

CHIRCO TITLE COMPANY
an agency for Lawyers Title Insurance Company
26800 Harper Avenue
St. Clair Shores, MI 48081

WARRANTY DEED
Statutory Form

PHONE: 586-772-7020
FAX: 586-772-3534

KNOW ALL MEN BY THESE PRESENTS: That **American Land, Inc.**, Grantor, whose address is **30555 Hoover Rd, Warren, MI 48093**, conveys and warrants to **The City of Rochester Hills and to its successor in office and assigns**, Grantees, whose address is **1000 Rochester Hills Drive, Rochester Hills, MI 48309**, the following described premises situated in the City of Rochester Hills, County of Oakland, State of Michigan, to wit:

Part of the Southwest 1/4 of Section 25, Town 3 North, Range 11 East, City of Rochester Hills, Avon Township, Oakland County, Michigan, more particularly described as follows: Commencing at the Southwest corner of said Section 25; thence along the West line of Section 25 and the centerline of John R. Road (33 foot wide 1/2 Right of Way), North 00 degrees, 13 minutes, 55 seconds West 220.00 feet to the point of beginning of the Parcel to be described; thence continuing along the centerline of said John R. Road, North 00 degrees, 13 minutes, 55 seconds West, 110.00 feet; thence North 89 degrees, 08 minutes, 45 seconds East, 60 feet; thence South 00 degrees, 13 minutes, 55 seconds East, 110.00 feet; thence South 89 degrees, 08 minutes, 45 seconds West, 60.00 feet to the point of beginning. Containing 0.15 acres, more or less and subject to the rights of the public over John R. Road. Also subject to any other easements or restrictions of record.

for the full consideration of EXEMPT PURSUANT TO 7.456(5)(a) and MCL 207.526(a)

Subject to: building and use restrictions of record, if any.

Dated this 10th day of June, 2004.

APPROVED DESC
M. [Signature]
ROCHESTER HILLS
ENGINEERING DEPT.
06-14-2004

American Land, Inc.

[Signature]
Tony J. Gallo, President

STATE OF MICHIGAN)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this the 10th day of June, 2004 by Tony J. Gallo, President of American Land, Inc..

Sharon C. Horgan
Notary Public, Oakland County, MI
My Commission Expires November 14, 2005

[Signature]
Notary Public, County, Michigan
My Commission Expires:

Instrument Drafted by: Tony J. Gallo 30555 Hoover Rd Warren, MI 48093 Tax Item No.	When recorded return to: American Land, Inc. 30555 Hoover Rd Warren, MI 48093	Send subsequent tax bills to:	
Recording Fee \$	County Tr Tax: \$	State Tr Tax: \$	Total Tr Tax: \$0.00

APPROVED AS TO FORM
[Signature] 6/30/2004
ROCHESTER HILLS COUNSEL

APR 21 2004

Attached to and made a part of Warranty Deed between Grove Investments, LLC, a Michigan limited liability company, AKA Grove Investments, Inc., a Michigan limited liability company, Seller and American Land, Inc., Purchaser.

EXHIBIT A
LEGAL DESCRIPTION

Part of the Southwest 1/4 of Section 25 Town 3 North, Range 11 East, more particularly described as follows: Commencing at the Southwest corner of said Section 25; thence along the West line of Section 25 and the centerline of John R. Road (33 foot wide 1/2 Right of Way), North 00 degrees 13 minutes 55 seconds West, 220.00 feet to the point of beginning of the Parcel to be described; thence continuing along the West line of said John R. Road, North 00 degrees 13 minutes 55 seconds West, 110.00 feet; thence North 89 degrees 08 minutes 45 seconds East, 250.00 feet; thence South 00 degrees 13 minutes 55 seconds East, 110.00 feet; thence South 89 degrees 08 minutes 45 seconds West, 250.00 feet to the point of beginning.

Bearings were established from the Plat of "AVON MANOR ESATES SUB'N," as recorded in Liber 90 of Plats on Page 24 of the Oakland County Records.

APPROVED DESC

M. Taus
ROCHESTER HILLS
ENGINEERING DEPT.
07-22-04

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