

Subj: **Re: ALERT - Rochester Historic District Commission FYI from Webster**
 Date: 8/11/2005 3:00:58 P.M. Eastern Standard Time
 From: Laverew
 To: smcphail@ideaologists.com, BKennis360, james.mccauley@oracle.com,
 dlee@boothpatterson.com, kmogill@bignet.net, Ossenrollment, Oaklandsteiner,
 julie@customserviceanddesign.com, slviola@sbcglobal.net, renard.kolasa@couzens.com,
 wspirit3@charter.net

Thanks for the alert. FYI fm LW

2 → Dated Feb 28, 1852 and Recorded Mar 1, 1853 Levi & Sarah LeRoy sold the 81 acres to Eli H. Bristol:
 "Except ... a parcel of land taken from the southeast corner of the said first described parcel of land 5 rods by 8,
 so far as the same is leased to fractional School District No. 1 in Troy and Avon."

(40 square Rods)

Liber 47 of Deeds, pg 281-283

3 → Dated Aug -, 1882, Recorded Feb 24, 1883 in Liber 1 of Miscellaneous Records, page 386.

Lease from Henry C Blouch To School District No.1

80 square rods "for so long as the said (school) district shall occupy the said above described parcel of land for school purposes. And the said party of the second part for themselves and their assignees do covenant and agree that when the said above described parcel of land shall cease to be used for school purposes then this agreement shall become null and void, otherwise to remain in full force and effect, and the said party of the second part also agrees to build and maintain and keep in good repair the fence around the school house, and to pay the said party of the first part for said premises the sum of \$50."

4 → Dated Aug 14, 1924, Recorded Mar 3, 1937 in Liber 1083, Page 149

Warranty deed from Rena B. Maitgrott TO Fractinal Dictirct No. 11, Avon & Troy Twps.

Conveys: Land in Township of Avon, Oakland County, Michigan: Commencing at a point west 1 degree 45 minutes north, 396 feet from southeast corner of southeast quarter of Section 33, Town 3 north, thence north 361 feet, thence east 338 feet, thence south (on section line) 365 feet to point of beginning.

② Note: Between Sept 9, 1847 (when Levi LeRoy purchased the SE 1/2 of the SE 1/4 of Section 33) and Feb 28, 1852 (when he sold it to Eli H Bristol) a parcel 82.5 X 132 feet was leased to School District No. 1.

Handwritten notes:
7/15/58
10/1/58

Notary Public for the State of Michigan
JAMES P. COLE, Notary Public, No. 10,000, Exp. 12/31/58
LANSING, MICHIGAN

KNOW ALL MEN BY THESE PRESENTS, THAT **NOTA INVESTMENT COMPANY**, a Michigan Corporation
Do hereby certify that **AYONIALE SCHOOL DISTRICT FIDUCIARIAL, OF AYONIA TOWNSHIP, OAKLAND COUNTY, MICHIGAN**
has been granted and has taken as its **AYONIA** Township
the following described premises located in the Township of **Ayonia** and State of Michigan to wit:

lots 105, 106 and 107 and lot 1 and part of lot 2, Homestead Acres, a subdivision of part of the Southeast 1/4 of Section 33, Town 1 North, Range 21 East, Ayonia Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 50 of Plats, Page 60, Oakland County records, described as: Beginning at the southeast corner of lot 1, A.C. Homestead Acres, thence southerly along the east line of said lot 1, 80.0 feet to the southeast corner of said lot, thence westerly along the south line of said lot, 287.06 feet to the southwest corner of said lot, thence northerly along the westerly line of said lot 1 and lot 2 of said subdivision, 80.0 feet, thence easterly 287.06 feet to the place of beginning, being all of said lot 1 and a part of said lot 2.

for the sum of **One (\$1.00) Dollar** and other good and valuable considerations;

Witness my hand and seal this **9th** day of **January**, **A. D. 1958**.
Signed, Sealed and Delivered in Presence of

Handwritten signatures:
Walter E. Gearing and **Wray L. Daniels**
NOTA INVESTMENT COMPANY, a Michigan Corporation
by **Walter E. Gearing, President** (A. D.)
Wray L. Daniels, Vice President (A. D.)

in the State of Michigan, County of **Oakland**
do hereby certify that **Walter E. Gearing and Wray L. Daniels**
appeared before me on the **9th** day of **January**, **A. D. 1958** before me personally

to my personal knowledge, they being by me sworn, and (1) each for himself as president and vice president of **NOTA INVESTMENT COMPANY, a Michigan Corporation** the corporation named in and which executed the within instrument, and that the said officer in said instrument is the duly authorized officer of said corporation, and that said instrument was signed and sealed in behalf of said corporation of authority of the board of directors and said **Walter E. Gearing and Wray L. Daniels** authorized and constituted to be the president and vice president of said corporation
My commission expires **July 10, A. D. 1959**
Walter E. Gearing
Wray L. Daniels
Notary Public, Lansing, Michigan

Handwritten notes:
1701
LW

Handwritten notes:
Playground
L. 11. 50
8360
plan

Handwritten notes:
What is
7/15/58

Handwritten notes:
Jan 9, 1958

Handwritten notes:
July 15, 1958

Handwritten notes:
LW

Certificate
No. 2

The United States of America.

Sept. 14. March 1832

To all to whom these presents shall come, Greeting:

Whereas Joel Williams of Wayne County Michigan County

has deposited in the General Land Office of the United States, a certificate of the Register of the Land Office at District Michigan Territory

whereby it appears that full payment has been made by the said Joel Williams

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for

the East half of the South East quarter of Section Thirty three in Township Three North of Range One East in the District of Detroit and Territory of

Michigan containing Eighty acres

according to the official plat of the survey of the said Lands, returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said Joel Williams

NOW KNOW YE, That the **UNITED STATES OF AMERICA,** in consideration of the premises, and in conformity with the several acts of

Congress, in such case made and provided, have Given and Granted, and, by these presents do give and grant, unto the said Joel Williams

the said tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, therunto belonging, unto the said Joel Williams

and his heirs and assigns, forever.

In testimony whereof, J. James Monroe

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

affixed. Given under my hand, at the City of Washington, the fifth day of February in the year of our

Lord, one thousand eight hundred and twenty two, and of the Independence of the United States the

forty sixth

By the President,

J. M.

J. M.

Commissioner of the General Land Office

Liber 1083

(2-23-6 I went & read microfiche & transcribed by hand)

Recorded Mar 3, 1937

This indenture, made this 14th day of August in the year of our Lord one thousand nine hundred and twenty four Between Rena B. Maithrott of the Township of Avon, Oakland County, Michigan, party of the 1st part and Fractional District (# 11) No. Eleven Avon & Troy Townships, Oakland County, Michigan party of the second part, Witnesseth that the said party of the first part, for and in consideration of the Sum of One dollar and other valuable considerations — dollars to her in hand paid by the said party of the 2nd part, the receipt whereof is hereby confessed and acknowledged, do ^{signature} ~~illegible~~ looks like: 03 by these presents grant, bargain, sell, remise, release; alien and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain piece or parcel of land situate and

LW

P. 3

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining:
To have and to hold the said premises, as herein described, with the appurtenances, unto the said party of the 2nd part and to its heirs and assigns Forever.
And the said Rena B. Maitrott, party of the 1st part, for herself, her heirs, executors and administrators' do so covenant, grant, bargain and agree to and with the said party of the 2nd part, its heirs and assigns, that at the time of the enrolling and delivery of these presents she is well seized of the above granted premises in fee simple; that they are free from all encumbrances whatever illegible she will and her heirs, executors illegible (creditors?) shall warrant and defend the same against all lawful claims whatsoever.

What appears here in blank space is backwards words from other side of deed: Rena B. Maitrott backwards for example
and this indenture.

In witness whereof the said party of the first party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of
Frank L. Dietz } illegible
Elizabeth Shina }
Clear Rena B. Maitrott (L.S.)

State of Michigan
County of Oakland

On this 14th day of August in the year one thousand nine hundred and twenty four before me, a Notary Public in & for said county, personally appeared Rena B. Maitrott

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

Francis L. Dietz illegible
Notary Public Oakland County, Michi
My commission expires March 28, 1928

Liber 1083 p. 150

Warranty Deed 272#8

Short Form ^{Handwritten: 3-11 sec. 55}

Rena B. Maitrott to Fractional District
Number Eleven ~~illegible~~ Avon and

Troy Townships

Register's Office Oakland Township

This instrument was presented and received
for record this day of MAR 3 - 1937
at 11:20 a.m. and recorded in Liber 1083

of deeds on page 149-50 as a proper
Certificate was furnished in compliance
with Section illegible 2857? 3057?

Compiled illegible (Lexus?) of 1897? illegible
Laws of 1897

hand written: \$1 paid Stiles School R#1 Rochester

STILES
SCHOOL
1958

Sep 14 05 09:47a Mogill, Pasner & Cohen 248-214-8231

RECORDED AND INDEXED

INDEXED

FILED

SEP 14 1958

CLERK OF COUNTY

3

KNOW ALL MEN BY THESE PRESENTS: That **ROSA INVESTMENT COMPANY**, a Michigan Corporation

owns and wishes to convey to **AVONDALE SCHOOL DISTRICT** 210 FRACTIONAL, OF AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN

where Street Number and Post Office Address is Avon, Michigan

the following described portions situated in the Township of Avon County of Oakland and State of Michigan to-wit:

Lots 105, 106 and 107 and Lot 2 and part of Lot 7, Homestead Acres, a subdivision of part of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 90 of Plats, Page 60, Oakland County Records, described as: Beginning at the southeast corner of Lot 1, S.D. Homestead Acres, thence southerly along the east line of said lot, 80.0 Homestead Acres, thence southerly along the east line of said lot, 80.0 feet to the southeast corner of said lot, thence westerly along the south line of said lot, 87.06 feet to the southwest corner of said lot, thence southerly along the westerly line of said Lot 1 and Lot 2 of said subdivision, 89.8 feet, thence westerly 222.00 feet to the place of beginning, being all of said lot 1 and a part of said Lot 7.

For the sum of One (\$1.00) Dollar and other good and valuable considerations

subject to

dated this 9th day of January A.D. 1958.

Witness My Hand and Seal of Office.

Maudie A. Nelson
Maudie A. Nelson

Walter E. Gearing
Walter E. Gearing

Wray H. Daniels
Wray H. Daniels

ROSA INVESTMENT COMPANY, a Michigan Corporation
by: *Walter E. Gearing* President
Wray H. Daniels Vice President

to the CLERK OF COUNTY, COUNTY OF OAKLAND MICHIGAN
on this 9th day of January A.D. 1958 before me personally present, and being by the above, said (s) each for himself and those that they are respectively the president and vice president of **ROSA INVESTMENT COMPANY**, a Michigan Corporation
do hereby certify that the within instrument, and that the same affixed to said instrument in the presence of said corporation, and that the same was signed and sealed in behalf of said corporation by authority of the board of directors, and that **Walter E. Gearing** and **Wray H. Daniels** acknowledged said instrument to be the true and correct deed of said corporation.

My commission expires July 15, A.D. 1959
Maudie A. Nelson
County Clerk - Oakland

Notary Public - Michigan

107
106
105

Playground
L. 105
P. 106
Plat 1

What is
???

Jan 9, 1958

July 19, 1958

LW

Sep 14 05 09:49a

Mogill, Posner & Cohen

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 2d day of Oct
personally appeared WRAY RUSSELL DAN
his wife, and HENRY ADD DANIELS and
wife, to me known to be the persons
the foregoing instrument and acknowl
same as their free act and deed.

My commission expires:

July 16, 1973.

[Signature]
Notary

OAKLAND
COUNTY
031103

LW

Sep 14 05 09:49a

Mogill, Posner & Cohen

LIBER 5422 PAGE 512

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

DANIELS and MARGARET I. DANIELS, his wife,
 Royal Oak, Michigan, and HENRY ADD DANIELS
 DANIELS, his wife, of Andersonville Road, W
 convey and warrant to AVONDALE SCHOOL DISTRICT
 EDUCATION, whose street number and post office
 Squirrel Road, Auburn Heights, Michigan,
 premises situated in the Township of Avon,
 State of Michigan, to-wit:

3/14/06

Lots 3 to 7 and part of Lot 2 of
 described as beginning at the Northeast
 Lot 2; thence Southerly along the East
 75 feet to the Southeast corner of said
 Northeast corner of land conveyed to
 District No. 10 Fractional by Deed re
 page 28, Oakland County Records) then
 the Northerly line of said school pro
 a point on the West line of Lot 2 loc
 Southerly of Northwest corner of said
 westerly along the West line of said
 the Northwest corner of Lot 2; thence
 North line of Lot 2 a distance of 284
 beginning, of Homestead Acres Subdiv
 of part of the Southeast quarter of
 Avon Township, Oakland County, Michi
 plat thereof as recorded in Liber 50
 Oakland County Records.

Original County Registrar
 Notary Public for Michigan
 State of Michigan
 My Comm. Expires 12/31/06
 10/14/05

together with all and singular the tenements
 appurtenances thereunto belonging or in any
 for the sum of SEVENTEEN THOUSAND FIVE HUNDRED
 (\$17,500.00), subject to building and use
 of record and zoning ordinances, if any.

23261

LW

Re: Stiles School Sale Reversion Clause

SE 5 rods x 8 rods (approx 82.5 x 132 feet) of E 1/2 of SE 1/4 of Section 33 (now Rochester Hills) Ref # 21,
Sidewall # 15-33-476-020

- 1 US to Joel Wellman July 3, 1820 80 acres
- 2 also US to Joel Wellman Feb 15, 1822
- 5 to Northrup Jones Mar 13, 1823
- 6 to Benj F Larned Nov 8, 1834
- 7 to Henry Waldron Feb 24, 1837
- 8 to Levi Leroy Sept 9, 1847
- 9 to Eli H Bristol Feb 28, 1852 Except school district, 5 rods x 8 rods, approximately 82.5 x 132 feet, 1 rod = 16.5 feet **which contains a reversion clause if not used as a school.**
- 10 to Hiram Harris Apr 6, 1864 (died Apr 11, 1864)
- 11 from wife Margaret Harris, widow and children adopted & siblings, personal property
- 12 lease to Henry Blouch Apr 6, 1869 10 yr lease of Bristol Farm
From Ira C Bullock, heir of Hiram Harris (adopted children)
- 13 to Henry C Blouch Oct 1, 1870 with QC Deeds filed from C Seeley, H Harris, M J Bullock)
- 14 to Samuel Durant Mar 16, 1888 or June 30, 1888
Feb 15, 1887 Probate Sale July 2, 1888
- 20 to Mary J J Durrant May 5, 1904
- 22 to Rena B Maitrott Dec 19, 1921
- 24 to Georgia Colby Mar 2, 1932 Life Lease by Blouch
Tax Sale Nov 29, 1939
Tax Sale Dec 22, 1941
- 25 Colby to E & R Maitrott Dec 18, 1941 to Holmstead Acres Platt
- 27 State of Michigan to Manley Davis Investment Co.
to Alfred & Bernice Atwood Sept 8, 1945
to Forest E & Ora E Baker Sr. Oct 4, 1954
to Robert W & Doris A Dunn Mar 8, 1963
to John L & Elizabeth Giffels
to Roy LaVere & Zola Webster May 17, 1994 Current owner

LaVere Webster LaVereW@aol.com PHONE 248-853-9426
Rochester Hills, Michigan