

14920  
LIBER 39951 PAGE 107  
\$13.00 DEED - COMBINED  
\$4.00 REHOMUMENTATION  
\$1,720.00 TRANSFER TX COMBINED  
01/25/2008 09:37:58 A.M. RECEIPT# 7987

PAID RECORDED - OAKLAND COUNTY  
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

**OAKLAND COUNTY TREASURERS CERTIFICATE**  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument, except as stated by the records in the office

12308  
PATRICK M. DOHANY  
PATRICK M. DOHANY, County Treasurer  
Sec. 133, Act 206, 1953 as amended

000782

**COVENANT DEED**

T & C Federal Credit Union, a Federally Chartered Michigan credit union, whose address is 2525 Telegraph Road, Ste. 200, Bloomfield Hills, MI 48302 ("Grantor") conveys to Speedway Superamerica LLC, whose address is 539 South Main Street, Findlay, OH 45840 ("Grantee") the following described premises, located in the City of Rochester Hills, Oakland County, Michigan, TO WIT:

See Exhibit attached hereto.

More commonly known as: 50 West Avon Road, Rochester Hills, MI

Tax Item No. PART OF 15-22-226-021 (AKA 15-22)

for the full consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00),

As its sole warranty or covenant to the Grantee under this Covenant Deed, Grantor hereby covenants and agrees that it has not heretofore done, committed or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the Property hereby conveyed or any part thereof, is, shall or may be charged or encumbered in title, estate or otherwise.

The covenants herein shall be binding upon and inure to the benefit of the respective heirs, successors, assigns and legal representatives of the Grantor and Grantee.

Executed this 3rd day of December, 2007

Witnesses:

CHECKING COMPLETED  
AT REGISTER OF DEEDS  
JAN 23 2008  
Ruth Johnson Register of Deeds  
Oakland County, MI

#

Signatures:

T & C Federal Credit Union

BY: Dianne Addington  
Dianne Addington, CEO

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this December 3, 2007, by Dianne Addington, Chief Executive Officer of T & C Federal Credit Union, a Federally Chartered Michigan credit union.

DONNA L. CURTIS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Sep 12, 2013  
ACTING IN COUNTY OF Oakland

Donna Curtis  
Notary Public, Donna L. Curtis  
Macomb County, Michigan  
Acting in Oakland County  
My Commission Expires: 09/12/13

Drafted By:  
Michael Burwell, Atty.  
Bowen Radabaugh & Milton  
4967 Crooks Rd., Ste. 150  
Troy, MI 48098

Return To:  
Speedway Superamerica LLC  
c/o Marathon Petroleum Company  
539 South Main Street  
Findlay, OH 45840

2P  
R  
CS  
ST

COUNTY TREASURER'S CERTIFICATE

CITY TREASURER'S CERTIFICATE

STATE OF MICHIGAN  
OAKLAND  
1/25/2008  
7987



REAL ESTATE  
TRANSFER TAX  
\$220.00 CO  
\$1,500.00 ST  
499045

Recording Fee: 18.00  
State Transfer Tax: 1720.00

RECEIVED  
JAN 23 2008  
Ruth Johnson Register of Deeds  
Oakland County, MI

Send subsequent tax bills to:

O.K. - LG

103568065  
COMM / DC



**Philip R. Seaver Title Company, Inc.**

A Title Insurance Agency  
42651 Woodward Avenue, Bloomfield Hills, MI 48304 (248)338-7135

JAN 22 2008

This is Page 2 of 2 Pages of a Deed dated December 3, 2007 between T & C Federal Credit Union as Grantor(s), to Speedway Superamerica LLC, as Grantee(s).

**COMPLETE LEGAL DESCRIPTION**

The land referred to in this document is described as follows:

City of Rochester Hills

Parcel B:

A part of the Northeast corner of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as: Commencing at the Northeast corner of said Section 22; thence Westerly along the North line of said Section 22, North 89 degrees 05 minutes 58 seconds West 250.00 feet; thence South 0 degrees 59 minutes 59 seconds West 60.00 feet to a point on the South Right of Way line of Avon Road; thence continuing South 0 degrees 59 minutes 59 seconds West 150.00 feet to the point of beginning; thence South 89 degrees 05 minutes 58 seconds East 175.00 feet to the West Right of Way line of Rochester Road (M-150 75 half-width); thence along said Right of Way line South 0 degrees 59 minutes 59 seconds West 30.00 feet; thence North 89 degrees 05 minutes 58 seconds West 175.00 feet; thence North 0 degrees 59 minutes 59 seconds East 30.00 feet to the point of beginning, together with the benefits afforded by Ingress and Egress Easement recorded in Liber 39924, Page 10, Oakland County Records.

More commonly known as: 50 West Avon Road, Rochester Hills, MI

Tax Item No. PART OF 15-22-226-021