

WARRANTY DEED

Grantor, City of Charlotte, a Michigan municipal corporation, whose address is 111 E. Lawrence Avenue, Charlotte, MI 48813, **conveys and warrants** to Rodney J. Lea and Trudy K. Lea, husband and wife, whose address is 416 N. Washington Street, Charlotte, MI 48813, the following described premises situated in the City of Charlotte, Eaton County, Michigan:

South 5 feet of Lot 5, also Lot 6, all in Block 2 of Fout's Addition to the City of Charlotte

for the sum of Two Thousand Dollars (\$2,000), subject to easements and restrictions of record.

Reserving and excepting therefrom, however, the right of Grantor at all times to enter on the described property for the purpose of ingress and egress to adjacent property owned by the Grantor, so long as Grantor's so entering does not unreasonably interfere with Grantee's use and enjoyment of such property.

The Grantor grants to the Grantee the right to make all division(s) under Section 108 of the Land Division Act, 1967 PA 288. 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 ____ day of _____, 2016.

Timothy Lewis, Mayor of the City of Charlotte

Ginger Terpstra, Clerk of the City of Charlotte

STATE OF MICHIGAN)
 :ss.
COUNTY OF EATON)

Acknowledged before me in Eaton County, Michigan, on _____ 2016, by Timothy Lewis, Mayor, and Ginger Terpstra, Clerk, of the City of Charlotte.

Notary Public
Eaton County, Michigan
My commission expires: _____

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

Send Subsequent Tax Bills To:

Drafted By:

Rodney & Trudy Lea
416 N. Washington Street
Charlotte, MI 48813

Rodney & Trudy Lea
416 N. Washington Street
Charlotte, MI 48813

Thomas M. Hitch (P25558)
601 Abbot Road
East Lansing, MI 48823
517/351-0280

Tax Parcel # _____

Recording Fee _____

Transfer Tax _____