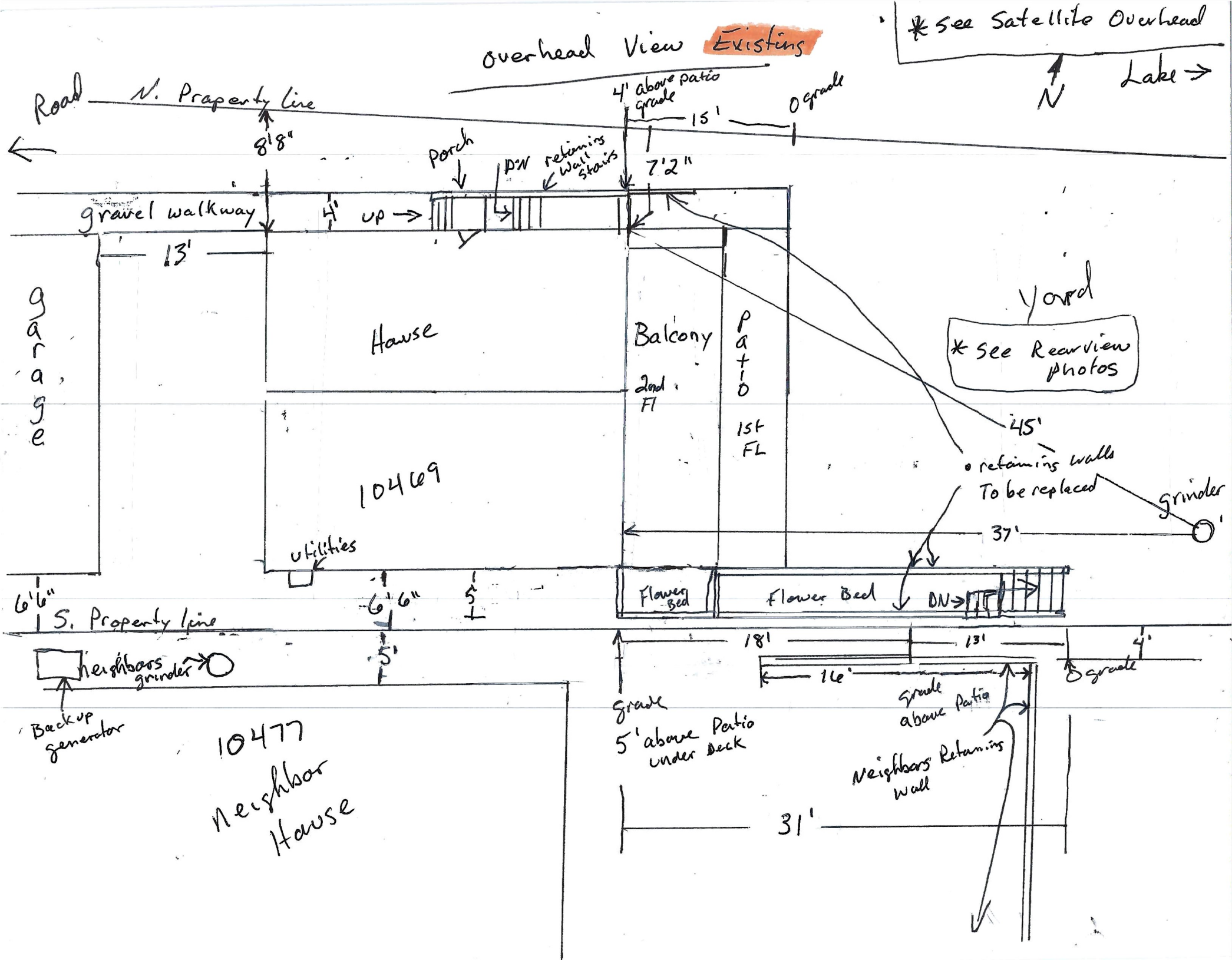
HICKORY DRIVE
LOT 28
LOT 29
LOT 30
NORTH


overhead View Existing
* See Satellite Overhead
N
Lake →
Road
N. Property Line
8'8"
4' above patio grade
15'
0 grade
7'2"
Porch
DN
retaining wall stairs
gravel walkway
4' up →
13'
garage
House
Balcony
2nd Fl
patio
1st FL
10469
Yard
* See Rearview photos
45'
retaining walls To be replaced
grinder
37'
utilities
6'6"
5'
6'6"
5'
Flower Bed
Flower Bed
DN →
S. Property line
18'
13'
4'
16'
grade
neighbors grinder
Back up generator
10477 Neighbor House
Grade 5' above Patio under Deck
Grade above Patio
Neighbors Retaining wall
31'

Google Maps

10469 Hickory Dr

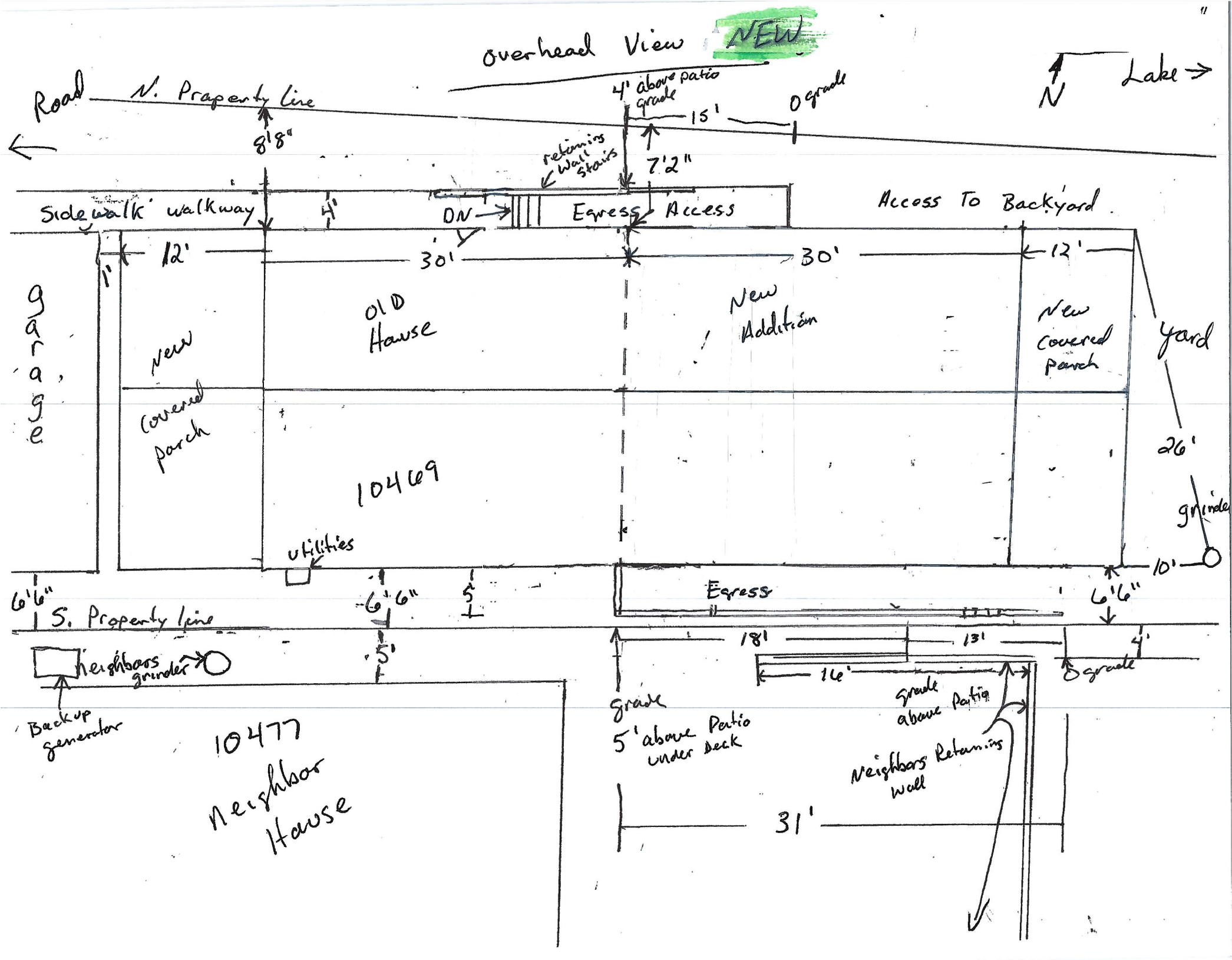


Imagery ©2026 Map data ©2026 20 ft

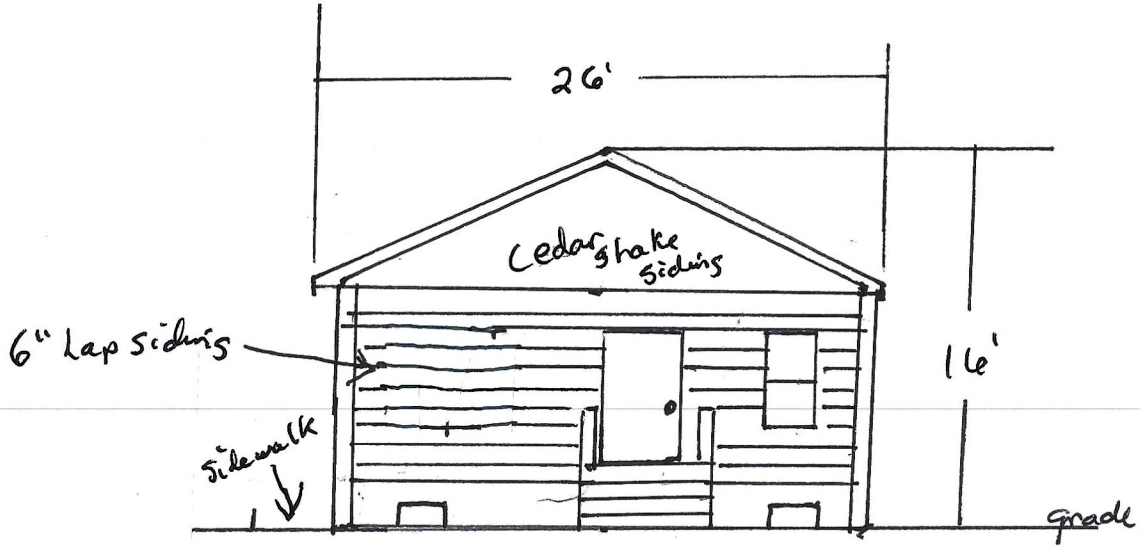






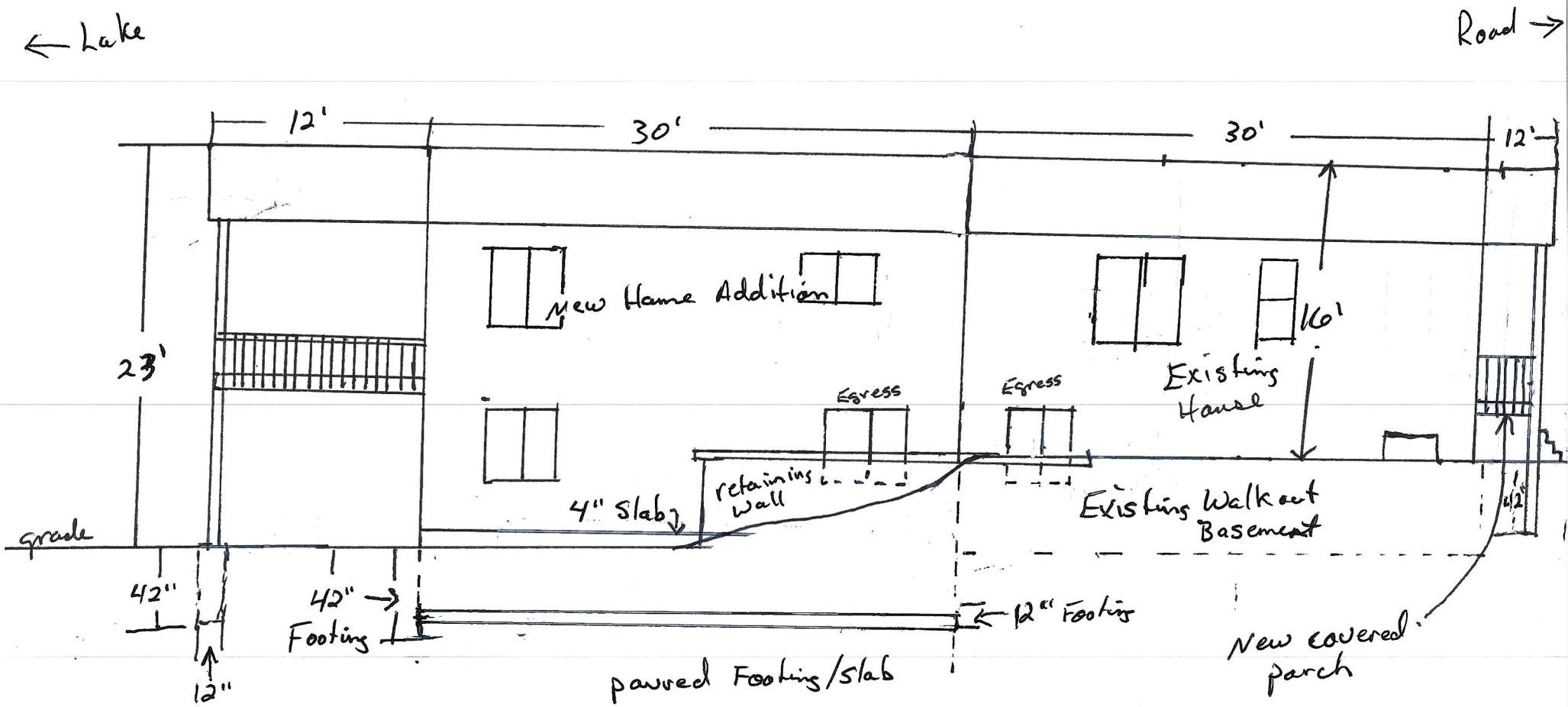

Overhead View
NEW
Road
N. Property Line
8'8"
4' above patio grade
15'
0 grade
N
Lake
retaining wall stairs
7'2"
Sidewalk walkway
4'
DN
Egress
Access
Access To Backyard
12'
1'
30'
30'
12'
garage
New covered porch
OLD House
New Addition
New covered porch
Yard
10469
26'
grinder
utilities
10'
6'6"
5'
6'6"
5'
Egress
6'6"
S. Property line
18'
13'
4'
16'
0 grade
Neighbors grinder
Backup generator
10477 Neighbor House
Grade 5' above Patio under deck
Grade above Patio
Neighbors Retaining wall
31'

Front View



1/8" = 1'

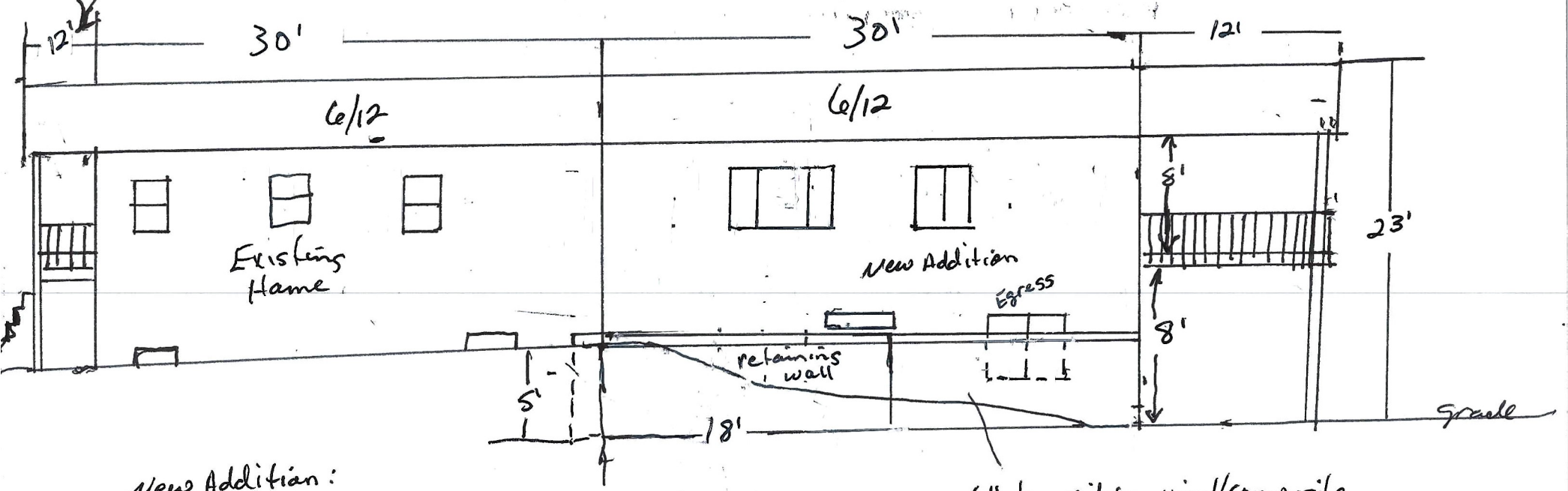
Left Side View



1/8" = 1'

Right View

6/12 x 3/12 Scissor Trusses 24" O.C.



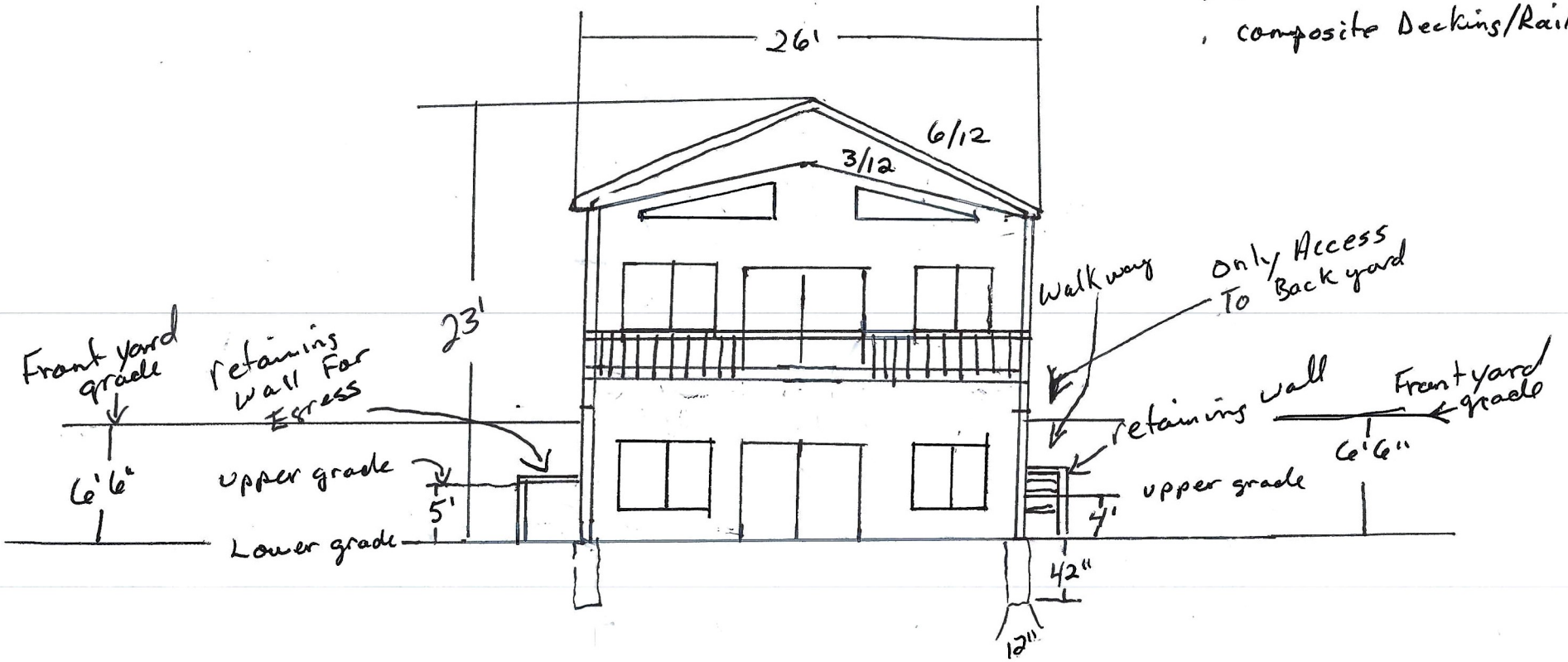
New Addition:

2x10 Joists DbI every other
2x6 Exterior walls
R21 walls R38 ceiling
Tyvek Housewrap
7/16" OSB walls / 1/2" OSB roof sheathing
Ice water per code, Synthetic roof Paper
30yr Dimensional Shingles

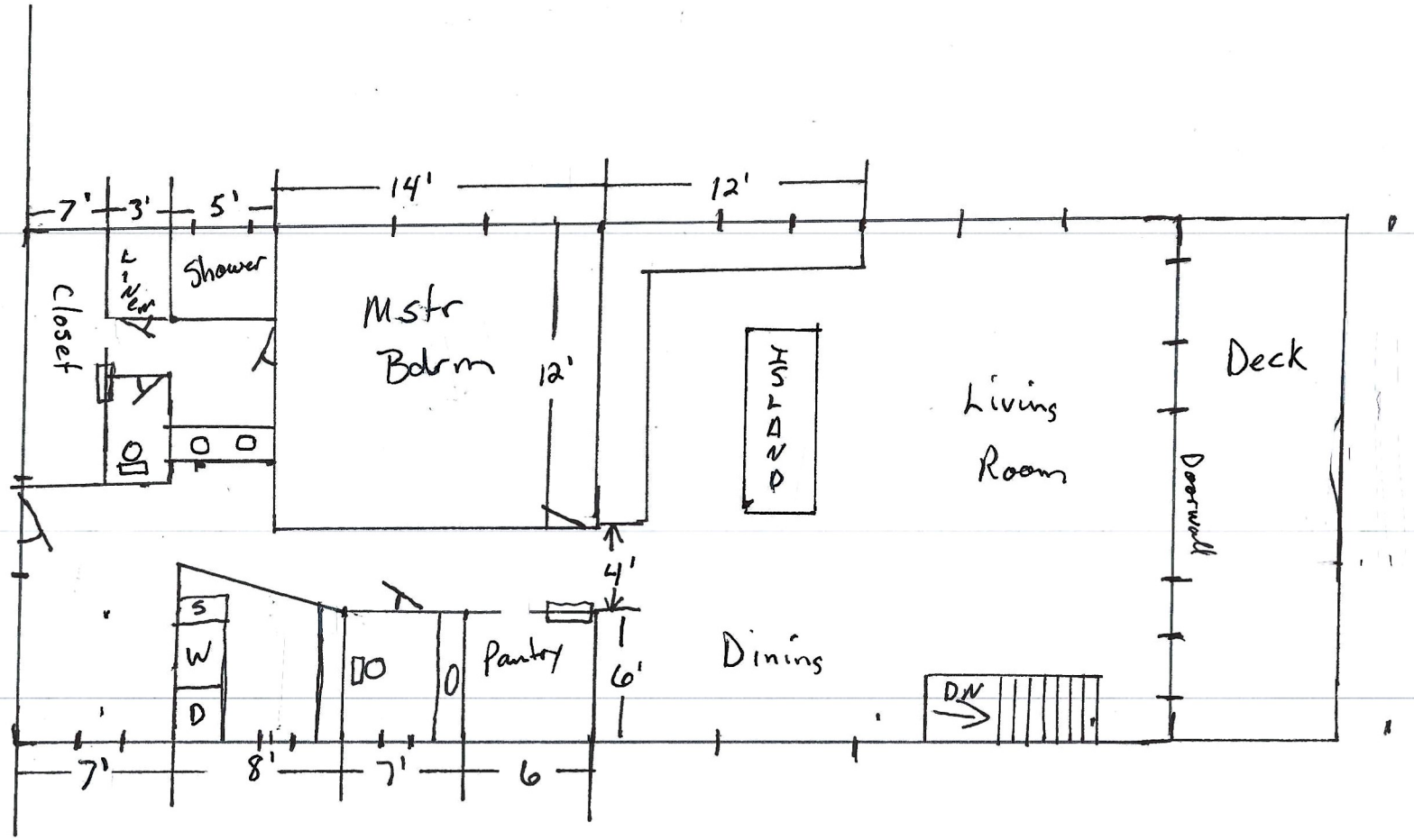
6" lap siding vinyl/composite
Vinyl Windows

Rear View

- Scissar Truss 6/12 - 3/12 w/ energy heel
- Deck Joist 2x8
- composite Decking/Railing



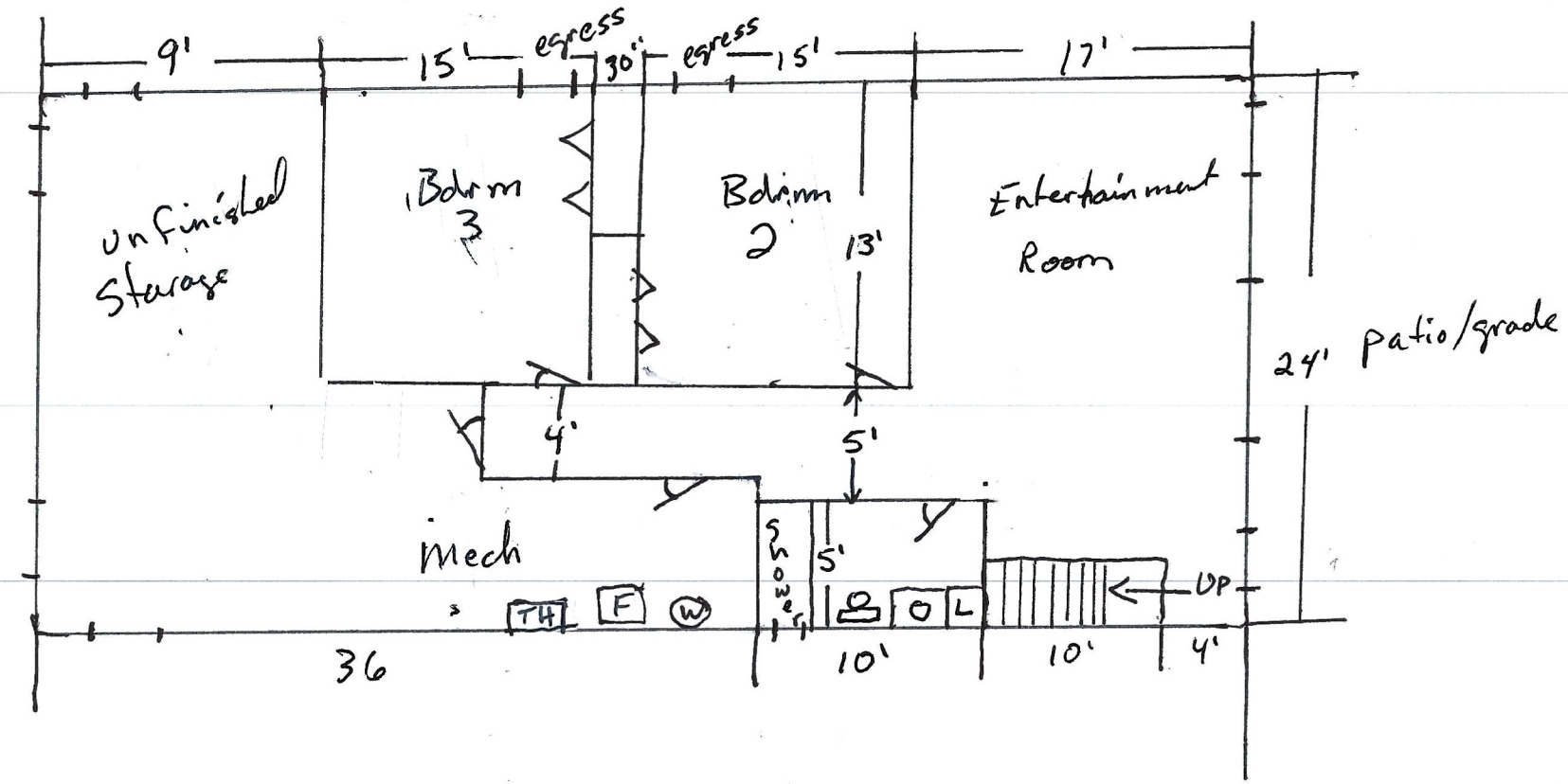
Upper Floor Plan



Lower level Floor Plan

← Road

Lake →



QUIT-CLAIM DEED

Grantor(s) Mark Davis and Peggy Davis, tenants by the entireties
Convey(s) to LaVida Investments, LLC, a Michigan limited liability company, whose address is ~~7707~~ 7077 Fieldcrest Dr., STE 200, Brighton, MI 48116.

The following property is located in the Township of Hamburg, Livingston County, Michigan:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 10469 Hickory Dr., Pinckney, MI 48169
Parcel ID No. (s): 4715-28-402-031

For the sum of Less than One Hundred ($100.00) Dollars

subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable.

Exempt from State and County transfer tax pursuant to MCL 207.526 (a) and MCL 207.505 (a).

Dated: 8/19/26

Drafted by:
Mark Davis
10469 Hickory Dr.
Pinckney, MI 48169

Recording fee:	$30.00
County Transfer Tax:	Exempt
State Transfer Tax:	Exempt
Total Transfer Tax:	Exempt

When recorded return to and send tax bills to:

Grantee:

7077 Fieldcrest Dr., Ste. 200
Brighton, MI 48116

Mark Davis

Peggy Davis

STATE OF MICHIGAN
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me this 19 day of August, 2026 by Mark Davis and Peggy Davis.

Notary Public

Printed Name: Cynthia L. Reach
My Commission Expires: _____

Cynthia L. Reach
Notary Public, Washtenaw County, MI
My Commission Expires: 10/23/2030
Acting in Washtenaw County

WARRANTY DEED

Grantor(s) Charles M. Clark, Personal Representative of The Estate of Elizabeth Jane Clark, also known as E. Jane Clark, deceased,
Convey(s) and Warrant(s) to Mark Davis and Peggy Davis, tenants by the entireties, whose address is 7707 Fieldcrest Dr., STE 200, Brighton, MI 48116.

The following property is located in the Township of Hamburg, Livingston County, Michigan:

SEE ATTACHED LEGAL DESCRIPTION
Private Road Notice Attached

Property Address: 10469 Hickory Dr., Pinckney, MI 48169
Parcel ID No. (s): 4715-28-402-031

For the sum of Three Hundred Eighty-Five Thousand And No/100 ($385,000.00) Dollars

Subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. 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. The grantor grants to the grantee the right to make all division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

Dated: 8/19/2026

Preferred Title
AGENCY OF ANN ARBOR

The Estate of Elizabeth Jane Clark, also known as E. Jane Clark, deceased

BY: Charles M Clark
Charles M. Clark
Personal Representative

STATE OF Maryland

COUNTY OF Prince George's

The foregoing instrument was acknowledged before me this 17th day of August, 20 26 by Charles M. Clark, Personal Representative of The Estate of Elizabeth Jane Clark, also known as E. Jane Clark, deceased.

Notary Public: LaTonja SA Al-Hedaithy, Notary Public
My Commission Expires: 03-10-2029

LATONJA S.A. AL-HEDAITHY NOTARY PUBLIC PRINCE GEORGE'S COUNTY, MARYLAND MY COMM. EXP. 03/10/2029

MD TIPIC NO.
002110876
LaTonja SA Al-Hedaithy
10014 Ellard Drive
Lanham MD 20706

File No.: PR113070

LEGAL DESCRIPTION

Land in the Township of Hamburg, Livingston County, Michigan, described as:

Part of the East 1/2 of Section 28, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan, described as: Beginning at a point 240 feet North of another point, 121.7 feet South of the East and West 1/4 line, and 1108 feet East of the center of said Section 28; running thence Southeasterly 392 feet; thence North 25 feet, thence Northwesterly 395 feet; thence South 40 feet to the POINT OF BEGINNING. Said parcel is also shown as being Lot 29 of Supervisor's Plat of Indian Gardens, as recorded in Liber 4 of Plats, Pages 23 and 24, Livingston County Records.

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

Hamburg Township
OFFICE USE ONLY
AUG 31 2026
Assessing Department

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
10469 Hickory Drive	Livingston	8/17/2026

4. Location of Real Estate (Check appropriate field and enter name in the space below.)
☐ City ☒ Township ☐ Village
Hamburg

5. Purchase Price of Real Estate
$385,000

6. Seller's (Transferor) Name
Estate of E Jane Clark

7. Property Identification Number (PIN). If you don't have a PIN, attach legal description.
PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is found on the property tax bill and on the assessment notice.
4715-28-402-031

8. Buyer's (Transferee) Name and Mailing Address
LaVida Investments LLC
7077 Fieldcrest Dr Suite 200 Brighton, Mi. 48116

9. Buyer's (Transferee) Telephone Number
8105994002

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. **Transfers** include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.
☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution?	12. Is the transfer between related persons?	13. Amount of Down Payment
☐ Yes ☒ No	☐ Yes ☒ No	N/A

14. If you financed the purchase, did you pay market rate of interest?	15. Amount Financed (Borrowed)
☐ Yes ☒ No	N?A

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

☐ Transfer from one spouse to the other spouse.

☐ Change in ownership solely to exclude or include a spouse.

☐ Transfer between certain family members *(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).

☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ Transfer to effect the foreclosure or forfeiture of real property.

☐ Transfer by redemption from a tax sale.

☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.

☐ Transfer resulting from a court order unless the order specifies a monetary payment.

☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).

☐ Transfer to establish or release a security interest (collateral).

☐ Transfer of real estate through normal public trading of stock.

☐ Transfer between entities under common control or among members of an affiliated group.

☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.

☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.

☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.

☐ Transfer of land with qualified conservation easement (land only - not improvements).

☐ Other, as described in MCL 211.27a, specify: _____

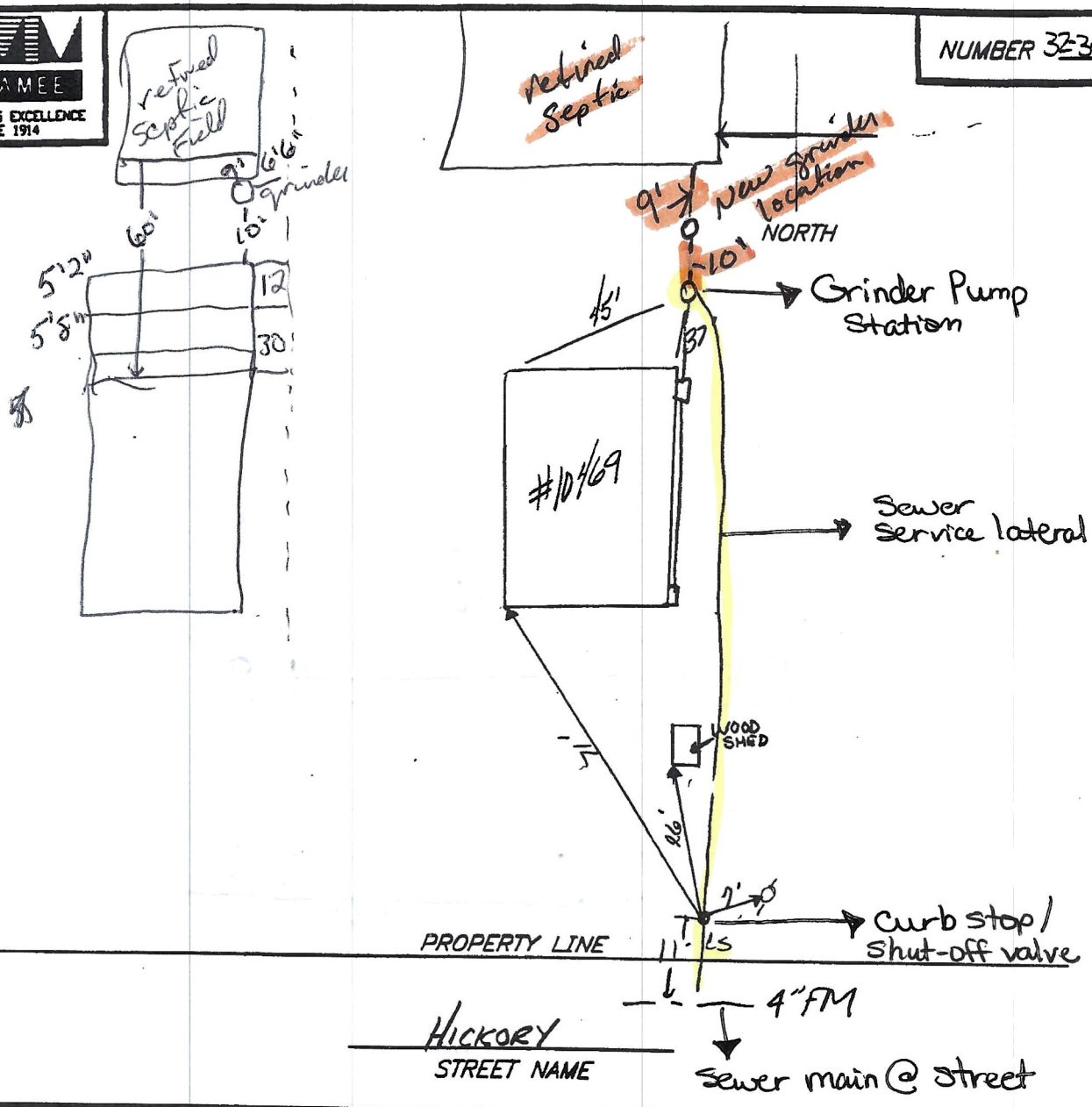
CERTIFICATION: *I certify that the information above is true and complete to the best of my knowledge.*

Printed Name	Signature	Date
Mark L Davis		8/31/2026

Name and title, if signer is other than the owner	Daytime Phone Number	Email Address
Mark Davis Managing Member	810.599.4002	Mark@lavidamassage.com

McNAMEE
ENGINEERING EXCELLENCE SINCE 1914

NUMBER 32-34



HOME OWNERS NAME: James & Jane Clark

ADDRESS: 10469 Hickory

PROPERTY TAX NO.: 15-28-462-031

WAS OCCUPANT INVOLVED IN LOCATION OF SERVICE? YES ✓ NO ____

CONSTRUCTION PLAN SHEET NO.: 32

COMMENTS: ____

ITEMS TO BE SHOWN ON SKETCH

1. LOCATION OF CORPORATION STOP/CHECK VALVE WITH WITNESSES.
2. FORCE MAIN ROUTE FROM PROPERTY LINE TO HOUSE.
3. ____
4. ____

6-1-95 DATE INSTALLED	PROJECT NAME: Strawberry Lake LPCS CLIENT/CONTRACT NO.: 351.28-S-1	
JVR INSPECTOR	**GRINDER PUMP LOCATION SHEET**	

I:\PC\YYYY\OUT\GRPMTLOC.DWG 01-16-95 KMU 1