

QUIT CLAIM DEED

The Grantor(s) **ROBERT S. INGRAM** and **GLENNA E. INGRAM**, Husband and Wife, as Tenants by the Entireties, of 420 Hillcrest, Berrien Springs, Michigan 49103,

Convey(s) and quit claim(s) to **GARY SCHRADER** and **DONNA SCHRADER**, Husband and Wife of 605 Shaker Farm Road, Berrien Springs, Michigan 49103, the following described premises situated in the Village of Berrien Springs, County of Berrien and State of Michigan:

That part of Lots 225 and 226, Town of Berrien, now Village of Berrien Spring, Berrien County, Michigan, according to the Plat thereof, recorded July 9, 1840 in Book "D" of Deeds, page 628, described as follows, to-wit: Commencing at the Southwest corner of said Lot 225; thence Northeasterly, along Ferry Street, 22 feet; thence Northwesterly, parallel with Cass Street, 132 feet; thence Southwesterly 22 feet to Cass Street; thence, along line of Cass Street, 132 feet to the place of beginning.

Subject to alley over the Northwesterly 20 feet of subject property.

Subject to party wall agreement, if any.

Subject to the interest of Anthony Macerata, a Married Man, and Fred Macerata, a Married Man, as Tenants in Common, to all above ceiling of the first story, including the joists under second floor of the Town Hall Block and stairways as more particularly set forth in documents recorded in Book 1005, page 928 and Book 1298, page 73.

RECORDED

for consideration of One Dollar (\$1)

Dated this 13th day of December, 1990.

JAN 4 3 22 PM '91

Signed in presence of:

Signed by:

Judith L. Larson
* Judith L. Larson

Robert S. Ingram
* ROBERT S. INGRAM

Leedann Nelson
* Leedann Nelson

Glenna E. Ingram
* GLENNA E. INGRAM

STATE OF MICHIGAN }
} SS.
COUNTY OF BERRIEN }

The foregoing instrument was acknowledged before me this 13th day of December, 1990, by **ROBERT S. INGRAM** and **GLENNA E. INGRAM**.

Prepared By:

Richard D. Miller
Attorney at Law
3665 S. Lakeshore Drive
St. Joseph, MI 49085
Telephone: (616) 429-2000

Judith L. Larson
* Judith L. Larson
Notary Public, Berrien County,
State of Michigan.
My commission expires: 3-31-91
JUDITH L. LARSON
Notary Public, Berrien County, Michigan
My Commission Expires March 31, 1991

006 5411 3/24/87 7.00 DE
006 5411 3/24/87 1.00 TC

WARRANTY DEED

"ABSTRACT NOT EXAMINED"

THIS INDENTURE, WITNESSETH, That VILLAGE OF BERRIEN SPRINGS, MICHIGAN a municipal corporation, of 112 North Cass Street, Berrien Springs, Michigan 49103, for the sum of TWENTY TWO THOUSAND FIVE HUNDRED and no/100 (\$22,500.00) Dollars, CONVEY AND WARRANT to ROBERT S. INGRAM & GLENNA E. INGRAM, Husband and Wife, as tenants by the entireties, of 420 Hillcrest, Berrien Springs, Michigan 49103, the following described lands and premises situated in the Village of Berrien Springs, County of Berrien, and State of Michigan, viz:

That part of Lots 225 and 226, Town of Berrien, now Village of Berrien Springs, Berrien County, Michigan, according to the Plat thereof, recorded July 9, 1840 in Book "E" of Deeds, page 628, described as follows, to-wit: - Commencing at the Southwest corner of said Lot 225; thence Northeasterly, along Ferry street, 22 feet; thence Northwesterly parallel with Cass Street, 132 feet; thence Southwesterly 22 feet to Cass Street; thence, along line of Cass Street 132 feet to the place of beginning.

SUBJECT TO the interest of Anthony Macerata, a married man, and Fred Macerata, a married man, as tenants in common to all above the ceiling of the first story, including the joists under second floor of the Town Hall Block, erected on parts of Lots 225 and 226, Berrien Springs, commencing at Northeast corner of Cass and Ferry Streets; thence Northeasterly 44 feet; thence Northwesterly 85 feet; thence Southwest 44 feet; thence Southeast 85 feet; ALSO, right to erect, use and maintain a stairway 8 feet wide on rear end of said block, from Cass Street and another stairway 5 feet wide on Northeast side of block from line Ferry Street to be used and maintained forever as a means of ingress and egress to and from said hall, as evidenced by that certain Quit Claim Deed dated September 29, 1975 and recorded on October 1, 1975 in Liber 1005, page 929 in the Office of the Berrien County Register of Deeds.

Subject to easements and restrictions of record and also rights of the public in any part thereof being used for public roadway purposes.

The Grantor herein is a Michigan municipal corporation and general law Village under the statutes of the State of Michigan and thus this transaction is therefore exempt from Michigan Real Estate Transfer Tax pursuant to MSA 7.456(5)(h)(i).

This Deed has been prepared without examination of title and the preparer of this document makes no representation as to title.

RECORDED

MAR 24 2 36 PM '87

Berrien County
REGISTER OF DEEDS
BERRIEN COUNTY MICHIGAN

Prepared By:
JERRY G. JOHNSON
904 MAIN STREET
P.O. BOX 816
ST. JOSEPH, MI 49085
616-983-0223

LIBER 1293 PAGE 73

11-32-0340-0226-02-7

In witness whereof the parties hereto have set their hands
23 day of March, 1987.

signed in the presence of:

VILLAGE OF BERRIEN SPRINGS,
MICHIGAN, a municipal

Verl A. Storick
VERL A. STORICK

By:

Dale E. Moon
DALE E. MOON, PRESIDENT

Diane M. McLaughlin
DIANE M. McLAUGHLIN

Barbara L. Crouch
BARBARA L. CROUCH
DEPUTY CLERK

STATE OF MICHIGAN)
COUNTY OF BERRIEN) - ss -

On this 23rd day of March, 1987, before me, a Notary Public in and for said County personally appeared Dale E. Moon, President, and Barbara L. Crouch, Deputy Clerk, on behalf of the Village of Berrien Springs, Michigan, a municipal corporation, pursuant to a Resolution duly adopted by the Village Council of said municipality authorizing the sale of the atoredescribed real estate and authorizing the execution of this deed by the above named officials, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed on behalf of said municipal corporation.

My Commission Expires:

June 2, 1990

Diane M. McLaughlin
Notary Public
Berrien County, Michigan

I HEREBY CERTIFY, That there are no tax liens or titles held by the State on the lands described below, and that there are tax liens or titles held by individuals on the said lands, for the five years preceding the ___ day of ___, 19___, and that the taxes for said period of five years are ___ paid, as shown by the records of this department.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Dated: ___, 1986.

County Treasurer
Berrien County, Michigan

I HEREBY CERTIFY, That there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous in the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process of collection. Also except, Deferred Special Assessments, if any, under Act No. 225, Public Acts of 1976, as amended.
Berrien County Treasurer

Date MAR 24 1987

Carol Storkman
No. 1022

LIGER 1298 PAGE 74

Received for Record the 13th. day of July, A. D. 1922, at 9 o'clock, A.M., E. D. Dukesherer, Register of Deeds

This Indenture. Witnesseth, That William D. Calderwood, Bessie M. Pennell, Charles M. King, J. D. Caldwell, and Perry B. Summers, Trustees of the United Brethren Church in Christ

of the Village of Berrien Springs, Berrien County, Michigan, for the sum of

Twenty five Hundred

Dollars

Convey and Warrant to The Village of Berrien Springs, a municipal corporation,

the

the following described Real Estate in the Village of Berrien Springs, Berrien County, Michigan, to-wit:

Part of lots Two Hundred Twenty Five and Two Hundred Twenty Six in the Village of Berrien Springs, Berrien County, Michigan, to-wit:

beginning at the southwest corner of said lot two hundred twenty five, thence northeasterly along Perry street twenty two feet, thence north westerly parallel with Cass street, one hundred and thirty two feet, thence southwesterly twenty two feet to Cass street, thence along line of Cass street one hundred thirty two feet to place of beginning.

Subject to twenty feet alley on end of same. This deed is made subject to and in compliance with the conditions and rights expressed in the conveyance from Tertullus C. Nelson and Rebecca, his wife, and George B. Crandall and A. A. his wife, to The Township Board of Oronoko Township, dated October 15, 1883, and recorded in Vol. 82 of Deeds, page 22, and reference is hereby made to said conveyance for the proper description of the rights, privileges and benefits granted to said Township Board.

Witness our hands and seals this 17th. day of June A. D. 1922.

Signed, Sealed and Delivered in Presence of

Mrs. Catherine Pennell
Wm. H. Sylvester
G. L. Valentine

William D. Calderwood (SEAL)
Bessie M. Pennell (SEAL)
Charles M. King (SEAL)
J. D. Caldwell (SEAL)

STATE OF MICHIGAN } ss.
County of Berrien }

On this 17th. day of June 1922, before me personally

appeared William D. Calderwood, Bessie M. Pennell, Charles M. King, J. D. Caldwell, and Perry B. Summers, Trustees of the United Brethren Church in Christ of Berrien Springs, Michigan, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as

their free act and deed

Wm. H. Sylvester

U.S.I.R.S.
\$2.50.
W.D.C.
6-17-22.

(SEAL)

Notary Public in and for Berrien County, Michigan.

My Commission Expires August 5, 1922.