

OAKLAND COUNTY TREASURERS CERTIFICATE

2/20/2024 9:45:51 AM Receipt #000122621

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

\$26.00 Misc Recording  
\$4.00 Remonumentation  
\$5.00 Automation  
\$7,456.20 Transfer Tax

2/15/2024

PAID RECORDED - Oakland County, MI e-recorded  
Lisa Brown, Clerk/Register of Deeds

ROBERT WITTENBERG, County Treasurer  
Sec. 135, Act 206, 1893 as amended AD

5.00

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX  
\$953.70 :00  
\$8,502.50 :87  
1397236

Oakland  
2/20/2024  
000122621

Warranty Deed - Statutory Form

C.L. 1948, 565.151 M.S.A. 26571

KNOW ALL MEN BY THESE PRESENTS: That Joseph Luginski and Melissa Luginski, husband and wife, whose street number and post office address is 71 N Main St, Clarkston, MI 48346, convey(s) and warrant(s) to Peter Trumbore and Kimberly Trumbore, husband and wife and Kristin Kahrs, a single woman, as joint tenants with full rights of survivorship, whose street number and post office address is 71 N Main St, Clarkston, MI 48346 the following described premises:

Land Situated in the State of Michigan, County of Oakland, Village of Clarkston.

Lot 23 in Supervisor's Replat of Northwestern Addition and part of Original Plat, according to the plat thereof recorded in Liber 52 of plats, Page 19, Oakland County Records.

Commonly known as: 71 N Main St, Clarkston, MI 48346

for the full consideration of Eight Hundred Sixty-Seven Thousand And No/100 Dollars (\$867,000.00).

Subject to easements, reservations, restrictions and limitations of record, if any, and further subject to:

NONE

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 12, 2024

2791239

(Attached to and becoming a part of Statutory Warranty Deed dated February 12, 2024 between Joseph Luginski and Melissa Luginski, husband and wife, as Grantor and Peter Trumbore and Kimberly Trumbore, husband and wife and Kristin Kahrs, a single woman, as joint tenants with full rights of survivorship, as Grantee.)

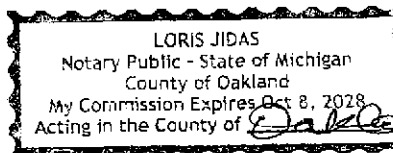
Signed and Sealed:

*Joseph Luginski*  
\_\_\_\_\_  
Joseph Luginski  
*Melissa Luginski*  
\_\_\_\_\_  
Melissa Luginski

State of Michigan  
County of Oakland

The foregoing instrument was acknowledged before me this 12th day of February, 2024 by Joseph Luginski and Melissa Luginski.

*Loris Jidas*  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public - State of Michigan  
\_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_  
Acting in the County of \_\_\_\_\_



(Seal)

**Drafted by:**  
Joseph Luginski and  
~~Melissa Luginski~~ (Part)  
71 N Main St  
Clarkston, MI 48346

**Mail After Recording To:**  
Peter Trumbore and  
Kimberly Trumbore and  
Kristin Kahrs  
71 N Main St  
Clarkston, MI 48346

**Send Subsequent  
Tax Bills To:**  
Peter Trumbore, Kimberly  
Trumbore and Kristin  
Kahrs  
71 N Main St  
Clarkston, MI 48346

**Recording Fee:** \$35.00

**Real Estate Transfer Tax:** \$7,456.20

**Tax parcel no.:** 08-20-328-011