

1100 Mead Road

Historic District Modification Application



January 26, 2018

OWNER:

MCGREGOR OF TEXAS LP
RICHARD ALTHERR, AUTHORIZED REPRESENTATIVE
(248) 705-3099
1200 MEAD ROAD, ROCHESTER HILLS, MI 48307

LANDSCAPE ARCHITECT:

DONALD C. WESTPHAL ASSOCIATES L.L.C.
LANDSCAPE ARCHITECTS AND SITE PLANNERS
(248) 651-5518
71 N. LIVERNOIS, STE. A, ROCHESTER HILLS, MI 48307

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6. History of Conveyance of Property in Rochester
Hills, formerly Avon Township



donald c. westphal
associates, I.I.C.
landscape architecture & site planning
avon prairie house
71 n. livernois, suite a, rochester hills, mi 48307
dcwestphal.com
(248) 651-5518 fax (248) 651-0450

January 25, 2018

City of Rochester Hills Planning Department
1000 Rochester Hills Drive
Rochester Hills, MI 48309

ATTN: Planning Department

RE: 1100 Mead Road
Parcel No.s 15-01-100-024 & 15-01-100-025

On behalf of our client, we are requesting to modify the existing historic designation of the Property known as 1100 Mead Road. We have included a completed Historic Districts Establishment, Modification or Elimination Application, along with various exhibits, drawings and attachments in support of the request. An extensive title search has been completed as well.

The requested modification would reduce the area of the historic designation from the current 62 acres to approximately 13 acres immediately surrounding the home built in 1927. This 13 acres includes healthy, second growth woodlands consisting of hickory, oak, cherry, and walnut. The remaining 49 acres being removed from the historic designation is mainly scrub growth, invasive plant species, wetlands and mowed fields.

The history of the site began in 1926 when William Talman purchased part of an old apple orchard from the owner at the corner of Winkler Mill and Mead Road. Three trees from the original orchard remain on site today. In 1927, Mr. Talman built a home on the property that was designed by Wallace Frost, an associate of Albert Kahn. Dick Spitzely and Mary Ann Scripps-Spitzely purchased the house and property in 1948. In 2003, McGregor of Texas, LP purchased the house and properties.

The house was built presumably as a country home. The style of the home is a variant of the English revival style with an irregular plan. It is a 1-1/2 story building constructed of weatherboard, stone and brick with a gabled tile roof. A three-car garage also exists on the property, with a gable roof to match the residence.

The State of Michigan Historic Preservation Office Intensive Level Survey listing for this home states that the 1938 rural property inventory shows the house was originally

located on a 13-acre parcel. Over the years, the original parcel has been combined and recombined with other parcels to form what is now known as 1100 Mead Road with parcel numbers 15-01-100-024 and 15-01-100-025. We are requesting that the existing Historic designation be modified to reduce the area designated to the 13 acres surrounding the home. We have attached a drawing to show the proposed revised property boundary with the historic designation focused around the home. This honors the original parcel designation while allowing the remaining land to potentially be developed.

Per the application instructions, we are providing the following details regarding the 1100 Mead Road property:

- a. Age of Structure – 91 Years
- b. Architect - Wallace Frost
- c. Previous Owners – William Tallman, RISCO (a partnership), The Richard M. Spitzley Trust, and McGregor of Texas, L.P.
- d. Significant events or persons associated with the property – none that we are aware of
- e. Copy of deeds – attached
- f. Photographs of structures – attached
- g. History of site – Title search attached
- h. Any additional information – attached

Sincerely,
DONALD C. WESTPHAL ASSOCIATES, L.L.C.



Jennifer L. Blankenship

CC: Richard Altherr



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Historic Districts Establishment, Modification or Elimination Application

Project Information

Name McGregor of Texas LP	
Application for	
<input type="checkbox"/> Establishment <input checked="" type="checkbox"/> Modification <input type="checkbox"/> Elimination	
Reason for Establishment, Modification or Elimination	
<p>Would like to modify existing historic designation from 62 acres to the 13 acres immediately surrounding 1927-built house. This 13 acres includes healthy, second growth woodlands (hickory, oak, cherry, walnut). Remaining 49 acres being removed from historic designation is mainly scrub growth, invasive plant species, wetlands, and mowed fields.</p>	
History of site, structure(s), or resource(s)	
<p>In 1926 Talman purchased part of an old apple orchard (there are currently 3 trees left of this apple orchard in the middle of a field) from the owner at the corner of Winkler Mill and Mead Rd. Talman built a Wallace Frost-designed house (Wallace Frost was an associate of Albert Kahn). In 1948, Dick Spitzely and Mary Ann Scripps-Spitzely purchased the house and property in 1948. McGregor of Texas, LP purchased the house and properties in 2003.</p>	

Property Information

Street Address 1100 Mead Rd (-024) & no address for -025	
Parcel Identification Number <i>(can be obtained on the Property Tax Look-Up page on the City's website)</i> 15-01-100-024 & 15-01-100-025	Property Dimensions Width at Road Frontage: 1311.7 Depth: 2,249.2
Land Area (acres) 44.5 & 17.5	# of Lots/Units <i>(if applicable)</i> 2
Current Use(s) Residential /Family Home	Current Zoning Residential
Historic District Location <i>(check one as indicated on the City's Historic Districts Map)</i>	
<input type="checkbox"/> Stoney Creek <input type="checkbox"/> Winkler Mill Pond <input checked="" type="checkbox"/> Non-contiguous	



Department of Planning and Economic Development
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Historic Districts Establishment, Modification or Elimination Application

Applicant Information

Name Richard Altherr, authorized representative McGregor of Texas, L.P.		
Address 1200 Mead Road		
City Rochester Hills	State Michigan	Zip 47307
Phone 248-705-3099	Email raltherr@me.com	
Applicant's Legal Interest in Property Owner		

Property Owner Information Check here if same as above

Name Richard Altherr, authorized representative McGregor of Texas, L.P.		
Address 1200 Mead Road		
City Rochester Hills	State Michigan	Zip 47307
Phone 248-705-3099	Email raltherr@me.com	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) understand and acknowledge that any work authorized by the Historic Districts Commission is required to be inspected by City Inspectors, and authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

I (we) will notify the Department of Planning & Economic Development upon completion of the approved work.

Applicant's Signature <i>Richard Altherr Jr</i>	Applicant's Printed Name Richard Altherr	Date 1-15-2018
Property Owner's Signature <i>Richard Altherr</i>	Property Owner's Printed Name Richard Altherr	Date 1-15-2018

OFFICE USE ONLY

Date Filed	File #	Escrow #



Department of Planning and Economic Development
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Historic Districts Establishment, Modification or Elimination Application Instructions

For additional information, please refer to the Historical Preservation Ordinance ([Chapter 118 of the Code of Ordinances](#)) which is available on the City's website.

1. **Completed Applications.** Applications must be submitted on the attached completed application with all information typed or printed in ink along with historical information on the resource. This may include (*but is not limited to*):
 - a. Age of structure(s)
 - b. Architect or builder
 - c. Previous owners
 - d. Significant events or persons associated with the resource
 - e. Copy of Deeds
 - f. Photograph(s) of structure(s)
 - g. History of site (*any historical documentation should include references and page numbers*)
 - h. Any other information which the applicant feels will aid the City in its review
 - i. PDF files of all of the above submitted information

Resources to assist in research include:

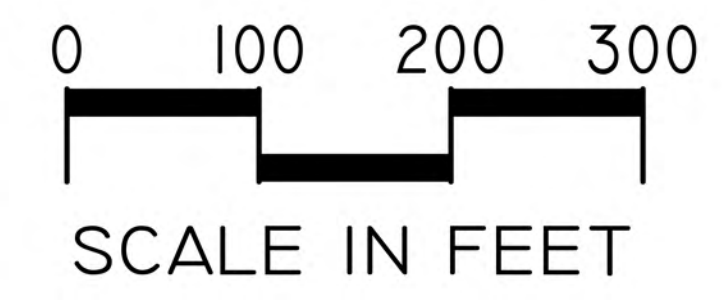
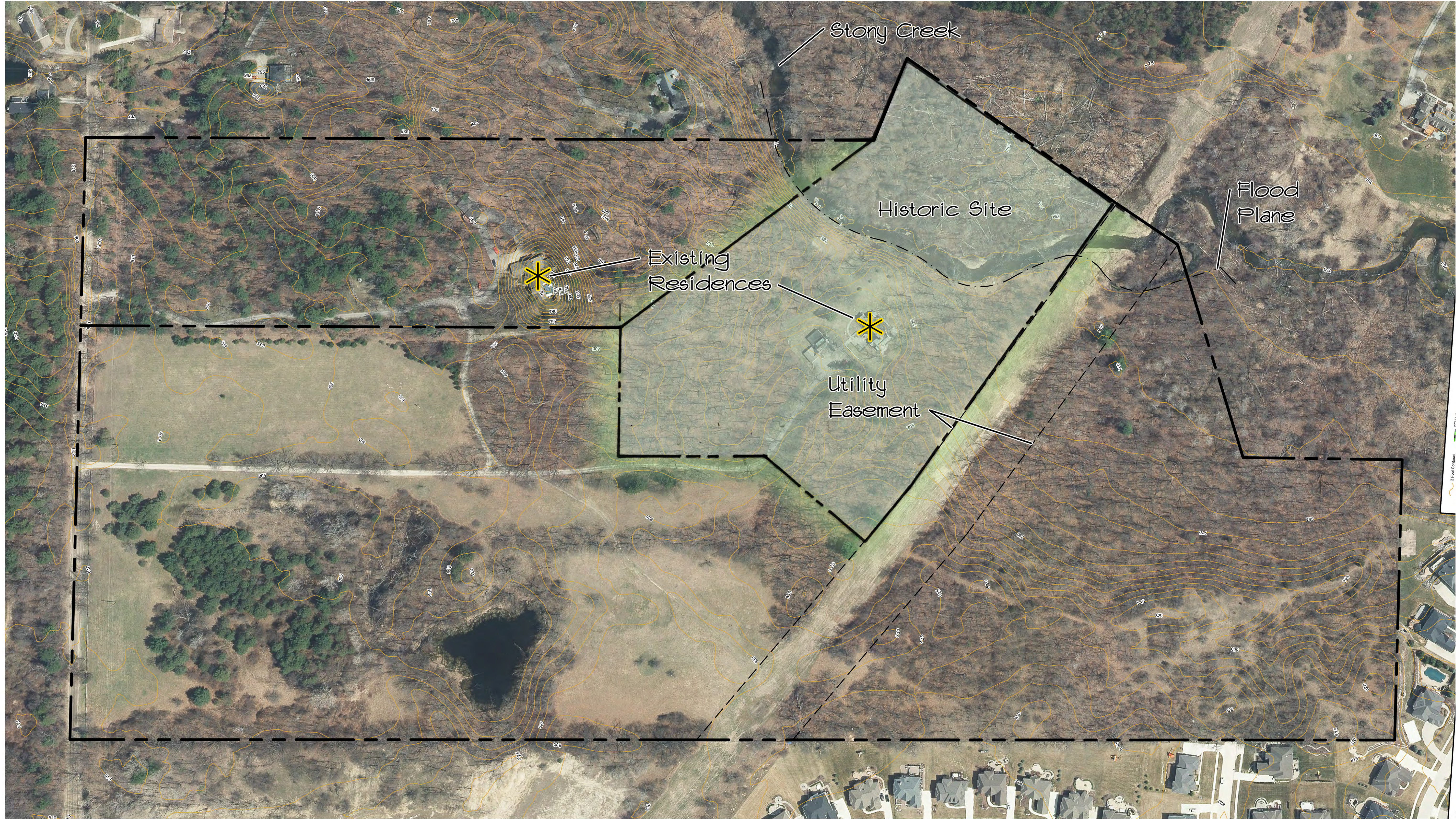
- [Rochester Hills Museum](#)
248-656-4663
- [Rochester Hills Assessing Department](#)
248-656-4605
- [Rochester Hills Building Department](#)
248-656-4615
- [Rochester Hills Library](#) (Local History Room)
248-650-7135
- [Oakland University](#) (Archives & Library)
248-370-2492
- [State of Michigan](#) (Archives)
517-373-1630
- [Oakland County Register of Deeds](#)
248-858-0597
- [Lake Orion Library](#) (cemetery records, birth/death records)
248-693-3000
- [Troy Library](#)
248-524-3538

2. **Review Process.** The review process is outlined in [Article II Division 4 Procedure to Establish, Modify or Eliminate District](#). Any request will be forwarded to the City Council. If the City Council determines that there are reasonable grounds for the request, the request will be forwarded to the Historic District Study Committee (HDSC) to conduct an investigation of the request. When it is determined by City staff that the application is complete and any necessary revisions have been made, the project will be placed on the next scheduled HDSC meeting. HDSC meetings are generally held the second Thursday of each month at 5:30 P.M.

The HDSC will prepare a preliminary report which will be forwarded to the Rochester Hills Planning Commission, Michigan Department of History, Arts, and Libraries, to the Michigan Historical Commission, and to the state historic preservation review board. The HDSC will then hold a public hearing (at least 60 days after transmittal of the preliminary report). A final report will then be prepared containing a recommendation to the City Council, who will then act on the request.

- a. **Designation.** To be eligible for designation, a resource must qualify under the National Register Criteria for historic designation, which includes the following criteria:
 - 1) That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - 2) That are associated with the lives of persons significant in our past; or
 - 3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
 - 4) That have yielded, or may be likely to yield, information important in prehistory or history.
- b. **Elimination.** In considering elimination of a historic district, one or more of the following needs to be shown:
 - 1) Lost physical characteristics. The historic district has lost those physical characteristics that enabled establishment of the district;
 - 2) Insignificance. The historic district was not significant in a way previously defined, or
 - 3) Defective procedure. The historic district was established pursuant to defective procedures.
3. **Fees.** \$25 shall be paid by applicant at the time of application.
4. **Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.





Meade Road
 Rochester Hills, Oakland County, Michigan

PROPOSED REVISION
 HISTORIC SITE BOUNDARY

donald c. westphal
 associates, l.l.c.
 landscape architects & site planners
 2449 West 9th Street, Suite 500, Rochester, MI 48306
 Phone: (248) 951-2518 Fax: (248) 951-0450

DATE: 10/01/2012
 REVISIONS:

 DRAWN BY: JSC/LAB DRAWING #: 1179

SHEET No. | OF |

**State of Michigan Historic Preservation Office
Intensive Level Survey
Rochester Hills Historic Districts Survey**

Address

Street: 1100 Mead Rd.
City: Rochester Hills **County :** Oakland **ZIP:** 48306
Current Name:
Historic Name: Tallman, William House

No image
available

Evaluations

Contributes to: William Tallman House
NR Eligible: More Data Needed
Contributing: More Data Needed
SHPO Evaluation:

Photo

Filename: RHPhotos\No photo.jpg
Roll: **Frame:**
View:
Credit:
Caption: Photo not obtainable

Resources on Property/Status

Historic Use: D/single dwelling
Current Use: D/single dwelling
Owner Type: Private

Main Building

Foundation:	Roof:
1. Concrete	1.
2.	2.
3.	3.
Wall:	Other:
1. Wood: Weatherboard	1. Brick
2. Stone	2. Stone
3.	3.

Period of Significance:

Area of Significance:

- 1 Architecture
- 2
- 3

Arch/Builder:

Date Built: ca. 1927

Architectural Classification:

Material Notes:

Description: 1 1/2 story gable roof house of irregular plan. Appears to be some variant of an English revival style. Three chimneys--stone and brick. Tax record states the building has a tile roof. Description based on tax record and old photos.

Other Buildings/Features: Garage. Swimming pool.

Significant Persons:

Statement of Significance: The house was built by William Tallman ca. 1927, presumably as a country home. The 1938 rural property inventory shows the house located on a 13 acre parcel.

References:

1100 Mead Rd., Inventory of Historic Properties, Avon Township, 1978; Michigan Rural Property Inventory, Avon Township, 1Q; City of Rochester Hills Assessor's Office.

Surveyor's Comments:

No access and property is not visible from street. Need to see property in order to evaluate.

**State of Michigan Historic Preservation Office
Intensive Level Survey
Rochester Hills Historic Districts Survey**

Address

Street: 1100 Mead Rd.
City: Rochester Hills County : Oakland ZIP: 48306
Current Name:
Historic Name:

No image
available

Evaluations

Contributes to: William Tallman House
NR Eligible: More Data Needed
Contributing: More Data Needed
SHPO Evaluation:

Photo

Filename: RHPotos\No photo.jpg
Roll: Frame:
View:
Credit:
Caption: Photo not obtainable

Resources on Property/Status

Historic Use: D/secondary structure
Current Use: D/secondary structure
Owner Type: Private

Main Building

Foundation:	Roof:
1.	1.
2.	2.
3.	3.
Wall:	Other:
1. Wood: Weatherboard	1.
2.	2.
3.	3.

Period of Significance:

Area of Significance:

1 Architecture
2
3

Arch/Builder:

Date Built: ca. 1927

Architectural Classification:

Material Notes:

Description:

Gable roof garage with same roofing as house. Tax record indicates three car garage but photo seems to show more. Description based on tax record.

Other Buildings/Features:

Significant Persons:

Statement of Significance:

References:

Michigan Rural Property Inventory, Avon Township, 1Q; City of Rochester Hills Assessor's Office.

Surveyor's Comments:

Need to see building in order to evaluate.

**History of Conveyance of
Property in Rochester Hills,
formerly Avon Township**

Parcels

**15-01-100-011 & 15-01-100-004
(now 15-01-100-024 & 15-01-100-025)**

And Parcel

15-01-100-003

Table of Contents

1. Chain of Title for parcel 15-01-100-004, starting with William Tallman as Trustee of The United Guardian Trust Co. in 1936 and passing through various entities and individuals, ending with RISCO, a Partnership, in 1973
2. Chain of Title for parcels 15-01-100-001 & 15-01-100-003, starting with Elisha & Vida Whims, as to parcel 15-01-100-001 in 1925 and William Tallman as Trustee of The United Guardian Trust Co. in 1936, and passing through various entities and individuals, ending with RISCO, a Partnership, in 1974

At this point, RISCO owned all of 15-01-100-001, 15-01-100-003 and 15-01-100-004

3. In 1978, 15-01-100-001 & 15-01-100-004 were added to the registry of Historical Districts.
4. In February 1989, RISCO deeded all the property to The Richard M. Spitzley Trust.
5. In May 1989, 15-01-100-001 & 15-01-100-004 were recombined to form 15-01-100-024 and 15-01-100-025.
6. In September 2004, The Richard M. Spitzley Trust deeded all the property to McGregor of Texas, L.P. (the current owner)

1. Chain of Title for parcel 15-01-100-004, starting with William Tallman as Trustee of The United Guardian Trust Co. in 1936 and passing through various entities and individuals, ending with RISCO, a Partnership, in 1973

Deed from Un. Grdn Tr Co (William Tallman, Trustee)
to Kathleen McGraw Hendrie - November 1936



11/16/2017

Scale: 1 inch= 500 feet

File: Tallman to Hendrie 1936.ndp

Tract 1: 18.4562 Acres, Closure: s87.5916e 792.12 ft. (1/7), Perimeter=5795 ft.

- 01 /nw,ne,1,3n,11e
- 02 n88.00w 792.2
- 03 s13.1240w 1462.06
- 04 s13.34w 359.73
- 05 n66.39w 643.18
- 06 n4.47e 96.5
- 07 n0.3920e 1456.61

08 s88.00e 985

O.K. M. L. + G. L. 1, 3-11-36
 at a pt. on the N. line of A.L. Ave.,
 dist. 788' 00" N. and E. line, 792.2 ft.
 from the N. line of A.L. Ave. 1, 11.8
 1392' 40" N. 176' 66" E. (true)

Johnson The Lumber
 Company

508-15667
 The Lumber Co.
 to
 7500.2"
 Oct. 14, 1936
 Price 10.250
 20.25, 100th

Case - 15668

J.E. B. 1st

10670-252

Nov. 2, 1936

William H. DeLeonard

of Date B. " " " "

to

Robertson McKeown

Shenandoah

Dr. J. M. + J. L. 1, 3-11, Deane co
Reg. # 36-15667

736 -16488

Q.C.D. \$2.00 etc.

Un. Grdn. Tr. Co.,
a Mich. Corp.,

L. 1069, P. 92

Nov. 10, 1936

" " "
" 18, "

To

Kathleen McGraw Hendrie.

Id. in Avon Twp., C.C., M., desc. as folls:
Pt. of the NW $\frac{1}{4}$ of Sec. 1, 3-11, desc. as beg. at a pt.
in the N. line of sd. sec., dist. N. 88° 00' W. on Sec.
line 792.2 ft. from the N $\frac{1}{4}$ cor. of sd. Sec. 1; th. S. 13°
12' 40" W. 1462.06 ft; th. S. 13° 34' W. 359.73 ft.
th. N. 66° 39' W. 643.18 ft; th. N. 4° 47' E. 96.5 ft;
th. N. 0° 39' 20" E. 1456.61 ft. to the N. line of sd.
sec; th. S. 88° 00' E. on the Sec. line 985 ft. to the
pt. of beg.

Deed from Hendrie to Spitzley - December 1965
 Deed from Spitzley to RISCO and WISCO - December 1967
 RISCO to RISCO - Jun 1969
 Deed from WISCO to The Detroit Bank and Trust Co - April 1969
 Deed from The Detroit Bank and Trust Co to RISCO - March 1973
 15-01-100-004



11/16/2017

Scale: 1 inch= 500 feet

File: Hendrie to RISCO 65 to 73.ndp

Tract 1: 18.4562 Acres, Closure: s87.5916e 792.12 ft. (1/7), Perimeter=5795 ft.
 Tract 2: 34.8817 Acres, Closure: s87.5843e 1367.25 ft. (1/4), Perimeter=5498 ft.

- | | |
|----------------------|----------------------|
| 01 /nw,ne,1,3n,11e | 13 s4.4700w 96.50 |
| 02 n88.00w 792.2 | 14 s66.39e 450.15 |
| 03 s13.1240w 1462.06 | 15 n00.4220e 1717.43 |
| 04 s13.34w 359.73 | |
| 05 n66.39w 643.18 | |
| 06 n4.47e 96.5 | |
| 07 n0.3920e 1456.61 | |
| 08 s88.00e 985 | |
| 09 @0 | |
| 10 n88.00w 1367.2 | |
| 11 n88.00w 410 | |
| 12 s00.3920w 1456.61 | |

3-11 Lawyers Title Insurance Corporation

LNK 5139 no 103

07 88389

QUIT CLAIM DEED - Primary Form
Act 197 P. A. 1943 - M.S.A. 24.317

KNOW ALL MEN BY THESE PRESENTS: That RICHARD M. SPITZLEY and MARY ANN SPITZLEY, his wife,

Quit Claim to RISCO, a partnership, and WISCO, a partnership, as tenants in common, RISCO having an undivided one-sixth (1/6) interest and WISCO having an undivided five-sixth (5/6) interest, whose Street Number and Post Office address is 1100 Mead Road, Rochester, Michigan 48063,

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

Part of the Northwest 1/4 of Section 1, Town 3 North, Range 11 East described as: Beginning on section line distant North 88 degrees 00 minutes West 1367.2 feet from North 1/4 Section corner; thence North 88 degrees 00 seconds West 410 feet; thence South 00 degrees 39 minutes 20 seconds West 1454.61 feet; thence South 4 degrees 47 minutes 00 seconds West 96.3 feet; thence South 66 degrees 39 minutes East 450.15 feet; thence North 00 degrees 42 minutes 20 seconds East 1717.43 feet to beginning.

together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining for the sum of ----- (\$1.00) One Dollar and other valuable considerations;

Witness my hand and seal this 27th day of December A.D. 19 67

Signed, Sealed and Delivered in Presence of:

<i>Ruth L. Colman</i> Ruth L. Colman	<i>Richard M. Spitzley</i> Richard M. Spitzley 1100 Mead Road Rochester, Michigan 48063	(L.S.)
<i>Ruth L. Donber</i> Ruth L. Donber	<i>Mary Ann Spitzley</i> Mary Ann Spitzley 1100 Mead Road Rochester, Michigan 48063	(L.S.)
		(L.S.)
		(L.S.)
		(L.S.)

STATE OF MICHIGAN
COUNTY OF WAYNE

This 27th day of December A.D. 19 67 before me personally appeared Richard M. Spitzley and Mary Ann Spitzley, his wife, to me known to be the persons described to and who executed the foregoing instrument and acknowledged that executed the same as free act and deed

My commission expires April 18 A.D. 19 71

Notary Public: Wayne County, Michigan
2211 Detroit Bank & Trust Bldg.
Detroit, Michigan 48226
Frederick A. Keydel

When recorded to be JOSLIN & KEYDEL
2211 Detroit Bank & Trust Bldg.
Detroit, Mich. 48226

DEC 29 1967

LNK 5139 no 103

TITLE INSURANCE - ABSTRACTS - RECORDS

3-11

KNOW ALL MEN BY THESE PRESENTS: That RISCO, a discontinued partnership, the address of which is 1100 Mead Road, Rochester, Michigan 48063, by all of its surviving partners

Quit Claim(s) to RISCO, a partnership,

whose address is 1100 Mead Road, Rochester, Michigan 48063
an undivided one-sixth (1/6) interest in
the following described premises situated in the Township of Avon
County of Oakland and State of Michigan, to-wit:

Part of the Northwest 1/4 of Section 1, Town 3 North, Range 11 East described as: Beginning on section line distant North 88 degrees 00 minutes West 1367.2 feet from North 1/4 Section Corner; thence North 88 degrees 00 seconds West 410 feet; thence South 00 degrees 39 minutes 20 seconds West 1456.61 feet; thence South 4 degrees 47 minutes 00 seconds West 96.5 feet; thence South 66 degrees 39 minutes East 450.15 feet; thence North 00 degrees 42 minutes 20 seconds East 1717.43 feet to beginning;

together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. Consideration is without value, and the value of the gift is less than \$100.00. (P.A. 327 of 1968, Sec. 5-A).

Dated this 19th day of June A. D. 1969

Witnesses:
Jack B. Mitchell
Jack B. Mitchell
Sally L. Colman
Sally L. Colman

Signed and Sealed:
RISCO, a partnership
By *Richard M. Spitzley* (L.S.)
Richard M. Spitzley, Partner
By *Fredrick K. Keydel* (L.S.)
Fredrick K. Keydel, Partner
(L.S.)
(L.S.)
(L.S.)

STATE OF MICHIGAN
COUNTY OF WAYNE

On this 19th day of June A. D. 1969 before me personally appeared Richard M. Spitzley and Fredrick K. Keydel, being all of the surviving partners of RISCO, a partnership, (discontinued) who to me acknowledged that they executed the same as their free act and in behalf of said partnership by authority of its articles of agreement.

My commission expires May 11, 1971
Notary Public, Wayne County, Mich.
Thomas R. Quiller III

Notary Public, Wayne County, Michigan
2211 Detroit Bank and Trust Building
Detroit, Michigan 48226

Recording Fee
State Finance Stamp

Witnessed and attested by JUSLYN A. KEYDEL
2211 Detroit Bank and Trust Building,
Detroit, Michigan 48226

JUN 26 1969

1988 5378 PAGE 746

P

745

TITLE INSURANCE - ABSTRACTS - ESCROWS

TITLE INSURANCE - ABSTRACTS - ESCROWS



Lawyers Title Insurance Corporation 5389 REC 489

2007 0/69 49137
Form 502
QUIT CLAIM DEED Statutory Form
CL 1918, 365152 MSA, 26517

KNOW ALL MEN BY THESE PRESENTS: That WISCO, a partnership, the registered office of which is 1100 Mead Road, Rochester, Michigan 48063, by all of its surviving partners

Quit Claim(s) in THE DETROIT BANK AND TRUST COMPANY, Trustee

whose address is 211 West Fort Street, Detroit, Michigan 48226
an undivided five-sixth (5/6) interest in
the following described premises situated in the Township of AVON
County of Oakland and State of Michigan, to-wit:

Part of the Northwest 1/4 of Section 1, Town 3 North, Range 11 East described as: Beginning on section line distant North 88 degrees 00 minutes West 1367.2 feet from North 1/4 Section corner; thence North 88 degrees 00 seconds West 410 feet; thence South 00 degrees 39 minutes 20 seconds West 1456.61 feet; thence South 4 degrees 47 minutes 00 seconds West 96.5 feet; thence South 66 degrees 39 minutes East 450.15 feet; thence North 00 degrees 42 minutes 20 seconds East 1717.43 feet to beginning.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
Consideration is without value, and the value of the gift is less than \$100.00 (P.A. 327 of 1968, Sec. 5-A).
Dated this 29th day of April A. D. 1969

Witnesses:

Ruth L. Donbar
Ruth L. Donbar
Ruth L. Colman
Ruth L. Colman

Signed and Sealed:

WISCO, a partnership,
Richard M. Spitzley (L.S.)
Richard M. Spitzley, partner
Frederick R. Keydel (L.S.)
Frederick R. Keydel, partner
(L.S.)
(L.S.)

509 APR 29 PM 12 50

STATE OF MICHIGAN
COUNTY OF WAYNE

On this 29th day of April A. D. 1969 before me personally appeared Richard M. Spitzley and Frederick R. Keydel, being all of the surviving partners of WISCO, a partnership, to the 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, and in behalf of said partnership by authority of its articles of agreement.

My commission expires April 18, A. D. 1971.

Ruth L. Donbar
Ruth L. Donbar
Notary Public Wayne County, Michigan
2211 Detroit Bank & Trust Bldg.
Detroit, Michigan 48226

Instrument Dated by Frederick R. Keydel

Recording Fee

Stat. Record Stamps

When recorded return to
2315
Debated

APR 22 1969

REC 5389

P 489

6087 55

EXHIBIT A

73 021810

THIS INDENTURE, made this 7th day of March 1973, between THE DETROIT BANK AND TRUST COMPANY; Trustee, of 711 West Fort Street, Detroit, Michigan 48226, and not in its individual capacity, party of the first part, and RISCO, a partnership, of 7100 Mead Road, Rochester, Michigan 48063, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of THIRTY-THREE THOUSAND SEVEN HUNDRED FIFTY and 00/100 DOLLARS (\$33,750.00)

to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, realized, released, aliened and confirmed, and by these presents does grant, bargain, sell, remise, alien, release and confirm unto the party of the second part, and to its heirs, successors, and assigns, Forever, an undivided five-sixth (5/6) interest in a parcel of land situated in the Township of Avon, County of Oakland, and State of Michigan, to-wit:

Part of the Northwest 1/4 of Section 1, Town 4 North, Range 11 East described as: Beginning at section line distant North 88 degrees 00 minutes West 1367.2 feet from North 1/4 Section Corner thence North 88 degrees 00 seconds West 410 feet thence South 00 degrees 39 minutes 20 seconds West 1456.61 feet, thence South 4 degrees 47 minutes 00 seconds West 96.5 feet, thence South 66 degrees 39 minutes East 450.15 feet; thence North 00 degrees 42 minutes 20 seconds East 1717.43 feet to beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to above-bargained premises, with the said hereditaments and appurtenances, to have and to hold the premises as before described; with the appurtenances, unto the said party of the second part, its heirs, successors, and assigns, Forever. And the said party of the first part, for itself, its

REAL ESTATE TRANSFER TAX STATE OF MICHIGAN

APR 27 1973

520 3740 000003



LIBER 6057 PAGE 58

successors, and assigns, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs, successors, and assigns, that the first party has not done, committed or willingly or wittingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted or any part thereof, in, are or shall be charged or encumbered in title, estate or otherwise howsoever.

This deed is given and accepted subject to building and use restrictions, easements, and zoning ordinances, if any, and to the acts of parties other than the party of the first part subsequent to January 3, 1970; the date of a certain land contract pursuant to which this deed is given.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed the day and year first above written.

In Presence Of:

THE DETROIT BANK AND TRUST COMPANY

Judith Bellier
Judith Bellier
Louis Balgoal
Louis Balgoal

By Carl V. Kersten
Its Carl V. Kersten, Vice President

STATE OF MICHIGAN)
COUNTY OF WAYNE) ss.

On this 7th day of March, A.D. 1973,
before me personally appeared Carl V. Kersten, to
me known, who, being first duly sworn, did state that he is the
Vice President of THE DETROIT BANK AND TRUST COMPANY, a
Michigan Banking Corporation of Detroit, Michigan, and that said
instrument was signed in behalf of said bank by authority of its
Board of Directors, and he duly acknowledged to me that said in-
strument is the free act and deed of said bank.

My Comm. Expires
CHAS. ALAN
Notary Public, Mich.
Notary Public, in and for
Wayne County, Michigan

Charles Wallace II
Notary Public, in and for
Wayne County, Michigan

Instrument Witnessed by:
Joseph & Kaydel Harvey B. Wallace II
2111 Detroit Bank & Trust Bldg.
Detroit, Michigan 48226

600203



2. Chain of Title for parcels 15-01-100-001 & 15-01-100-003, starting with Elisha & Vida Whims, as to parcel 15-01-100-001 in 1925 and William Tallman as Trustee of The United Guardian Trust Co. in 1936, and passing through various entities and individuals, ending with RISCO, a Partnership, in 1974

At this point, RISCO owned all of 15-01-100-001, 15-01-100-003 and 15-01-100-004

Deed from Whims to Roszozewski - October 1925

Deed from Roszozewski to William & Ada Talman - April 1927



11/16/2017

Scale: 1 inch= 896 feet

File: Whims to Talman.ndp

Tract 1: 40.0949 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6981 ft.

Tract 2: 19.3328 Acres, Closure: s90.0000w 611.82 ft. (1/7), Perimeter=4275 ft.

01 /nw,nw,1,3n,11e

02 s0e 2885.07

03 n90e 605.37

04 n0e 2885.07

05 n90w 605.37

06 @0

07 n90e 611.82

08 n90e 280.83

09 s0w 1551

10 s90w 280.83

11 n0e 1551

177757

472-27.

Green #1
Orange #2

Elisha R. Whims and
Vida E. Whims, hus
and wf, tenants by
entireties,

W. D. Pl. & o v qs.
Oct. 21, 1925.
Oct. 21, 1925.
Oct. 29, 1925.

To
Nicholas Roszczewski and
Vivian Roszczewski, his
wf.

Ld sit and being in
the Twp of Avon, Co of
O, and St of Mich, and
desed as folls, to-wit:

Comm on the N line of Sec 1, T 3 N R 11 E, 37 rods
2 lks E from the NW cor of sd Sec; th E 17 rods 4
inches; th S 94 rods; th W 17 rods 4 inches; th N
along the E line of ld formerly owned by Oscar P.
George 94 rods to the place of beg, contg 10 acres
of ld, m or l.

Also the foll pc or parc of ld sitd in the Twp
of Avon, Co of O, and St of Mich, kn and desed as
folls, to-wit: Beg at the NW cor of Sec 1, T 3 N R
over.

11' E, th S to the 1 post; th E far enough to contain
40 acres of ld; th N to the Sec line; th W to the
place of beg, contg 40 acres of ld, m or l.
\$4.50 Rev.

Green #1
Orange #2

8/2

347846

829-437

e!

Nicholas Roszczewski and Vivian Roszczewski, his wf	WD §1. & o v ca Apr. 19, 1927
To	"
William W. Talman and Ada B. Talman, husb and wf,	May 13, 1931
as tenants by entire	

27

Ld in Avon T, O C, M:
Comm on N line of
Sec 1, T 3 N R 11 E; 37 rods 2 1/4 E from the
NW cor of sd Sec; th E 17 rods 4 inches; th S
64 rods; th W 17 rods and 4 inches; th N along
the E line of ld formerly owned by Oscar P.
George 94 rods to pt of beg, cont'g 10 acres of
ld, m or l.

41

Also the folg parc of ldsid in Avon T, O C,
M: Beg at the NW cor of Sec 1, T 3 N R 11 E,

over

th S to the quarter post; th E far enough to
contain 40 acres of ld; th N to the Sec line;
th W to the pl of beg, cont'g 40 acres of ld,
m or l.

Exc's 1st mtg of \$4000. held by the First
National Bank, Rochester, N, with int from
Apr. 21, 1927 which the 2nd pties assume and
agree to pay.

Sgd as fols: " Nicholas Roszczewski
Vivien Roszczewski "

159577

Deed from Un Grdn tr Co. (William Talman, Trustee)
to William & Ada Talman - October 1936



11/16/2017

Scale: 1 inch= 500 feet

File: Un Grdn Tr to Talman 1936.ndp

Tract 1: 12.9484 Acres, Closure: n00.0538w 4.90 ft. (1/632), Perimeter=3095 ft.

01 /nw,ne,1,3n,11e

08 s67.02e 644.08

02 /n88w 795

03 /s13.13w 1817.1

04 s35.1530w 897.23

05 s71.41w 494.45

06 n0.14w 976.74

07 s88.52e 282.9

Yellow #3
pt. 024
+
003

2117-490

PONTIAC, MICH.

Union Guardian Trust Company,
a Mich Corp, Det, Mich
to
William W. Talman &
Ada B. Talman, his wf,

Deed \$1 & o v c
Oct 26, 1936
" "
July 7, 1947

Ld in T of Avon, O C, M: For a pl of beg from
the N 1/4 cor of Sec 1, T 3 N, R 11 E, N 88° W 795 ft;
th S 13°13' W 1817.1 ft to the point of beg; th S
35°15'30" W 697.23 ft; th S 71°41' W 494.45 ft; th N
0°14' W 976.74 ft; th S 89°52' E 282.9 ft; th S 67°2'
E 644.08 ft to the point of beg, contg 13.00¹/₄ A s or l.
1st pty covenants as to its own acts only.
Sgd & ackd by Geo. W. Williams, Asst V P, &
Hobart D. Hoyt, Trust Officer. Exec auth Bd Dirs.
Corp S.
\$7.00 Rev.

22683

2

Deed from Talman to Richard & Mary Ann Spitzley - January 1948



11/16/2017

Scale: 1 inch= 896 feet

File: Tallman to Spitzley 1948.ndp

Tract 1: 40.0949 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6981 ft.
Tract 2: 19.3328 Acres, Closure: s90.0000w 611.82 ft. (1/7), Perimeter=4275 ft.
Tract 3: 12.9484 Acres, Closure: n00.0538w 4.90 ft. (1/632), Perimeter=3095 ft.

01 /nw,nw,1,3n,11e
02 s0e 2885.07
03 n90e 605.37
04 n0e 2885.07
05 n90w 605.37
06 @0
07 n90e 611.82
08 n90e 280.83
09 s0w 1551
10 s90w 280.83
11 n0e 1551
12 @0
13 e46.67 n-56.00
14 /nw,ne,1,3n,11e

15 /n88w 795
16 /s13.13w 1817.1
17 s35.1530w 697.23
18 s71.41w 494.45
19 n0.14w 976.74
20 s88.52e 282.9
21 s67.02e 644.08

PONTIAC, MICH.

2225-402

Ada B. Talman, an unmarried woman WD §1. & o g & v
to cs
Richard M. Spitzley and Jan 26, 1948
Mary Ann Spitzley, his wf, n
401 Lincoln Rd, Grosse Pointe 30, M. Feb 20, 1948

Ld in the T of Avon, OC, M: Ld sitd in the NW 1/4
of Sec 1, T 3 N, R 11 E, T of Avon, O C, M, cntg
approx 63 A of ld, more particularly des. as fols:
Para 1. Beg at the NW cor of Sec 1, T 3 N, R 11 E,
th S to the 1/4 post; th E far enough to contain 40 A
of ld, th N to the Sec line, th W to the pl of beg,
cntg 40 A of ld, m or l. Para 2. Comm on the N
line of Sec 1, T 3 N, R 11 E, 37 rods 2 lks E from
the NW cor of sd Sec; th E 17 rods 4 in, th S 94 rods
th W 17 rods and 4 in., th N alg the E line of ld frmly
owned by Oscar P. George 94 rods to the pl of beg.
(OVER)

Green 1
Orange 2
Yellow 3

contg 10 A of ld, m or l. Parc III. For a pt of
beg from the N 1/4 cor of Sec 1, T 3 N, R 11 E, N 88
deg W 795 ft; th S 13 deg 13' W 1817.1 ft to the
point of beg; th S 35 deg 15' 30" W 697.23 ft;
th S 71 deg 41' W 494.45 ft; th N 0 deg 14' W 976.74
ft; th S 89 deg 52' E 282.9 ft, th S 67 deg 2' E 644.08
ft to the point of beg, contg 13.00+ A m or l.

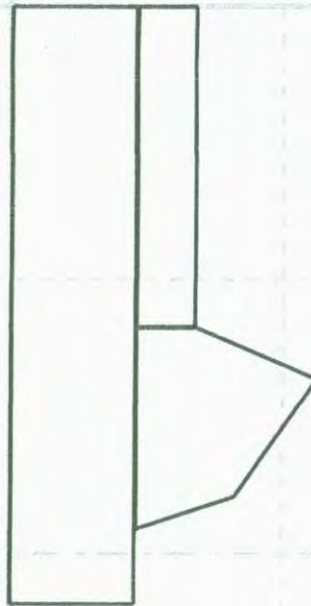
Exc restrs of record.

Ackt taken in N Y Co, N Y bef a Not Pub with
Seal. Ctr of Co Clk and Clk of the Supreme Ct, N Y Co,
N Y, dated Jan 27, 1948.

Ct Seal
\$41.25 Rev.

6054

Deed from Spitzley to Spitzley - December 1963
 - January 1964 - January 1965 - January 1967
 ↑ Deed from Spitzley to RISCO & WISCO - December 1967
 RISCO & WISCO to RISCO & WISCO - February 1969
 RISCO to RISCO - June 1969
 Deed from WISCO to Detroit Bank and Trust Co - April 1969
 Deed from Detroit Bank & Trust Co to RISCO - April 1971
 Deed from RISCO to Detroit Bank & Trust Co. - November 1974
 Deed from Detroit Bank & Trust Co to RISCO - November 1974



11/16/2017

Scale: 1 inch= 896 feet

File: Spitzley to RISCO 1963-1974.ndp

Tract 1: 40.0949 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=6981 ft.
 Tract 2: 19.3328 Acres, Closure: s90.0000w 611.82 ft. (1/7), Perimeter=4275 ft.
 Tract 3: 12.9697 Acres, Closure: s58.5101w 0.07 ft. (1/42307), Perimeter=3095 ft.

01 /nw,nw,1,3n,11e
 02 s0e 2885.07
 03 n90e 605.37
 04 n0e 2885.07
 05 n90w 605.37
 06 @0
 07 n90e 611.82
 08 n90e 280.83
 09 s0w 1551
 10 s90w 280.83
 11 n0e 1551
 12 @0
 13 e56.00 n-56.00
 14 /nw,ne,1,3n,11e

15 /n88w 795
 16 /s13.13w 1817.1
 17 s35.1530w 697.23
 18 s71.41w 494.45
 19 n0.14w 976.74
 20 s89.52e 282.9
 21 s67.02e 644.08

3/11

Lawyers Title Insurance Corporation

QUIT CLAIM DEED - Statutory Form Act 187 P. A. 1881 - M.S.A. 26.572

KNOW ALL MEN BY THESE PRESENTS: That RICHARD M. SPITZLEY and MARY ANN SPITZLEY, his wife,

Quit Claims to RICHARD M. SPITZLEY and MARY ANN SPITZLEY, as tenants in common, RICHARD M. SPITZLEY having an undivided eleven-twentieths (11/20) interest and MARY ANN SPITZLEY having an undivided nine-twentieths (9/20) interest, whose Street Number and Post Office address is 1100 Mead Road, Rochester, Michigan,

the following described premises situated in the Township of Avon County of Oakland

and State of Michigan, to-wit: Land situated in the N.W. 1/4 of Section 1, Town 3 North, Range 11 East, Township of Avon, Oakland County, Michigan, containing approximately 63 acres of land, more particularly described as follows: Parcel I. Beginning at the N.W. corner of Section 1, Town 3 North, Range 11 East; thence S. to the 1 post; thence E. far enough to contain 40 acres of land; thence N. to the Section line; thence W. to the place of beginning, containing 40 acres of land, more or less. Parcel II. Commencing on the N. line of Section 1, Town 3 North, Range 11 East, 37 rods two links E. from the N.W. corner of said Section; thence E. 17 rods, 4 in.; thence S. 94 rods; thence W. 17 rods and 4 in.; thence N. along the E. line of land formerly owned by Oscar P. George 94 rods to the place of beginning, containing 10 acres of land, more or less. Parcel III. For a place of beginning from the N. 1/4 corner of Section 1, Town 3 North, Range 11 East, N. 88° W. 795 feet; thence S. 13° 13' W. 1817.1 feet to the point of beginning; thence S. 35° 15' 30" W. 697.23 feet; thence S. 71° 41' W. 494.45 feet; thence N. 0° 14' W. 976.74 feet; thence S. 89° 52' E. 282.9 feet; thence S. 67° 2' E. 644.08 feet to the point of beginning, containing 13.004 acres more or less.

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

for the sum of ----- One Dollar (y)

and other valuable considerations;

Dated this 31st day of December A. D. 19 63

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Allen W. Joslyn

ALAN W. JOSLYN

Frederick R. Keydel

FREDERICK R. KEYDEL

Richard M. Spitzley

Richard M. Spitzley
1100 Mead Road
Rochester, Michigan

Mary Ann Spitzley

Mary Ann Spitzley
1100 Mead Road
Rochester, Michigan

TITLE INSURANCE - ABSTRACT - RECORDS

TITLE INSURANCE - ABSTRACT - RECORDS

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this 31st day of December A. D. 19 (64) before me personally appeared RICHARD M. SPITZLEY and MARY ANN SPITZLEY

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 June 21 A. D. 19 66

Notary Public Oakland County, Michigan

Instrument Drafted by: Frederick R. Keydel

Joslyn, Joslyn & Dean
2412 Buhl Bldg., Detroit, Mich. 48226

Register of Deeds Office

Recording Fee 200X
U. S. Revenue Stamps None

539803

When recorded return to
Joslyn, Joslyn & Dean
2412 Buhl Bldg.
Detroit, Michigan 48226

Green 1
Orange 2
Yellow 3

REGISTERED IN MICHIGAN
1964 JUN 3 10 10 07

Lawyers Title Insurance Corporation

QUIT CLAIM DEED—Statutory Form
Act 187 P. A. 1881—M.S.A. 26.572

Green 1
Orange 2
Yellow 3

KNOW ALL MEN BY THESE PRESENTS: That RICHARD M. SPITZLEY and MARY ANN SPITZLEY, his wife,

Quit Claims to RICHARD M. SPITZLEY and MARY ANN SPITZLEY, as tenants in common, RICHARD M. SPITZLEY having an undivided twelve-twentieths (12/20) interest and MARY ANN SPITZLEY having an undivided eight-twentieths (8/20) interest, whose Street Number and Post Office address is 1100 Mead Road, Rochester, Michigan,

the following described premises situated in the Township of Avon County of Oakland and State of Michigan, to-wit: Land situated in the N.W. 1/4 of Section 1, Town 3 North, Range 11 East, Township of Avon, Oakland County, Michigan, containing approximately 63 acres of land, more particularly described as follows:

Parcel I Beginning at the N.W. corner of Section 1, Town 3 North, Range 11 East; thence S. to the 1/2 post; thence E. far enough to contain 40 acres of land; thence N. to the Section line; thence W. to the place of beginning, containing 40 acres of land, more or less. Parcel II Commencing on the N. line of Section 1, Town 3 North, Range 11 East, 37 rods two links E. from the N.W. corner of said Section; thence E. 17 rods, 4 in.; thence S. 94 rods; thence W. 17 rods and 4 in.; thence N. along the E. line of land formerly owned by Oscar P. George 94 rods to the place of beginning, containing 10 acres of land, more or less. Parcel III For a place of beginning from the N. corner of Section 1, Town 3 North, Range 11 East, N. 88° W. 795 feet; thence S. 130° 13' W. 1817.1 feet to the point of beginning; thence S. 35° 15' 30" W. 697.23 feet; thence S. 71° 41' W. 494.45 feet; thence N. 0° 14' W. 976.74 feet; thence S. 89° 52' E. 282.9 feet; thence S. 67° 2' E. 644.08 feet to the point of beginning, containing 13.004 acres more or less.

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

for the sum of ----- One Dollar (\$1)

and other valuable considerations;

Dated this 20th day of January A. D. 1964

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Dorothy Stewart
Dorothy Stewart

Richard M. Spitzley (L.S.)
Richard M. Spitzley
1100 Mead Road
Rochester, Michigan

Margaret McQuinn
Margaret McQuinn

Mary Ann Spitzley (L.S.)
Mary Ann Spitzley
1100 Mead Road
Rochester, Michigan

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this 20th day of January A. D. 19 64
appeared RICHARD M. SPITZLEY and MARY ANN SPITZLEY

A. D. 19 64 before me personally

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.

Chas. A. Dean
Chas. A. Dean

My commission expires 12-8 A. D. 1964

Notary Public, Oakland County, Michigan

Instrument Drafted by Frederick R. Keydel

Business Address 2412 Buhl Bldg., Detroit, Mich. 48226

Register of Deeds Office

Recording Fee

541286

When recorded return to: Joslyn, Joslyn & Dean
2412 Buhl Building
Detroit, Mich. 48226

U. S. Revenue Stamps None

TITLE INSURANCE - ABSTRACTS - ESCROW

TITLE INSURANCE - ABSTRACTS - ESCROW

OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
JAN 21 1964

Lawyers Title Insurance Corporation

Green 1
Orange 2
Yellow 3

KNOW ALL MEN BY THESE PRESENTS: That RICHARD M. SPITZLEY and MARY ANN SPITZLEY,
his wife,

Quit Claim to RICHARD M. SPITZLEY and MARY ANN SPITZLEY, as tenants in common,
RICHARD M. SPITZLEY having an undivided thirteen-twentieths (13/20) interest
and MARY ANN SPITZLEY having an undivided seven-twentieths (7/20) interest
whose Street Number and Post Office address is 1100 Mead Road, Rochester, Michigan,

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

Land situated in the N.W. ¼ of Section 1, Town 3 North,
Range 11 East, Township of Avon, Oakland County, Michigan, containing
approximately 63 acres of land, more particularly described as follows:

Parcel I. Beginning at the N.W. corner of Section 1, Town 3 North,
Range 11 East; thence S. to the ¼ post; thence E. far enough to contain
40 acres of land; thence N. to the Section line; thence W. to the
place of beginning, containing 40 acres of land, more or less. Parcel II.
Commencing on the N. line of Section 1, Town 3 North, Range 11 East,
37 rods two links E. from the N.W. corner of said Section; thence E.
17 rods, 4 in.; thence S. 94 rods, thence W. 17 rods and 4 in.;
thence N. along the E. line of land formerly owned by Oscar P. George
(continued on reverse side)

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

for the sum of ----- (\$1.00) ----- One Dollar (1/100)

and other valuable considerations;

Dated this 30th day of January A. D. 19 65

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

Jack E. Mitchell
Jack E. Mitchell

Richard M. Spitzley (L.S.)
Richard M. Spitzley
1100 Mead Road
Rochester, Michigan

Alan W. Joslyn
Alan W. Joslyn

Mary Ann Spitzley (L.S.)
Mary Ann Spitzley
1100 Mead Road
Rochester, Michigan

TITLE INSURANCE - ABSTRACTS - ESCROWS

TITLE INSURANCE - ABSTRACTS - ESCROWS

STATE OF MICHIGAN
COUNTY OF OAKLAND

On this 30th day of January A. D. 19 65 before me personally
appeared Richard M. Spitzley and Mary Ann Spitzley

to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they
executed the same as their free act and deed.

My commission expires Jan. 22 A. D. 19 68

John W. Appleford
John W. Appleford
Notary Public, Oakland County, Michigan

Instrument Drafted by Jack E. Mitchell

Business 2211 Detroit Bank & Trust Bldg.
Address Detroit, Michigan 48226
Register of Deeds Office

Recording Fee 3.14
U. S. Revenue Stamps None

576622

When recorded return to Joslyn & Keydel
2211 Detroit Bank & Trust Bldg.
Detroit, Michigan 48226

DEPT. OF STATE
REGISTER OF DEEDS
1965 MAR 4 PM 1:45
John W. Appleford
Notary Public