

402447 Liber 57884 Page 101 thru 102
 6/23/2022 10:42:00 AM Receipt #000315277
 \$26.00 Misc Recording
 \$4.00 Remonumentation
 \$5.00 Automation
 \$2,795.00 Transfer Tax
 PAID RECORDED - Oakland County, MI e-recorded
 Lisa Brown, Clerk/Register of Deeds

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. 6/21/2022
 Reviewed By: mb
 Not Examined
 Sec. 135, Act 206, 1893 as amended
 ROBERT WITTENBERG, County Treasurer
 6/21/2022

Special Assessment

STATE OF MICHIGAN
 Oakland
 6/23/2022
 000316277



REAL ESTATE TRANSFER TAX
 \$367.60 :CO
 \$2,437.60 :ST
 1361194

WARRANTY DEED

(Unplatted Land)

Drafted By: Peter Maierle 420 Sprague Avenue Kalamazoo, MI 49006	Return To: Joseph Luginski 8220 Reese Rd Clarkston, MI 48348	Send Tax Bills To: Joseph Luginski 8220 Reese Rd Clarkston, MI 48348
Recording Fee: \$35.00 File Number: 959173	State Transfer Tax: \$2,437.50 County Transfer Tax: \$357.50	Tax Parcel No.: 08-18-200-002

Know All Persons by These Presents: That **Peter Maierle, Successor Trustee of the Ronald M. Maierle and Bette J. Maierle Living Trust, dated January 11, 2011** whose address is 420 Sprague Avenue, Kalamazoo, MI 49006

Convey(s) and Warrant(s) to **Joseph Luginski and Melissa Luginski, husband and wife** whose address is 71 N. Main Street, Clarkston, MI 48346

the following described premises situated in the Township of **Independence**, County of **Oakland**, State of Michigan, to wit:

The South 340 feet of the West 650 feet of the Northwest quarter of the Northeast quarter of Section 18, Town 4 North, Range 9 East, Independence Township, Oakland County, Michigan; more particularly described as follows: Beginning at a point in the center line of Reese Road (so called) said Section 18 and running thence North 00 degrees 42 minutes West 340 feet; thence South 89 degrees 58 minutes East 650 feet, thence South 00 degrees 42 minutes East 340 feet; thence North 89 degrees 58 minutes West 650 feet to the point of beginning.

More commonly known as: **8220 Reese Rd, Clarkston, MI 48348**
 For the full consideration of: **three hundred twenty five thousand Dollars (\$325,000.00)**

Subject To:
 Existing building and use restrictions and easements and rights of way of record.



First American Title Insurance Company
 First American Title

(Attached to and becoming a part of Warranty Deed dated: April 08, 2022 between Peter Maierle, Successor Trustee of the Ronald M. Maierle and Bette J. Maierle Living Trust, dated January 11, 2011, as Seller(s) and Joseph Luginski and Melissa Luginski, husband and wife, as Purchaser(s).)

If the property conveyed is unplatted, the following applies:

The grantor grants to the grantee the right to make ^{only} ~~all~~ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. **(If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.)** 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 April 08, 2022.

Seller(s):

Peter Maierle, Successor Trustee of the Ronald M. Maierle and Bette J. Maierle Living Trust dated January 11, 2011
Peter Maierle
Peter Maierle, Trustee

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this April 08, 2022 by Peter Maierle, Successor Trustee of the Ronald M. Maierle and Bette J. Maierle Living Trust, dated January 11, 2011.

J Arthur
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

