

**CERTIFICATION DOES NOT REFLECT
POSSIBLE HOMESTEAD DENIAL**

**Lori D. Jarvis Register Of Deeds
Berrien County, Michigan**

Rec \$13.00
Remon \$4.00
Tax Crt \$1.00

Recorded
November 17, 2006 11:34:18 AM
Liber 2759 Page 1461-1462
Receipt # 19914 W DEED#2006039016



Liber 2759 Page 1461

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 on 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 Apts of 1976, as amended, and any Specific Tax. (I.E. Enterprise Zone)

Bret Warkowski
Berrien County Treasurer

Date **NOV 17 2006**
No. **51931**

WARRANTY DEED

WITNESSETH, That on November 3, 2006,

MARY E. HILTON, a woman, of 3814 Old Field Place, Kalamazoo, Michigan 49008,

CONVEYS AND WARRANTS

To: COLOMA LAND, CO., a Michigan corporation, of 6800 Indian Lane, Coloma, MI 49038, the premises situated in the Township of Coloma, County of Berrien and State of Michigan, and described as follows:

That part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 16, Township 3 South, Range 17 West, Coloma Township, Berrien County, Michigan, described as follows, to wit: Commencing at a point on the East and West Quarter line of said Section 16 which is 458.00 feet West of the center of said Section; thence South, parallel to the North (incorrectly described as East in the Mortgage) and South (incorrectly described as West in the Mortgage) Quarter line of said Section, 305.60 feet, thence West, parallel to the East and West Quarter line of said Section, 284.00 feet; thence North, parallel to the North and South Quarter line of said Section, 305.60 feet to the East and West Quarter line of said Section; thence West 577.90 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section; thence North, along the last described line, 1312.90 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section; thence East, along the last described line, 684.30 feet to the Northwest corner of the recorded Plat of Interlochen Woods No. 1; thence South, along the West boundary of said Plat, to the East and West Quarter line of said Section; thence East, along said Quarter line, 173.40 feet to the place of beginning. ALSO Lots 174, 175, and Lots 156 to 167 inclusive, Interlochen Woods No. 1, Coloma Township, Berrien County, Michigan, being a Subdivision of part of the South Half of the North Half of Section 16, Township 3 South, Range 17 West, according to the Plat thereof, recorded December 9, 1946 in Book 11 of Plats, page 46.

Tax Roll Nos. 11-08-3410-0174-00-0
11-08-3410-0156-00-1
11-08-3410-0160-00-9
11-08-0016-0013-19-4
11-08-0016-0025-00-1
11-08-0016-0013-21-6

STATE OF
MICHIGAN
Berrien County
November 17, 2006
Receipt # 19914



**REAL ESTATE
TRANSFER TAX**
\$447.78 - CO
\$3,052.58 - ST
Stamp # 4591

11-08-0016-0013-19-4
11-08-0016-0025-00-1
11-08-0016-0013-21-6
11-08-3410-0174-00-0
11-08-3410-0156-00-1
11-08-3410-0160-00-9
7703

together with the hereditaments and appurtenances thereto belonging or appertaining, in consideration of the payment of FOUR HUNDRED SEVEN THOUSAND and NO/100 Dollars + (\$407,000.00), receipt of which is acknowledged by the Grantor. THE WARRANTIES OF THIS CONVEYANCE ARE SUBJECT TO THE FOLLOWING EXCEPTIONS: Easements and restrictions now of record.

The Grantor grants to the Grantee the right to make all divisions permitted under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. Notwithstanding the foregoing, Grantor makes no representations or warranties regarding whether any divisions are available or the number of divisions which may be available.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agriculture 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.

Mary E. Hilton

Mary E. Hilton

STATE OF MICHIGAN)
) ss:
COUNTY OF Van Buren)

Acknowledged before me in Van Buren County, Michigan, on November 3, 2006 by Mary E. Hilton, a woman.

Notary's Stamp

Notary's Signature

Notary Public, State of Michigan, County of Van Buren
My commission expires: 3-4-2012
Acting in the County of Van Buren

Diana L. Michalski

No Title Opinion Rendered. This instrument has been prepared solely on information provided to the drafter who makes no warranty as to either the state of the title or correctness of the information furnished.

Prepared by: STEPHEN L. SIMONS
d Return to: KREIS, ENDERLE, CALLANDER & HUDGINS, P.C.
One West Michigan Ave.
Battle Creek, MI 49017
G:\BUSINESS\Clients\Deer Forest\Warranty Deed for 6 parcels.doc

DIANA L. MICHALSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF VAN BUREN
MY COMMISSION EXPIRES Mar 4, 2012
ACTING IN COUNTY OF Van Buren