

**TITLE SEARCH REPORT  
FOR  
DETROIT TUBULAR RIVET SITE  
WYANDOTTE, WAYNE COUNTY, MICHIGAN**

**NPL STATUS: NON-NPL**

Prepared for:

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**

Emergency Response Branch

Region V

77 West Jackson Boulevard

Chicago, Illinois 60604-3507

Prepared by:

**WESTON SOLUTIONS, INC.**

20 North Wacker Drive, Suite 1210

Chicago, Illinois 60606

Date Prepared	March 21, 2012
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Contract Number	EP-S5-06-04
WESTON START Project Manager	Sara Habert
Telephone Number	(312) 424-3303
WESTON START Technical Lead	Sara Habert
U.S. EPA Enforcement Specialist	Cheryl McIntyre

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**Appendix A**      Title References

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## LIST OF ATTACHMENTS

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**Attachment A**      Title References A-1 through A-16

# **1. INTRODUCTION**

The United States Environmental Protection Agency (U.S. EPA) Region V requested that Weston Solutions, Inc.® (WESTON) perform title search activities for the Detroit Tubular Rivet Site (the Site), located at 1213 Grove Street, Wyandotte, Wayne County, Michigan. The objective of this title search is to compile a property chain-of-title from 1980 to the present and to summarize the information into a final title search report.

## **1.1 METHODOLOGY**

The U.S. EPA Enforcement Specialist, Ms. Cheryl McIntyre, provided the research objectives for this assignment and directions regarding the information to be developed. Title documents were collected by Guaranty Title Insurance Company of Chicago, Illinois. Information regarding the condition of title for the property is described in Section 3.

## **1.2 LEGAL DESCRIPTION**

The land referred to herein below is situated in the county of Wayne, state of Michigan, and is described as follows:

Lot 32, Wyandotte Industrial Subdivision No. 1, according to the recorded Plat thereof as recorded in Liber 87 of Plats, Pages 65 and 66, Wayne County Records, except the South portion of Lot 32 more particularly described as beginning at the Southeast corner of Lot 32; thence North 0 degrees 02 minutes 00 seconds East 109.98 feet along the East lot line of Lot 32; thence North 89 degrees 07 minutes 40 seconds West 296.30 feet; thence South 0 degrees 02 minutes 00 seconds West 30.00 feet; thence South 89 degrees 07 minutes 40 seconds East 18.00 feet; thence South 0 degrees 02 minutes 00 seconds West 79.98 feet to the South property line of Lot 32; thence South 89 degrees 07 minutes 40 seconds East 278.30 feet to the point of beginning,

And

The North 17.00 feet of Lot 237 and Lots 238 to 246, inclusive including the adjoining one half of the vacated public alley at the rear thereof, Detroit River Land Company's Subdivision No. 1, according to the recorded Plat thereof as recorded in Liber 37 of Plats, Pages 24, Wayne County Records, also, that part of the Southwest ¼ of Section 32, Town 3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant South 0 degrees 02 minutes 00 seconds West 10.00 feet from the Northeast corner of Lot 246 of said subdivision, said point being on the South line of Grove Street and proceeding thence along the South line of Grove Street South 86 degrees 57 minutes 47 seconds East 278.65 feet, thence South 0 degrees 02 minutes 00 seconds West 204.47 feet, thence North 89 degrees 07 minutes 40 seconds West 278.30 feet to the East



line of Detroit River Land Company's Subdivision No. 1, thence along said East line North 0 degrees 02 minutes 00 seconds East 215.00 feet to the point of beginning.

Commonly known as 1213 Grove and Vacant 13<sup>th</sup>

Tax Parcel Nos.:

57-022-11-0237-002

57-022-10-0032-301

57-022-10-0032-303

A parcel map is included as Figure 1.

# WYANDOTTE INDUSTRIAL SUBDIVISION No.1

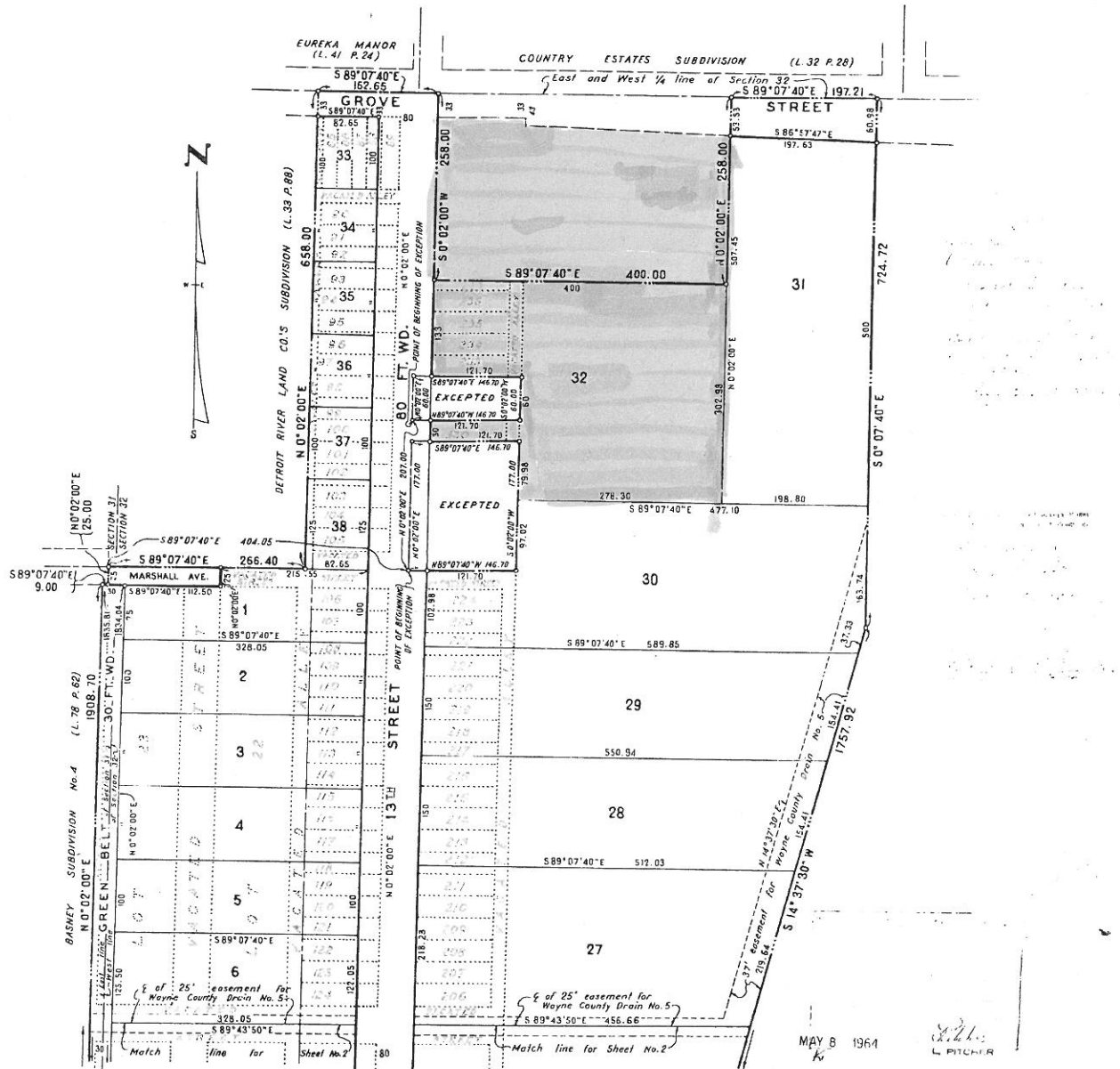
OF PARTS OF THE S.E. 1/4 OF SECTION 31 AND THE S.W. 1/4 OF SECTION 32, T.3 S., R.11 E.,  
CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN.

SCALE: ONE INCH=100 FEET.



NOTE: All dimensions are shown in feet and decimals thereof.

SHEET ONE

OF  
TWO SHEETSLESLIE A. DOAN,  
Registered Civil Engineer  
and Land Surveyor.

## DESCRIPTION OF LAND PLATED

The land embraced in the annexed plat of WYANDOTTE INDUSTRIAL SUBDIVISION No. 1 of parts of the S.E. 1/4 of Section 31 and the S.W. 1/4 of Section 32, T. 3 S., R. 11 E., City of Wyandotte, Wayne County, Michigan, being in part a subdivision of Lots 42, 23, 62, 63, 64 and 65 of Detroit River Land Co.'s Subdivision, (L. 33, P. 88, Wayne County Records) and Lots 85 to 160, both inclusive, Lots 170 to 224, both inclusive, Lot 430, Lots 253 to 256, both inclusive and the south 15 feet of lot 37 of Detroit River Land Co.'s Subdivision No. 1, (L. 37, P. 24, Wayne County Records) including vacated Streets and Alleys, comprises Lots 1 to 38, both inclusive and is described as follows: Beginning at the Section Corner common to the S.E. corner of Section 31 and the S.W. corner of Section 32, T. 3 S., R. 11 E., and proceeding thence along the south line of Section 31, N. 89° 07' 40" W., 18.50 ft. to the S.E. corner of Basney Subdivision No. 4, (L. 78, P. 62, Wayne County Records); thence along the east line of said Subdivision, N. 0° 02' 00" E., 1908.70 ft. to the south line of Marshall Ave., (50 ft. wd.); thence along said south line S. 89° 07' 40" E., 9.00 ft.; thence N. 0° 02' 00" E., 25.00 ft. to the center line of Marshall Ave.; thence along said center line extended, S. 89° 07' 40" E., 266.40 ft.; thence E. 0° 02' 00" E., 658.00 ft. to the E. & W. 1/2 line of Section 32; thence along said line S. 89° 07' 40" E., 162.65 ft. to the east line of 13th Street; thence along said east line S. 0° 02' 00" E., 258.00 ft.; thence S. 89° 07' 40" E., 400.00 ft.; thence N. 0° 02' 00" E., 258.00 ft. to the E. & W. 1/2 line of Section 32; thence along said line S. 89° 07' 40" E., 197.21 ft.; thence S. 0° 07' 40" E., 724.72 ft.; thence S. 14° 37' 30" W., 1757.92 ft.; thence S. 89° 43' 50" W., 34.63 ft.; thence S. 0° 02' 00" W., 9.00 ft.; thence N. 89° 43' 50" W.,

234.75 ft.; thence S. 0° 02' 00" W., 144.00 ft. to the south line of Section 32; thence along said line N. 89° 43' 50" W., 256.90 ft. to the point of beginning, excepting therefrom the following two parcels of land described as:

Beginning at a point on the original center line of 13th Street (50 ft. wd.), distant N. 89° 47' 00" W., 18.50 ft. along the south line of Section 31 and N. 0° 02' 00" E., 1908.70 ft. along the east line of Basney Subdivision No. 4 and S. 89° 07' 40" E., 9.00 ft. and N. 0° 02' 00" E., 25.00 ft. and along the extension of the center line of Marshall Ave. (50 ft. wd.), S. 89° 07' 40" E., 404.05 ft. from the Section corner common to the S.E. corner of Section 31 and the S.W. corner of Section 32, T. 3 S., R. 11 E., and proceeding thence along said original center line of 13th Street, N. 0° 02' 00" E., 177.00 ft.; thence S. 89° 07' 40" E., 146.70 ft.; thence S. 0° 02' 00" W., 177.00 ft.; thence N. 89° 07' 40" W., 146.70 ft. to the point of beginning; and

Beginning at a point on the original center line of 13th Street (50 ft. wd.), distant N. 89° 47' 00" W., 18.50 ft. along the south line of Section 31 and N. 0° 02' 00" E., 1908.70 ft. along the east line of Basney Subdivision No. 4 and S. 89° 07' 40" E., 9.00 ft. and N. 0° 02' 00" E., 25.00 ft. and along the extension of the center line of Marshall Ave. (50 ft. wd.), S. 89° 07' 40" E., 404.05 ft. and N. 0° 02' 00" E., 207.00 ft. along the original center line of 13th Street from the Section corner common to the S.E. corner of Section 31 and the S.W. corner of Section 32, T. 3 S., R. 11 E., and proceeding thence along said original center line, N. 0° 02' 00" E., 60.00 ft.; thence S. 89° 07' 40" E., 146.70 ft.; thence S. 0° 02' 00" W., 60.00 ft.; thence N. 89° 07' 40" W., 146.70 ft. to the point of beginning.

## **2. CURRENT SITE OWNERSHIP INFORMATION**

The current owners of record of the Site property are Francis J. DeSana, Trustee under Agreement of Trust dated December 3, 1976, a 1/3 interest and Gerald L. Keast, or his successors in Trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, a 1/3 interest and Mary Jo Keast Sadonis, a 1/3 interest. Real property taxes for tax years 2009 and 2010 for all of the parcels are delinquent \$84,524.77. Taxes for the 2011 tax year are due in the amount of \$33,926.22.

## **3. TITLE NARRATIVE**

Prior to April 9, 1965, Lot 32 was owned by Wyandotte Chemicals Corporation. On April 9, 1965, Wyandotte Chemicals Corporation conveyed Lot 32 to Detroit Tubular Rivet, Inc. through a Warranty Deed (A-1).

On June 8, 1965, Detroit Tubular Rivet, Inc. conveyed the property to Elmer J. DeSana, Jr.; Leonard J. Keast; and Francis DeSana through a Warranty Deed. The deed is signed by Leonard J. Keast and Francis J. DeSana, respectively, as president and secretary of Detroit Tubular Rivet, Inc. (A-2).

Prior to June 15, 1965, the remaining property making up the Site was owned by Saul Parker, Trustee of Detroit Tubular Rivet, Inc. Employees' Profit Sharing Trust. On June 15, 1965, Saul Parker, Trustee of Detroit Tubular Rivet, Inc. Employees' Profit Sharing Trust conveyed the remaining property to Elmer J. DeSana, Jr.; Leonard J. Keast, and Francis J. DeSana through a Warranty Deed (A-3).

On February 8, 1977, Francis J. DeSana and Elsie L. DeSana, husband and wife, conveyed their 1/3 interest in the Site property and to Francis J. DeSana, Trustee under Agreement of Trust dated December 3, 1976, through a Quit Claim Deed (A-4).

On January 2, 1981, Gerald L. Keast and Mary Jo Keast Sadonis issued a Notice of Claim of Interest Under Marketable Record Title Act to notify of a land contract between Gerald L. Keast and Mary Joe Keast Sadonis and Leonard J. Keast and Fredericka Gwenevere Keast, his wife, for an undivided 1/3 interest in the Site property (A-5).

On January 31, 1986, Elmer J. DeSana, Jr. and Sharon B. DeSana, his wife, conveyed an undivided 1/3 interest in the Site property to themselves through a Quit Claim Deed (A-6).

On September 28, 1990, Leonard J. Keast by Gerald L. Keast, his attorney-in-fact pursuant to a Durable Power of Attorney, and Gwen Keast, his wife, conveyed an undivided 1/3 interest in the Site property to Leonard J. Keast and Gwen Keast, his wife, through a Quit Claim Deed for the purpose of creating a tenancy by the entireties (A-7).

On July 3, 1992, Elmer J. DeSana, Jr. and Sharon B. DeSana, his wife, conveyed their 1/3 interest in the Site property to Sharon B. DeSana Revocable Living Trust u/a/d 6/9/92 through a Quit Claim Deed (A-8).

Leonard J. Keast died on October 9, 1990. On September 22, 1992, Gwen Keast, survivor of herself and her deceased husband, Leonard J. Keast, conveyed an undivided 1/6 interest in the Site property to Gerald L. Keast, or his successors in trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992; and an undivided 1/6 interest to Mary Jo Keast Sadonis through a Quit Claim Deed (A-9).

On March 18, 1998, Karol E. Bommarito and NBD Bank as successor trustees issued a Certificate of Trust Existence and Authority under the Revocable Living Trust Agreement of Sharon B. DeSana (A-10).

Also on March 18, 1998, the Revocable Living Trust of Sharon B. DeSana, by Karol E. Bommarito and NBD Bank, as co-trustees and not individually, conveyed an undivided 1/6 interest in the Site property to Gerald L. Keast, or his successors in Trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992; and an undivided 1/6 interest in the property to Mary Jo Keast Sadonis through a Trustee's Deed (A-11).

On May 12, 1999, and May 14, 1999, through three Warranty Deeds, Elsie L. DeSana, Trustee of the Francis J. DeSana Trust Agreement dated December 3, 1976; Mary Jo Keast Sadonis; and Gerald L. Keast, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, each conveyed their 1/3 interest to the City of Wyandotte that portion of Lot 32 that is described in the legal description above as the South portion of Lot 32 more particularly described as beginning at the Southeast corner of Lot 32; thence North 0 degrees 02 minutes 00 seconds East 109.98 feet along

the East lot line of Lot 32; thence North 89 degrees 07 minutes 40 seconds West 296.30 feet; thence South 0 degrees 02 minutes 00 seconds West 30.00 feet; thence South 89 degrees 07 minutes 40 seconds East 18.00 feet; thence South 0 degrees 02 minutes 00 seconds West 79.98 feet to the South property line of Lot 32; thence South 89 degrees 07 minutes 40 seconds East 278.30 feet to the point of beginning (A-12, A-13, A-14).

On April 14, 2011, Raymond J. Wojtowicz, Wayne County Treasurer, issued two Certificates of Forfeiture of Real Property for the Site property to Detroit Tubular Rivet Co., Inc. for non-payment of real property taxes for tax year 2009 (A-15, A-16).

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## **APPENDIX A TITLE REFERENCES**

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## TITLE REFERENCES

- A-1 Warranty Deed. Wyandotte Chemicals Corporation, Grantor; Detroit Tubular Rivet, Inc., Grantee; dated April 9, 1965; recorded April 13, 1965
- A-2 Warranty Deed. Detroit Tubular Rivet, Inc., Grantor; Elmer J. DeSana, Jr.; Leonard J. Keast and Francis J. DeSana, Grantees; dated June 8, 1965; recorded June 16, 1965
- A-3 Warranty Deed. Saul Parker, Trustee of Detroit Tubular Rivet, Inc. Employees Profit Sharing Trust, Grantor; Elmer J. DeSana, Jr., Leonard J. Keast and Francis J. DeSana, Grantees; dated June 15, 1965; recorded June 16, 1965
- A-4 Quit Claim Deed. Francis J. DeSana and Elsie L. DeSana, husband and wife, as Tenants in Common, Grantors; Francis J. DeSana, Trustee under Agreement of Trust dated December 3, 1976, Grantee; dated February 8, 1977; recorded February 14, 1977
- A-5 Notice of Claim of Interest under Marketable Record Title Act. Gerald L. Keast and Mary Jo Keast Sadonis, Purchasers; Leonard J. Keast and Fredericka Gwenevere Keast, his wife, Sellers; dated January 2, 1981; recorded January 21, 1981
- A-6 Quit Claim Deed. Elmer J. DeSana, Jr. and Sharon B. DeSana, his wife, Grantors; Elmer J. DeSana, Jr., and Sharon B. DeSana, his wife, Grantees; dated January 31, 1986; recorded February 4, 1986
- A-7 Quit Claim Deed. Leonard J. Keast by Gerald L. Keast, his attorney-in-fact pursuant to a Durable Power of Attorney, and Gwen Keast, his wife, Grantors; Leonard J. Keast and Gwen Keast, his wife, Grantees; dated September 28, 1990; recorded December 8, 1990
- A-8 Quit Claim Deed. Elmer J. DeSana, Jr., and Sharon B. DeSana, his wife, Grantors; Sharon B. DeSana Revocable Living Trust u/a/d 6/9/92, Grantee; dated July 3, 1992; recorded July 11, 1992
- A-9 Quit Claim Deed. Gwen Keast, survivor of herself and her deceased husband, Leonard J. Keast, Grantor; Gerald L. Keast, or his successors in trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, and Mary Jo Keast Sadonis, Grantees; dated September 22, 1992; recorded October 8, 1992
- A-10 Certificate of Trust Existence and Authority. Karol E. Bommarito and NBD Bank, Deponents; dated March 18, 1998; recorded August 6, 1998
- A-11 Trustee's Deed. Revocable Living Trust of Sharon B. DeSana under Agreement dated April 2, 1997, by Karol E. Bommarito and NBD Bank, as co-Trustees, Grantors; Gerald L. Keast, or his successors in Trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, and Mary Jo Keast Sadonis, Grantees; dated March 18, 1998; recorded August 7, 1998
- A-12 Warranty Deed. Elsie L. DeSana, Trustee of the Francis J. DeSana Trust Agreement dated December 3, 1976, Grantor; City of Wyandotte, Grantee; dated May 12, 1999; recorded August 19, 1999
- A-13 Warranty Deed. Mary Jo Keast Sadonis, Grantor; City of Wyandotte, Grantee; dated May 14, 1999; recorded August 19, 1999

- A-14 Warranty Deed. Gerald L. Keast, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, Grantor; City of Wyandotte, Grantee; dated May 14, 1999; recorded August 19, 1999
- A-15 Wayne County Treasurer Certificate of Forfeiture of Real Property. By Raymond J. Wojtowicz, Wayne County Treasurer; dated April 14, 2011; recorded April 14, 2011
- A-16 Wayne County Treasurer Certificate of Forfeiture of Real Property. By Raymond J. Wojtowicz, Wayne County Treasurer; dated April 14, 2011; recorded April 14, 2011



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**ATTACHMENT A**  
**TITLE REFERENCES A-1 THROUGH A-16**

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**A-1**

E958146

L15625 PA457

## Lawyers Title Insurance Corporation

WARRANTY DEED—CORPORATION—Statutory Form  
Act 187 P. A. 1881—M.S.A. Form 543 2-64  
26.571

KNOW ALL MEN BY THESE PRESENTS: That **WYANDOTTE CHEMICALS CORPORATION**, hereinafter called Grantor, whose address is 1609 Biddle Street, Wyandotte, Michigan, Conveys and Warrants to **DETROIT TUBULAR RIVET, INC.**, a Michigan corporation, hereinafter called Grantee, whose Street Number and Post Office address is 1213 Grove Street, Wyandotte, Michigan

the following described premises situated in the City of Wyandotte County of Wayne and State of Michigan, to-wit:



Lot 32, of WYANDOTTE INDUSTRIAL SUB. NO. 1, of parts of the S.E. 1/4 of Sec. 31 & the S.W. 1/4 of Sec. 32 T. 3 S., R. 11 E., City of Wyandotte, Wayne Co., Mich., recorded in Liber 87 P. 65 and 66 Plats, W.C.R.



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

for the sum of

RECORDED APR 19 1965 AT 23 CLOSING

One Dollar (s)

and other valuable considerations;

BERNARD J. YOUNGBLOOD, Register of Deeds:

WAYNE COUNTY 26, MICHIGAN

subject to parts 1 to 5 special assessment roll #608 for the paving of 13th Street which the Grantee assumes and agrees to pay.

Dated this 9th

day of April

A. D. 19 65

Signed, Sealed and Delivered in Presence of:

Signed and Sealed:

A. J. Dentzer  
A. J. Dentzer  
Wilbert J. Zeschin  
Wilbert J. Zeschin  
Ida B. Williams  
Ida B. Williams

WYANDOTTE CHEMICALS CORPORATION

By G. W. Schwarz (L.S.)  
G. W. Schwarz

Its Vice President & Treasurer

And Richard Guregian (L.S.)  
Richard Guregian

Its Assistant Secretary

In the STATE OF MICHIGAN, COUNTY OF Wayne  
On this 9th day of April  
appeared G. W. Schwarz and Richard Guregian

A. D. 19 65 before me personally

to me personally known, who being by me sworn, did (1) each for himself say that (2) they are respectively the Vice President and Treasurer & Assistant Secretary of Wyandotte Chemicals Corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said

G. W. Schwarz and Richard Guregian  
free act and deed of said corporation,

acknowledged said instrument to be the

My commission expires April 27, A. D. 1968

Note: If more than one officer acknowledges insert at (1) "each for himself," and (2) "they are respectively"

Instrument  
Drafted by John H. Brennan

Notary Public Wayne County Michigan  
Business Address 1022 Ford Bldg., Detroit, Mich. 48226

## County Treasurer's Certificate

This is to certify that there are no tax liens or filed on the property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

No. 6552

APR 13 1965 Wayne County Treasurer

Recording Fee 2.50

Clerk

U. S. Revenue Stamps 19.80



When recorded, return to McInerney & Firmschild  
2911 Biddle Avenue  
Wyandotte, Michigan

APR 13 1965 BY 000050

**A-2**

E975600

2032317  
L15676 PA924

## WARRANTY DEED

STATUTORY FORM FOR CORPORATION

Burton  
ABSTRACT & TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That DETROIT TUBULAR RIVET, INC., a Michigan corporation  
the address of which is\* 1213 Grove Street, Wyandotte, Michigan  
Conveys and Warrants to ELMER J. DeSANA, JR., LEONARD J. KEAST and FRANCIS J. DeSANA  
whose street number and postoffice address is 1213 Grove Street, Wyandotte, Michigan  
the following described premises situated in the City of Wyandotte County of Wayne  
and State of Michigan, to-wit:

Lot Thirty-two, Wyandotte Industrial Subdivision No. 1  
of parts of the Southeast 1/4 of Section 31 and the South-  
west 1/4 of Section 32, Town 3 South, Range 11 East, City of  
Wyandotte, Wayne County, Michigan, according to the  
Plat thereof recorded in Liber 87, Pages 65 & 66 Plats,  
Wayne County Records.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,  
for the sum of ----- One Dollar(s)  
and other valuable considerations;

subject to

Dated this 8th day of June 19 65.  
Signed in the presence of: Signed by:

*John R. McInerney*  
John R. McInerney  
*D. Joyce Marquardt*  
D. Joyce Marquardt

DETROIT TUBULAR RIVET, INC., a Michigan corporation

By *Leonard J. Keast*  
Leonard J. Keast  
its President  
and *Francis J. DeSana*  
Francis J. DeSana  
its Secretary

STATE OF MICHIGAN } ss.  
COUNTY OF Wayne }

On this 8th day of June 19 65 before me, a Notary Public  
in and for said County, personally appeared Leonard J. Keast and Francis J. DeSana

to me personally  
known, who, being by me duly sworn, did each for himself say that they are respectively  
the President and Secretary  
of Detroit Tubular Rivet, Inc.

the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the  
corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority  
of its Board of Directors; and said Leonard J. Keast and Francis J. DeSana  
acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires April 25 19 67

*D. Joyce Marquardt*  
D. Joyce Marquardt  
Notary Public,  
Wayne County, Michigan

NOTE--If more than one officer acknowledges insert at 1 "each for himself" and at 2 "they are respectively."

County Treasurer's Certificate

City Treasurer's Certificate

THIS is to certify that there are no tax liens or titles on this  
property and that taxes are paid for FIVE YEARS PREVIOUS  
to date of this instrument EXCEPT

*2099*  
JUN 16 1965 WAYNE COUNTY REGISTER



When recorded return for  
Mortgage & Pledge  
2099-1116-Rev.  
Wayne County, Michigan

Recording Fee 2.50  
U.S. Rev. Stamp 19.25  
See note to P.A. 1963, No. 150, for return  
RETURN TO WYANDOTTE SAVINGS BANK  
WYANDOTTE, MICHIGAN

Drafted by: John R. McInerney, Attorney  
Business address: 2911 Middle Avenue  
Wyandotte, Michigan

022 B# 0.000.50

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1868

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

E975600



**A-3**

E975601

20325

# WARRANTY DEED STATUTORY FORM

L15676 PA925

SAUL PARKER, TRUSTEE OF DETROIT TUBULAR RIVET, INC., EMPLOYEES' PROFIT SHARING TRUST, Effective March 6, 1962, As amended, whose address is 18516 James Couzens Highway, Detroit, Michigan 48235. Convey and Warrant to ELMER J. DeSANA, LEONARD J. KEAST and FRANCIS J. DeSANA Jr.

whose street number and postoffice address is 1213 Grove Street, Wyandotte, Michigan 48192

the following described premises situated in the City of Wyandotte County of Wayne and State of Michigan, to-wit: The North 17.00 feet of Lot 237 and Lots 238 to 246 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the Southwest 1/4 of Section 32, Town 3 South, Range 11 East, Ecorse Township, (City of Wyandotte) Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, Wayne County Records; also that part of the Southwest 1/4 of Section 32, Town 3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant south 0 degrees 02 minutes 00 seconds west 10.00 feet from the Northeast corner of Lot 246 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street south 86 degrees 57 minutes 47 seconds east 278.65 feet; thence south 0 degrees 02 minutes 00 seconds west 204.47 feet; thence north 89 degrees 07 minutes 40 seconds west 278.30 feet to the east line of Detroit River Land Company's Subdivision No. 1; thence along said East line north 0 degrees 02 minutes 00 seconds east 215.00 feet to the point of beginning, comprising 1.874 acres.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of ----- One Dollar(s)

and other valuable considerations;

subject to Special Assessment Roll No. 608 Paving, Parts 2 to 5, due June 1, 1966 to June 1, 1969, as to Lots 237 to 241 only.

RECORDED JUN 16 1965 1112  
BERNARD J. YOUNGBLOOD, Register of Deeds

WAYNE COUNTY 26, MICHIGAN  
19 65.

Dated this Fifteenth day of June

Signed in the presence of:

Signed by:

*Frank Browne*  
Frank Browne

*John R. McInerney*  
John R. McInerney

*Saul Parker*  
Saul Parker, Trustee of Detroit Tubular Rivet, Inc. Employees' Profit Sharing Trust, effective March 6, 1962, As Amended.

STATE OF MICHIGAN } ss.  
County of Wayne }

On this Fifteenth day of June 19 65 before me personally appeared Saul Parker, Trustee of Detroit Tubular Rivet, Inc. Employees' Profit Sharing Trust, Effective March 6, 1962 to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission expires

December 28 1965

Wayne

*Frank Browne*  
Frank Browne Notary Public,  
County, Michigan

County Treasurer's Certificate

City Treasurer's Certificate

This is to certify that there are no tax liens or claims on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

No. 2099  
JUN 16 1965  
WAYNE COUNTY TREASURER

When recorded return to

Recording Fee

U.S. Rev. Stamp

Drafted by: John R. McInerney, Attorney

Business address: 2811 Biddle Avenue

Wyandotte, Michigan

RETURN TO WYANDOTTE SAVINGS BANK  
WYANDOTTE, MICHIGAN

JUN 16 1965

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

E975601

**A-4**



QUIT CLAIM DEED  
STATUTORY FORM

G169076

LT19651 PA626

KNOW ALL MEN BY THESE PRESENTS: That Francis J. DeSana and Elsie L. DeSana, husband and wife, as Tenants In Common whose address is 22442 West River Road, Grosse Ile, Michigan 48138

Quit Claim to Francis J. DeSana, Trustee under Agreement of Trust dated December 3, 1976 whose street number and postoffice address is 22442 West River Road, Grosse Ile, Michigan 48138

the following described premises situated in the City of Wyandotte County of Wayne and State of Michigan, to-wit:

Lot 32, of Wyandotte Industrial Subdivision No. 1, according to the Plat thereof recorded in Liber 87, Pages 65 and 66 Plats, Wayne County Records, and the North 17.00 ft. of Lot 237, and Lots 238 to 246 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the S.W. 1/4 of Sec. 32, T. 3 South, Range 11 East, Ecorse Township, (City of Wyandotte) Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, W.C.R.; also that part of the S.W. 1/4 of Sec. 32, T 3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant S. 0° 02' 00" W. 10.00 ft. from the Northeast corner of Lot 246 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street S. 86° 57' 47" E. 278.65 ft.; thence S. 0° 02' 00" W. 204.47 ft.; thence N. 89° 07' 40" W. 278.30 ft. to the East line of Detroit River Land Company's Subdivision No. 1; thence along said East line N. 0° 02' 00" E. 215.00 ft. to the point of beginning.

subject to building and use restrictions, reservations and easements of record

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of One (\$1.00) Dollar (Exempt from transfer tax under M.C.L.A. 207.505(a), consideration less than \$100.00)

Dated this 8th day of February 19 77

Signed in the presence of:

*Carl F. Erickson*  
Carl F. Erickson  
*Susan M. Welter*  
Susan M. Welter

Signed by:

*Francis J. DeSana*  
Francis J. DeSana  
*Elsie L. DeSana*  
Elsie L. DeSana

RECORDED FEB 14 1977 AT 347  
FOREST E. YOUNGBLOOD, Register of Deeds  
WAYNE COUNTY, MICHIGAN 48226

STATE OF MICHIGAN } ss.  
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 8th day of February

19 77 by Francis J. DeSana and Elsie L. DeSana

My Commission expires 6/21/ 19 78 Susan M. Welter  
Oakland

Notary Public,  
County, Michigan

When Recorded Return To:

GRANTEE

Send Subsequent Tax Bills To:

GRANTEE

Drafted by: Carl F. Erickson

Business Address  
74 West Long Lake Road  
Bloomfield Hills, MI 48013

Tax Parcel # Recording Fee Revenue Stamp

NO REVENUE ATTACHED

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1886

G169076  
MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

**A-5**

G560257

LI 21059 PA 87

NOTICE OF CLAIM OF INTEREST UNDER

MARKETABLE RECORD TITLE ACT

In accordance with 1945 P.A. 200, as amended, being C.L. 1948, 565.101 to 565.109 inclusive, and M.S.A. 26.1271 to 26.1279 inclusive, the undersigned, GERALD L. KEAST and MARY JO KEAST SADONIS, whose address is 18995 Hyde Park Drive, Woodhaven, Michigan 48183, does hereby give notice that on or about January 2, 1981, the undersigned, as Purchaser, has entered into a land contract with LEONARD J. KEAST and FREDERICKA GWENEVERE KEAST, his wife, whose address is 21267 Knudsen Dr., Grosse Ile, Michigan 48138, as Seller, for the purchase by the undersigned of the following described property located in the City of Wyandotte, County of Wayne, Michigan, described as:

An undivided one-third (1/3rd) interest in the premises described in the Rider attached hereto and by reference made a part hereof.

In order to evidence record of the interest of the undersigned as Land Contract Purchaser of the above described property, and to protect that interest thereby, this claim is made and filed for record.

In the presence of:

D. Joyce Marquardt  
D. Joyce Marquardt

Gerald L. Keast  
Gerald L. Keast

John B. McInerney  
John B. McInerney

Mary Jo Keast Sadonis  
Mary Jo Keast Sadonis

State of Michigan )  
County of Wayne ) ss

On this 2nd day of January, 1981, before me appeared Gerald L. Keast and Mary Jo Keast Sadonis, 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.

D. Joyce Marquardt  
Notary Public, Wayne County, Mich.

Instrument drafted by:

Milton Silverman  
17117 W. Nine Mile Rd.,  
Suite 1544  
Southfield, Michigan 48075

D. JOYCE MARQUARDT  
My commission expires: Notary Public, Wayne County, Mich.  
My Commission Expires Feb. 1, 1983

When recorded, return to:

Milton Silverman  
17117 W. Nine Mile Rd., Suite 1544  
Southfield, Michigan, 48075

RECORDED JAN 21 1981  
FOREST E. YOUNGBLOOD, Register of Deeds  
WAYNE COUNTY, MICHIGAN 48228

G560257

FILED  
THRU

LEGAL DESCRIPTION OF PREMISES ATTACHED TO NOTICE OF  
CLAIM OF INTEREST UNDER MARKETABLE RECORD TITLE ACT  
FILED BY GERALD L. KEAST AND MARY JO KEAST SADONIS

Lot 32, of Wyandotte Industrial Subdivision No. 1, according to the Plat thereof recorded in Liber 87, pages 65 and 66 Plats, Wayne County Records, and the North 17.00 ft. of Lot 237, and Lots 238 to 246 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, Ecorse Township, (City of Wyandotte), Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, W.C.R.; also that part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant S. 0°02'00" W. 10.00 ft. from the Northeast corner of Lot 246 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street S. 86°57'47" E. 278.65 ft.; thence S. 0°02'00" W. 204.47 ft.; thence N. 89°07'40" W. 278.30 ft. to the East line of Detroit River Land Company's Subdivision No. 1; thence along said East line N. 0°02'00" E. 215.00 ft. to the point of beginning.

**A-6**



KNOW ALL MEN BY THESE PRESENTS: That ELMER J. DeSANA, JR. and SHARON B. DeSANA, his wife

whose address is 1213 Grove St., Wyandotte, Michigan 48182

Quit Claim(s) to ELMER J. DeSANA, JR. and SHARON B. DeSANA, his wife

whose address is 1213 Grove St., Wyandotte, Michigan 48182

an undivided one-third (1/3) interest in and to  
the following described premises situated in the City of Wyandotte,  
County of Wayne and State of Michigan, to-wit:

Lot 32, of Wyandotte Industrial Subdivision No. 1, according to the Plat thereof recorded in Liber 87, pages 88 and 89 Plats, Wayne County Records, and the North 17.00 ft. of Lot 237, and Lots 238 to 248 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, Ecorse Township, (City of Wyandotte), Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, W.C.R.; also that part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant S. 0°02'00" W. 10.00 ft. from the Northeast corner of Lot 248 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street S. 86°57'47" E. 278.65 ft.; thence S. 0°02'00" W. 204.47 ft.; thence N. 89°07'40" W. 278.30 ft. to the East line of Detroit River Land Company's Subdivision No. 1; thence along said East line N. 0°02'00" E. 215.00 ft. to the point of beginning.

86115227

for the full consideration of One (\$1.00) Dollar - exempt from transfer tax under Section 5(a), Act No. 87, Public Acts of 1989.

Dated this 31st day of January, 1986

Witnesses:

Signed and Sealed:

Betty Levine  
Betty Levine  
Golda Hoffman  
Golda Hoffman

Elmer J. DeSana, Jr.  
Elmer J. DeSana, Jr.  
Sharon B. DeSana  
Sharon B. DeSana

FILED  
RECORDS  
CLERK  
WAYNE COUNTY, MI  
JAN 31 1986  
86-115227

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 31st day of January, 1986  
by Elmer J. DeSana, Jr. and Sharon B. DeSana, his wife.

My commission expires  
2/11/87

Betty Levine  
Betty Levine

Instrument  
Drafted by Milton Silverman

Notary Public  
17117 W. Nine Mile Rd., Suite 1544  
Southfield, Michigan 48076

Recording Fee

State Transfer Tax

When recorded return to Milton Silverman  
17117 W. Nine Mile Rd., Suite 1544  
Southfield, Michigan 48076

Send subsequent tax bills

to

Ten Percent #

**A-7**

The Grantor(s) Leonard J. Keast by Gerald L. Keast, his attorney-in-fact pursuant to a Durable Power of Attorney attached hereto and recorded herewith, and Gwen Keast, his wife,

, whose address is

418 Avalon Dr., Cape Coral, Florida 33904

quit-claim(s) to Leonard J. Keast and Gwen Keast, his wife,

whose address is 418 Avalon Dr., Cape Coral, Florida 33904, an undivided one-third (1/3) interest in and to

the following described premises situated in the City

of Wyandotte

, County of Wayne

and State of Michigan:

For legal description, see Rider attached hereto and hereby made a part of this Deed by reference.

The purpose of this Deed is to create a tenancy by the entireties.

for the sum of One (\$1.00) Dollar - exempt from transfer tax under Section 5(a), Act No. 67, Public Acts of 1969.  
Dated this 28th day of September, 1990

Signed in presence of:

Golda Hoffman  
Golda Hoffman

Nancy Perry  
Nancy Perry

Signed by:

Gerald L. Keast  
Leonard J. Keast by Gerald L. Keast,  
his attorney-in-fact  
Gwen Keast  
Gwen Keast

STATE OF MICHIGAN, }  
COUNTY OF Oakland } ss.

The foregoing instrument was acknowledged before me this 28th day of September 1990, by Leonard J. Keast by Gerald L. Keast, his attorney-in-fact, and Gwen Keast, his wife.

Golda Hoffman  
Golda Hoffman

Notary Public, Oakland  
Michigan

County,

My commission expires: 12/12/90

50 DEC 8 PM 3:53  
ESTATE RECORDS  
OF DEEDS

When Recorded Return To:

Milton Silverman  
(Name)

17117 W. Nine Mile Road,  
(Street Address) Suite 1544

Southfield, MI 48075  
(City and State)

Send Subsequent Tax Bills To:

Drafted By:

Milton Silverman

Business Address:

17117 W. Nine Mile Rd.,  
Suite 1544  
Southfield, MI 48075

Tax Parcel #

Recording Fee

Transfer Tax

\* TYPE OR PRINT NAMES UNDER SIGNATURES.



L124947PA503

RIDER ATTACHED TO AND MADE A PART OF QUIT  
CLAIM DEED DATED September 28, 1990,  
GIVEN BY LEONARD J. KEAST BY GERALD L.  
KEAST, HIS ATTORNEY-IN-FACT, AND GWEN KEAST,  
HIS WIFE, TO LEONARD J. KEAST AND GWEN  
KEAST, HIS WIFE, COVERING PREMISES DESCRIBED  
BELOW

The legal description of the premises is as follows:

Lot 32, of Wyandotte Industrial Subdivision No. 1, according to the Plat thereof recorded in Liber 87, pages 65 and 66 Plats, Wayne County Records, and the North 17.00 ft. of Lot 237, and Lots 238 to 246 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, Ecorse Township, (City of Wyandotte), Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, W.C.R.; also that part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant S. 0°02'00" W. 10.00 ft. from the Northeast corner of Lot 246 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street S. 86°57'47" E. 278.65 ft.; thence S. 0°02'00" W. 204.47 ft.; thence N. 89°07'40" W. 278.30 ft. to the East line of Detroit River Land Company's Subdivision No. 1; thence along said East line N. 0°02'00" E. 215.00 ft. to the point of beginning.

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, LEONARD J. KEAST, of 418 Avalon Dr., Cape Coral, Florida 33904, do hereby constitute and appoint my son, GERALD L. KEAST, of 1618 Davis, Wyandotte, Michigan 48192, to be my true and lawful attorney upon the following terms and conditions.

1. General Powers. My attorney may act for me and in my name, place, and stead, and on my behalf do and execute all or any of the following acts, deeds, and things:

(a) To manage my affairs, handle my investments, arrange for the investment, reinvestment and disposition of funds, exercise all rights with respect to my investments, accept remittances of income and disburse the same, including authority to open bank accounts in my name and to endorse checks for deposit therein or in any bank where I may at any time have money on deposit and sign checks covering withdrawals therefrom.

(b) To sell, gift, assign, transfer, endorse, and deliver all and any shares of stock, bonds, or other securities standing in my name on the books of any corporation, partnership, or other entity, or to which I may be, in equity or otherwise, beneficially entitled, and for that purpose to make and execute all necessary documents of assignment and transfer and to receive the proceeds of any such sales.

(c) To bargain, contract, agree for, option, purchase, acquire, receive, improve, maintain, repair, insure, plat, partition, safeguard, lease, demise, grant, bargain, sell, assign, transfer, remise, release, exchange, convey, mortgage and hypothecate real estate and any interests therein (and including any interest which I hold with any other person as joint tenants with full rights of survivorship, or as tenants by the entireties), lands, tenements and hereditaments, for such price and upon such terms and conditions as my agent shall determine.

(d) To sign, execute, acknowledge and deliver on my behalf any deed of transfer or conveyance covering personal property or real estate wherever situated (including transfers or conveyances to any trust established by me), any discharge or release of mortgage held by me on real estate or any other instrument in writing.

(e) To negotiate and execute leases of any property, real or personal, which I may own, for terms that may extend beyond the duration of this power and to provide for the proper care and maintenance of such property and pay expenses incurred in connection therewith.

(f) To enter into a lease or arrangement for exploration and removal of minerals or other natural resources or enter into a pooling or unitization agreement.

(g) To hold securities in bearer form or in the name of a nominee or nominees and to hold real estate in the name of a nominee or nominees.

(h) To continue or participate in the operation of any business or other enterprise.

(i) To borrow money from time to time in my name, and to give promissory notes or other obligations therefor, and to deposit as collateral, pledge as security for the payment thereof or mortgage any or all my securities or other property of whatever nature.

(j) To have access to any and all safe deposit boxes of which I am now or may become possessed, and to remove therefrom any securities, papers or other articles.

(k) To prepare and file all tax returns and pay all taxes required by law, including federal, state, and local returns, and to file all claims for abatement, refund or other papers relating thereto.

(l) To demand, collect, sue for, receive and receipt for any money, debts, or property of any kind, now or hereafter payable, due or deliverable to me, to pay or contest claims against me, to settle claims by compromise, arbitration or otherwise and to release claims.

(m) To make application to any governmental agency for any benefit or government obligation to which I may be entitled; to endorse any checks or drafts made payable to me from any governmental agency for my behalf, including any Social Security checks.

(n) To employ as investment counsel, custodians, brokers, accountants, appraisers, attorneys-at-law or other agents such persons, firms or organizations, including my attorney and any firm of which my attorney may be a member or employee, as deemed necessary or desirable, and to pay such persons, firms or organizations such compensation as is deemed reasonable and to determine whether or not to act upon the advice of any such agent without liability for acting or failing to act thereon.

(o) To expend or distribute income or principal of my estate for the support, education, care or benefit of me and my dependents.

(p) To make gifts to any one or more of my descendants (if any) of whatever degree (including my attorney) in amounts

LI24947PA506

not exceeding \$10,000 annually with respect to any one of them and gifts to charity in amounts not exceeding 20% of my federal adjusted gross income in any one year.

(q) To renounce and disclaim any interest otherwise passing to me by testate or intestate succession or by inter vivos transfer.

(r) To exercise my rights to elect options and change beneficiaries under insurance and annuity policies and to surrender the policies for their cash value.

(s) In general I give to my attorney, full power to act in the management and disposition of all my estate, affairs and property of every kind and wherever situate in such manner and with such authority as I myself might exercise if personally present.

2. Construction. The enumeration of specific items, acts, rights, or powers herein does not limit or restrict, and it is not to be construed or interpreted as limiting or restricting the general powers herein granted to my attorney.

3. Revocation. This power of attorney may be voluntarily revoked only by my written revocation and shall remain in full force and effect until I give notice in writing that such power is revoked.

4. Disability of Principal. This power of attorney shall not terminate or be affected by my disability or incapacity but shall continue in full force and effect notwithstanding my subsequent disability or incapacity.

5. Bond. My attorney shall not be obligated to furnish bond or other security.

6. Ratification. I hereby ratify and confirm all that my attorney shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers granted herein.

7. Reliance. My death shall not revoke or terminate this agency as to my attorney, agents, or other persons who, without actual knowledge of my death, act in good faith under this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me and my heirs, devisees, and personal representatives. An affidavit, executed by my attorney or agents stating that they did not have, at the time of doing an act pursuant to this power of attorney, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time. This instrument shall be fully effective and my attorney may act hereunder both within and without the State of Michigan.

LI24947PA507

8. Photographic Copies. Photographic or other facsimile reproductions of this executed Power of Attorney may be made and delivered by my attorney, and may be relied upon by any person to the same extent as though the copy were an original. Anyone who acts in reliance upon any representation or certificate of my attorney, or upon a reproduction of this power, shall not be liable for permitting my attorney to perform any act pursuant to this power.

9. Captions. The captions used in this instrument have been inserted for administrative convenience only and do not constitute matters to be construed in interpreting this power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand this 5<sup>th</sup> day of January, 1994.

In the presence of:

Carol Wolfe

Leonard J. Keast

Todd R. Rinehart

STATE OF FLORIDA )  
                              ) ss:  
COUNTY OF LEE )

On this 5<sup>th</sup> day of January, 1994, before me, a Notary Public in and for said County, personally appeared LEONARD J. KEAST, known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his free act and deed.

Todd R. Rinehart  
Notary Public, State of Florida at Lafayette  
My commission expires: Dec. 18, 1992

Notary Public State of Florida  
My Commission Expires Dec. 18, 1992  
Bonded Three Thousand Dollars

This instrument drafted by:

Milton Silverman  
17117 W. Nine Mile Road, Suite 1544  
Southfield, Michigan 48075

**A-8**



957050-N

QUIT CLAIM DEED  
STATUTORY FORM

LIBER 28138 PAGE 795

KNOW ALL MEN BY THESE PRESENTS That **ELMER J. DeSANA, JR. and SHARON B. DeSANA,**  
his wife  
the address of which is **20700 Country Oaks, Riverview, MI 48192**

Quit Claim to **SHARON B. DeSANA REVOCABLE LIVING TRUST u/a/d 6/9/92**  
whose street number and postoffice address is **20700 Country Oaks, Riverview, MI 48192**

the following described premises situated in the City of **Wyandotte** County of **Wayne**  
and State of Michigan, to-wit:

Lot 32, of Wyandotte Industrial Subdivision No. 1, according to the Plat thereof recorded in Liber 87, pages 65 and 66 Plats, Wayne County Records, and the North 17.00 ft. of Lot 237, and Lots 238 to 246 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, Ecorse Township, (City of Wyandotte), Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, W.C.R.; also that part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant S. 0°02'00" W. 10.00 ft. from the Northeast corner of Lot 246 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street S. 86°57'47" E. 278.65 ft.; thence S. 0°02'00" W. 204.47 ft.; thence N. 89°07'40" W. 278.30 ft. to the East line of Detroit River Land Company's Subdivision No. 1; thence along said East line N. 0°02'00" E. 215.00 ft. to the point of beginning.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,  
for the sum of **None**, exempt pursuant to MCLA 207.505(a).

Dated this 3rd day of June 1992.

Signed in the presence of:

Signed by:

Thomas J. Misko  
Thomas J. Misko

Elmer J. DeSana, Jr.  
Elmer J. DeSana, Jr.

Aida M. Dominissini  
Aida M. Dominissini

Sharon B. DeSana  
Sharon B. DeSana, his wife

\$ 13.00 DEED

11 JUL 92 12:49 P.M. RECEIPT J9A

RECEIVED  
COUNTY CLERK, WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN } ss.  
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 3rd day of June July

19 92 by Elmer J. DeSana, Jr. and Sharon B. DeSana, his wife,

THERESA D. KOSDROSKY  
My Commission expires NOTARY PUBLIC - WAYNE COUNTY, MICH.  
MY COMMISSION EXPIRES 2-10-93

Theresa D. Kosdrosky  
Notary Public,  
County, Michigan

When Recorded Return To:  
**Thomas J. Misko, Esq.**  
**Burley Barton Misko and Palzone, P.C.**  
**3133 Van Horn Road P.O. Box 1200**  
**Trenton, Michigan 48183**

Send Subsequent Tax Bills To:

Drafted by:  
**Thomas J. Misko, Esq.**  
**Burley Barton Misko and Palzone,**  
**3133 Van Horn Road**  
**Trenton, Michigan 48183**

Tax Parcel # \_\_\_\_\_ Recording Fee \_\_\_\_\_ Revenue Stamps \_\_\_\_\_

NO REVENUE ATTACHED

95140774

MINNESOTA TITLE

JULY 11, 1995

**A-9**



92217861

(State Bar of Michigan Form)

The Grantor(s) Gwen Keast, survivor of herself and her deceased husband, Leonard J. Keast, whose Death Certificate is attached hereto and recorded herewith

, whose address is

418 Avalon Dr., Cape Coral, FL 33904

quit-claim(s) to Gerald L. Keast, or his successors in trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, an undivided one-sixth (1/6) interest, and to Mary Jo Keast Sadonis, an undivided one-sixth (1/6) interest, as tenants in common, whose address is 1213 Grove, Wyandotte, MI 48192 the following described premises situated in the City of Wyandotte, County of Wayne and State of Michigan:

L126058PA875

For legal description, see Rider attached hereto and hereby made a part of this Deed by reference.



92217861

for the sum of Two Hundred Twenty Thousand (\$220,000) Dollars.

Dated this 22nd day of September, 1992

Signed in presence of:

*Golda Hoffman*  
\* Golda Hoffman

*Milton Silverman*  
\* Milton Silverman

Signed by:

*Gwen Keast*  
\* Gwen Keast

92 OCT -8 AM 9:43  
FOREST E. YOUNGBLOOD  
REGISTER OF DEEDS  
WAYNE COUNTY, MI

STATE OF MICHIGAN, }  
COUNTY OF OAKLAND } ss.

The foregoing instrument was acknowledged before me this 22nd day of September 1992, by Gwen Keast, survivor of herself and her deceased husband, Leonard J. Keast

*Golda Hoffman*  
\* Golda Hoffman

Notary Public,  
Michigan

Oakland County,

My commission expires: 11/2/94

When Recorded Return To:

Milton Silverman

(Name)

17117 W. Nine Mile Rd.,

(Street Address) Suite 1544

Southfield, MI 48075

(City and State)

Send Subsequent Tax Bills To:

Drafted By:

Milton Silverman

Business Address:

17117 W. Nine Mile Rd.,

Suite 1544

Southfield, MI 48075

Tax Parcel #

Recording Fee

Transfer Tax

330.00

\* TYPE OR PRINT NAMES UNDER SIGNATURES.

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY

Pa  
17-  
V

L126058PA876

RIDER ATTACHED TO AND MADE A PART OF QUIT  
CLAIM DEED DATED SEPTEMBER 22, 1992,  
GIVEN BY GWEN KEAST, SURVIVOR OF HERSELF  
AND HER DECEASED HUSBAND, LEONARD J. KEAST,  
COVERING PREMISES DESCRIBED BELOW

The legal description of the premises is as follows:

Lot 32, of Wyandotte Industrial Subdivision No. 1, according to the Plat thereof recorded in Liber 87, pages 65 and 66 Plats, Wayne County Records, and the North 17.00 ft. of Lot 237, and Lots 238 to 246 inclusive, Detroit River Land Company's Subdivision No. 1 of part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, Ecorse Township, (City of Wyandotte), Wayne County, Michigan, as recorded in Liber 37 of Plats, Page 24, W.C.R.; also that part of the S.W. 1/4 of Sec. 32, T.3 South, Range 11 East, City of Wyandotte, Wayne County, Michigan, described as beginning at a point on the East line of Detroit River Land Company's Subdivision No. 1 distant S. 0°02'00" W. 10.00 ft. from the Northeast corner of Lot 246 of said subdivision, said point being on the south line of Grove Street, and proceeding thence along the South line of Grove Street S. 86°57'47" E. 278.65 ft.; thence S. 0°02'00" W. 204.47 ft.; thence N. 89°07'40" W. 278.30 ft. to the East line of Detroit River Land Company's Subdivision No. 1; thence along said East line N. 0°02'00" E. 215.00 ft. to the point of beginning.

OCT 8 1992

LF 2328

CF

STATE OF MICHIGAN  
DEPARTMENT OF PUBLIC HEALTH  
CERTIFICATE OF DEATH

L126058PA877

STATE FILE NUMBER

No 0261230

TYPE/PRINT  
IN  
PERMANENT  
BLACK INK

1 DECEASED'S NAME (First, Middle, Last) <b>Leonard Joseph Keast</b>				2 SEX <b>Male</b>	3 DATE OF DEATH (Month, Day, Year) <b>October 9, 1990</b>	
4a AGE - Last Birthday (Years) <b>73</b>	4b UNDER 1 YEAR MONTHS <b>7</b> DAYS <b>15</b>	4c UNDER 1 DAY HOURS <b>10</b> MINUTES <b>16</b>	5 DATE OF BIRTH (Month, Day, Year) <b>October 16, 1916</b>			
6a LOCATION OF DEATH (Enter place officially pronounced dead in 7a, 7b, 7c.) <b>University Hospitals</b>			6b IF HOSP OR INST Inpatient <b>Inpatient</b>	6c CITY, VILLAGE, OR TOWNSHIP OF DEATH <b>Ann Arbor</b>		
8 SOCIAL SECURITY NUMBER <b>385-07-1647</b>			9a USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) <b>Owner</b>			
9b KIND OF BUSINESS OR INDUSTRY <b>Manufacturing</b>			10a STREET AND NUMBER <b>418 Avalon</b>			
10b COUNTY <b>Lee</b>		10c LOCALITY (Check one box and specify) <input checked="" type="checkbox"/> INSIDE CITY OR VILLAGE OF <input type="checkbox"/> TWP. OF <b>Cape Coral</b>		10d STREET AND NUMBER <b>418 Avalon</b>		
10e ZIP CODE <b>33904</b>		11 BIRTHPLACE (City and State or Foreign Country) <b>Canada</b>		12 MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) <b>Married</b>		
13 SURVIVING SPOUSE (If wife, give name before first married) <b>Gwen Craven</b>		14 WAS DECEASED EVER IN U.S. ARMED FORCES? (Specify Yes or No) <b>Yes</b>		15 ANCESTRY - Mexican, Puerto Rican, Cuban, Central or South American, Chicano, other Hispanic, Afro-American, Arab, English, French, Finnish, etc. (Specify below) <b>English/Irish</b>		
16 RACE - American Indian, Black, White, etc. (If Asian, give nationality, e.g., Chinese, Filipino, Asian Indian, etc. (Specify below)) <b>White</b>		17 DECEASED'S EDUCATION (Specify only highest grade completed) <b>12</b>		College (14 or 5+)		
18 FATHER'S NAME (First, Middle, Last) <b>George Roy Keast</b>			19 MOTHER'S NAME (First, Middle, Surname before first married) <b>Estelle Manion</b>			
20a INFORMANT'S NAME (Type/Print) <b>Gwen Keast</b>			20b MAILING ADDRESS (Street and Number or Rural Route Number, City or Village, State, ZIP Code) <b>15601 Homeister Riverview, MI 48192</b>			
21 METHOD OF DISPOSITION - Burial, Cremation, Removal, Donation, Other (Specify) <b>Burial</b>			22a PLACE OF DISPOSITION (Name of Cemetery, Crematory, or other place) <b>Our Lady of Hope Cemetery</b>			
22b LOCATION - City or Village, State <b>BrownstownTwp, Mich</b>			23 SIGNATURE OF FUNERAL SERVICE LICENSEE <i>[Signature]</i> <b>4840</b>			
24 LICENSE NUMBER (of Licensee) <b>4840</b>			25 NAME AND ADDRESS OF FACILITY <b>R. J. Nixon Funeral Inc. 2544 Biddle Ave. Wyandotte, MI 48192</b>			
26 PART I Enter the diseases, injuries, or complications that caused the death. Do NOT enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) a. <b>Cardiac Arrhythmia</b> DUE TO (OR AS A CONSEQUENCE OF) b. <b>Severe Coronary Artery Disease</b> DUE TO (OR AS A CONSEQUENCE OF) c. <b>Severe Coronary Artery Disease</b> DUE TO (OR AS A CONSEQUENCE OF) d. <b>Severe Coronary Artery Disease</b> DUE TO (OR AS A CONSEQUENCE OF) PART II Other significant conditions contributing to death but not resulting in the underlying cause given in Part I						
27a WERE AN AUTOPSY PERFORMED? (Yes or No) <b>No</b>						27b WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or No)
28 ACTUAL PLACE OF DEATH (Home, Nursing Home, Hospital, Ambulance) (Specify) <b>Hospital</b>						29 WAS CASE REFERRED TO MEDICAL EXAMINER? (Specify Yes or No) <b>No</b>
30a To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>[Signature]</i> M.D. 30b DATE SIGNED (Mo., Day, Yr.) <b>October 10, 1990</b> 30c TIME OF DEATH <b>11:44A</b> M 30d NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)						31a (Check one only) <input type="checkbox"/> The case reviewed and determined not to be a medical examiner's case. <input checked="" type="checkbox"/> On the basis of examination and of investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner stated. (Signature and Title) <i>[Signature]</i> 31b DATE SIGNED (Mo., Day, Yr.) <b>October 10, 1990</b> 31c CASE NUMBER <b>054401</b> 31d PRONOUNCED DEAD (Mo., Day, Yr.) <b>ON</b> 31e TIME OF DEATH <b>M</b>
32a NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 26) (Type or Print) <b>Ester Grimaldi, M.D., University Hospitals, Ann Arbor, Michigan 48109</b>						32b LICENSE NUMBER <b>054401</b>
33a ACC SUICIDE, MOM, NATURAL OR PENDING INVEST (Specify) <b>Natural</b>						33b DATE OF INJURY (Mo., Day, Yr.) <b>-</b>
33c TIME OF INJURY <b>M</b>						33d DESCRIBE HOW INJURY OCCURRED
33e INJURY AT WORK (Specify Yes or No)						33f PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify below)
33g LOCATION - Street or RFD No City, Village or Twp State						34a REGISTRAR'S SIGNATURE <i>[Signature]</i> <b>Peggy M. Naines/es</b>
34b DATE FILED (Month, Day, Year) <b>October 15, 1990</b>						

FOREST COUNTY, BLOOD WAYNE COUNTY REGISTER OF DEEDS

OCT 8, 1992

**A-10**

JUL 27 1998

FIRST-AMERICAN  
TITLE INSURANCE COMPANY

Liber-29923 Page-5644.0  
98293435L3 8/06/1998 05:42PM

**CERTIFICATE OF TRUST**  
**EXISTENCE AND AUTHORITY**

STATE OF MICHIGAN     )  
                                  )ss  
COUNTY OF OAKLAND    )

The undersigned being first duly sworn, deposes and says as follows:

- (a) The title of the trust is Revocable Living Trust Agreement of Sharon B. DeSana.
- (b) The date of the Trust Agreement is April 2, 1997.
- (c) The present names and addresses of the current and successor trustees are as follows:
  - (1) Karol E. Bommarito  
21270 Hall Road  
Woodhaven, Michigan 48189
  - (2) NBD Bank  
900 Tower Drive  
Troy, Michigan 48098
- (d) The legal description of the affected real property is attached as Exhibit A.
- (e) The provisions of the Trust Agreement regarding powers (and restrictions on powers) of the Trustees relating to real property or any interest in real property are set forth, verbatim, on the attached Exhibit B.
- (f) We certify that as of the date hereof the Trust Agreement remains in full force and effect.
- (g) We are the trustees of the Trust.

916.00 DEED  
RECORDED  
FOREST E. YOUNGBLOOD, REGISTER OF DEEDS  
WAYNE COUNTY, MI  
Receipt 879995  
94.00 REINDEMENTATION

R CTF 16 HR 4 PG 5 SBT

Further, deponents sayeth not.

WITNESSES:

Revocable Living Trust of Sharon B. DeSana  
under Agreement dated April 2, 1997

George J. Bommarito  
\* George J. Bommarito  
Neil Davis  
\* Neil Davis NEIL DAVIS

Karol E. Bommarito  
Karol E. Bommarito, Co-Trustee

NBD Bank, Co-Trustee and not otherwise

Karol E. Bommarito  
\* Karol E. Bommarito  
George J. Bommarito  
\* George J. Bommarito

By: Neil Davis  
Neil Davis  
Its: Assistant Vice President

STATE OF MICHIGAN )  
COUNTY OF WAYNE )sc

The foregoing instrument was acknowledged before me this 18th day of MARCH 1998,  
by Karol E. Bommarito, not individually but as Co-Trustee of the Revocable Living Trust of  
Sharon B. DeSana under Agreement dated April 2, 1997.

JOAN M. LINGO  
Notary Public, Wayne County, MI  
My Commission Expires Nov. 30, 2001

Joan M. Lingo  
\* JOAN M. LINGO

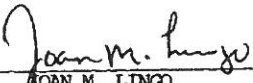
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires: \_\_\_\_\_



STATE OF MICHIGAN     )  
                                  )ss  
COUNTY OF WAYNE     )

The foregoing instrument was acknowledged before me this 18 day of MARCH 1998  
by Neil Davis, Assistant Vice President of NBD Bank, not individually but as Co-Trustee of the  
Revocable Living Trust of Sharon B. DeSana under Agreement dated April 2, 1997.

JOAN M. LINGO  
Notary Public, Wayne County, MI  
My Commission Expires Nov. 30, 2001

  
\* JOAN M. LINGO  
Notary Public, WAYNE County, MICHIGAN  
My commission expires: 11-30-98

DRAFTED BY AND WHEN RECORDED  
RETURN TO:

Rodman N. Myers, Esq.  
Honigman Miller Schwartz and Cohn  
2290 First National Building  
Detroit, Michigan 48226

\*TYPE OR PRINT NAME BENEATH SIGNATURE

**EXHIBIT A**

Legal Description  
Liber-29923 Page-5647.0

LAND SITUATED IN THE COUNTY OF WAYNE, STATE OF MICHIGAN, FURTHER DESCRIBED AS FOLLOWS:

CITY OF WYANDOTTE, LOT 32, WYANDOTTE INDUSTRIAL SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 87 OF PLATS, PAGES 65 AND 66, WAYNE COUNTY RECORDS, AND THE NORTH 17.00 FEET OF LOT 237, AND LOTS 238 TO 246 INCLUSIVE, INCLUDING THE ADJOINING ONE-HALF OF THE VACATED PUBLIC ALLEY AT THE REAR THEREOF, DETROIT RIVER LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 37 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS; ALSO THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 3 SOUTH, RANGE 11 EAST, CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF DETROIT RIVER LAND COMPANY'S SUBDIVISION NO. 1 DISTANT SOUTH 0 DEGREES 02 MINUTES 00 SECONDS WEST 10.00 FEET FROM THE NORTHEAST CORNER OF LOT 246 OF SAID SUBDIVISION, SAID POINT BEING ON THE SOUTH LINE OF GROVE STREET, AND PROCEEDING THENCE ALONG THE SOUTH LINE OF GROVE STREET SOUTH 86 DEGREES 57 MINUTES 47 SECONDS EAST 278.65 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 00 SECONDS WEST 204.47 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 40 SECONDS WEST 278.30 FEET TO THE EAST LINE OF DETROIT RIVER LAND COMPANY'S SUBDIVISION NO. 1; THENCE ALONG SAID EAST LINE NORTH 0 DEGREES 02 MINUTES 00 SECONDS EAST 215.00 FEET TO THE POINT OF BEGINNING.

Commonly known as 1213 Grove, Wyandotte, Michigan.

Tax Parcel Nos.: 57-022-10-0032-000  
57-022-11-0237-002

DET05/195337.1

**A-11**

JUL 1 1998

JUL 27 1998

Liber-29924 Page-422.0  
98293734LS 8/07/1998 08:48AM

## TRUSTEE'S DEED

\$4.00 RECONVEYANCE

\$3,242.20 STATE TRANSFER TAX

Revocable Living Trust of Sharon B. DeSana under Agreement dated April 2, 1997 by Karol E. Bommarito and NBD Bank, as co-Trustees and not individually, (collectively, "Grantor"), whose address is 900 Tower Drive, Troy, Michigan 48098, do hereby sell, convey, grant and bargain to (i) Gerald L. Keast, or his successors in Trust, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992, whose address is 1678 22<sup>nd</sup> Street, Wyandotte, Michigan 48192, an undivided 1/6 interest as a tenant in common and (ii) Mary Jo Keast Sadonis, whose address is 2391 22<sup>nd</sup> Street, Wyandotte, Michigan 48192, an undivided 1/6 interest as a tenant in common (collectively, "Grantee"), the premises situated in the City of Wyandotte, Wayne County, Michigan, and more particularly described in Exhibit A attached hereto and incorporated herein ("the Property"), subject only to building and use restrictions, easements, zoning ordinances, the existing Lease, and any liens or encumbrances as may have accrued or attached through the acts or omissions of persons other than Grantor.

To have and to hold, subject Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor covenants, promises and agrees that it has not done or suffered to be done anything whereby the Property herein conveyed is or may be in any manner encumbered or charged, except as hereinabove recited, and Grantor hereby covenants to Grantee and binds itself, and its successors and assigns, to warrant and forever defend all and singular the Property unto said Grantee, its successors and assigns, against all persons claiming by, through or under Grantor.

The consideration for this transfer is Three Hundred Seventy Six Thousand Six Hundred Sixty Six and 67/100 (\$376,666.67) Dollars.

The Grantor grants to the Grantee the right to make all divisions under Section 108 of the Land Division Act, Act No. 268 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 18<sup>th</sup> day of March, 1998.

\$13.00 DEED

RECORDED

FOREST E. YOUNGBLOOD, REGISTER OF DEEDS  
WAYNE COUNTY, MI

Signed in the presence of:

Receipt #19995  
Revocable Living Trust of Sharon B. DeSana  
under agreement dated April 2, 1997.

Nunzio J. Bommarito  
Print Name NUNZIO J. BOMMARITO

By: Karol E. Bommarito  
Karol E. Bommarito  
Its: Co-Trustee, and not otherwise

Print Name Neil Davis, NEIL DAVIS

AND

NBD Bank, as Co-Trustee, and not otherwise.

Neil Davis  
Print Name NEIL DAVIS

By: Glenn R. Brown  
Glenn R. Brown  
Its: Vice President

Scott Wetzel  
Print Name SCOTT WETZEL

07-23-1998 11:00:00

DEED'S 8.00

Q TRD 13 4R3 PG5 SCB 5 REF 3242.20

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF Wayne )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 1998, by Karol E. Bommarito, Co-Trustee of the Revocable Living Trust of Sharon B. DeSana under agreement dated April 2, 1997, on behalf of the Trust, and not individually.

JOAN M. LUNGO  
Notary Public, Wayne County, MI  
My Commission Expires Nov. 30, 2001

Joan M. Lungo  
JOAN M. LUNGO Notary Public  
Wayne County, Michigan  
My Commission Expires: 11-30-01

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 1998, by Glenn R. Brown, Vice President of NBD Bank acting on behalf of said NBD Bank as Co-Trustee of the Revocable Living Trust of Sharon B. DeSana under Agreement dated April 2, 1997, on behalf of the Trust, and not individually.

BRUCE C. ANDERSON  
NOTARY PUBLIC - WAYNE COUNTY, MI  
MY COMMISSION EXPIRES 03/13/00

Bruce C. Anderson  
Bruce C. Anderson Notary Public Wayne County  
acting in Oakland County Michigan  
My Commission Expires: 3-13-2000

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return To: <u>RODMAN N. MYERS</u>	Send Subsequent Tax Bills To:	Drafted by Rodman N. Myers, Esq. Honigman Miller Schwartz and Cohn 2290 First National Building Detroit, MI 48226

Tax Parcel  
#57-022-10-0032-000  
#57-022-11-0237-002

Recording Fee

State and County Transfer Tax:

**EXHIBIT A**

Legal Description Liber-29924 Page-424.0

LAND SITUATED IN THE COUNTY OF WAYNE, STATE OF MICHIGAN, FURTHER DESCRIBED AS FOLLOWS:

CITY OF WYANDOTTE, LOT 32, WYANDOTTE INDUSTRIAL SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 87 OF PLATS, PAGES 65 AND 66, WAYNE COUNTY RECORDS, AND THE NORTH 17.00 FEET OF LOT 237, AND LOTS 238 TO 246 INCLUSIVE, INCLUDING THE ADJOINING ONE-HALF OF THE VACATED PUBLIC ALLEY AT THE REAR THEREOF, DETROIT RIVER LAND COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 37 OF PLATS, PAGE 24, WAYNE COUNTY RECORDS; ALSO THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 3 SOUTH, RANGE 11 EAST, CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF DETROIT RIVER LAND COMPANY'S SUBDIVISION NO. 1, DISTANT SOUTH 0 DEGREES 02 MINUTES 00 SECONDS WEST 10.00 FEET FROM NORTHEAST CORNER OF LOT 246 OF SAID SUBDIVISION, SAID POINT BEING ON THE SOUTH LINE OF GROVE STREET, AND PROCEEDING THENCE ALONG THE SOUTH LINE OF GROVE STREET SOUTH 86 DEGREES 57 MINUTES 47 SECONDS EAST 278.65 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 00 SECONDS WEST 204.47 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 40 SECONDS WEST 278.30 FEET TO THE EAST LINE OF DETROIT RIVER LAND COMPANY'S SUBDIVISION NO. 1; THENCE ALONG SAID EAST LINE NORTH 0 DEGREES 02 MINUTES 00 SECONDS EAST 215.00 FEET TO THE POINT OF BEGINNING.

Commonly known as 1213 Grove, Wyandotte, Michigan.

Tax Parcel Nos.: 57-022-10-0032-000  
57-022-11-0237-002

This is to certify that there are no tax liens or other  
on this property and that taxes are paid for FIVE YEARS  
previous to date of this instrument EXCEPT  
No. 0993 *Byrd W. Jones* Date *Jul 23 1990*  
Wayne County Treasurer *Clark* *Pettway*

DETOS/195337.1



**A-12**

9983340 AUG 19 1999

# WARRANTY DEED

## STATUTORY FORM



### KNOW ALL MEN BY THESE PRESENTS:

That Elsie L. DeSana Trustee of the Francis J. DeSana Trust Agreement dated December 3, 1976  
Residing at P.O. Box 293, Kalkaska, Michigan 49646

Convey(s) and warrant(s) to City of Wyandotte, A Michigan Municipal Corporation

whose street number and Post Office address is  
3131 Riddle Avenue, Wyandotte, MI 48192

the following premises situated in the City of Wyandotte, County of Wayne  
and the State of Michigan, to-wit:

\*\*See Attached\*\*

TAX I.D. # 57-022-10-0032-000  
COMMONLY KNOWN AS: VACANT PROPERTY ON 13TH

together with all and singular tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining, for the full consideration of:

One (\$1.00) Dollar

subject to the existing building and use restrictions and easements of record and  
zoning ordinances. This instrument is exempt pursuant to MCL 207.505(a) and 207.526(a)

Dated this 12th day of May, A.D., 1999

Signed in Presence of:

Signed by:

Jack C. Carr  
JACK C. CARR  
Wanna C. Durham  
Wanna C. Durham

Elsie L. DeSana  
ELSIE L. DESANA  
TRUSTEE OF THE FRANCIS J. DESANA TRUST  
AGREEMENT DATED DECEMBER 3, 1976

STATE OF MICHIGAN  
COUNTY OF Kalkaska ss.

On this 12th Day of May, A.D., 1999  
before me personally appeared Elsie L. DeSana trustee of the Francis J. DeSana  
Trust Agreement dated December 3, 1976  
to me known to be the person described in and who executed the foregoing  
instrument and acknowledged that they executed the same as their free  
act and deed, and represented that they are 18 years of age or older.

Guy L. Rowell  
My commission expires May 1, 2000

March 28 2000 Notary Public Kalkaska County, MI

Instrument William R. Look  
Drafted by 2241 Oak Street  
Wyandotte, MI 48192

. When William R. Look  
. recorded 2241 Oak Street  
. return to Wyandotte, MI 48192

Recording Fee

State Revenue Stamps

F-19

NO REVENUE ATTACHED  
R WD 12 YR 2P6 5 E(a)(u) J

An undivided 1/3 interest in:

The South portion of Lot 32 more particularly described as beginning at the Southeast corner of Lot 32; thence North 0 degrees 02 minutes 00 seconds East 109.98 feet along the East lot line of Lot 32; thence North 89 degrees 07 minutes 40 seconds West 296.30 feet; thence South 0 degrees 02 minutes 00 seconds West 30.00 feet; thence South 89 degrees 07 minutes 40 seconds East 18.00 feet; thence South 0 degrees 02 minutes 00 seconds West 79.98 feet to the South property line of Lot 32; thence South 89 degrees 07 minutes 40 seconds East 278.30 feet to the point of beginning, WYANDOTTE INDUSTRIAL SUBDIVISION NO. 1 of parts of the Southeast 1/4 of Section 31 and the Southwest 1/4 of Section 32, T.3.S., R.11.E., City of Wyandotte, Wayne County, Michigan as recorded in Liber 87 of plats, Pages 65 and 66, Wayne County Records.

This is to certify that there are no tax fees or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT

No. 0517 *Ronald W. Jones* Date *Aug 5 1999*  
 WAYNE COUNTY TREASURER Clerk *[Signature]*

08-06-1999 4410517

DEED'S 4.00

**A-13**

Liber-30272 Page-8068.0  
 99427244 8/19/1999 11:34PM  
 F.E. Youngblood, Wayne Co. Register of Deeds  
 RDCLETAN

202908-N  
 9983340 AUG 19 1999

# WARRANTY DEED

## STATUTORY FORM

KNOW ALL MEN BY THESE PRESENTS:

That Mary Jo Keast Sadonis

Residing at 1213 Grove, Wyandotte, Michigan 48192

Convey(s) and warrant(s) to City of Wyandotte, a Municipal Corporation

whose street number and Post Office address is 3131 Biddle, Wyandotte, Michigan

the following premises situated in the City of Wyandotte, County of Wayne  
 and the State of Michigan, to-wit: 1/3 interest

\*\* LEGAL ATTACHED\*\*

TAX I.D. # 57-022-10-0032-000

COMMONLY KNOWN AS: Vacant Property on 13th

together with all and singular tenements, hereditaments and appurtenances thereunto  
 belonging or in anywise appertaining, for the full consideration of: One \$1.00 Dollar

subject to the existing building and use restrictions and easements of record and  
 zoning ordinances. This instrument is exempt pursuant to MCL 207.505(a) and 207.526(a)

Dated this 14th day of May, A.D., 1999

Signed in Presence of:

Kelly Roberts

Kelly Roberts

Signed by:

Mary Jo Keast Sadonis

Mary Jo Keast Sadonis

William R. Look

STATE OF MICHIGAN

COUNTY OF Wayne ss.

On this 14th Day of May, A.D., 1999  
 before me personally appeared Mary Jo Keast Sadonis

to me known to be the person described in and who executed the foregoing  
 instrument and acknowledged that they executed the same as their free  
 act and deed, and represented that they are 18 years of age or older.

Kelly Roberts  
 My commission expires Kelly Roberts

February 13 19 2001

Notary Public Wayne County, MI

Instrument

Drafted by William R. Look  
 2241 Oak Street  
 Wyandotte, MI 48192

When

recorded

return to

Sharter

Recording Fee

State Revenue Stamps

P-19

NO REVENUE ATTACHED  
 R WO 12 4R 2PG 5 F(a)(a) JS

An undivided 1/3 interest in:

The South portion of Lot 32 more particularly described as beginning at the Southeast corner of Lot 32; thence North 0 degrees 02 minutes 00 seconds East 109.98 feet along the East lot line of Lot 32; thence North 89 degrees 07 minutes 40 seconds West 296.30 feet; thence South 0 degrees 02 minutes 00 seconds West 30.00 feet; thence South 89 degrees 07 minutes 40 seconds East 18.00 feet; thence South 0 degrees 02 minutes 00 seconds West 79.98 feet to the South property line of Lot 32; thence South 89 degrees 07 minutes 40 seconds East 278.30 feet to the point of beginning, WYANDOTTE INDUSTRIAL SUBDIVISION NO. 1 of parts of the Southeast 1/4 of Section 31 and the Southwest 1/4 of Section 32, T.3.S., R.11.E., City of Wyandotte, Wayne County, Michigan as recorded in Liber 87 of plats, Pages 65 and 66, Wayne County Records.

This is to certify that there are no tax liens or taxes  
on this property and that taxes are paid for FIVE YEARS  
previous to date of this instrument EXCEPT

No. 0577 Ronald J. King Date APR 8 1999  
MARION L. SMITH TREASURER Chas. H. Fisher

06-06-1999 440.0517

DEED'S 4.00



**A-14**

Liber-30272 Page-8080.0  
 99427247 8/19/1999 11:35PM  
 F.E. Youngblood, Wayne Co. Register of Deeds  
 RDCLETAN

202908-11  
 9983340 AUG 18 1999

# WARRANTY DEED

## STATUTORY FORM



### KNOW ALL MEN BY THESE PRESENTS:

That Gerald L. Keast, as Trustee under the Gerald L. Keast Revocable Trust Agreement dated January 21, 1992  
 Residing at 1213 Grove, Wyandotte, Michigan 48192

Convey(s) and warrant(s) to City of Wyandotte, a Municipal Corporation

whose street number and Post Office address is 3131 Biddle, Wyandotte, Michigan

the following premises situated in the City of Wyandotte, County of Wayne  
 and the State of Michigan, to-wit: 1/3 interest

\*\*LEGAL ATTACHED\*\*

TAX I.D. #57-022-10-0032-000

COMMONLY KNOWN AS: Vacant Property on 13th

together with all and singular tenements, hereditaments and appurtenances thereunto  
 belonging or in anywise appertaining, for the full consideration of: One (\$1.00) Dollar

subject to the existing building and use restrictions and easements of record and  
 zoning ordinances. This instrument is exempt pursuant to MCL 207.505(a) and 207.526(a)

Dated this 14th day of May, A.D., 1999

Signed in Presence of:

Kelly Roberts  
 Kelly Roberts

William R. Look

William R. Look

Signed by:

Gerald L. Keast  
 Gerald L. Keast, Trustee

STATE OF MICHIGAN

COUNTY OF Wayne ss.

On this 14th Day of May, A.D., 1999  
 before me personally appeared Gerald L. Keast, Trustee

to me known to be the person described in and who executed the foregoing  
 instrument and acknowledged that they executed the same as their free  
 act and deed, and represented that they are 18 years of age or older.

Kelly Roberts  
 My commission expires Kelly Roberts

February 13 192001

Notary Public Wayne County, MI

Instrument

Drafted by

William R. Look  
 2241 Oak Street  
 Wyandotte, MI 48192

When

recorded

return to

Shirley

Recording Fee

State Revenue Stamps

F-19

NO REVENUE ATTACHED

R WD 12 YR 246 SE(a)(a)

An undivided 1/3 interest in:

The South portion of Lot 32 more particularly described as beginning at the Southeast corner of Lot 32; thence North 0 degrees 02 minutes 00 seconds East 109.98 feet along the East lot line of Lot 32; thence North 89 degrees 07 minutes 40 seconds West 296.30 feet; thence South 0 degrees 02 minutes 00 seconds West 30.00 feet; thence South 89 degrees 07 minutes 40 seconds East 18.00 feet; thence South 0 degrees 02 minutes 00 seconds West 79.98 feet to the South property line of Lot 32; thence South 89 degrees 07 minutes 40 seconds East 278.30 feet to the point of beginning, WYANDOTTE INDUSTRIAL SUBDIVISION NO. 1 of parts of the Southeast 1/4 of Section 31 and the Southwest 1/4 of Section 32, T.3.S., R.11.E., City of Wyandotte, Wayne County, Michigan as recorded in Liber 87 of plats, Pages 65 and 66, Wayne County Records.

X

This is to certify that there are no tax liens or other  
on this property and that taxes are paid for FIVE YEARS  
previous to date of this instrument EXCEPT  
No. 0517 Raymond J. Wynn Date APR 5 1999  
WAYNE COUNTY TREASURER Clerk Shirley

08-06-1999 4410517

DEED'S 4.00

**A-15**

**WAYNE COUNTY TREASURER  
CERTIFICATE OF FORFEITURE OF REAL PROPERTY**

I hereby certify that on, March 1, 2011 the following real property was forfeited to the Wayne County Treasurer for NON PAYMENT OF REAL PROPERTY TAX YEAR 2009.

This property will be titled absolutely in the name of Wayne County Treasurer if not redeemed on or before the March 31 immediately succeeding the entry in an uncontested case of a judgment foreclosing the property under MCL 211.78k, or in a contested case, 21 days after the entry of a judgment foreclosing the property under MCL211.78k.

Taxpayer's Name and Address: **DET TUBULAR RIVET CO INC**  
**1213 GROVE**  
**WYANDOTTE, MI 48192**

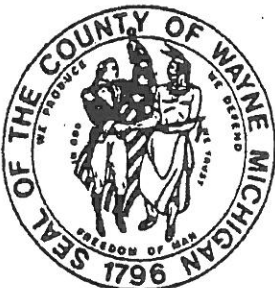
Property located in the CITY OF WYANDOTTE, WAYNE COUNTY, MI 48192  
Property ID No: 57022100032301

**Property Description:**

**\*15757.1, 15758.1\*PTOF LOT 32 DESC AS BEG N 00D 02M 00S E 109.98 FT AND N 89D 07M 40S W 296.30 FT FROM THE SE COR OF SAID LOT 32--TH S 00D 02M 00S W 30.00 FT--TH N 89D 07M 40S W 103.70 FT--TH N 00D 02M 00S E 30.00 FT--TH S 89D 07M 40S E 103.70 FT--POB 0.07 AC---WYANDOTTE INDUSTRIAL SUB NO.1 T3S R11E L 87 P 65, 66 WCR-K-0.72**

Commonly known as: **VACANT 13TH, WYANDOTTE**

Dated this Day 4/14/2011



**Raymond J. Wojtowicz**

Wayne County Treasurer



**A-16**



**WAYNE COUNTY TREASURER  
CERTIFICATE OF FORFEITURE OF REAL PROPERTY**

I hereby certify that on, March 1, 2011 the following real property was forfeited to the Wayne County Treasurer for NON PAYMENT OF REAL PROPERTY TAX YEAR 2009.

This property will be titled absolutely in the name of Wayne County Treasurer if not redeemed on or before the March 31 immediately succeeding the entry in an uncontested case of a judgment foreclosing the property under MCL 211.78k, or in a contested case, 21 days after the entry of a judgment foreclosing the property under MCL211.78k.

Taxpayer's Name and Address: **DET TUBULAR RIVET CO INC**  
**1213 GROVE**  
**WYANDOTTE, MI 48192**

Property located in the **CITY OF WYANDOTTE, WAYNE COUNTY, MI 48192**

Property ID No: **57022100032303**

**Property Description:**

**\*15757.3 15758.3\*PT OF LOT 32 DESC AS BEG N 00D 02M 00S E 109.98 FT FROM THE SE COR OF SAID LOT 32--TH N 89D 07M 40S W 298.30 FT--TH N 00D 02M 00S E 60 FT--TH N 89D 07M 40S W 121.70 FT--TH N 00D 02M 00S E 133 FT--TH S 89D 07M 40S E 400 FT--TH S 00D 02M 00S W 193.00 FT--WYANDOTTE INDUSTRIAL SUB NO.1 T3S R11E L 87 P 65, 66 WCR-K-1.60**

Commonly known as: **VACANT 13TH, WYANDOTTE**

Dated this Day **4/14/2011**



**Raymond J. Wojtowicz**

Wayne County Treasurer