

QUIT CLAIM DEED

The Grantor, **CITY OF CHARLOTTE**, a Michigan municipal corporation, whose address is 111 E. Lawrence Avenue, Charlotte, Michigan 48813, quit-claims to the Grantee, **SPARTAN MOTORS, INC.**, a Michigan corporation, whose address is 1541 Reynolds Road, Charlotte, Michigan 48813, the following described premises situated in the City of Charlotte, County of Eaton and State of Michigan:

See the attached Exhibit A (the "Premises");

for the sum of less than One Hundred Dollars (\$100.00) - exempt from transfer tax pursuant to MCLA 207.505(a); MCLA 207.526(a).

Reserving unto Grantor, its successors and assigns, a non-exclusive perpetual and permanent easement over the Premises for existing public utilities located within the Premises, as well as for rights of ingress and egress over the Premises to access such existing public utilities for purposes of maintenance, repair, and replacement of such utilities. If Grantor performs any work on or in the Premises in connection with this reservation of easement, Grantor agrees to restore the Premises to as good or better condition than it was in immediately prior to any work having been performed by Grantor. Grantee shall not construct any buildings within the Premises or otherwise use the Premises in any manner that unreasonably interferes with Grantor's utilities located within the Premises.

The Grantor grants to the Grantee the right to make zero (-0-) land divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

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 January, 2020.

Signed by:

CITY OF CHARLOTTE, a Michigan municipal corporation

By: _____

Its: _____

STATE OF MICHIGAN)
)
COUNTY OF EATON)

The foregoing instrument was acknowledged before me this ____ day of January, 2020, by _____
_____, the _____ of City of Charlotte, a
Michigan municipal corporation, on behalf of the corporation.

*
Notary Public, _____ County, Michigan
My commission expires: _____
Acting in Eaton County, Michigan

Drafted by:

Send Recorded Deed and
Subsequent Tax Bills To:

Stacey A. George, Esq.
Varnum LLP
P. O. Box 352
Grand Rapids, MI 49501-0352

Grantee

**EXHIBIT A
TO QUIT CLAIM DEED**

Parcel 1:

[LEGAL DESCRIPTION TBD]