

TAX STAMP affixed  
after recording  
Affidavit on file.

**WARRANTY DEED**

THE GRANTOR

**TIA Corporation**, a Michigan corporation of 121  
Capital Ave. NE, Battle Creek, MI 49017,

CONVEYS AND WARRANTS  
TO THE GRANTEE(S)

**16th Avenue, LLC**, a Michigan limited liability  
company, of 74 Lafayette Ave NE, Grand Rapids, MI  
49503,

the real estate situated in the Township of Wright, Ottawa County, Michigan, more fully described on **Exhibit A** attached to this Deed, together with all improvements, fixtures, easements, hereditaments, and appurtenances associated with the real estate ("**Property**"), subject only to those matters described on Exhibit B attached hereto.

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.

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.

For the consideration of (see Real Estate Transfer Valuation Affidavit attached herewith)

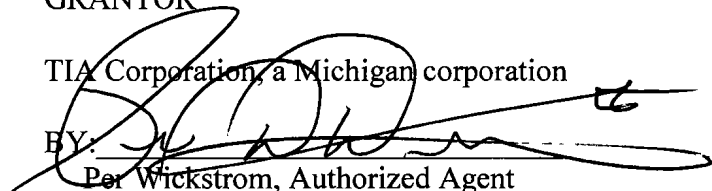
This deed is dated: July 30, 2020.

\* \* \*

This deed is dated: July 31, 2020.

GRANTOR

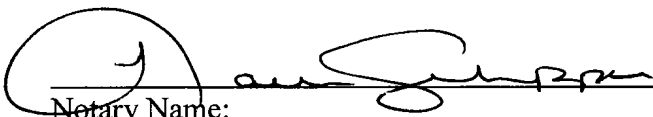
TIA Corporation, a Michigan corporation

BY:   
Per Wickstrom, Authorized Agent

STATE OF MICHIGAN )  
 )ss:  
COUNTY OF KALAMAZOO )

Acknowledged before me in Kalamazoo County, Michigan on July 30, 2020,  
by Per Wickstrom, Authorized Agent of TIA Corporation, ~~A Michigan Corporation~~



  
Notary Name: \_\_\_\_\_  
Notary public, State of Michigan, County of \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Acting in the County of Kent

PREPARED AT THE DIRECTION OF THE  
GRANTOR BY (AND RETURN TO):

Anthony J. Pontarelli  
Sun Title Agency of Michigan, LLC  
1410 Plainfield Avenue NE  
Grand Rapids, MI 49505  
(616)458-9100  
PC134696

## EXHIBIT A

### Property

Land situated in the Township of Wright, Ottawa County, Michigan:

#### PARCEL A:

All that part of the Northwest 1/4, Section 35, Town 8 North, Range 13 West, described as: Commencing at a point on the centerline of 16th Avenue which point is South 37 degrees 30 minutes East 534.4 feet from the Northwest corner of said Section; thence North 52 degrees 30 minutes East 411.03 feet to a point on the South line of Lot 5, Idsinga Plat (a recorded plat); thence East 238.19 feet; thence South 37 degrees 30 minutes East 355 feet; thence South 52 degrees 30 minutes West 600 feet; thence North 37 degrees 30 minutes West 500 feet to the point of beginning; except that part which lies within the following described parcels: That part of the Northwest 1/4 of the Northwest 1/4 of Section 35, Town 8 North, Range 13 West, described as: Commencing on the centerline of River or 16th Street 436.4 feet South 37 degrees 30 minutes East from the Northwest corner of said Section; thence North 52 degrees 30 minutes East 153 feet; thence South 37 degrees 00 minutes 30 seconds East 100 feet; thence South 52 degrees 30 minutes West 153 feet; thence North 37 degrees 30 minutes West 100 feet to the place of beginning. Also except that part of the Northwest 1/4 of the Northwest 1/4 of Section 35, Town 8 North, Range 13 West, described as: Commencing 219 feet South 37 degrees 30 minutes East along the centerline of 16th Avenue (formerly River Street) from the Northwest corner of Section 35; thence South 37 degrees 30 minutes East 217.4 feet along said centerline; thence North 52 degrees 30 minutes East 153 feet; thence South 37 degrees 30 minutes East 100 feet; thence North 52 degrees 30 minutes East to the intersection of a line running East from the place of beginning of this description; thence West parallel with the North Section line to the place of beginning.

70-06-35-100-037

#### PARCEL B:

That part of the Northwest 1/4 of the Northwest 1/4 of Section 35, Town 8 North, Range 13 West described as: Commencing at the Northwest corner of said Northwest 1/4; thence South 37 degrees 30 minutes East 1034.4 feet along the centerline of 16th Avenue (formerly River Street) to the place of beginning for this description; thence North 52 degrees 30 minutes East 600.00 feet; thence North 37 degrees 30 minutes West 355.0 feet to a point which lies South 37 degrees 30 minutes East 219.0 feet and 742.8 feet East parallel with the North line of said Section 35 from the Northwest corner of said Section; thence East parallel with the North line of said Section 35 to the East line of the Northwest 1/4 of said Northwest 1/4 of said Section; thence South along said East line to the South line of the Northwest 1/4 of said Northwest 1/4; thence West along said South line to the centerline of 16th Avenue; thence Northwesterly along said centerline to the place of beginning.

70-06-35-100-038

Commonly known as: 15140 16th Ave., Marne, MI 49435

Ottawa County Treasurer Office 8/6/2020

The records in my office show no unpaid taxes or special assessments for the five years of 2019 and prior involving lands in this instrument. This does not include taxes owed as a result of Board of Review, PRE Denials or Tax Tribunal judgements.

Amanda Price, Treasurer SM

## **EXHIBIT B**

### **PERMITTED ENCUMBRANCES**

1. Taxes and assessments due and payable subsequent to the date first written above.
2. Any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
3. Easement in favor of Consumers Power Company (now known as Consumers Energy), as recorded in Liber 447, on page 468.