



CITY OF BURTON
BURTON CITY COUNCIL MEETING
AUGUST 4, 2016
AGENDA

Council Chambers

Demo Hearing

6:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

A. CALL TO ORDER

B. STAFF PRESENT

C. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Burton City Council. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

D. PRESENTATION: MR. WORTHING

E. COUNCIL ACTION

1. THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT: 4090 Homestead Parcel ID #59-31-528-040.

RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 4090 Homestead. Parcel #59-31-528-040 to be a public nuisance or hazard and to further require the owner(s) or occupant(s) to:

1. Immediate Demolition, with DPW given authorization to request sealed bids and the Structure to be razed within the thirty (30) days of Burton City Council's acceptance of the low bid and the City Attorney's approval of the contract documents for execution of a contract with the Mayor and Clerk, or
2. *Alter by repair the structure to Burton City Code with a Building Permit within _____ days, or
3. *Abate(tear down) the structure to Burton City Code with a Demolition Permit with _____ days, or
4. Postpone any further action for _____ days, based on the following circumstances:

The Burton City Council is to select one (1) of the above orders. The Department of Public Works recommends the immediate demolition, contingent upon Burton City Council's acceptance of the low bid.

*The Department of Public Works is hereby given the authority to demolish the structure(s) upon failure to comply with the Building Permit or Demolition Permit.



SCHEDULED

AGENDA ITEM (ID # 2591)

DOC ID: 2591

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ATTACHMENTS:

- Demolition Back up (PDF)

Demolition Packet

4090 Homestead

August 4, 2016

At

6:00 p.m.

Attachment: Demolition Back up (2591 : 4090 Homestead)



CITY OF BURTON

CONSTRUCTION BOARD OF APPEALS MEETING

JUNE 9, 2016

MINUTES

Council Chambers

Regular Meeting

2:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Board Member John Gazall at 2:00 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Donald Standel	Board Member	Present	
John Gazall	Board Member	Present	
Randy Stewart	Board Member	Present	

B. STAFF PRESENT

Stuart Worthing, Building Code Enforcer
Racheal Boggs, Clerk's Office

C. MINUTES APPROVAL

- Construction Board of Appeals - Regular Meeting - May 25, 2016 12:00 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Donald Standel, Board Member
SECONDER: Randy Stewart, Board Member
AYES: Standel, Gazall, Stewart

D. AUDIENCE PARTICIPATION

None.

E. BOARD DISCUSSIN & ACTION

- Appeal from Pamela Muir about property address of 4090 Homestead, Burton, MI 48529.

Mr. Gazall stated the purpose of the meeting today is to discuss and make a decision regarding an appeal application received by Pamela Muir regarding 4090 Homestead Dr., Burton, MI 48529. According to Section 111 of the International Property Maintenance Code any person directly affected by a decision of the code official or a notice or order issued under this code has the right to appeal to the Board of Appeals. Mrs. Muir filed a written application for appeal within the required 20 days. The board shall modify or reverse the decision of the code official only by a majority vote of the total number of appointed board members.

Mr. Worthing stated he deemed the entire building unoccupiable on April 15, 2016

when he was called to the property by Consumer's Energy. Based on the exterior and partial interior of the structure, he notified Mrs. Muir that the current tenants needed to move. He also requested a structural engineer's report for the building from roof to foundation be submitted to his office. In the meantime, the apartments were not to be occupied. The reports received by Mrs. Muir were incomplete.

Attorney Denise Fish of Flint will be representing Mrs. Muir. She stated Mrs. Muir did receive reports from two companies; Lopez Engineering and Smith's Construction. However, due to cost restrictions, Mrs. Muir was unable to get the structural engineer's report requested by Mr. Worthing. Currently, Mrs. Muir has tenants residing on the property and others that are wanting to move in. She would like to keep the property and fix it up but she needs the rental income and time to do the repairs.

Pamela Muir of Grand Blanc stated Sal with Consumer's Energy is coming out on Monday to put new gas lines into the building.

Craig Muir of Grand Blanc stated he respects Mr. Worthing and agrees with him that the property needs a lot of work. The dangerous parts are roped off and no one rents them. They have the safety of everyone in mind. He feels pulling the rug out from under them is unfair. They would like six months to make the repairs.

Mr. Stewart stated he agrees the foundation is in fair shape however, the rest of the structure is his concern. If this board allows you to make necessary repairs they would have to be according to the International Property Maintenance Code in terms of workmanship. This code sets the minimum standard for structures including drywall, painting, trim, doors, windows, lighting, for example.

Mr. Stewart referred to the following sections as violations of the International Property Maintenance Code:

- 302.5 Rodents
- 302.6 Exhaust Vents
- 304.2 Protective Treatment
- 304.3 Premises Identification
- 304.4 Structural Members
- 304.7 Roofs and Drainage
- 304.8 Decorative Features
- 304.9 Overhang Extensions
- 304.10 Stairways, Decks, Porches and Balconies
- 304.11 Chimneys and towers
- 304.12 Handrails and Guards
- 304.13 Window, Skylight and Door Frames
- 304.15 Doors
- 304.16 Basement Hatchways
- 304.18 Building Security
- 305.2 Structural Members
- 305.3 Interior Surfaces
- 305.4 Stairs and Walking Surfaces
- 307.1 Accumulation of Rubbish/Garbage
- 308 Extermination

- Chapter 4 Light and Ventilation
- Chapter 5 Plumbing Facilities
- 505 Water System
- Chapter 6 Mechanical and Electrical
- Chapter 7 Fire Safety
- 702 Means of Egress

Mr. Stewart stated the building violates more than 60% of the requirements and it is in extremely hazardous conditions. The cost of repairs will exceed \$100,000.00 which is more than the property is worth.

Mr. Gazall stated he agrees with the foundation report but the other issues have not been addressed. He is unsure of the qualifications of Smith's Construction. Having tenants in the building while doing repairs is unsafe. He is also very concerned about the code violations described by Mr. Stewart.

Mr. Standel said you cannot allow people to live in this building because it is a life safety issue.

Denise Fish stated the field correction notice they were given mentions mainly the structural part of the building. Her client needs the rental income to save the building.

Mr. Gazall stated the board is knowledgeable about the amount of that is required and the associated costs. In terms of the structure, the wood is very rotted especially the entire west side of the building. Also, there are exposed wires throughout the entire complex.

Denise Fish asked if the tenants signed waivers if they could stay in the apartments.

Mr. Gazall said the building code doesn't allow that. If the list of violations only consisted of a few items instead of 25 or more, we could work with you.

Board discussion with Mrs. Muir about the structural issues of the building such as the rotted wood under the carpet as opposed to cosmetic issues like soiled carpet.

Mr. Worthing said we had a similar situation with another apartment complex on Hemphill Road. For safety reasons, we did not allow anyone to live there during the complete remodel.

Mr. Gazall stated we have two options: 1.) Allow the applicant to fix the structure within the specified time frame (6 months). 2.) Follow the recommendation of the Building Department and begin the demolition process. This board's decision is not the final say. The next step would be to appeal to the State of Michigan.

Mr. Stewart clarified that this appeal is for the structural report. He would like to overturn Mr. Worthing's decision and send this property to City Council for immediate demolition based on the following reasons: the property violations exceed 50% of the estimated net value of the building, the property violates more than 60% of the International Property Maintenance Code, repairs would need to be done by a licensed contractor and will cost more than the value of the property.

Mrs. Muir stated she would like to try to sell the building to someone who can afford to make the improvements.

Mr. Worthing said the tenants need to move from the building immediately.

2. Motion to Overturn Mr. Worthings Decision and Refer the Property at 4090 Homestead Drive to City Council for Immediate Demolition.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Randy Stewart, Board Member
SECONDER:	Donald Standel, Board Member
AYES:	Standel, Gazall, Stewart

Meeting was adjourned at 3:04 PM.

Attachment: Demolition Back up (2591 : 4090 Homestead)

The following is an inspection that was conducted on May 13, 2016 on the exterior of the Homestead Apartments located at 4090 Homestead dr. in Burton, MI 48529.



Attachment: Demolition Back up (2591 : 4090 Homestead)

1. Roof (both)
 - a. Sagging in numerous areas.
 - b. Shingles are missing
 - c. Rotten wood is exposed to inclement weather
 - d. Wood is punkie when walked on



Attachment: Demolition Back up (2591 : 4090 Homestead)

2. 2nd story walkway on the west side of building
 - a. Missing barrier and allows access to the flat roof – very dangerous
 - b. Is uneven and slopes
 - c. Rafters are cracked
 - d. The floor and the walls are rotted



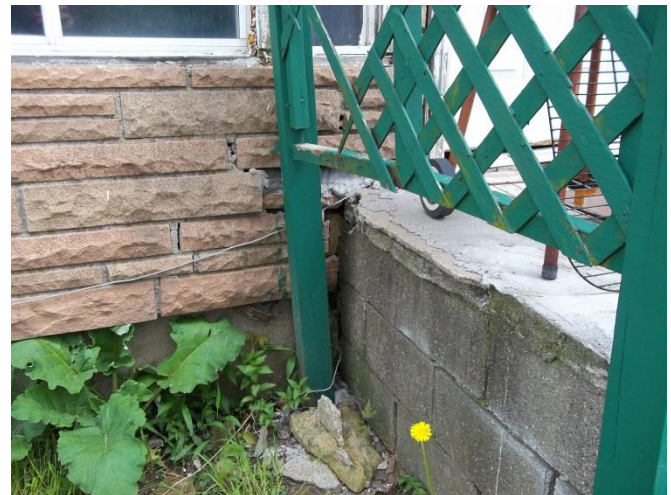
3. Stairway leading to the 2nd floor
 - a. Not level
 - b. Has exposed electrical outlet
 - c. Is separating from the where it is fastened to the building
 - d. Stairs are rotting
 - e. Holes in the enclosure that surrounds the stairs
 - f. Paint is peeling, missing, and cracked

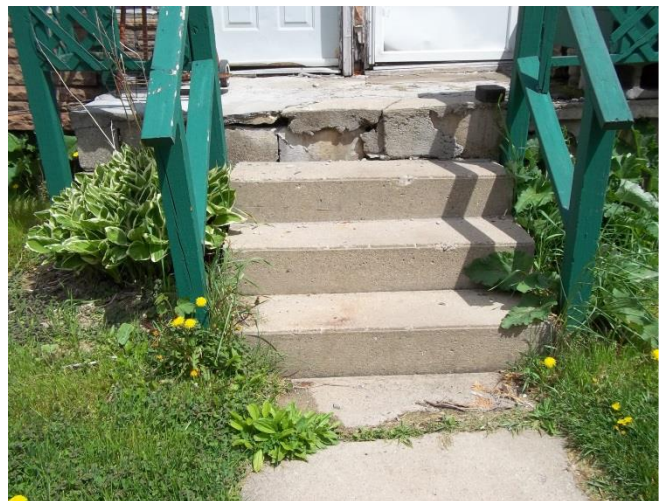


4. Numerous electrical violations on the exterior



5. Porches and sidewalks on almost every unit
a. cracked and in danger of collapsing
b. trip hazards





Attachment: Demolition Back up (2591 : 4090 Homestead)

6. Soffits and Fascia on the entire building
- a. Wood is rotted
 - b. Paint is chipped and peeling
 - c. Exposed to inclement weather



Attachment: Demolition Back up (2591 : 4090 Homestead)



7. Foundation

- a. Cracks throughout the building
- b. Voids or areas that are missing
- c. Evidence of failure of the structure





8. Face brick

- a. Cracked
- b. Missing pieces
- c. Separated



9. Doors

- a. Rotted wood
- b. Chipped and peeling paint
- c. Collapsing due possibly to the structure failure





10. Windows

- a. Rotted wood
- b. Chipped and peeling paint
- c. Broken or missing
- d. Seals are missing



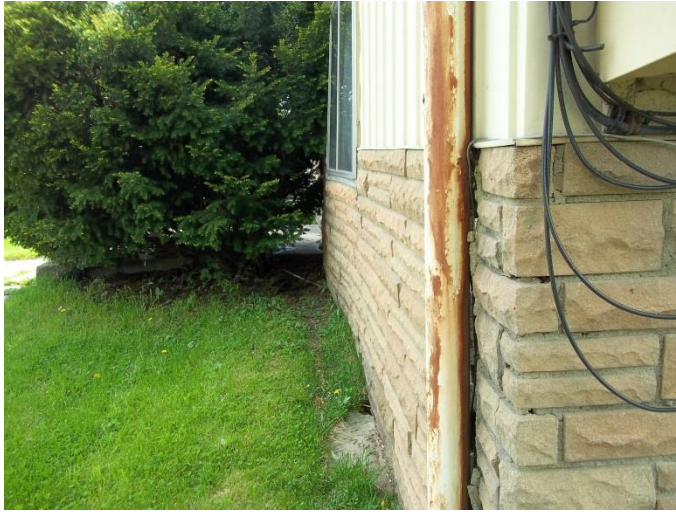
11. Bond Plate

- a. Rotted



12. Wall on the eastside of the building

- a. Curved out due possibly to the pressure of the structure failure from the 2nd floor.



I was also given permission from the tenant in Unit 21 to enter his unit and take pictures and do a brief inspection. These are a list of the findings:

1. Window is broken
2. Railing leading up the porch is unattached and dangerous
3. Ceiling is sagging
4. Bathroom floor is rotted
5. Stoll is loose
6. Soft spots in the floor throughout the unit
7. Heating unit is in violation
8. Electrical violations

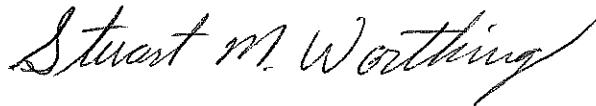




Attachment: Demolition Back up (2591 : 4090 Homestead)

I deemed the entire building unoccupiable on April 15, 2016. I am requiring that a structural engineer's reports be submitted to my office for the building from the roof to the foundation. Once the report is reviewed and accepted, the property owner may get a building permit to make any necessary repairs. In the meantime, these apartments should not be occupied.

Sincerely,

A handwritten signature in cursive script that reads "Stuart M. Worthing".

Stuart Worthing,
Building Official



GRECO TITLE AGENCY

A DIVISION OF ATTORNEYS TITLE AGENCY

ORDER CONFIRMATION

Date: June 23, 2016

RE: File #: 25-16483589-SGP
Property Address: 4090 Homestead, Burton, MI 48529
Buyer: INFORMATIONAL
Seller:

Thank you for the order on the above referenced property.

We appreciate your business!

36800 Gratiot Avenue, Clinton Township, MI, 48035
Phone: (586) 463-7200



INVOICE

Invoice Date: **July 14, 2016**

Additional Info: **Owners Side Only**

File Number: **25-16483589-SGP**

Property Address: **4090 Homestead Dr, Burton**

RE:

To:

City of Burton Dept of Public Works
4093 Manor Drive
Burton, MI 48519
Attn: Stuart Worthing

From:

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Description	Amount
Search - Informational 2300 MI - Basic	\$250.00

Total Premium: \$250.00

Please Remit To and/or For Closing Information, Please Contact:

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Thank you!

Attachment: Demolition Back up (2591 : 4090 Homestead)



**Commitment for Title Insurance
Schedule A**

File No : **25-16483589-SGP**

Commonly Known As: 4090 Homestead Dr, Burton, MI 48529

1. Effective Date: **June 24, 2016, at 8:00 am**
2. Policy or policies to be issued: AMOUNT
 - (a) OWNERS POLICY \$1,000.00
Proposed Insured:
INFORMATIONAL
 - (b) LOAN POLICY
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

M. H. Kesten and Hannah Kesten, his wife, as to an undivided 1/2 interest
and
Joseph F. Koffman and Naomi A> Koffman, his wife, as to an undivided 1/2 interest
4. The land referred to in this commitment is situated in the City of Burton, County of Genesee, State of Michigan, as follows:

SEE EXHIBIT A

COUNTERSIGNED:
GRECO TITLE AGENCY

Steven M. Greco
AUTHORIZED SIGNATORY

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: **CHICAGO TITLE INSURANCE COMPANY**

This commitment valid and binding for a period of 90 days from the date hereof. Thereafter it is void and of no effect.
SCHEDULE A of this commitment--Page 1

Attachment: Demolition Back up (2591 : 4090 Homestead)

EXHIBIT "A"

The land referred to in this commitment is described as follows: City of Burton, County of Genesee, State of Michigan

Lot 75, except a parcel of land beginning at Southwest corner of Lot 76; thence South 88 degrees 42 minutes 30 seconds West 100 feet; thence North 4 degrees 46 minutes 30 seconds West 6.71 feet; thence on a curve to left chord North 49 degrees 54 minutes 57 seconds East 122.70 feet; thence South 4 degrees 33 minutes 22 seconds East 83.72 feet to place of beginning, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County Records.

Attachment: Demolition Back up (2591 : 4090 Homestead)

**Schedule B-I
(REQUIREMENTS)**

File No: 25-16483589-SGP

The following requirements to be complied with:

1. Standard requirements as set forth in jacket.

NOTE: In the event the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.
4. Pay the agreed amounts for the Title and/or the mortgage to be insured.
5. Pay us the premiums, fees and charges for the policy.

6. PAYMENT OF TAXES: Tax Parcel No.: 59-31-528-040

2015 County Taxes in the amount of \$2,274.71 are DUE

2015 City Taxes in the amount of \$1,093.55 are DUE, includes drain #0145 in the amount of \$41.21

Special Assessments: none

- 2016 State Equalized Value: \$51,400.00

The amounts shown as due do not include collection fees, penalties or interest.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-I of this commitment--Page 3

Attachment: Demolition Back up (2591 : 4090 Homestead)

**Schedule B-II
(EXCEPTIONS)**

File No.: 25-16483589-SGP

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Subject to the Interest of Robert W. Viney and Edward H. Urbanski, as Grantee in Quit Claim Deed recorded in Liber 1986, Page 473 and in Liber 1997, Page 881, Genesee County Records.
9. Subject to the Interest of The Homestead Apartment, a Joint Venture, a Michigan Co-Partnership, as Vendor in Land Contract recorded in Liber 2100, Page 509, Genesee County Records.
10. Subject to the Interest of Diane Robinson, as Grantee in QUIT Claim Deed recorded in Liber 2426, Page 979, in Liber 2428, Page 876 and in Liber 2560, Page 476, Genesee County Records.
11. Subject to the Interest of Pamela R. Muir and Craig P. Muir, wife and husband, as Grantee in Quit Claim Deed recorded in Liber 2563, Page 421 and Instrument Number 200411010110623, Genesee County Records.
12. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
13. Easements over subject property as shown on the recorded plat.

NOTE: This commitment is issued for informational purposes only. Compliance with the requirements set forth

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-II of this commitment—Page 4

Attachment: Demolition Back up (2591 : 4090 Homestead)

herein will not result in the issuance of a final policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

Attachment: Demolition Back up (2591 : 4090 Homestead)

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-II of this commitment--Page 5



PRIVACY POLICY NOTICE

Greco Title Agency and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the Greco Title Agency Privacy Policy.

Greco Title Agency as an agent for Chicago Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The Greco Title Agency Privacy Policy applies to all Greco Title Agency customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and
- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at Greco Title Agency, please write us at: **Greco Title Agency c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.**



Chicago Title Insurance Company

Commitment No. 25-16483589-SGP

COMMITMENT FOR TITLE INSURANCE

Issued by
Chicago Title Insurance Company

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

COUNTERSIGNED:

GRECO TITLE AGENCY

36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

By: Steven M. Greco
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY

By:



ATTEST

President

Secretary

Attachment: Demolition Back up (2591 : 4090 Homestead)

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

Packet Pg. 32

1951 24103 1905 525

Know All Men By These Presents:

That **HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and WYMAN EISMAN, a married man,** 1333 N. Cause, Flint, Michigan, do hereby certify that they own and have an undivided one-half interest in the following described premises located in the Township of Burton, Genesee County, Michigan, to-wit:

Lot Thirty-Six (36), Thirty-Two (32), Thirty-Three (33), and Seventy (70) of Section Homestead, according to the recorded plat thereof.

Also, they do hereby certify that they own and have an undivided one-half interest in the following described premises located in the Township of Burton, Genesee County, Michigan, to-wit:

Lot Thirty-Six (36), Thirty-Two (32), Thirty-Three (33), and Seventy (70) of Section Homestead, according to the recorded plat thereof.

Witness my hand and seal this 15th day of July, A.D. 1963.

Signed, Sealed and Delivered in Presence of:

Marilyn Tackling Lanning (Seal) *HOWARD R. WILLIAMS* (Seal)
Elizabeth Ann Williams (Seal) *ELIZABETH ANN WILLIAMS* (Seal)
Wyman Eisman (Seal) *WYMAN EISMAN* (Seal)

This deed is to be recorded to show dates on deed and notice.

STATE OF MICHIGAN
 County of GENESEE

On the 15th day of July, A.D. 1963, before me personally appeared **HOWARD R. WILLIAMS and ELIZABETH ANN WILLIAMS, his wife, and WYMAN EISMAN, a married man,** to me known to be the person, described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires August 7, A.D. 1963.

Marilyn Tackling Lanning
 Notary Public - Genesee County, Michigan
 Acting in Genesee County, Michigan

OFFICE OF TREASURER OF GENESEE COUNTY, MICHIGAN
 FLINT, Michigan, July 15, 1963

I hereby certify that there are no Tax Liens or Taxes 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 my office.

James P. Bunker
 County Treasurer

SEP 26 1963
 27776

For
 1/2

QUIT CLAIM DEED

STANDARD FORM FOR CORPORATION

MAY 2043 55

DATE MAY 25 1979

KNOW ALL MEN BY THESE PRESENTS: That KOFFMAN REALTY COMPANY, INC.,
a Michigan corporation,
the address of which is 7002 N. Saginaw Street, Flint, Michigan 48505
Quit Claim to JOSEPH F. KOFFMAN and NAOMI A. KOFFMAN, his wife,
whose street number and postoffice address is 7002 N. Saginaw Street, Flint, Michigan 48505
the following described premises situated in the City of Burton County of Genesee
and State of Michigan, to-wit:

Lot 75, Wilson Homestead, according to the plat thereof as recorded in
Liber 12, Page 33 of Plats, Genesee County, Michigan records.

27505 Exemptions (MSA 7.456 (5) Sec 5.1.)

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,
for the sum of One dollar (\$1.00) and other valuable consideration.

This instrument is exempt from the Michigan Real Estate Transfer Tax
by virtue of MCL 202.505 (a) which exempts instruments where the
value of the consideration is less than \$100.00

Dated this 7th day of June 19 78

Signed in the presence of

Signed by

David Laro
David Laro
Shirley A. Castle
Shirley A. Castle

KOFFMAN REALTY, INC., a Michigan
corporation
by *Joseph F. Koffman*
Joseph F. Koffman
President
Naomi A. Koffman
Naomi A. Koffman

STATE OF MICHIGAN
County of GENESSEE

The foregoing instrument was acknowledged before me this 7th day of June

19 78 by Joseph F. Koffman, President

(Individual Name(s) and Office(s) Held)
of Koffman Realty, Inc.,
(Corporate Name)

a Michigan corporation, on behalf of the corporation,
(State of Incorporation)

My Commission expires 12/17 19 80
Shirley A. Castle
Shirley A. Castle
Notary Public
County, Michigan

When Recorded Return To:	Send Subsequent Tax Bills To:	Directed by: DAVID L. ATTORNEY Suite 101 Business Address: 3235 Beecher Road Flint, Michigan 48504
--------------------------	-------------------------------	---

Tax Parcel # 35252 Recording Fee \$ 2.50

MORTGAGE ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1888

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

DEED 2043

PG

Attachment: Demolition Back up (2591 : 4090 Homestead)

QUIT CLAIM DEED
STATUTORY FORM

1986-473

KNOW ALL MEN BY THESE PRESENTS: That ROBERT J. SILLERY, M.D., and SUZANNE A. SILLERY, husband and wife,
whose address is 60 Lakeland Avenue, Grosse Pointe, Michigan 48230,

Quit Claim to EDWARD H. URBANSKI, a married man, ROBERT W. VINEY, a single man, and STEPHEN R. BACKUS, a married man,
whose street number and parcel address is 24543 Indoplex Circle, Farmington Hills, Michigan 48024,

the following described premises situated in the City of Burton County of Genesee and State of Michigan, to-wit:

Lot 75, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County, Michigan records, (Property mailing address of 4909 Homestead Drive, Burton, MI 48529)

This conveyance is exempt from the transfer tax under the provisions of Section 7.456(5)(a), Act 134 of Public Acts of 1966, as amended.

together with all and singular th. tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,
for the sum of less than One Hundred (\$100.00) Dollars.

Dated this 26th day of September 1977.

Signed in the presence of:

John F. Boland
JOHN F. BOLAND
Patricia Hoffmann
PATRICIA HOFFMANN

Signed by:

Robert J. Sillery
ROBERT J. SILLERY, M.D.
Suzanne A. Sillery
SUZANNE A. SILLERY

STATE OF MICHIGAN
COUNTY OF

The foregoing instrument was acknowledged before me this 27th day of September 1977 by Robert J. Sillery, M.D., and Suzanne A. Sillery, his wife.

My Commission expires DECEMBER 7, 1980

Who Recorded Return To:
Gilbert M. Primet
26600 Telegraph, #310
Southfield, MI 48034

Send Subsequent Tax Bill To:
Grantors
320

Drafted by: Gilbert M. Primet
26600 Telegraph, Suite 310
Business Address Southfield, MI 48034

Tax Parcel # _____ Recording Fee _____ Revenue Stamp 27843

DATE

OCT 20 1977

DEED 1986

PG

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1888

Attachment: Demolition Back up (2591 : 4090 Homestead)

RECORDED IN DEEDS 1987-581

QUITY DEED - 1987-581 - 1987-581
(Proper Care Taken For Record For 1987-581, 1987-581, 1987-581)

THIS INSTRUMENT, made October 12, 1977 W77

BY STEPHEN R. BACKUS and SHARON K. BACKUS, husband and wife, of 2806 Darien Drive, Lansing, Michigan

ROBERT W. VINET, a single man, of 1353 Waverly Road, Diamond Lake, Michigan, and EDWARD URBANSKY, a

whereof ROBERT W. VINET, of 26424 Holly Hill Drive, Farmington Hills, Michigan

whereof EDWARD URBANSKY, of 26424 Holly Hill Drive, Farmington Hills, Michigan

Twenty-two thousand seven hundred and fifty-five and 07/100 dollars (\$22,755.07)

in full paid by the said party of the second part, the receipt whereof is hereby confirmed and acknowledged by these respective parties.

County, City, and State of Michigan, and described as follows:

of parcel of land situated in the City of Burton in the County of Genesee and State of Michigan, and described as follows:

Lot 75, Wilson Homestead, according to the plat thereof as recorded in Liber 12, Page 33 of Plats, Genesee County, Michigan records.

(property mail address of 4909 Homestead Drive, Burton, MI 48529)

THIS INSTRUMENT HEREIN, BY VIRTUE OF MCLA 207.503(c), is amended.

OFFICE OF Frank Moran, Notary Public

Notary Public for the State of Michigan

My commission expires June 3, 1980

Subscribed and sworn to before me on October 14, 1977 at Burton, Michigan

Stephen R. Backus
Notary Public

Sharon K. Backus
Notary Public

Norman C. Farhat
Notary Public

J. Terry Moran
Notary Public

STATE OF MICHIGAN.)
COUNTY OF Genesee)
On October 14, 1977, before me, a Notary Public, in and for said County, personally appeared Stephen R. Backus and Sharon K. Backus

to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free and good deed.

DRAFTED BY: Norman C. Farhat
Farhat, Burne and Story, P.C.
417 Seymour Avenue
Lansing, Michigan 48933

My commission expires June 3, 1980

FOR FULL NOTES ON OTHER SIDE 9/10/27


 11

100

70

4) To keep and maintain the services and the business license in good condition so they are at the best value and to be ready to provide services to the community and to the public.

7. SELLER AND PURCHASER MUTUALLY AGREE AS FOLLOWS:

[illegible][illegible]

(c) That if default is made by the Purchaser in the payment of any taxes, assessments or insurance premiums, or in the payment of the money provided for in Paragraph 2 (a), or in the delivery of any policy as hereinafter provided, the Seller may pay such taxes, premiums or procure such insurance and pay the premium or premiums thereon, and any such sums so paid shall be further paid by the land and premises hereby sold by the Purchaser to the Seller forthwith with interest at the rate applicable during Purchaser's default at the rate of _____ per cent.

(d) No assignment or consignment by the Purchaser shall create any liability whatsoever against the Seller until a duplicate thereof, duly executed and acknowledged, together with the return address of such assignee, shall be delivered to the Seller. Purchaser's liability hereunder shall not be released or affected in any way by delivery of such assignment, or by Seller's endorsement of receipt and/or acceptance thereof.

[illegible]

Weight of
Pounds

[illegible]

1. The first of these is the fact that the Commission has not yet received any information from the Government of the United States regarding the activities of the Committee for the Liberation of the Americas (CLA) in the Americas.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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1. The following information was obtained from the records of the Federal Bureau of Investigation, Bureau of Prisons, and the United States Department of Justice, Office of the Inspector General, regarding the activities of the following individuals:

[illegible]

Signed in presence of: THE HONESTED APARTMENT, a Joint

[illegible]

10610 S. Macellucina,
MERA B. MULLINWAY

APR 19 1964

10-10-57

the 1990s, the number of people in the United States who are 65 years of age or older is projected to increase from 20 million to 30 million, and the number of people 75 years of age or older is projected to increase from 10 million to 15 million (U.S. Census Bureau, 1996). The number of people 85 years of age or older is projected to increase from 2 million to 4 million (U.S. Census Bureau, 1996). The number of people 90 years of age or older is projected to increase from 500,000 to 1 million (U.S. Census Bureau, 1996). The number of people 95 years of age or older is projected to increase from 100,000 to 200,000 (U.S. Census Bureau, 1996). The number of people 100 years of age or older is projected to increase from 10,000 to 20,000 (U.S. Census Bureau, 1996).

10. *Journal of the American Statistical Association*, 1997, 92, 1023-1032.

5

70

Packet Pg. 39

QUIT CLAIM DEED Security Firm.
Acknowledgment by Person.

3-B

THE "GOOD" LINE OF LEGAL BLANKS
THE RIGLEY PRESS, INC. FLINT, MICH.

MID 2426 REC 979

Recorded _____
of _____ of _____
Liber _____ of Deeds, Page _____
Register of Deeds.

Know All Men By These Presents,

That **Barbara Siegel**, a single woman,
2121 Rollins
Flint MI 48507Conveys and Quit Claims To **Lawrence Duane Johnson**, a single man, 5093 Melwood Dr.
Grand Blanc, Michigan 48507. **Diane Robinson**, a single woman, 9214 Funston,
Union Lake, Michigan 48085. **Everette Coggins**, a single man, 2207 TORRANCE,
Flint, Michigan 48506.the following described premises situated in the City of **Burton** County of
Genesee and State of Michigan, to-wit:Lot 75, Wilson Homestead, according to the plat thereof recorded in
Liber 12, Page 33 of plats, Genesee County Records.

Permanent Parcel No. : Q - 10127

BAR, Barbara Siegel's, interest in an assignment of purchasers
and sellers interest in land contract for security purposes
between Lawrence D. Johnson and Everette Coggins, sellers, and
Larry and Beverly Rybo the purchasers of land contract used for
security purposes, dated August 15, 1985. Also, any interest in a land
contract between Homestead Apartment, a Joint Venture as seller and
LAWRENCE D. JOHNSON and Everette E. Coggins as purchasers, dated December 3,
1980.

for the sum of \$ 1.00 (one dollar)

207.505 Exemptions (M.S.A. 7.456 (5). Sec. 5 ...

Dated this 21st day of MAY A. D. 1991.

Signed, Sealed and Delivered in Presence of:

Suzanne M. Greene
CATHLEEN A. GREENEBarbara Siegel (SEAL)
5-21-91ORDERED
Register of Deeds
Genesee County
Michigan

STATE OF MICHIGAN.

County of GeneseeOn this 21 day of May A. D. 1991 before me personally appeared
Barbara Siegel
known to be the person who described in and who executed the foregoing instrument
and acknowledged that she executed the same as her free act and deed.

My commission expires

20055

A. D. 1991

Notary Public,

Genesee County Michigan

QUIT CLAIM DEED, Standard Form,
Acknowledgment by Person.

3-10

THE "BOOK" LINE BY LEGAL BLANKS
THE PUBLIC RECORD, INC., FLINT, MICH.

2428 PAGE 876

Recorded _____
at _____ of _____
Lib. _____ of Deeds, Page _____
Register of Deeds.

Know All Men By These Presents,

That Herbert F. Thrun Jr. and Beverly L. Thrun, married couple,
10369 Tawryn Blvd.
Holly, Michigan 48442

Convey and Quit Claims To Lawrence Duane Johnson, a single man, 5093 Melwood Dr.
Grand Blanc, Michigan 48507, Diane Robinson, a single woman, 9214 Funston,
Union Lake, Michigan 48085, Everette Coggins, a single man, 2207 Torrance,
Flint, Michigan 48506.

the following described premises situated in the City of Burton County of

Genesee and State of Michigan, to-wit:

Lot 75, Wilson Homestead, according to the plat thereof recorded in
Liber 12, Page 33 of plats, Genesee County Records.

Permanent Parcel No. : Q - 10127

Bar, Herbert F. Thrun Jr. and Beverly L. Thrun's, interest in an assignment
of purchasers and sellers interest in a land contract for security purposes
between Lawrence Duane Johnson and Everette Coggins, sellers, and
Larry Rybo and Beverly Rybo the purchasers of land contract used for
security purposes, dated August 15, 1985. Also, any interest in a land
contract between Homestead Apartments, a Joint Venture as seller and
Lawrence Duane Johnson and Everette E. Coggins as purchasers, dated December 3,
1980.

for the sum of \$1.00 (one dollar)

20" 505 Exemptions [M.S.A. 7.456 (3) Sec. 5 (a)]

Dated this 6th day of JUNE A. D. 19 91

Signed, Sealed and Delivered in Presence of:

Laura Temple [SEAL]
LAURA TEMPLE
Susan M. Jensen [SEAL]
SUSAN M. JENSEN
Herbert F. Thrun Jr. [SEAL]
Beverly L. Thrun [SEAL]
[SEAL]

STATE OF MICHIGAN.

County of GENESEE

On this 6th day of JUNE A. D. 19 91 before me personally appeared
Herbert F. Thrun Jr. and Beverly L. Thrun
to me known to be the persons who described in and who executed the foregoing instrument
and acknowledged that they executed the same as their free act and deed.

My commission expires 4/18/93
SUSAN M. JENSEN
Notary Public, Genesee Co., MI
My Commission Expires April 18, 1993

A. D. 19 91 Notary Public, GENESEE County, Michigan

Drafted by Lawrence Duane Johnson, 5093 Melwood Dr. Flint, Michigan 48507

900

23426

GENESEE,MI

Page 1 of 1

Printed on 6/28/2016 8:27:53 AM

Document: Deeds-Book.Page[Up to
03/96] 2428.876

Attachment: Demolition Back up (2591 : 4090 Homestead)

QUIT CLAIM DEED
STATUTORY FORM
FOR INDIVIDUALS

DEED
LIBER 2560 PAGE 476

KNOW ALL MEN BY THESE PRESENTS: That Bruce W. Siegel, a married man

whose street number and postoffice address is 437 Charing Cross - Grand Blanc, MI 48439

Quit Claims to Lawrence Duane Johnson, a single man, 5093 Melwood Drive-Grand Blanc, MI 48439

Diane Robinson, a single woman 9214 Funston, Union Lake, MI 48085, and

Everette Coggins, a single man, 2207 Torrance, Flint, MI 48506

whose street number and postoffice address is (all listed above)

the following described premises situated in the City of Burton County of Genesee and State of Michigan, to-wit:

Lot 75, Wilson Homestead, according to the plat thereof recorded in Liber 12, page 33 of Plats, Genesee County Records.

Permanent Parcel NO. : Q-10127

AK, Bruce W. Siegel's interest in an assignment of Purchaser's and Seller's interest in land contract for security purposes between Lawrence D. Johnson and Everette Coggins, sellers, and Larry and Beverly Rybo, the purchasers of land contract used for security purposes, dated August 15, 1985. Also, and interest in a land contract between Homestead Apartment, a Joint Venture as seller and Lawrence D. Johnson and Everette E. Coggins as purchasers, dated December 1, 1980. Recorded in Liber 2365 of mortgages, pages 320-321.

RECORDED
Dec 22 11 20 AM '94
GENESEE COUNTY

for the sum of 207.505 Exemptions (M.S.A. 7.456(5) Sec 5(0))

Dated this 20th day of September 1994

Signed and Sealed in presence of

Signed and Sealed:

Ann Marie Broughton
Ann Marie Broughton
Judy Tibbetts
Judy Tibbetts

Bruce W. Siegel (L.S.)
Christa M. Siegel (L.S.)
Christa M. Siegel (L.S.)
(L.S.)

STATE OF MICHIGAN
COUNTY OF

The foregoing instrument was acknowledged before me this 20th day of September 1994 by (1) Bruce W. Siegel & Christa M. Siegel

ANN MARIE MULCAHY BROUGHTON
NOTARY PUBLIC - GENESEE COUNTY, MICH.
MY COMMISSION EXPIRES 08-13-96

My Commission expires August 13 1996

(3) Ann Marie Mulcahy Broughton
Ann Marie Mulcahy Broughton
Notary Public, Genesee County, Michigan

*Note: (1) insert date (2) insert name of person(s) acknowledged (grantor) (3) signature of person taking acknowledgment

Please note the following:

1. Marital status of each male grantor must be indicated.
2. The name of each person who signs this instrument shall be legibly printed, typewritten or stamped upon such instrument immediately beneath the signature of such person.

3. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be affixed to the deed.

Drafted by: Sheryl L. Richardson
Business address: Gexholz Realty, Ra/Ltd.
4020 Hammerberg Road
Flint, MI 48507
After recording return to: 73074

TAX PARCEL NO. Q-10127
Q-10127BQUIT CLAIM DEED
STATUTORY FORM
FOR INDIVIDUALSDEED
LIBER 2563 PAGE 421

KNOW ALL MEN BY THESE PRESENTS: That Lawrence F. Rybo (also known as Larry Rybo) and Beverly M. Rybo, his wife
whose street number and postoffice address is 2105 E. Schumacher - Burton, Michigan 48529

Quit Claims to Pamela R. Muir and Craig P. Muir, husband and wife
whose street number and postoffice address is 5433 S. Genesee - Grand Blanc, Michigan 48439

the following described premises situated in the City of Burton County of Genesee
and State of Michigan, to-wit:

Lot 75, EXCEPT a parcel of land beginning at Southwest corner of Lot 76; thence South 88 degrees 42 minutes 30 seconds West 100 feet; thence North 4 degrees 46 minutes 30 seconds West 6.71 feet; thence on curve to left - chord - north 49 degrees 54 minutes 57 seconds East 122.70 feet; thence South 4 degrees 33 minutes 22 seconds East 83.72 feet to place of beginning, WILSON HOMESTEAD, according to the recorded plat thereof, as recorded in plat book 12, page 33, Genesee County Records.

aka: 4090 E. Homestead - Burton, MI 48529

RECORDED
REGISTERED
JAN 20 2 10 PM '95
GENESEE COUNTY
REGISTERED DEEDS

for the sum of 207.505 Exemptions (M.S.A. 7.456 (5)) Sec 5(A)

Dated this 29th day of December 19 94

Signed and Sealed in presence of

Mary Elizabeth Nagy
Mary Elizabeth Nagy
Rose Ann Anderson
Rose Ann Anderson

Signed and Sealed:
Lawrence F. Rybo (L.S.)
Beverly M. Rybo (L.S.)

(L.S.)

(L.S.)

STATE OF MICHIGAN
COUNTY OF GENESEE

VS.

The foregoing instrument was acknowledged before me this 29th day of December 1994
by (1) Lawrence F. Rybo (also known as Larry Rybo) and Beverly M. Rybo

(3) Rose Ann Anderson
Rose Ann Anderson
Notary Public, Genesee County, Michigan

My Commission expires May 12 19 96

*Note: (1) insert date (2) insert name of person(s) acknowledged (grantor) (3) signature of person taking acknowledgment

Please note the following:

1. Marital status of each male grantor must be indicated.
2. The name of each person who signs this instrument shall be legibly printed, typewritten or stamped upon such instrument immediately beneath the signature of such person.

3. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be affixed to the deed.

Drafted by: Sheryl L. Richardson
Business address: Gerholz Realty, Ra/Ltd.
4020 Hammerberg Road
Flint MI 48507

After recording return to:

\$9.00 → Cidelity Metro G-10174

QUIT CLAIM DEED - Statutory Form
Acknowledgment by Parties.

THE "GOODS" LINE OF LEGAL BLANKS
THE NEEDLE PRESS, INC., FLINT, MICH.

Instr: 25841/010110623 11/01/2004
P: 1 of 1 F: \$14.00 11/07/04
Revin Phillip McGee 170040030788
Genesee County Register M.D. PELA R

Recorded _____
at _____ o'clock _____
Liber _____ of Deeds, Page _____
Register of Deeds,

Know All Men By These Presents,
That The Homestead Apartment, a Michigan General Partnership
Lawrence R. Johnson and Everette Coggins, whose address is
2206 Bowles St., Fenton, MI. 48430-8818
Convey and Quit Claim To Pamela R. Muir and Craig P. Muir
14-7 5433 S. Genesee
Grand Blanc, MI. 48439
the following described premises situated in the City of Burton County of
Genesee and State of Michigan, to-wit:
Lot 75, Wilson Homestead, according to the plat thereof
as recorded in Liber 12, page 33 of plats, Genesee County,
Michigan records
Permanent parcel No. : Q - 10127
for the sum of One Thousand Ninety-One Dollars and 48/100 (\$1,091.48)
MICHIGAN REAL ESTATE TRANSFER TAX
DEPT of TAXATION - GENESSEE COUNTY
11/01/2004 Countys 1.65
State \$ 11.25
Stamp# 145091 Rcpt#467847
Dated this 1st day of November A. D. 2004
Signed, Sealed and Delivered in Presence of:
James Borden [SEAL]
Everette Coggins [SEAL]
EVA # LOWERY [SEAL]
PREPARED BY: LAWRENCE D. JOHNSON
2206 BOWLES ST
FENTON MI 48430
STATE OF MICHIGAN } ss.
County of _____
On this 1st day of Nov 2004 A. D. 19 before me personally appeared
to me known to be the person above described in and who executed the foregoing instrument
and acknowledged that Gus Chandra executed the same as free act and deed.
My commission expires 6/10/07
Sandra L. Poling
Notary Public, Genesee County, Michigan
Pamela # 5931528 040

Attachment: Demolition Back up (2591 : 4090 Homestead)

GENESEE,MI

Document: DED QCL
2004.1101.110623

Page 1 of 1

Printed on 6/28/2016 8:23:43 AM

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Extra Services & Fees (check box, add fee if appropriate)

☒ Return Receipt (hardcopy) \$ **2.70**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
 \$ **.47**

Total Postage and Fees
 \$ **6.47**

Sent To
 Street **Everette Coggins**

City **2207 Torrance**

City **Flint, MI 48506**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0000 4608 4338

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Sent To
 Street **Robert W. Viney**

City **1359 Waverly Rd.**

City **Dimondale, MI 48821**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City **24543 Indoplex Circle**

City **Farmington Hills, MI 48024**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Street **Pamela & Craig Muir**

City **5433 S. Genesee**

City **Grand Blanc, MI 48439**

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Sent To
 Street **Diane Robinson**

City **9214 Funston**

City **Union Lake, MI 48085**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
 Street **Joseph & Naomi Koffman**

City **7002 N. Saginaw St.**

City **Flint, MI 48505**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Attachment: Demolition Back up (2591 : 4090 Homestead)

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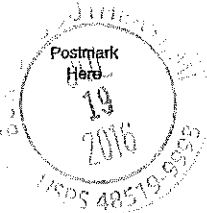
Sent To

Street a Edward Urbanski
 26424 Holly Hill Dr.

City, St Farmington Hills, MI 48024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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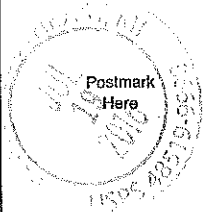
Sent To

Street M.H. & Hannah Kesten
 2318 Harmony Dr.

City, St Burton, MI 48509

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



**NOTICE TO PROPERTY OWNER / TAXPAYER OR OCCUPANT
PUBLIC HEARING
TO ABATE A NUISANCE OR HAZARDOUS CONDITION**

NOTICE IS HEREBY GIVEN:

1. That the City Council of the City of Burton, Genesee County, Michigan, has received a report of an investigation from the Building Division of the Department of Public Works on 20th day of June, 2016, relative to the premises owned or occupied by you located at: 4090 Homestead Dr., City of Burton, Genesee County, Michigan, legally described as:

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2. That because of age or dilapidation, the accumulation of refuse or debris, or other condition or happening has become a nuisance or hazard dangerous to the public health, safety or welfare of the inhabitants of the City or of those residing on the premises or habitually going near such premises. The conditions causing the public hazard or nuisance are specifically as follows:

See Building Report on file with Building Dept. - 4093 Manor Drive; Burton, MI 48519, between the hours of 8:00 a.m. - 4:00 p.m.; Monday through Friday.

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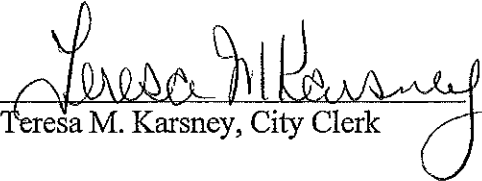
Owner/Taxpayer of Record – Title Search:

Name: M.H. & Hannah Kesten

Address: 2318 Harmony Dr.

City/State/Zip: Burton, MI 48509

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

City Seal

Attachment: Demolition Back up (2591 : 4090 Homestead)

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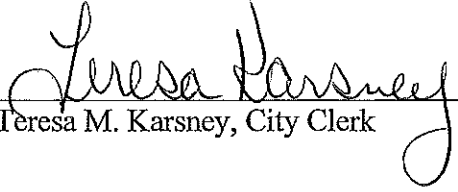
Owner/Taxpayer of Record – Title Search:

Name: Joseph & Naomi Koffman

Address: 7002 N. Saginaw St.

City/State/Zip: Flint, MI 48505

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

City Seal

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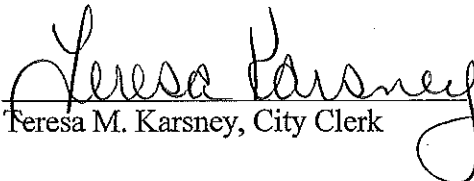
Owner/Taxpayer of Record – Title Search:

Name: Edward Urbanski

Address: 26424 Holly Hill Dr.

City/State/Zip: Farmington Hills, MI 48024

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

City Seal

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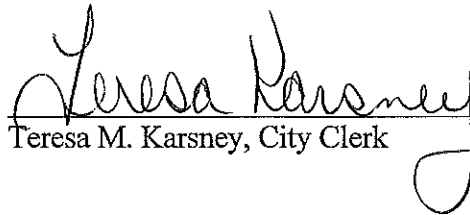
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Owner/Taxpayer of Record – Title Search:

Name: Robert W. Viney
Address: 1359 Waverly Rd.
City/State/Zip: Dimondale, MI 48821

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

City Seal

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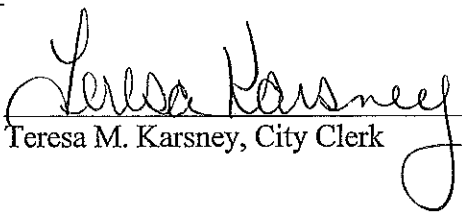
Owner/Taxpayer of Record – Title Search:

Name: The Homestead Apartment

Address: 24543 Indoplex Circle

City/State/Zip: Farmington Hills, MI 48024

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

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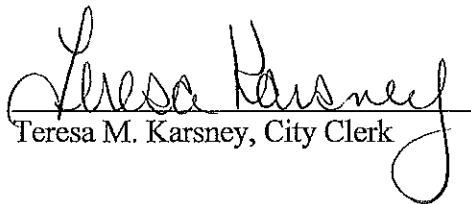
Owner/Taxpayer of Record – Title Search:

Name: Diane Robinson

Address: 9214 Funston

City/State/Zip: Union Lake, MI 48085

Dated: July 18, 2016


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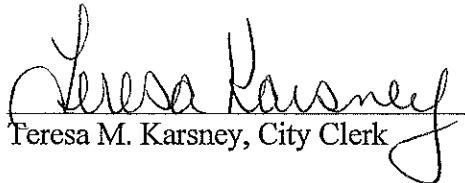
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Owner/Taxpayer of Record – Title Search:

Name: Eyette Coggins
Address: 2207 Torrance
City/State/Zip: Flint, MI 48506

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

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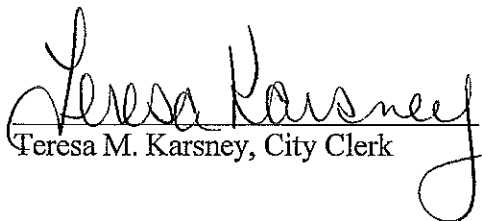
Owner/Taxpayer of Record – Title Search:

Name: Pamela & Craig Muir

Address: 5433 S. Genesee

City/State/Zip: Grand Blanc, MI 48439

Dated: July 18, 2016


Teresa M. Karsney, City Clerk

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