

LIBER 1265 PAGE 533

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That VILLAGE ENTERTAINMENT, INC., a Michigan Corporation, whose address is P. O. Box 530, Douglas, Michigan 49406,

Conveys and Warrants to

STEPHEN P. DURANCZYK and SUSAN L. DURANCZYK, his wife, whose address is 320 Manitou, Pinconning, Michigan 48650

the following described premises situated and being in the City of Pinconning, County of Bay and State of Michigan, to-wit:

A portion of Lot 4 and all of Lot 9, Block 5, and the vacated alley between such lots, Village of Pinconning, Bay County, Michigan, which is South on a line described as follows: Beginning at a point which is 3.5 feet North of the Southwest corner of said Lot 9; thence Easterly along the apparent Party Wall line 160.67 feet to a point which is 3.5 feet North of and 58.7 feet West of the Southeast corner of Lot 4, Block 5, Village of Pinconning, Bay County, Michigan; and the point of ending of this description.

ALSO

Commencing at the Southeast corner of Lot 5, Block 5, Village of Pinconning, now City of Pinconning, Bay County, Michigan; thence Westerly along the South line of Lot 5, 59.7 feet to the point of beginning; thence North 75.27 feet; thence East 1.77 feet; thence South 75.27 feet; thence West 1.77 feet to the point of beginning.

ALSO

Lot 3, the North 1/2 of Lot 4, excepting the Westerly 37 feet thereof; the West 40 feet of the South 1/2 of Lot 4, excepting the Westerly 37 feet thereof; the West 40 feet of Lot 5, and all of Lot 8, and the vacated alley lying between Lots 8 and 5, and the East 1/2 of the vacated alley adjoining said Lot 3 on the West all in Block 5, Village of Pinconning, now City of Pinconning as per plat recorded in Liber 2 of Plats at Page 6 of Bay County Records,

EXCEPT beginning at the Southwest corner of Lot 8, Block 5, Village of Pinconning, Bay County, Michigan; thence Northerly along the Westerly line of Lot 8, 2.4 feet; thence Easterly along an apparent party wall line 168.15 feet; thence Southerly 2.15 feet to the South line of Lot 8; thence West 168.15 feet along the South line of Lot 8, Block 5, Village of Pinconning to the point of beginning. ALSO EXCEPT commencing at the Southeast corner of Lot 3, Block 5, Village of Pinconning, Bay County Michigan; thence West 58.7 feet along the Southerly line of Lot 3 to the point of beginning; thence West 51.1 feet along the South line of Lot 3; thence North 2.5 feet; thence East 51.1 feet parallel to the Southerly line of Lot 3; thence South 2.5 feet to the point of beginning. ALSO EXCEPT Commencing at the Northeast corner of Lot 4, Block 5, Village of Pinconning, Bay County, Michigan; thence West 58.7 feet along the North line of Lot 4 to the point of beginning; thence West 4.1 feet; thence South 46.68 feet; thence East 4.1 feet; thence North 46.68 feet to the point of beginning.

Grantor conveys unto Grantees any oil, gas, and mineral rights it may have in connection with the above-described property, but Grantor excepts from the covenants of warranty all oil, gas, and mineral rights of every kind and nature and all rights pertinent thereto, if any.

For the full consideration of SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$7,500.00) DOLLARS.

Subject to building and use restrictions and reservations of record and easements, if any, including those matters set forth in Liber 1062, Pages 47-53 of Bay County Records. Also subject to the rights of others thereto entitled in and to any party walls located on subject premises, and to the rights, if any, of the City of Pinconning in and to the vacated alleys lying within insured premises.

Dated This 28th Day of April, 1993.

WITNESSES:

Gerald C. Osens

James F. McKay

SIGNED AND SEALED

VILLAGE ENTERTAINMENT, INC., a Michigan Corporation

BY: Donald L. Crane, L.S.  
Its President

180-P05-005-003-00.

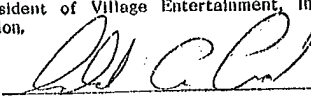
LIBER 1265 PAGE 534

STATE OF MICHIGAN

COUNTY OF BAY

} SS

The foregoing instrument was acknowledged before me on this 28th day of April, 1993 by Donald L. Crane, President of Village Entertainment, Inc., a Michigan Corporation, on behalf of said Corporation,

  
Gerald C. Osens  
Notary Public, Bay County, Michigan  
My Commission Expires: June 7, 1993



MICHIGAN REAL ESTATE TRANSFER TAX  
DEPT. OF TAXATION - BAY COUNTY

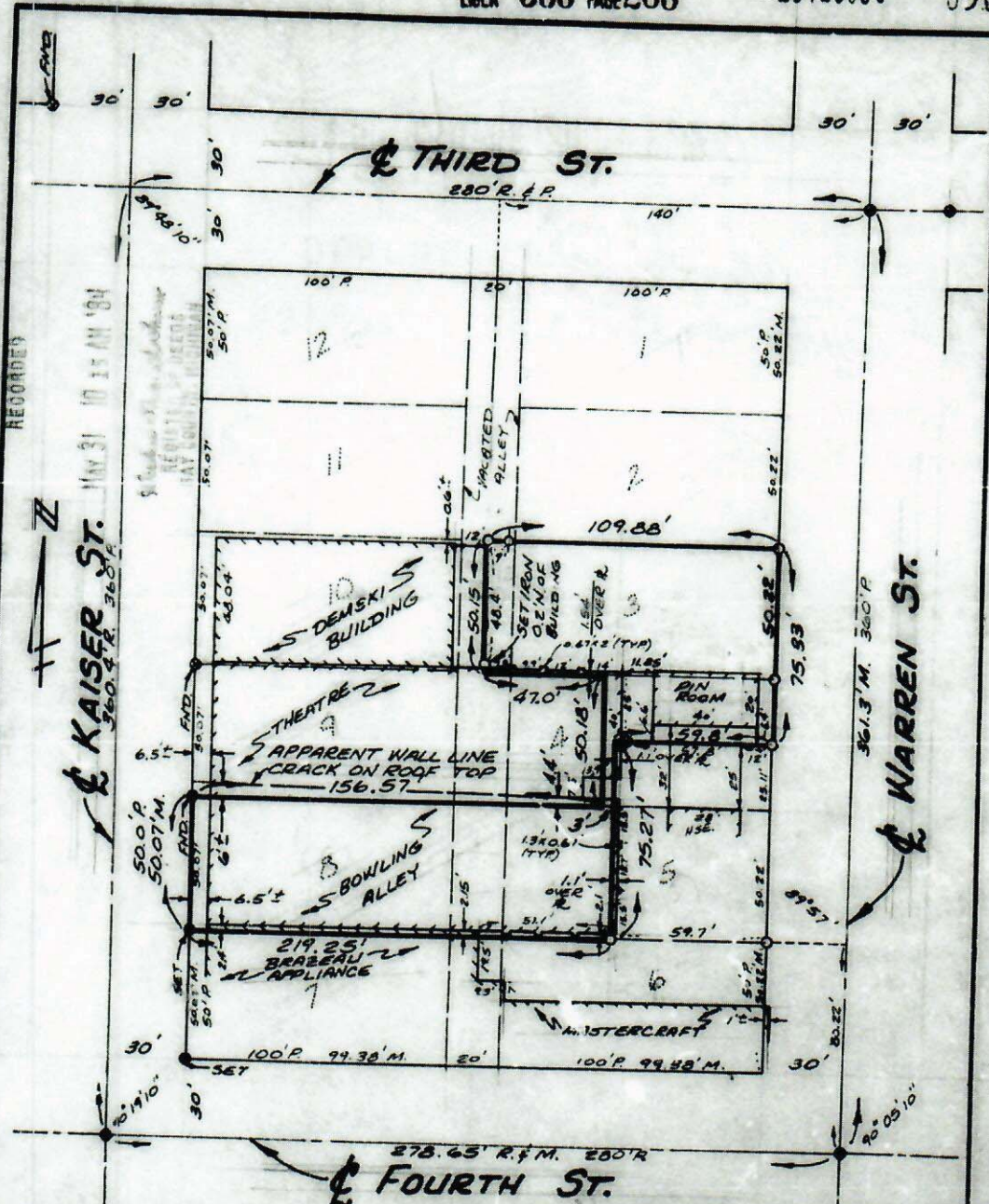
93-02142 5/19/93  
93-0851 \$8.25

RECORDED  
MAY 19 10 27 AM '93  
BAY COUNTY, MICHIGAN  
REGISTER OF DEEDS  
Gerald C. Osens

Drafted By:  
George R. Phillips (P27947)  
311 Center Ave., Suite 403  
Bay City, MI 48708  
(517) 893-0829

Tax Parcel #09-180-P05-005-003-00





PROPERTY SURVEY FOR: Whyte Recreation, Inc.  
323 S. Kaiser  
Pinconning, MI 48650

Attn: Joseph Whyte

I hereby certify that this survey and description shown hereon complies with the requirements of Public Act 132 of 1970 as amended. That the ratio of closure on the boundary of said survey exceeds 1' in 5000' and is within the acceptable limits of the surveying profession. There are encroachments on said survey.

M - MEASURED R - RECORD P - PLAT  
O - SET IRON CHISEL MARK  
- SET R.N. NAIL - UTILITY POLE



**Edmands Engineering, Inc.**  
1501 West Thomas P.O. Box 580  
Bay City, Michigan 48707 517-686-3100

Scale 1" = 50' Date 4-24-84  
Job # ELS 2031.71  
Book # 41 Page # 100-1 Surveyed R.M.C.  
Drawn D.J.N. Checked L.D.M.

*Paul M. Ciosek 4/24/84*  
Paul M. Ciosek, R.L.S., #25835



ASK FOR DESC. OF BOWLING ALLEY ON LOTS  
487-5-5-84 D.J.N.



PROPERTY SURVEY FOR:

Whyte Recreation, Inc.  
323 S. Kaiser  
Pinconning, MI 48650  
Attn: Joseph Whyte

PROPOSED PARTY WALL LINE DESCRIPTION:

Beginning at a point which is 6 feet  $\pm$  North and 6.5 feet  $\pm$  East of the Southwest corner of Lot 9, Block 5, Village of Pinconning, Bay County, Michigan; thence Easterly along the apparent Party Wall Line 155 feet  $\pm$  to a point which is 4.4 feet North of and 58.7 feet West of the Southeast corner of Lot 4, Block 5, Village of Pinconning, Bay County, Michigan; and the Point of Ending of this description.

OVERALL PROPERTY DESCRIPTION:

Lots 3 and 8, also Easterly 60 feet of North 1/2 of Lot 4, West 40 feet of Lot 5, Easterly 3 feet of Westerly 40 feet of Lot 4, also vacated alley between Lots 5 and 8 and Easterly 1/2 of vacated alley adjacent to Lot 3, Block 5, Village of Pinconning.

PROPERTY DESCRIPTION OF THE BOWLING ALLEY BUILDING AFFECTING LOTS 4 AND 9, BLOCK 5 AND PART OF THE VACATED ALLEY AS FOLLOWS:

Beginning at the Southwest corner of Lot 9, Block 5, Village of Pinconning, Bay County, Michigan; thence North along the Westerly line Lot 9, 6 feet; thence Easterly along an apparent party wall line 156.6 feet; thence Southerly 4.4 feet to the South line of Lot 4, Block 5; thence Westerly 156.57 feet along the South line of Lots 4 and 9; Block 5, Village of Pinconning to the Point of Beginning. Said parcel includes that part of the 20 foot wide vacated alley lying between Lots 4 and 9, Block 5.



**Edmands Engineering, Inc.**  
1501 West Thomas P.O. Box 580  
Bay City, Michigan 48707 517-686-3100

Scale *NONE* Date *4-24-84*

Job # *ELS 2031.71*

Book # *41* Page # *100-01* Surveyed *R.M.C.*

Drawn *D.J.N.*

Checked *L.D.M.*

*REV FOR DESG OF BOWLING ALLEY ON LOTS 4 & 9 5-3-84 D.J.N.*