

#15-23-300-038 - NP Senior Living
to NP Rochester Hills

LIBER 49574 PAGE 710

0132580

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

LIBER 49574 PAGE 710
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$.00 TRANSFER TX COMBINED
07/13/2016 10:52:24 AM RECEIPT# 77943
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

JUL 12 2016

RTN

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

003959

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX



OAKLAND 07/13/2016 77943 \$0.00 CO \$0.00 ST 001063338

WARRANTY DEED

This DEED is made this 8th day of July, 2016, by NP SENIOR LIVING DEVELOPMENT, LLC, a Missouri limited liability company ("Grantor"), having an address of c/o NorthPoint Development, 5015 NW Canal Street, Suite 200, Riverside, Missouri 64150, to NP ROCHESTER HILLS, LLC, a Missouri limited liability company, having an address of c/o NorthPoint Development, 5015 NW Canal Street, Suite 200, Riverside, Missouri 64150 ("Grantee").

WITNESSETH, that said GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged does hereby these presents, grant, bargain and sell, convey and confirm unto the said GRANTEE, its successors and assigns, all the following described real estate situated in the County of Oakland and the State of Michigan, to-wit:

See Exhibit A

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said GRANTEE and unto its successors and assigns forever. GRANTOR hereby covenants that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that GRANTOR will warrant and defend the title of the said premises unto the said GRANTEE and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever excepting however, the general taxes for the current calendar year and thereafter, special taxes becoming a lien after the date of this deed, restrictions, easements and building set back lines of record, if any, and zoning laws.

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RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2016 JUL 12 AM 9:36

CHECKING COMPLETED
AT REGISTER OF DEEDS
JUL 12 2016
Register of Deeds
Oakland County, MI

[Signature Page Follows]

02/543919-53549740.2

63-15437283A

5+20

OK-LB

②
3/20

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

NP SENIOR LIVING DEVELOPMENT, LLC,
a Missouri limited liability company

By: [Signature]
Nathaniel Hagedorn, Manager

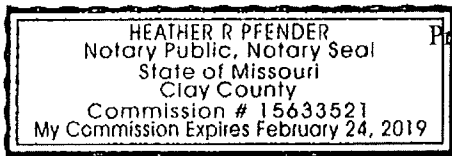
STATE OF Missouri)
) SS:
COUNTY OF Platte)

Before me, a Notary Public in and for the above County and State, personally appeared Nathaniel Hagedorn, the Manager of NP Senior Living Development, LLC, a Missouri limited liability company, who acknowledged the execution of the foregoing Warranty Deed on behalf of said company, and who, having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 7th day of July, 2016.

[SEAL]

[Signature]
Notary Public
Printed: Heather R. Pfender



Drafted by:
Thomas C. DeBacco, Esq.
Polsinelli PC
6201 College Blvd., Suite 500
Overland Park, KS 66211

Return to:
Thomas C. DeBacco, Esq.
Polsinelli PC
6201 College Blvd., Suite 500
Overland Park, KS 66211

This transaction is exempt from transfer tax pursuant to
MCL 207.505(a) and MCL 207.526(a)

EXHIBIT A
Legal Description

Part of the Southwest 1/4 of Section 23, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is North 01 degrees 48 minutes 43 seconds West 1043.54 feet along the West line of Section 23 and North 87 degrees 59 minutes 50 seconds East 65.90 feet from the Southwest corner of Section 23, Town 3 North, Range 11 East; thence North 01 degrees 48 minutes 43 seconds West 250.00 feet; thence North 87 degrees 59 minutes 50 seconds East 615.00 feet; thence South 01 degrees 48 minutes 43 seconds East 250.00 feet; thence South 87 degrees 59 minutes 50 seconds West 615.00 feet to the point of beginning.

Tax Parcel No. 15-23-300-038