

WARRANTY DEED - (INDIVIDUAL)

CTC FILE NUMBER: 97200537-TR

KNOW ALL MEN BY THESE PRESENTS that THEODORE D. RAPHAEL AND MARY E. RAPHAEL, HIS WIFE

whose address is 927 HICKORY RUN, GREAT FALLS, VA 22066, convey(s) and warrant(s) to JPCM CORPORATION, A MICHIGAN CORPORATION

, whose street address and post office address is 333 W. FORT ST., 16TH FLOOR, DETROIT, MI 48226, the following described premises:

Land situated in the City of Grosse Pointe Woods, Wayne County, Michigan

Part of Lot 796, measuring 109 feet on Mack Ave, 90 feet on Stanhope and 105 feet on the Westerly lot line running South from Stanhope, GROSSE POINTE COUNTRY CLUB WOODS NO. 2, as recorded in Liber 67 on Page(s) 95 of Plats, Wayne County Records.

Commonly known as: 19653-5 MACK AVE.  
Said to be for \$510,000.00 (Five Hundred Ten Thousand & 00/100 DOLLARS), being the full consideration, subject to: building and use restrictions and easements of record, if any.

Dated: April 21, 1997

Signed and delivered in the presence of:

WITNESSES:

*[Signature of Theodore D. Raphael]*  
THEODORE D. RAPHAEL  
*[Signature of Mary E. Raphael]*  
MARY E. RAPHAEL, HIS WIFE

STATE OF ~~MICHIGAN~~ *Virginia* )  
COUNTY OF ~~WAYNE~~ *Fairfax* ) ss.

On this the 21st day of April, 1997, before me personally appeared THEODORE D. RAPHAEL AND MARY E. RAPHAEL, HIS WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that THEY executed the same as THEIR free act and deed.

*[Signature of J. Patrick Murphy]*  
J. Patrick Murphy, Notary Public  
County, Michigan *Fairfax*  
My commission expires: 9/30/99

INSTRUMENT DRAFTED BY:

TOM YOUNGBLOOD  
18472 MACK AVE.  
GROSSE POINTE FARMS, MI 48236

WHEN RECORDED RETURN TO:

JPCM CORP.  
333 W. FORT ST., 16TH FLOOR  
DETROIT, MI 48226

Recording Fee: \$15.00 County Tax: \$561.00 State Transfer Tax: \$3,825.00