

COVENANT DEED

AMERICAN PRESIDENTIAL ESTATES, INC., a Michigan corporation, whose address is 6300 West Adams, Belleville, Michigan 48111 ("Grantor") conveys to SCI APE MHP LLC, a Michigan limited liability company, whose address is 3410 Belle Chase Way, Suite 600, Lansing, Michigan 48911 ("Grantee"), the real property situated in the City of Belleville, Wayne County, Michigan (the "Property"). The Property is legally described as:

Part of the Northwest 1/4 of Section 30, Town 3 South, Range 8 East, Van Buren Township, Wayne County, Michigan described as: Beginning at a point distant North 00 degrees 02 minutes 43 seconds West along the West line of said Section 30, being also the centerline of Rawsonville Road, 633.01 feet and South 65 degrees 00 minutes 00 seconds East along the centerline of Bog Road, 537.96 feet from the West 1/4 of said Section 30; thence continuing South 65 degrees 00 minutes and 00 seconds East, 812.82 feet; thence North 00 degrees 14 minutes 36 seconds West, 1831.66 feet; thence North 89 degrees 41 minutes 18 seconds West, 738.89 feet; thence South 00 degrees 58 minutes 28 seconds East, 544.70 feet; thence South 00 degrees 02 minutes 43 seconds East, 947.45 feet to the point of beginning.

EXCEPTING therefrom: That part of the Northwest 1/4 of Section 30, Town 3 South, Range 8 East, Van Buren Township, Wayne County, Michigan, which is described as follows: Beginning on the existing centerline of Bog Road, distant N.0°02'43"W., 633.01 feet along the West line of Section 30, and S.65°00'00"E., 537.96 feet, from the West 1/4 corner of Section 30, and proceeding thence along said centerline S.65°00'00"E., 812.83 feet; thence N.0°14'35"W., 47.54 feet; thence N.65°00'00"W., 812.65 feet; thence S.0°02'43" E., 47.46 feet to the point of beginning.

Commonly known as: Rawsonville Road, Belleville, MI 48111

Tax parcel ID number: 83-118-99-0033-701

- AND -

Part of the Southwest 1/4 of Section 30, Town 3 South, Range 8 East, being more particularly described as follows: Beginning North 89 degrees 41 minutes 00 seconds West 1122.81, as recorded (1123.14 feet, as measured) from the center 1/4 corner of said Section 30; thence South 00 degrees 04 minutes 28 seconds East 1655.46 feet, as recorded (1655.61 feet, as measured); thence North 89 degrees 56 minutes 05 seconds West 204.06 feet; thence North 00 degrees 21 minutes 37 seconds West 1656.43 feet, as recorded (1656.58 feet, as measured); thence South 89 degrees 41 minutes 00 seconds East 212.00 feet to the place of beginning.

Commonly known as: Bog Road, Belleville, MI 48111

Tax parcel ID number: 83-119-99-0004-711

This deed is given for the consideration set forth on the Real Property Transfer Valuation Affidavit filed herewith; subject to the permitted exceptions listed in Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions")

Grantor covenants and agrees that as of the date of this Deed it has not done or suffered to be done anything by which the Premises is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions, and Grantor covenants and agrees to defend title to the Premises to Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor and against no others and except for claims arising from or in connection with Permitted Exceptions.

Grantor grants to Grantee the right to make all divisions of the Property available to Grantor under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

The 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.


{signature page follows}

Attached to and a part of the COVENANT DEED
by AMERICAN PRESIDENTIAL ESTATES, INC., as Grantor
and SCI APE MHP LLC, as Grantee

Dated: December 27, 2024


GRANTOR:

AMERICAN PRESIDENTIAL ESTATES, INC.,
a Michigan corporation


By: Avraham El'Chonen
Its: Treasurer

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on December 27, 2024, by Avraham El'Chonen, Treasurer of AMERICAN PRESIDENTIAL ESTATES, INC., a Michigan corporation on behalf of the Michigan corporation.


Marla D. Johnson, Notary Public
State of Michigan, County of Oakland
My Commission Expires: 8-15-2030
Acting in the County of Oakland

Drafted by:

Emily M. Sullivan, Esq.
COUZENS, LANSKY, FEALK, ELLIS, ROEDER & LAZAR, P.C.
39395 West Twelve Mile Road, Suite 200
Farmington Hills, Michigan 48331
(248) 489-8600



County Treasurer's Certificate

City/Township Treasurer's Certificate

Recording Fee	<u>\$27.00</u>	When recorded return to	<u>Grantee</u>
State Transfer Tax	<u>\$ 23,392.50</u>		
County Transfer Tax	<u>\$ 3,430.90</u>	Send subsequent tax bills to	<u>Grantee</u>
	<u>83-118-99-0033-701</u>		
Tax Parcel #s	<u>83-119-99-0004-711</u>		

*Attached to and a part of the COVENANT DEED
by AMERICAN PRESIDENTIAL ESTATES, INC., as Grantor
and SCI APE MHP LLC, as Grantee*

Exhibit A

Permitted Exceptions

Subject to:

1. the right of the public or governmental authority in any part of the Property taken, conveyed, dedicated, or used for a street, highway or road purposes;
2. the lien of real estate taxes, other assessments, and other amounts which are not yet due and payable as of the date of recording;
3. zoning ordinances or other applicable governmental statutes, ordinances, rules, and regulations pertaining to the operation of the Property;
4. easements and building and use restrictions in existence;
5. matters which would be disclosed by an accurate survey;
6. rights of tenants, owners, and occupants of the Mobile Home Park units, as tenants only without which shall not include any rights of first refusal or purchase options;
7. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 16751, page 428, Wayne County Records;
8. Joint Underground Right of Way Agreement in favor of The Detroit Edison Company, Michigan Bell Telephone Co., Michigan Cons. Gas Company and Omnicom Corp. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 23945, page 465, Wayne County Records;
9. terms and provisions contained in the document entitled Building & Use Restrictions Cross Use License recorded May 23, 1991 as Liber 25134, page 30, Wayne County Records, as amended by the Amendment to Building and Use Restrictions Cross Use License recorded in Liber 25860, page 702; Wayne County Records;
10. Underground Distribution Easement (Right of Way) in favor of The Detroit Edison Company, Michigan Bell Telephone Company, Michigan Consolidated Gas Co. and Omnicom of Michigan, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 25723, page 68, Wayne County Records;
11. Detroit Edison Underground Residential Distribution Easement (Right of Way) in favor of The Detroit Edison Company, Michcon, Ameritech and Mediaone CTV and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 29923, page 5734, Wayne County Records;
12. Grant of Easement in favor of Comcast of the South, Inc., its successors and assigns and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 49857, page 208, Wayne County Records;
13. Oil, Gas and Mineral Lease in favor of John E. Gates, as disclosed by instrument dated November 20, 1962, and recorded in Liber 15058, page 931, Wayne County Records, and Mesne Assignments thereof, if any, and the Affidavit recorded in Liber 23390, page 830, Wayne County Records;
14. the Property does not include any house trailer, manufactured home, mobile home, or mobile home dwelling located on the Property;
15. rights of other riparian owners and to the public trust in and to the waters of the drain crossing the Property;
16. the interest of others in oil, gas, and mineral rights, if any, whether or not recorded in the public records;

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17. the interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil;
18. gas and minerals in and under and that may be produced from the captioned land; and
19. the lien for outstanding water or sewer charges, if any.