

e-recorded

LIBER 52129 PAGE 68

0141846

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.
Reviewed By: RC

Aug 27, 2018

5.00 E-FILE

Sec. 135, Act 206, 1893 as amended
ANDREW E. MEISNER, County Treasurer

Not Examined

LIBER 52129 PAGE 68
\$21.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION
\$2,365.00 TRANSFER TX COMBINED
08/27/2018 05:28:44 PM RECEIPT# 97374
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

STATE OF
MICHIGAN



REAL ESTATE
TRANSFER TAX

OAKLAND
08/27/2018
97374

\$302.50 CO
\$2,062.50 ST
001177169

★
★
★
★
★

WARRANTY DEED

Drafted by: Jeffery S. Schmltz, 155 Romeo Road, Rochester, MI 48307

When recorded return to: JS Capitol Equities, LLC, a Michigan limited liability company, 155 Romeo Road, Rochester, MI 48307

THE GRANTOR(s): Sharon L. Schaar Trust u/a/d July 5, 2004

Whose address is: 919 Loretto,, Lake Orion, MI 48362

Conveys and warrants to: JS Capitol Equities, LLC, a Michigan limited liability company

Whose address is: 155 Romco Road, Rochester, MI 48307

the following described premises: See attached Exhibit A.

Tax Parcel No: 09-02-481-008, Primary parcel, 09-02-481-007, Parking parcel
Commonly known as: 44 E. Flint Street, Lake Orion, MI 48362

for the sum of Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)

COUNTY Transfer Tax: \$302.50 /
STATE Transfer Tax: \$2,062.50 /

Subject to easements, reservations and restrictions of record.

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Grantor: Sharon L. Schaar Trust u/a/d July 5, 2004
Grantee: Jeffrey S. Schmitz, on behalf of an entity to be formed
Page 2 of 3

Dated: August 24, 2018

Signed and Sealed:

Sharon L. Schaar Trust u/a/d July 5,
2004

Sharon L. Schaar Trust
by Sharon L. Schaar, Trustee

STATE OF MICHIGAN)
COUNTY OF Oakland) ss

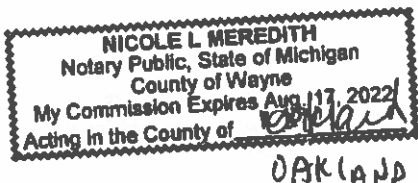
On this 24th day of August, 2018, before me personally appeared, Sharon L. Schaar Trust u/a/d July 5, 2004 by Sharon L. Schaar, Trustee, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public: Nicole L. Meredith

Printed Name: NICOLE L. MEREDITH

Wayne County, MI

My Commission Expires: 8/17/2022



Grantor: Sharon L. Schaar Trust u/a/d July 5, 2004
Grantee: Jeffrey S. Schmitz, on behalf of an entity to be formed
Page 3 of 3

EXHIBIT A

Land situated in the Village of Lake Orion, County of Oakland, State of Michigan, more particularly described as:

Lot 1 and Lot 2, Block 3, of "Hemingway's Plat", according to the plat thereof recorded in Liber 1, Page(s) 34 of Plats, Oakland County Records.

Subject to an easement over the South 20 feet of said Lot 1, for ingress and egress to said Lot 2.

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Commonly known as: 44 E. Flint Street, Lake Orion, MI 48362**