEVELOPMENT COMPANY

A MICHIGAN CORPORATION

By Leonard Portnoy (L. S.)
LEONARD PORTNOY, ASSISTANT SECRETARY
By (L)



STATE OF MICHIGAN }
COUNTY OF WAYNE } ss.

On this 21st day of June 19 61
before me appeared LEONARD PORTNOY

and to me personally known,
who, being by me (personally) duly sworn did say that he is (my) (assistant) ASSISTANT SECRETARY
and of MYRON DEVELOPMENT COMPANY
(and that he is duly sworn to and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and the said officer(s) acknowledged the said instru-
ment to be the free act and deed of said corporation.

Harriett D. Faye
Notary Public Wayne County, Michigan

My Commission expires November 24, 19 61

TAX CERTIFICATION
TAX CERTIFICATE NO. 6760
7A.

REGISTER OF DEEDS RECORDING DATA
RECEIVED FOR RECORD
JUN 20 4 03 PM '61
PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

U. S. Revenue Stamps 2090 attached.

When Recorded Return To: 2419 Pittsfield
Ann Arbor, Michigan



Receipt# 16-18806 6332916

08/24/2016 Washtenaw Co, Michigan

Real Estate Transfer Tax

Tax Stamp # 430469

County Tax: \$248.60 State Tax: \$1695.00



WARRANTY DEED

AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s) Daniel Treml and Patrick Treml, as Co-Personal Representatives of The Estate of Lillian D. Treml, deceased, Washtenaw County Probate Court, File No. 15-858-DE,

Convey(s) and Warrant(s) to James G. Hall and Elisa L. Fritz, married to each other, as tenants by the entireties, whose address is 3019 W. Logan Blvd., Chicago, IL 60647,

the following property located in the City of Ann Arbor, Washtenaw County, Michigan:

SEE LEGAL DESCRIPTION ATTACHED HERETO

(Address: 2703 Lillian Road)

Parcel ID(s): 09-12-02-408-038

for the sum of Two Hundred Twenty Six Thousand and 00/100 (\$226,000.00) Dollars, subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. Subject to reservation of oil, gas, and mineral rights of record, if any.

Dated: 8-22, 2016

The Estate of Lillian D. Treml

BY: [Signature]
Daniel Treml
Co-Personal Representative

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 106734D

Acknowledged before me in Washtenaw County, Michigan, on Aug 22, 2016, by Daniel Treml, as Co-Personal Representative of The Estate of Lillian D. Treml.

[Signature]
_____, Notary Public
_____, County, Michigan

My Commission Expires: _____
Acting in _____ County

Joy N. Korta
Notary Public, Lenawee County, MI
My commission expires: 01/28/2020
Acting in Washtenaw County

Time Submitted for Recording
Date 8/24 2016 Time 11:11am
Lawrence Kestenbaum
Washtenaw County Clerk/Register



The Estate of Lillian D. Trembl

BY: Patrick Trembl
Patrick Trembl
Co-Personal Representative

Acknowledged before me in Washtenaw County, Michigan, on August 20, 2016, by Patrick Trembl, as Co-Personal Representative of The Estate of Lillian D. Trembl.

Linda L. Tenza
Linda L. Tenza, Notary Public
Washtenaw County, Michigan
My Commission Expires: 7/25/2020
Acting in Washtenaw County

Drafted by:
Michelle J. Taylor (P64926)
825 Victors Way, Suite 100
Ann Arbor, MI 48108
Recording fee: \$20.00
County transfer tax: \$248.60
State transfer tax: \$1,695.00
Total transfer tax: \$1,943.60

LINDA L. TENZA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jul 25, 2020
ACTING IN COUNTY OF Washtenaw

When recorded return to and send tax bills to:
James G. Hall and Elisa L. Fritz
2703 Lillian Road
Ann Arbor, MI 48104

File # 109440/C. Davis

File #: 109440

LEGAL DESCRIPTION

Land in the City of Ann Arbor, County of Washtenaw, Michigan, described as:

Lot 55, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records.



QUIT CLAIM DEED

KATHLEEN C. DANNEMILLER, a single woman, whose address is 119 West Berger, Santa Fe, New Mexico 87505 (Grantor), quitclaims to **DANIEL F. TREML**, a single man, whose address is 10321 Shady Oak Shores Dr., Jerome, Michigan 49249 (Grantee), the following property situated in the City of Ann Arbor, Washtenaw County, Michigan and described as follows: See Exhibit A

Grantor grants all of the Grantor's rights, title, and interest to the described property. Subject to all building and use restrictions, reservations, easements, limitations, and conditions of record, if any, and to taxes not yet due and payable.

For and in consideration of the sum of ten and 0/100 Dollars (\$10.00) ~~and other good and valuable consideration~~, the receipt and sufficiency of which is hereby acknowledged. This transaction is exempt pursuant to MCL 207.505(a) and MCL 207.526(a).

Tax Item No.12 02 408 070; Commonly known as: vacant

This property may be located within the vicinity of farmlands or a farm operation. Generally accepted agricultural practices, which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. The Grantor grants to the Grantee the right to make zero divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967, as amended.

Time Submitted for Recording
Date 7-20-17 Time 3:48 PM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

13



Receipt# 13-23718 6174906

10/31/2013 Washtenaw Co, Michigan

Real Estate Transfer Tax

Tax Stamp # 297884

County Tax: \$190.30 State Tax: \$1297.50



EXHIBIT 18
Lot 56 - 2709 Lillian

WARRANTY DEED



File No. M104174

The Grantors: Michael L. Van Tassel, an unmarried man
whose address is: 3842 Bradford Square, Ann Arbor, MI 48103

Convey and Warrant to: Andi Cani, an unmarried man
whose address is: 4042 Green Meadows Blvd., Ypsilanti, MI 48197

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

Lot 56, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18 and 19, Washtenaw County Records.

Commonly known as: 2709 Lillian Rd., Ann Arbor, MI 48104.

for full consideration of: \$173,000.00 (One Hundred Seventy Three Thousand and 00/100)

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Dated 10, 21, 2013

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 837017

Signed By:

By: [Signature]
Michael L. Van Tassel

STATE OF MICHIGAN)
COUNTY OF Washtenaw)

The foregoing instrument was acknowledged before me this 21 day of Oct., 2013 by Michael L. Van Tassel, an unmarried man.

MICHAEL D. SMITH
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 08-02-2020
Acting in the County of Washtenaw

[Signature]
_____, Notary Public

County
My Commission Expires: _____
Acting in the County of: _____

Drafted by: Thomas D. Richardson, ESQ.
111 N. Main Street
Ann Arbor, MI 48104

When recorded return to: Andi Cani
2709 Lillian Road
Ann Arbor, MI 48104

Tax Code: 09-12-02-408-039

Time Submitted for Recording
Date 10-25-2013 Time 9:54
Lawrence Kestenbaum
Washtenaw County Clerk/Register



Time Submitted for Recording
Date 10-30-2013 Time 1:45pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register



7

QUIT CLAIM DEED

KATHLEEN C. DANNEMILLER, a single woman, whose address is 119 West Berger, Santa Fe, New Mexico 87505 (Grantor), quitclaims to **DANIEL F. TREML**, a single man, whose address is 10321 Shady Oak Shores Dr., Jerome, Michigan 49249 (Grantee), the following property situated in the City of Ann Arbor, Washtenaw County, Michigan and described as follows: See Exhibit A

Grantor grants all of the Grantor's rights, title, and interest to the described property. Subject to all building and use restrictions, reservations, easements, limitations, and conditions of record, if any, and to taxes not yet due and payable.

For and in consideration of the sum of ten and 0/100 Dollars (\$10.00) ~~and other good and valuable consideration~~, the receipt and sufficiency of which is hereby acknowledged. This transaction is exempt pursuant to MCL 207.505(a) and MCL 207.526(a).

Tax Item No.12 02.408 070; Commonly known as: vacant

This property may be located within the vicinity of farmlands or a farm operation. Generally accepted agricultural practices, which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. The Grantor grants to the Grantee the right to make zero divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967, as amended.



Time Submitted for Recording
Date 7-20-17 Time 3:48 PM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

L: 5126 P: 849 6293424 D

12/02/2015 08:55 AM Total Pages: 2

Lawrence Kestenbaum, Washtenaw Co



Receipt# 15-26756 6293424

12/02/2015 Washtenaw Co, Michigan

Real Estate Transfer Tax

Tax Stamp # 415146

County Tax: \$223.30 State Tax: \$1522.50



EXHIBIT 19

Lot 58 - 2721 Lillian

WARRANTY DEED



LIBERTY TITLE
THE CLOSING AND TITLE EXPERTS

File No. M108689CD

The Grantors: Jiannan Tan and Ou Zhang, husband and wife

whose address is: 2721 Lillian Rd., Ann Arbor, MI 48104

Convey and Warranty to: Celia R. Alcumbrack McDaniel and James A. Alcumbrack McDaniel, wife and husband

whose address is: 2721 Lillian Rd., Ann Arbor, MI 48104

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

Lot 58, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Page(s) 18 and 19, Washtenaw County Records.

Commonly known as: 2721 Lillian Rd., Ann Arbor, MI 48104.

for full consideration of: \$203,000.00 (Two Hundred Three Thousand and 00/100)

Subject to: Building and use restrictions and easements of record. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Dated 11 / 27 / 2015

Time Submitted for Recording
Date 12-01 2015 Time 2:25pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 100247 AC

19

LIB

WARRANTY DEED

(Continued)

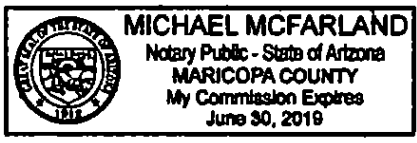
Signed By:

By: *Jiannah Tan*
Jiannah Tan

By: *Ou Zhang*
Ou Zhang

STATE OF Arizona)
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 27 day of November, 2015 by Jiannah Tan and Ou Zhang, husband and wife.



Michael McFarland
Michael McFarland, Notary Public
Maricopa County
My Commission Expires: 06.30.19
Acting in the County of: Maricopa

Drafted by: Thomas D. Richardson, ESQ.
111 N. Main Street
Ann Arbor, MI 48104

When recorded return to: Celia & James Alcumbrack
McDaniel
2721 Lillian Rd.
Ann Arbor, MI 48104

Tax Code: 09-12-02-408-041

WARRANTY DEED-Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

Furnished by AMERICAN TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That KAREN L. CONCANNON,
whose address is 661 Crestwood, Saline, Michigan 48176

Convey(s) and Warrant(s) to THOMAS R. HOLLANDER and CYNTHIA E. HOLLANDER,
husband and wife,
whose address is 2727 Lillian, Ann Arbor, Michigan 48104

the following described premises situated in the City of Ann Arbor,
County of Washtenaw and State of Michigan, to-wit:

EXHIBIT 20
Lot 59 - 2727 Lillian

Lot 59, PITTSFIELD HILLS #2, according to the plat thereof as recorded in Liber 15 of Plats, Page 18, Washtenaw County Records,

RECORDED
WASHTENAW COUNTY, MI
OCT 17 11 19 AM '88
ROBERT H. HARRISON
COUNTY CLERK/REGISTER

TITLE INSURANCE ESCROWS

TITLE INSURANCE ESCROWS

for the full consideration of Sixty-five Thousand and no/100----(\$65,000.00)-----Dollars.

subject to easements and restrictions of record and subject to any encumbrances and liens that may have accrued after 3/1/84, the date of the Land Contract between the Vendor and Vendees.

Dated this 8th day of September, 19 88.

Witnesses:

Signed and Sealed:

Marie A. Moore
Marie A. Moore

Karen L. Concannon (L.S.)
Karen L. Concannon

Susan M. DeBord
Susan M. DeBord

_____(L.S.)

_____(L.S.)

STATE OF MICHIGAN }
COUNTY OF Washtenaw } ss.

_____(L.S.)

The foregoing instrument was acknowledged before me this 8th day of September 19 88,
by* Karen L. Concannon.

My commission expires 7/7/90

Susan M. DeBord
Susan M. DeBord
Notary Public Washtenaw County, Michigan

*Type name of Grantor
Instrument Sandra A. Hazlett
Drafted by Hazlett and Associates, P.C.

Business Address 111 S. Main St., Ste. 400
Ann Arbor, MI 48104

County Treasurer's Certificate

Washtenaw County Treasurer
Tax Certificate No. 5450 ajr

City Treasurer's Certificate

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation OCT 17 '88 71.50
PB-10540

Recording Fee 175

When recorded return to Grantee

State Transfer Tax 71.50

Send subsequent tax bills to Mayflower Mortgage Corporation

Tax Parcel # 12-02-408-042

F-563-1-62

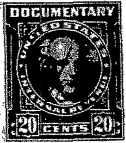
KNOW ALL MEN BY THESE PRESENTS: That MYRON DEVELOPMENT COMPANY, A MICHIGAN CORPORATION

Conveys and Warrants to GARNEL F. GRABER AND ANGELINA S. GRABER, HIS WIFE

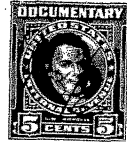
EXHIBIT 21
Lot 60 - 2803 Lillian

whose Street Number and Post Office address is 2803 LILLIAN ROAD, ANN ARBOR, MICHIGAN

the following described premises situated in the CITY of ANN ARBOR County of WASHTENAW and State of Michigan, to-wit:



LOT 60, PITTSFIELD HILLS SUBDIVISION No. 2 OF PART OF THE EAST 1/2 OF SECTION 2, TOWN 3 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS, PAGES 18 AND 19, WASHTENAW COUNTY RECORDS.



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

for the sum of ----- (\$1.00) One Dollar(s)

and other valuable considerations;

subject to BUILDING AND USE RESTRICTIONS AND EXISTING EASEMENTS.



Dated this 12TH day of SEPTEMBER A. D. 19 62
Signed, Sealed and Delivered in Presence of:

Signed and Sealed:
MYRON DEVELOPMENT COMPANY
A MICHIGAN CORPORATION

Mary Houzon
MARY HOUZON
Harriett D. Faye
HARRIETT D. FAYE

By *Richard Chosid* (L. S.)
RICHARD CHOSID, ASS'T. SECRETARY

Its _____
and _____ (L. S.)
Its _____

TITLE INSURANCE -- ABSTRACTS -- ESCROWS

TITLE INSURANCE -- ABSTRACTS -- ESCROWS

In the STATE OF MICHIGAN, COUNTY OF WAYNE ss.
On this 12TH day of SEPTEMBER A. D. 19 62 before me personally appeared RICHARD CHOSID

to me personally known, who being by me sworn, did (1) say that (2) HE IS the ASS'T. SECRETARY of MYRON DEVELOPMENT COMPANY

the corporation named in and which executed the within instrument, ~~XXXXXX~~ and that said instrument was signed ~~and sealed~~ in behalf of said corporation by authority of its board of directors; and said

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

My commission expires NOVEMBER 8, A. D. 1965
Harriett D. Faye
HARRIETT D. FAYE

Note: If more than one officer acknowledges insert at (1) "each for himself," and (2) "they are respectively"
Notary Public WA YNE County, Michigan

County Treasurer's Certificate

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 2369

RECEIVED FOR RECORD

SEP 13 9 29 AM '62

PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

City Treasurer's Certificate



Recording Fee 2475
U. S. Revenue Stamps 1001 PAGE 549

When recorded return to GRANTEE

KNOW ALL MEN BY THESE PRESENTS: That GARNEL F. GRABER, a single man,
whose Street Number and Post Office address is 1742 Grove Road, Ypsilanti, Michigan,
Quit Claim S to ANGELINA C. GRABER, a single woman,
whose Street Number and Post Office address is 2803 Lillian, Ann Arbor, Michigan,
the following described premises situated in the City of Ann Arbor County of
Washtenaw and State of Michigan, to-wit:

Lot No. 60, Pittsfield Hills No. 2, recorded
Plat being part of the east half of Section
2, Town 3 S, R 6 East, City of Ann Arbor,
Washtenaw County, Michigan,

subject to restrictions and easements of record,

for the sum of ONE DOLLAR (\$1.00).

This Deed is given pursuant to a Judgment of Divorce dated the 8th. day of July,
1971, on the records of the Washtenaw County Circuit Court, File No. D-7552.,
entitled Angelina C. Graber vs. Garnel F. Graber, Washtenaw County,
Michigan.

Dated this 8th day of July A. D. 1971.

Signed and Sealed in Presence of:

Signed and Sealed:

Linda E. Wolf
Linda E. Wolf

Garnel F. Graber (I.S.)
Garnel F. Graber

Sharon M. Schaefer
Sharon M. Schaefer

____ (I.S.)

____ (I.S.)

____ (I.S.)

In the STATE OF MICHIGAN, COUNTY OF Washtenaw ss.

On this 8th day of July A. D. 1971 before me personally
appeared Garnel F. Graber, a single man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he
executed the same as his free act and deed.

My commission expires September 9, A. D. 1973.

Sharon M. Schaefer
Sharon M. Schaefer

*Print typewrite or stamp name under signature

Notary Public Washtenaw County, Michigan

County Treasurer's Certificate

Revenue Stamps

RECEIVED
FOR RECORD
JUL 8 4 34 PM '71
PATRICIA HEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

Person who drafted this instrument
Glynn D. Barnett
600 City Center Building
Ann Arbor, Michigan 48108

Recording fee _____

TITLE INSURANCE—ESCROWS

TITLE INSURANCE—ESCROWS

KNOW ALL MEN BY THESE PRESENTS: That GARNEL F. GRABER and JUNE A. GRABER, husband and wife ~~and ANGELINA S. GRABER a/k/a ANGELINA C. GRABER, a single woman~~ whose address is 2803 Lillian, Ann Arbor, Michigan Quit Claim to KENNETH E. CARPENTER and JUDITH C. CARPENTER, husband and wife, whose address is 2803 Lillian, Ann Arbor, Michigan, the following described premises situated in the City of Ann Arbor, County of Washtenaw and State of Michigan, to-wit:

Part of East 1/2 of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, described as beginning in the SE corner of Lot 34, Pittsfield Hills Subdivision #2, Liber 15, Page 18 of Washtenaw County Plats, thence S 89° 1' 37" E 98.68 feet more or less to the E line of the W half of the SE 1/4 of said Section 2, thence along the said E line of the W half of the SE 1/4 of Section 2 S, 1° 1' 28" W, 1695.41 feet to a point, thence S 89° 49' 8" W 112.27 feet to a point, thence N 0° 55' 13" W 147.74 feet to the SE corner of Lot 64 of said Pittsfield Hills Subdivision #2, thence continuing along the Easterly line of said Pittsfield Hills Subdivision #2 the following courses and distances, N 0° 58' 23" E 100 feet, N 19° 23' 45" W 62.6 feet, N 0° 58' 23" E 1221.31 feet, S 89° 1' 37" E 35 feet, N 0° 58' 23" E 110 feet, thence N 5° 44' 20" E 60.20 feet to the point of beginning, to the extent only that such parcel is included within the sidelines of Lot 60 of Pittsfield Hills Subdivision #2 extended Easterly to the E line of said parcel.

Subject to easements and restrictions of record. For the full consideration of One Dollar and other valuable consideration, less than One Hundred Dollars.

Dated this 29th day of November A.D. 1971.

Signed in the Presence Of:

Glynn D. Barnett
Glynn D. Barnett
J. J. Hillier
J. J. Hillier

Garnel F. Graber
Garnel F. Graber
June A. Graber
June A. Graber

RECEIVED FOR RECORD

MAR 15 4 10 PM '72

PATRICIA HEWKIRK HARDY REGISTER OF DEEDS WASHTENAW COUNTY, MICH.

STATE OF MICHIGAN : SS.
COUNTY OF WASHTENAW:

On this 25 day of January A.D. 1972 before me personally appeared GARNEL F. GRABER and JUNE A. GRABER, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Glynn D. Barnett
Glynn D. Barnett
Notary Public, Washtenaw County, Michigan
My commission expires: 8-1-75

STATE OF FLORIDA :
COUNTY OF : SS.

On this day of A.D. 1972 before me personally appeared ANGELINA S. GRABER a/k/a ANGELINA C. GRABER, a single woman to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

PREPARED BY AND RETURN TO:
J. MICHAEL MEADE
220 Huron Valley Nat'l Bank Bldg.
Ann Arbor, Michigan 48108

Notary Public, County, Florida
My commission expires:

AFFIX SEAL

KNOW ALL MEN BY THESE PRESENTS: That
a/k/a Angelina C. Graber, a single woman,
whose address is 2803 Lillian, Ann Arbor, Michigan,

Angelina S. Graber,

Quit Claim (X) to Kenneth E. Carpenter and Judith C. Carpenter, husband and wife,
whose address is 2803 Lillian, Ann Arbor, Michigan,

the following described premises situated in the City of Ann Arbor,
County of Washtenaw, and State of Michigan, to-wit: ^{Part of} East 1/2 of Section 2, Town 3 South,
Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, described as beginning in
the Southeast corner of Lot 34, Pittsfield Hills Subdivision #2, Liber 15, Page 18 of
Washtenaw County Plats, thence South 89 degrees, 1 minute, 37 seconds, east, 98.68 feet
more or less to the East line of the West Half of the Southeast Quarter of said Section 2,
thence along the said East line of the West Half of the Southeast Quarter of Section 2
South, 1 degree, 1 minute, 28 seconds West, 1695.41 feet to a point, thence South 89
degrees, 49 minutes, 8 seconds West 112.27 feet to a point, thence North 0 degrees, 55
minutes, 13 seconds West, 147.74 feet to the Southeast corner of Lot 64 of said Pittsfield
Hills Subdivision #2, thence continuing along the Easterly line of said Pittsfield Hills
Subdivision #2 the following courses and distances, North 0 degrees, 58 minutes, 23
seconds, East 100 feet, North 19 degrees 23 minutes, 45 seconds West, 62.6 feet, North
0 degrees, 58 minutes, 23 seconds East, 1221.31 feet, South 89 degrees, 1 minute, 37
seconds East 35 feet, North 0 degrees, 58 minutes, 23 seconds East 110 feet, thence north
5 degrees 44 minutes, 20 seconds East, 60.20 feet to the point of beginning, to the extent
only that such parcel is included within the sidelines of Lot 60 of Pittsfield Hills Sub-
Division No. 2 extended easterly to the east line of said parcel.

for the full consideration of One Dollar (\$1.00) and other valuable consideration, less than
One Hundred Dollars (\$100.00).

Dated this 29th day of November, 1971.

Witnesses:

Signed and Sealed:

Claude S. Rogers
Claude S. Rogers

(L.S.)

Ora E. Howe
Ora E. Howe

Angelina S. Graber
Angelina S. Graber

(L.S.)

X _____ (L.S.)

STATE OF MICHIGAN
COUNTY OF Washtenaw } ss.

(L.S.)

The foregoing instrument was acknowledged before me this
by
single woman.
My commission expires

29th day of November, 1971,
Angelina S. Graber, a/k/a Angelina C. Graber, a

Ora E. Howe
Ora E. Howe
Notary Public Washtenaw County, Michigan

June 17, 1974

Instrument Drafted by DeVine & DeVine

Business Address 300 National Bank & Trust Building
Ann Arbor, Michigan 48108

County Treasurer's Certificate

City Treasurer's Certificate

RECEIVED
FOR RECORD

MAR 15 4 10 PM '72

Recording Fee _____
State Transfer Tax _____

PATRICIA NEWKIRK HARDY
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.

When recorded return to J. Michael Meade
220 Huron Valley National Bank Bldg, Ann Arbor,
Michigan 48108.

Send subsequent tax bills

to _____

Tax Parcel # _____

WARRANTY DEED-Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

Furnished by AMERICAN TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That Angelina C. Graber, also known as Angelina S. Graber, whose address is 2021 20th Parkway, Indian Rocks Beach, FL 33535

Convey(s) and Warrant(s) to Kenneth E. Carpenter and Judith C. Carpenter, husband and wife, whose address is 2803 Lillian, Ann Arbor, MI 48104

the following described premises situated in the City of Ann Arbor
County of Washtenaw and State of Michigan, to-wit:

Lot 60, Pittsfield Hills Subdivision No. 2, according to the plat thereof as recorded in Liber 15 of Plats, page 18 and 19, Washtenaw County Records.

RECORDED
WASHTENAW COUNTY, MI
FEB 14 11 19 AM '85
ROBERT H. HARRISON
COUNTY CLERK/REGISTER

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for the full consideration of One Dollar (\$1.00) and other valuable consideration

subject to easements and restrictions of record, and further subject to such encumbrances as have accrued or attached after November 29, 1971, the date of a certain land contract between grantor and grantees, through the acts or omissions of persons other than the grantor.

Dated this 18th day of January 1985

Witnesses:

Signed and Sealed:

Brenda L. Summers
Brenda L. Summers
Phillip J. Doran, Jr.
Phillip J. Doran, Jr.

Angelina C. Graber (L.S.)
Angelina C. Graber
a/k/a Angelina S. Graber (L.S.)

FLORIDA
STATE OF ~~FLORIDA~~
COUNTY OF PINELLAS } ss.

The foregoing instrument was acknowledged before me this 18th day of January 1985

by* Angelina C. Graber
a/k/a Angelina S. Graber
My commission expires ~~NOTARY PUBLIC STATE OF FLORIDA AT LARGE~~
AFFIX SEAL MY COMMISSION EXPIRES FEB 4 1985

Brenda L. Summers
Brenda L. Summers
Notary Public Pinellas County, FLORIDA
Business FOSTER, MEADE, MAGILL AND RUMSEY
Address 111 S. Fourth Ave., Ann Arbor, MI 48104

*Type name of Grantor Instrument
Drafted by J. Michael Meade

County Treasurer's Certificate
Washtenaw County Treasurer
Tax Certificate No. 8831
CBP

City Treasurer's Certificate

Recording Fee
State Transfer Tax T70B

When recorded return to J. Michael Meade
FOSTER, MEADE, MAGILL AND RUMSEY
111 S. Fourth Avenue, Ann Arbor, MI 48104
Send subsequent tax bills
to Dr. & Mrs. Kenneth E. Carpenter
2803 Lillian, Ann Arbor, MI 48104

Tax Parcel # 12-02-408-043

TRAUS



14
①

Warranty Deed

cen21393

File No.: cen21393

KNOWN ALL MEN BY THESE PRESENTS: That **Kenneth E. Carpenter and Judith C. Carpenter, Husband and Wife** whose street number and post office address is **2803 Lillian Rd., Ann Arbor, MI 48104** convey(s) and warrant(s) to **Brian Smith a/k/a Brian M. Smith and Angela N. Smith a/k/a Angela Smith, Husband and Wife** whose street and post office address is **2219 Robindale, Dearborn, MI 48128**, the following described premises situated in the **City of Ann Arbor**, County of **Washtenaw**, and State of **Michigan**, described as follows, to wit:

Lot 60, PITTSFIELD HILLS SUBDIVISION NO. 2, according to the Plat thereof as recorded in Liber 15 of Plats, Page(s) 18 and 19, Washtenaw County Records.

Commonly Known As: 2803 Lillian

Tax Item No.: 09-12-02-408-043

for the sum of : Two Hundred Thirty Seven Thousand Nine Hundred dollars and Zero cents (\$237,900.00), subject to easements and building and use restrictions of record, if any.

Dated on this 26th day of March, 2003

Signed and Sealed in Presence of:

Signed and Sealed:

Witness

Kenneth E. Carpenter
Kenneth E. Carpenter

(L.S.)

Witness

Judith C. Carpenter
Judith C. Carpenter

(L.S.)

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 10606 OR

(L.S.)

(L.S.)

STATE OF Michigan,
COUNTY OF Washtenaw ss.

The foregoing instrument was acknowledged before me on this 26th day of March, 2003 by **Kenneth E. Carpenter and Judith C. Carpenter, Husband and Wife**.

BARBARA L. SCHMITT
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Aug 2, 2003

acting in
Washtenaw

(Sign)

(Print)

Notary public, _____ County, _____

My commission expires: _____ / _____ / _____

This instrument drafted by:
William F. Ager III, Attorney at Law P33742
3100 W. Liberty, Ste E
Ann Arbor, Mi 48103

When recorded return to:

Brian Smith a/k/a Brian M. Smith
2803 Lillian
Ann Arbor, Michigan 48104

Recording Fee: \$15.00

Transfer Tax: \$2,046.80

TRANS



Page: 1 of 2
04/08/2003 09:35A
L-4242 P-4

17
②

Quit Claim Deed Statutory Form For Individuals

Gen 21393

KNOWN ALL MEN BY THESE PRESENTS: That Kenneth E. Carpenter and Judith C. Carpenter, his wife, whose street number and post office address is 2803 Lillian, Ann Arbor, MI 48104, Quit Claims to Brian Smith and Angela N. Smith, his wife, whose street and post office address is 2219 Robindale, Dearborn, MI 48128 the following described premises situated in the City of Ann Arbor County of Washtenaw, and State of Michigan, described as follows, to wit:
see attached exhibit "a" for legal description

commonly known as: 2803 Lillian

Tax Item No.: 09-12-02-408-043

For the sum of One Dollar Exempt under MSA 7.456 (5)(a) MCL 207.526 (6) (a)

Dated on this 26 day of March, 2003

Signed and sealed in presence of

Signed and Sealed:

Witness _____

Kenneth E. Carpenter (L.S.)
Kenneth E. Carpenter

Witness _____

Judith C. Carpenter (L.S.)
Judith C. Carpenter

_____ (L.S.)

STATE OF Michigan
COUNTY OF Washtenaw

The foregoing instrument was acknowledged before me on this 26 day of March, 2003 by Kenneth E. Carpenter and Judith C. Carpenter, his wife

BARBARA L. SCHMITT
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Aug 2, 2003
acting in
Washtenaw

(Sign) [Signature]
(Print) _____

Notary public, _____ County, _____

My commission expires: _____ / _____ / _____

This instrument drafted by:
Kenneth E. Carpenter
2803 Lillian
Ann Arbor, MI 48104

When recorded return to:
Brian Smith
2803 Lillian
Ann Arbor, MI 48104

Recording Fee: \$14.00
417.00



exhibit "a" for legal description

Land located in the City of Ann Arbor, County of Washtenaw,
State of Michigan, described as:

Part of
East 1/2 of Section 2, Town 3 South,
Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, described as beginning in
the Southeast corner of Lot 34, Pittsfield Hills Subdivision #2, Liber 15, Page 18 of
Washtenaw County Plats, thence South 89 degrees, 1 minute, 37 seconds, east, 98.63 feet
more or less to the East line of the West Half of the Southeast Quarter of said Section 2,
thence along the said East line of the West Half of the Southeast Quarter of Section 2
South, 1 degree, 1 minute, 28 seconds West, 1695.41 feet to a point, thence South 89
degrees, 49 minutes, 8 seconds West 112.27 feet to a point, thence North 0 degrees, 55
minutes, 15 seconds West, 147.74 feet to the Southeast corner of Lot 64 of said Pittsfield
Hills Subdivision #2, thence continuing along the Easterly line of said Pittsfield Hills
Subdivision #2 the following courses and distances, North 0 degrees, 58 minutes, 25
seconds, East 100 feet, North 19 degrees 23 minutes, 45 seconds West, 62.6 feet, North
0 degrees, 58 minutes, 23 seconds East, 1221.31 feet; South 89 degrees, 1 minute, 37
seconds East 35 feet, North 0 degrees, 58 minutes, 23 seconds East 110 feet, thence north
5 degrees 44 minutes, 20 seconds East, 60.20 feet to the point of beginning, to the extent
only that such parcel is included within the sidelines of Lot 60 of Pittsfield Hills Sub-
division No. 2 extended easterly to
Subject to restrictions and easements of record. the east line of said parcel.



Receipt# 15-24231 6288545

10/28/2015 Washtenaw Co, Michigan

Real Estate Transfer Tax

Tax Stamp # 410339

County Tax: \$282.90 State Tax: \$1792.50



EXHIBIT 22

Lot 61 - 2811 Lillian

WARRANTY DEED

The Grantor(s) Peter G. Adamczyk and Marianne L. Adamczyk, husband and wife,

whose address is 2811 Lillian Rd., Ann Arbor, MI, 48104

convey(s) and warrant(s) to Kevin Robert Jones and Gloria K. Jones, husband and wife,

whose address is 1630 N. Maple Road, Ann Arbor, MI 48103

the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, is described as follows:

Situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit:

Lot 61 of PITTSFIELD HILLS SUBDIVISION NO. 2, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records.

also known as Property Address: 2811 Lillian Rd., Ann Arbor, MI 48104
Sidwell No. 09-12-02-408-044

for the sum of Two Hundred Thirty Nine Thousand and 00/100 Dollars (\$239,000.00)

subject to easements and building and use restrictions of record if any.

SS15739

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 99256 AC

22

SS

Time Submitted for Recording
Date 10/27/2015 Time 12:46pm
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Time Submitted for Recording
Date 10/20/2015 Time 9:57am
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Dated this 30th day of SEPTEMBER, 2015.

Signed by:

[Signature]
Peter G. Adamczyk

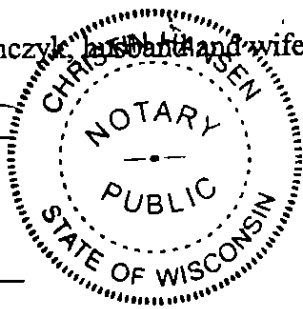
[Signature]
Marianne L. Adamczyk

State of Wisconsin
County of Dane

The foregoing instrument was acknowledged before me this 30 day of September 2015,
by

Peter G. Adamczyk and Marianne L. Adamczyk, husband and wife Marianne L. Adamczyk, husband + wife.

[Signature]
Notary Public, Dane County,



My commission expires: 9/09/19
Acting in the County of Dane

When Recorded Return To:
Kevin Robert Jones and Gloria K.
Jones, husband and wife
2811 Lillian Rd., Ann Arbor, MI,
48104
File # SS15739

Send Subsequent Tax Bills
To: Grantee

Drafted By:
William F. Ager, III P33742
2144 S. State Street
Ann Arbor, MI 48104

Recording Fee \$ _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES.

KNOW ALL MEN BY THESE PRESENTS: That CALVIN K. QUAYLE and VIRGINIA W. QUAYLE,
husband and wife,
whose Street Number and Post Office address is 2817 Lillian, Ann Arbor, Michigan,

EXHIBIT 23
Lot 62 - 2817 Lillian

Convey and Warrant to JOHN P. HAMM and DORISA HAMM, husband and wife,
whose Street Number and Post Office address is 2817 Lillian, Ann Arbor, Michigan,

the following described premises situated in the City of Ann Arbor, County of
Washtenaw and State of Michigan, to-wit:

Lot #62, Pittsfield Hills Subdivision No. 2, City of Ann
Arbor, Washtenaw County, Michigan, according to the plat
thereof as recorded in Liber 15 of Plats, pages 18 and
19, Washtenaw County Records.

Subject to restrictions and easements of record.

TITLE INSURANCE — ESCROWS

TITLE INSURANCE — ESCROWS

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,
for the sum of ----- One Dollar(s)
and other valuable considerations;

~~XXXXXX~~

Dated this 5th day of July A. D. 1965
Signed and Sealed in Presence of: Signed and Sealed:
Claude S. Rogers RECEIVED FOR RECORD *Calvin K. Quayle* (L. S.)
Edward L. Vandenberg SEP 7 11 36 AM '65 *Virginia W. Quayle* (L. S.)
PATRICIA HEWKIRK HARDY (L. S.)
REGISTER OF DEEDS
WASHTENAW COUNTY, MICH.
(L. S.)

In the STATE OF MICHIGAN, COUNTY OF Washtenaw ss.
On this 5th day of July, A. D. 19 65 before me personally
appeared CALVIN K. QUAYLE and VIRGINIA W. QUAYLE, husband and wife,
to me known to be the person s described in and who executed the foregoing instrument and acknowledged that they
executed the same as their free act and deed.
My commission expires January 13th A. D. 19 67 *Claude S. Rogers*
Notary Public Washtenaw County, Michigan

DOCUMENTARY 20, DOCUMENTARY 5, UNITED STATES INTERNAL REVENUE 10, DOCUMENTARY 50, DOCUMENTARY 25, CITY TREASURER'S CERTIFICATE, WASHTENAW COUNTY TREASURER, TAX CERTIFICATE No. 7150

Person who drafted this instrument _____ When recorded return to _____
Devine & Devine
300 National Bank & Trust Building
Ann Arbor, Michigan



1425
291
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ACS-5608849-0-2004
Peggy M Haines, Washtenaw

EXHIBIT 24
Lot 63 - 2823 Lillian

STATE OF MICHIGAN
WASHTENAW CO
12/03/2004
114393
REAL ESTATE
TRANSFER TAX
\$209.00 -C
\$1,425.00 -S
84305

WARRANTY DEED

-furnished by AMERICAN TITLE COMPANY OF WASHTENAW

The Grantor(s)

Tom F. Mahs, a single man, survivor of himself and his deceased wife Nina E. Mahs, whose death certificate is recorded herewith,

Convey(s) and Warrant(s) to

Diane Lynn Compton, whose address is 123 Pondridge Dr., Pinckney, MI 48169,

the following property located in the City of Ann Arbor, Washtenaw County, Michigan:

Lot 63, Pittsfield Hills Subdivision No. 2, as recorded in Liber 15 of Plats, Pages 18 and 19, Washtenaw County Records.

(Address: 2823 Lillian)

for the sum of One Hundred Ninety Thousand and 00/100 (\$190,000.00) Dollars,

subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable.

Dated: November 18, 2004

Tom F Mahs
Tom F. Mahs

Acknowledged before me in St. Joseph County, Indiana, on November 18, 2004, by Tom F. Mahs.

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 21172CC

Dianne Percifull
Notary Public
St. Joseph County,
My Commission Expires: 6/26/07

Drafted by:
Michelle J. Taylor (P64926)
3005 Boardwalk, Suite 202
Ann Arbor, MI 48108

When recorded return to:
Diane Lynn Compton
2823 Lillian
Ann Arbor, MI 48104

Recording fee: \$14.00
County transfer tax: \$209.00
State transfer tax: \$1,425.00
Total transfer tax: \$1,634.00
tax parcel #09-12-02-408-046
File #88670sl *lmjt*

Send tax bills to:
Diane Lynn Compton
2823 Lillian
Ann Arbor, MI 48104

#12

88670-2

EXHIBIT 25

AERIAL GRAPHIC OF PROTEST AREA THRESHOLDS

AREA WITHIN 100-FT OFFSET:

2700 BURTON RD. (TOTAL) - 75,771.5 SF
 3670 ELI - 6,491.2 SF
 2609 LILLIAN - 3,767.1 SF
 2631 LILLIAN - 3,764.2 SF
 2803 LILLIAN - 3,757.5 SF

17,780 SF

2825 BURTON RD. - 30,079.4 SF

TOTAL = 105,850.9 SF

EQUIVALENT-AREA SIGNATURES NEEDED FOR SUPERMAJORITY VOTE:

105,850.9 x 20% = 21,170.2 SF

