

MICHIGAN REAL ESTATE TRANSFER TAX  
Crawford County Tax Stamp #72325  
09/22/2015 01:34:09 PM

Receipt# 15-4325 L: 724 P: 203  
State Tax: \$525.00 County Tax: \$77.00



OFFICIAL SEAL  
Sandra Moore

Crawford ROD/Clerk  
09/22/2015 01:34:09 PM

L: 724 P: 203

Office of Crawford County Treasurer, Grayling, MI. I hereby certify that there are no Property Tax Liens or titles held by the state or any individual against the written description, and all taxes on same are paid for five years previous to the date of the instrument as appears by the records in my office. This certificate does not apply to the taxes, if any, in process of collection by Township City or Village offices.

K. W. Cooper County Treasurer 9/22/15

R0058471 L: 724 P: 203 DD  
09/22/2015 01:34:09 PM Total Pages: 3 Fee: 25.00  
Sandra Moore, Clerk/Register of Deeds - Crawford County, MI

### COVENANT DEED STATUTORY FORM FOR CORPORATION

#### KNOW ALL MEN BY THESE PRESENTS:

The Grantor(s), Phoenix REO, LLC, whose address is c/o Capital Crosssing Servicing Company, 99 High Street, 7th Floor, Boston, MA 02110, COVENANTS AND CONVEYS to Hospitality House-Grayling, LLC, Grantee(s), whose address is 848 US 31 South, Traverse City, MI 49685, the following described premises:

Land situated in the City of Grayling, County of Crawford, Michigan, described as follows:

PARCEL "A": Beginning at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Town 26 North, Range 3 West; thence North 54 feet; thence West 120 feet; thence South 54 feet; thence East 120 feet to the Place of Beginning. Being a part of the unplatted part of the City of Grayling, Crawford County, Michigan.

PARCEL "B": Part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Town 26 North, Range 3 West described as follows: Commencing at a point 54 feet North of the Southeast corner of said Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence North 108 feet; thence West 120 feet; thence North 54 feet; thence West 350 feet; thence South 216 feet; thence East 350 feet; thence North 54 feet; thence East 120 feet to the Place of Beginning. Being a part of the unplatted part of the City of Grayling, Crawford County, Michigan.

PARCEL "C": Commencing at a point 30 feet West and 162 feet North of the Southeast corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Town 26 North, Range 3 West; thence North 54 feet; thence West 120 feet; thence South 54 feet; thence East 120 feet to the Place of Beginning. Being a part of the unplatted part of the City of Grayling, Crawford County, Michigan.

PARCEL "D": Lots Eleven and Twelve, Block Three of Hadley's Third Addition to Grayling according to the recorded Plat thereof AND all that part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Town 26 North, Range 3 West, Beginning at the Northeast corner of Lot 11, Block 3, Hadley's Third Addition to Grayling; running thence North 1 degree 17 minutes East on the West line of McClellan Street 344.5 feet to the 1/8 line; thence South 85 degrees, 58 minutes West on 1/8 line 421.0 feet; thence South 1 degree 17 minutes West 493.4 feet; thence South 89 degrees, 06 minutes East 298.65 feet; thence North 1 degree, 17 minutes East 186.0 feet; thence South 88 degrees 58 minutes East 120 feet to the Point of Beginning.

Commonly known as: 1232 I-75 Business Loop, Grayling, MI 49738  
Parcel ID No(s): 20-070-007-005-009-00 and 20-070-183-003-011-00

First Party does hereby covenant that it has not made done, committed, executed or suffered any acts of acts whatsoever whereby the above-described premises are or shall or may be charged or encumbered in any manner whatsoever.

First Party does hereby covenant with the second party that they will defend said premises unto the second party, its successors and assigns against all lawful claims and demands of all persons claiming by, from, or under it, said First party, but no other persons.

For the sum of Seventy Thousand And No/100 Dollar(s) (\$70,000.00) subject to building and use restrictions and easements of record, if any.

Dated this 14 day of September, 2015.

Phoenix REO, LLC

BY: [Signature]  
Jennifer Mello, Vice President

\_\_\_\_\_  
(witness)

\_\_\_\_\_  
(witness)

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the County and State first above written, do hereby certify that Jennifer Mello, as a Member of Phoenix REO, LLC, a Delaware Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

*see attached*

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

Prepared by:  
Randy G. Thompson  
Broker, Century 21 River Country Real Estate  
5688 W. M-72  
Grayling, MI 49738

Assisted By:  
Lighthouse Title, Inc.  
P.O. Box 581, 108 Burton Court  
Grayling, MI 49738

When recorded mail to:  
Lighthouse Title, Inc.  
P.O. Box 581, 108 Burton Court  
Grayling, MI 49738

## CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Francisco

On Sept 14, 2015 before me, Evalynne Chan Notary  
Public,

Date

(here insert name and title of the officer)

personally appeared Jennifer Mello

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Deed Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_