

This Indenture, Made this Thirteenth day of October in the year of our Lord one thousand nine hundred and forty-two
Between James B. Kirk and Charlotte L. Kirk, his wife, of 14212 Quaterbury
Detroit, Wayne County, Michigan

part 1st of the first part,
and Caspare Maiorana and Francesca Maiorana, his wife, of Southfield Township,
Oakland County, Michigan 23491 Lahser Rd., Radford Sta., Detroit, Mich.

part 1st of the second part.
Witnesseth, that the said part 1st of the first part, for and in consideration of the sum of One
Dollar and other valuable considerations

to them, in hand paid by the said part 1st of the second part, the receipt whereof is hereby con-
fessed and acknowledged, do by these presents, grant, bargain, sell, remise, release, alien and
confirm unto said part 1st of the second part, and their heirs and assigns, Forever, all

certain piece or parcel of land situate and being in the Township of
Southfield county of Oakland and state of Michigan,

and described as follows, to wit: Lot 3 Sixty-one of Supervisor's Plat of Branch
Brook Estates, a subdivision of part of the east half of Section 26, Township
North, Range 10 East, Southfield Township, Oakland County, Michigan, according
to the plat thereof recorded September 24, 1941 in Liber 47 of Plate on Page
57, Oakland County Records. Subject to such use and building restrictions as
contained in a certain Warranty Deed dated August 29, 1938 and recorded
September 14, 1938 in Liber 1153 of Deeds, pages 360 to 363, both inclusive
Oakland County Records.

*Deed stamped
1.00*

OAKLAND COUNTY TREASURER'S CERTIFICATE
No. 7-9531 Dated this 12-4-47
I HEREBY CERTIFY that the above described premises are subject to the
TAXES on same are paid to the satisfaction of the State and County.
Instrument, as appears by record in my office except as
Chas. A. Sparks
County Treasurer
C. H. A. SPARKS

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise
appertaining: To have and to hold the said premises, as herein described, with the appurtenances
unto the said part 1st of the second part, and to their heirs and assigns, forever;
and the said James B. Kirk and Charlotte L. Kirk, his wife
part 1st of the first part and their heirs, executors and administrators, do cov-
enant, grant, bargain and agree to and with the said part 1st of the second part and heirs and
designs, that at the time of the enclosing and delivery of these presents they are well
advised of the above-granted premises in fee simple; that they are free from all incumbrances whatever
except such, if any, as are excepted from the covenant following, and that they will, and their

For your safety and protection, close all your real estate transactions in Bureau Department of Abstract and Title Guaranty Company

For your Safety, have Abstract and Title Guaranty Company insure your real estate titles.

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heirs, executors, administrators shall warrant and defend the same against all lawful claims whatsoever, except

In witness whereof the said part... of the first part ha... hereunto set... their hands... and... seal... the day and year first above written.

Signed, sealed and delivered in presence of

M. E. Gorman
H. E. Gorman

R. E. Welling
R. E. Welling

James B. Kirk
Charlotte L. Kirk
Charlotte L. Kirk

(L. S.)
(L. S.)
(L. S.)

State of Michigan,

County of Wayne

On this thirteenth day of October

in the year one thousand nine hundred and forty-two before me.

a Notary Public, in and for said county, personally appeared James B. Kirk and Charlotte L. Kirk, his wife

to me known to be the same person... described in and who executed the within instrument, who then acknowledged the same to be their free act and deed.

Mildred E. Gorman
Mildred E. Gorman

My commission expires Sept 25, 1945

Notary Public Wayne, Oakland County, Michigan

1st 9551 1-70
31224 28
Warranty Deed

James B. Kirk & w/f

TO

Barbara Marona & w/f

REGISTER'S OFFICE

Wayne County

This instrument was presented and received for Record, this day of Oct. 4 1942 A. D. 19 at 12:45 P. M., and Recorded in Liber 1466 of Deeds, on page 541-2. A certificate having been furnished in compliance with §4134, Compiled Laws, 1915.

Oliver A. Leland
Register of Deeds

TAXES PAYABLE—City Taxes payable from July 1 to August 31, without percentage, at the City Treasury Office.
County Taxes payable from December 1 to January 31, without percentage, at County Treasury Office.
The above applies to property in the City of Detroit.

1000

This Indenture, Made this twentieth day of November in the year of our Lord one thousand nine hundred and forty-four

Between James B. Kirk and Charlotte L. Kirk, his wife, both of 19212 Canterbury Road, Detroit, 21, Wayne County, Michigan

part ies of the first part, and Gaspere Maiorano and Frances Maiorano, his wife, both of 23481 Lahser Road, Detroit, 19, Michigan

part ies of the second part. Witnesseth, that the said part ies of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration

to them in hand paid by the said part ies of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents, grant, bargain, sell, remise, release, alien and confirm unto said part ies of the second part, and their heirs and assigns, Forever. all that certain piece or parcel of land situate and being in the Township of Southfield county of Oakland and state of Michigan,

and described as follows, to wit: Lot numbered Fifty-eight (58) of Supervisor's Plat of Branch-Brook Estates, a subdivision of part of the east half of Section #28, Town 1 North, Range 10 East, Southfield Township, Oakland County, Michigan, according to the plat thereof recorded September 24, 1941 in Liber 47 of Plats on page 57, Oakland County Records. Subject to such use and building restriction as shown in a certain warranty deed dated August 29, 1938 and recorded September 14, 1938 in Liber 1153 of Deeds on pages 360 to 363, both inclusive, Oakland County Records.

For your safety and protection, close all your real estate transactions in Escrow Department of Abstract and Title Guaranty Company

For your Safety, have Abstract and Title Guaranty Company insure your real estate titles.

DEED RECORDER'S CERTIFICATE

No. 3389

Date Dec. 20, 1944

This is a true and correct copy of the original as filed for record in the office of the Recorder of Deeds for Oakland County, Michigan, on this day.

Charles R. Spinks
Recorder of Deeds, Oakland County, Michigan

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining: To have and to hold the said premises, as herein described, with the appurtenances unto the said part ies of the second part, and to their heirs and assigns, Forever; and the said James B. Kirk and Charlotte L. Kirk, his wife part ies of the first part for them, sel ves and their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part ies of the second part their heirs and assigns, that at the time of the enrolling and delivery of these presents they are well seized of the above-granted premises in fee simple; that they are free from all incumbrances what- ever except such, if any, as are excepted from the covenant following, and that they will, and their

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heirs, executors, administrators shall warrant and defend the same against all lawful claims whatsoever, except any encumbrances that may have accrued thereon subsequent to June 1, 1940.

In witness whereof the said part 1st of the first part he vs hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Michael E. Gramann
Hildred E. Gramann

Arthur Collins
Arthur Collins

James B. Kirk
Charlotte L. Kirk
Charlotte L. Kirk

(L. S.)
(L. S.)
(L. S.)
(L. S.)

State of Michigan,
County of Wayne

On this 21st day of November

in the year one thousand nine hundred and forty-four before me, a Notary Public, in and for said county, personally appeared James B. Kirk and Charlotte L. Kirk his wife

to me known to be the same person described in and who executed the within instrument, who then acknowledged the same to be their free act and deed.

Michael E. Gramann
Hildred E. Gramann

My commission expires September 25, 1945
Notary Public Wayne County, Michigan.

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13399 33971
1951

Warranty Deed

James B. Kirk & wife
TO

Before Marjorie M. ...
Notary Public

This instrument was presented and received for record this DEC 20 1944 A. D. 19
at the office of the Recorder of Deeds, City of Detroit, Michigan.
A certificate having been furnished in compliance with §4134, Compiled Laws, Mich. Code, 1931, as amended, at Detroit, Michigan, on this 21st day of November, 1944.

Return to
Marjorie M. ...
11572 Boulevard, Detroit, 21, Mich.

This Indenture, Made this 19th day of October in the year of our Lord one thousand nine hundred and forty five BETWEEN Gaspare Maiorana and Francesca Maiorana, also known as Frances Maiorana, his wife,

parties of the first part, and Willard L. Huppert and Ruby I. Huppert, his wife,

whose address is 16648 Stansbury Avenue, Detroit 27, Michigan parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations - - - - - Dollars to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, and their heirs and assigns, Forever, all the following land situate and being in the Township of Southfield County of Oakland and State of Michigan, and described as follows, to wit:

"Lots 58, 59, 60 and 61, Supervisor's Plat of Branch Brook Estates, a subdivision of part of the east one-half of Section 28, town 1 north, range 10 east, Southfield Township, Oakland County, Michigan, according to the plat thereof recorded September 24, 1941, in Liber 47 of Plats, Page 57, Oakland County Records."



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and To Hold the said premises, as herein described, with the appurtenances unto the said parties of the second part, and to their heirs and assigns, Forever. And the said parties of the first part, for themselves, and their heirs, executors and administrators do covenant, grant, bargain and agree to and with the said parties of the second part their heirs and assigns, that at the time of the enrolling and delivery of these presents to them well seized of the above granted premises in Fee Simple; that they are free from all encumbrances whatever except such, if any, as hereinafter mentioned, and that they will, and their heirs, executors and

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

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OCTBER 1825
13717 Uct 24 45

Chas. Asbury

In Witness Whereof, The said part 1st of the first part have hereunto set their hands and seal s the day and year first above written.

Signed, Sealed and Delivered in Presence of
* *Gaspere Maiorana* (L. S.)
* *Francesca Maiorana* (L. S.)
* *Francesca Maiorana, also known as Frances Maiorana* (L. S.)
* *Marjorie Dalgleish* (L. S.)
* *Oscar M. Onstad* (L. S.)
* *Marjorie Dalgleish* (L. S.)

STATE OF MICHIGAN }
COUNTY OF Wayne } ss.

On this 19th day of October in the year one thousand nine hundred and forty five before me, a Notary Public in and for said County, personally appeared Gaspere Maiorana and Francesca Maiorana, also known as Frances Maiorana, his wife,

to me known to be the same persons described in and who executed the within instrument, and who then acknowledged the same to be their free act and deed.

* *Oscar M. Onstad*
Notary Public Wayne County, Michigan
My Commission expires January 7, 1949

*PRINT, TYPEWRITE OR STAMP
names of persons executing this instrument; also names of the Witnesses and Notary Public immediately underneath such signatures.
See Act 103, P. A. 1937.

36W 13717
1938 1-10
WARRANTY DEED
BURTON ABSTRACT FORM

Gaspere Maiorana
TO
Willard F. Huggert

REGISTER OF DEEDS OFFICE,
WALLEN COUNTY, MICH.

This instrument was presented and received for record OCT 24 1945 A. D. 191 at 1:15 o'clock P. M.
RECORDED IN LIBRARY OF RECORDS on Page 606-1
as proper certificate was furnished in compliance with Sec. 3531 of the Compiled Laws of 1929.

Erwin R. Quail
Register of Deeds.
BURTON ABSTRACT TITLE CO.
310 EAST CONGRESS STREET
DETROIT, MICHIGAN

Return to
Standard Accident Insurance Co.
150 TEMPLE AVE.
DETROIT, MICH.
32

DISCHARGE OF MORTGAGE BY A CORPORATION



Know All Men by These Presents, That a certain Indenture of Mortgage, bearing date the... 8th..... day of... January..... 1943, made and executed by.....
 .Gaspare. Maiorana. and. Francesca. Maiorana, his wife.....
 of the First Part, to WAYNE COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION, a Corporation chartered under the laws of the United States of America, with offices at Wayne, Wayne County, Michigan, of the Second Part, and recorded in the Register's Office for the County of... Oakland..... and State of Michigan, in Liber 1477..... of Mortgages, on Page 349-50 on the... 16th..... day of... January..... A. D. 1943, ~~and the following described real estate situated in the~~.....
~~XXXX~~.....~~County~~.....~~State of Michigan~~.....
~~XXXX~~

REGISTER OF DEEDS
 Oakland County, Mich. **OCT 31 1945**
 Received for Record... M and recorded in
 at... 2:30... o'clock P. M. of Oakland
 Liber... 1827... Page 155... of Oakland
 County Register of Deeds Records.
Olevis W. Seaid
 CLERK

is fully paid, satisfied and discharged.

IN WITNESS WHEREOF, Said WAYNE COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION has caused these presents to be signed by its... President..... and..... Secretary..... and its corporate seal to be hereunto affixed, this... 29th..... day of... October..... A. D. 1945

In Presence of

Virginia D. Marriott
 Virginia D. Marriott
Katherine Greenawalt
 Katherine Greenawalt

WAYNE COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION:

W. V. Snyder
 W. V. Snyder PRESIDENT
C. A. Whisler
 C. A. Whisler SECRETARY

STATE OF MICHIGAN }
 COUNTY OF WAYNE } ss.

On this... 29th..... day of... October..... in the year one thousand nine hundred and forty-five..... before me appeared... W. V. Snyder..... and..... C. A. Whisler..... to me personally known, who being by me severally duly sworn, did say that they are respectively... President..... and..... Secretary..... of the WAYNE COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION, a Corporation chartered under the laws of the United States of America, and that the seal affixed to the foregoing instrument is the corporate seal of the said Corporation, and the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors; and the said... W. V. Snyder..... and... C. A. Whisler..... acknowledged the said instrument to be the free act and deed of the said WAYNE COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION.

32863

Katherine Greenawalt
 KATHERINE GREENAWALT
 NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN
 Katherine Greenawalt

My Commission expires JANUARY 17..... 1947

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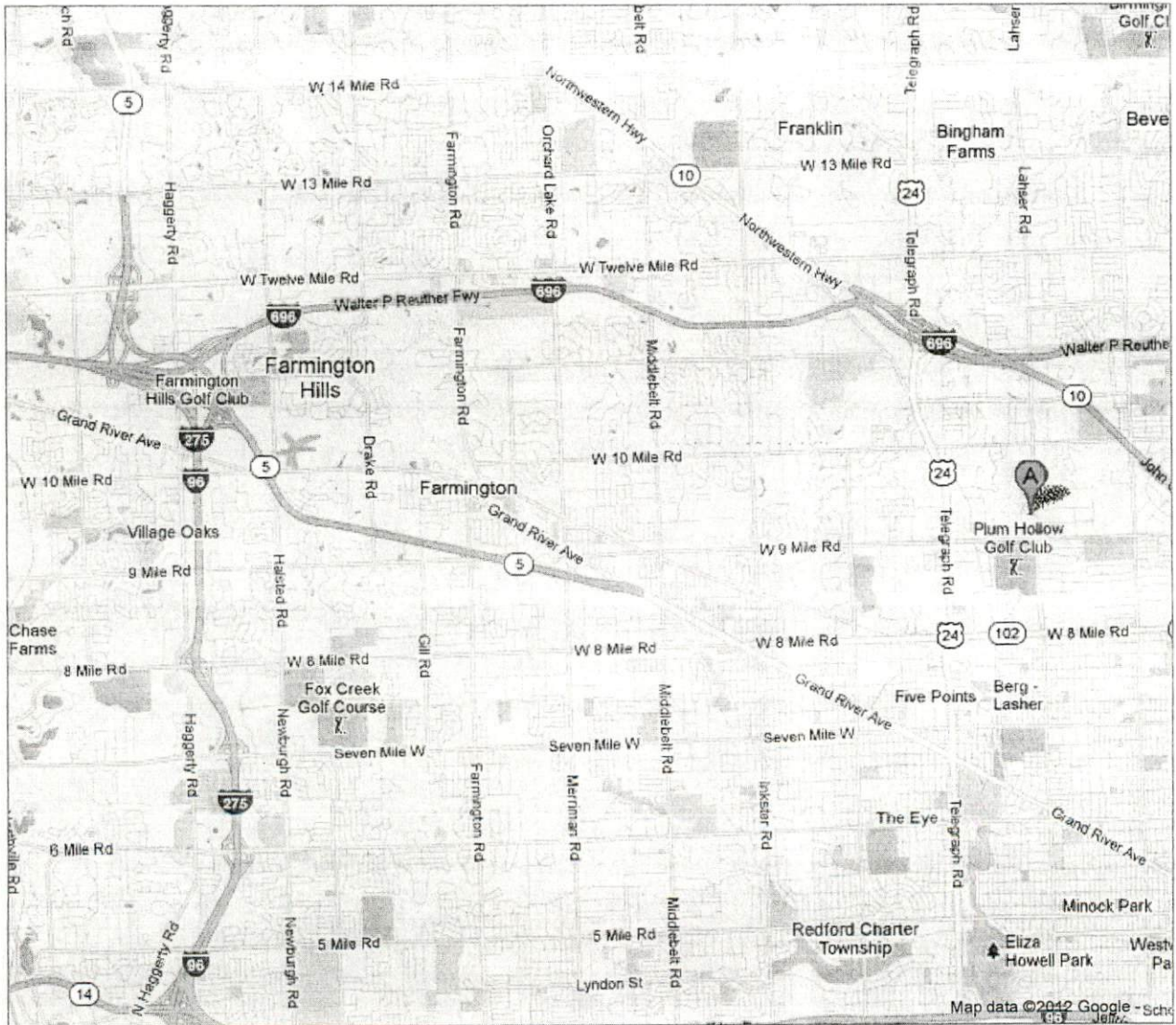
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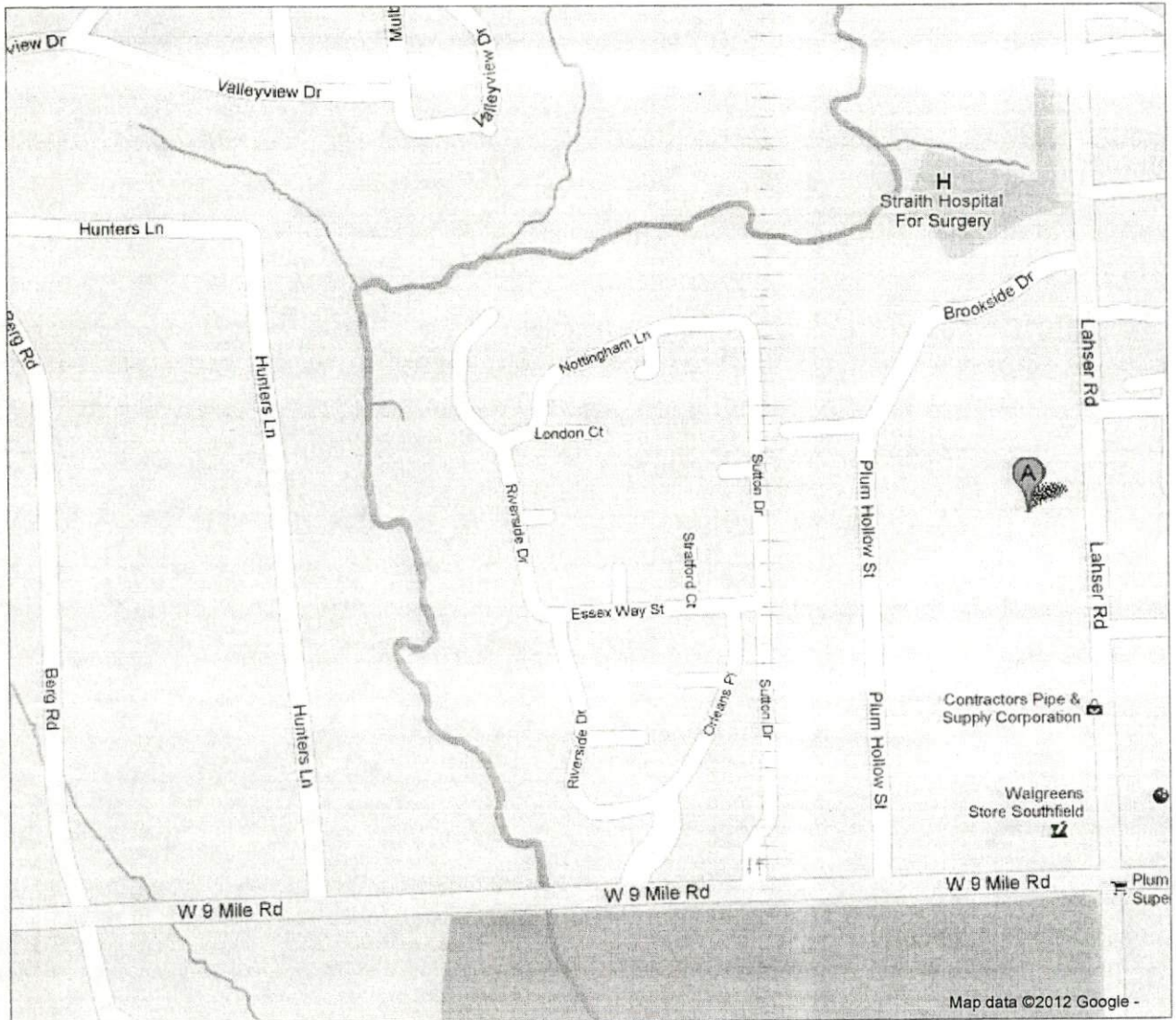


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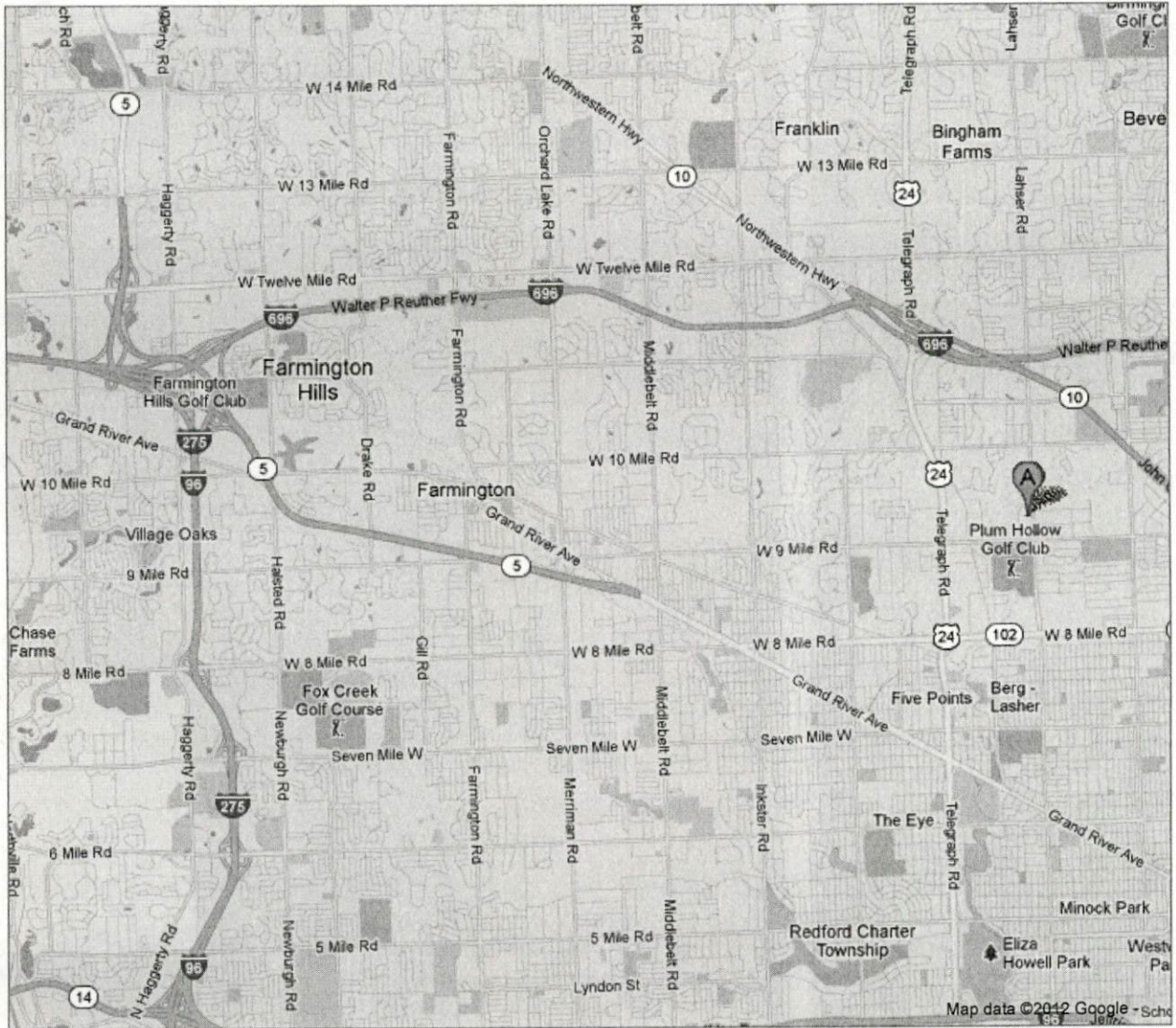
Google

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To see all the details that are visible on the screen, use the "Print" link next to the map.



REVISED FORM OF MORTGAGE
Form 1112



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110

This Mortgage, Made May 17, 1974
Between URHO W. RUKKILA and KERTUU M. RUKKILA, his wife
23481 Lahser Rd., Southfield, Michigan 48075 hereinafter referred to as
"THE MORTGAGOR," whose address is _____

and WILLIAM A. KUUSISTO and
SUSANNA KUUSISTO, his wife hereinafter referred to as "THE MORTGAGEE."
Witnesseth, That the mortgagor mortgages and warrants to the mortgagee, his heirs, successors and assigns,
lands situate in the City of Southfield, Oakland County, Michigan, described as:

Lots 58, 59, 60, and 61 of Supervisors Plat of Brenchbrook
Estates, a Subdivision of part of the East 1/4 of Section 28,
T 1 N, R 10 E, Southfield Township, as recorded in Liber 47,
Page 57, of Plats, Oakland County Records.

CLEVERLY
L. V. BERT
1974

Including any part of any street or alley adjacent to said premises, vacated or to be vacated, together with all and
singular the buildings, improvements, appurtenances, privileges, rights and water rights, including (but not excluding any other
fixtures which would ordinarily be construed as part of the realty), any and all storm sash, storm doors, storm vestibules,
wire screens, wire doors, window shades, awnings, masts and connecting iron or woodwork, grates, gas and electric fixtures,
bathubs, laundry and bathroom fixtures, oil burner and equipment, coal stoker, plumbing equipment, tilework, furnaces,
hot water heaters, incinerators, ventilators and all pieces of hot water radiators and registers and the piping connected there-
with, belonging to or used as a part of the building or buildings upon said premises at the time of the execution of this mort-
gage, or hereafter erected thereon, or which may be attached to said building or buildings or used as a part thereof at any
time during the term of this mortgage, all of which are hereby deemed to be a part of this realty and secured by this mortgage,
including as well all apparatus and fixtures of any description for watering, heating, ventilating and screening said premises
and the rents, income and profits thereof thereunto belonging or in anywise appertaining to secure the performance of the

covenants hereinafter contained and the payment of the principal sum of TEN THOUSAND & 00/100
(\$10,000.00) DOLLARS Dollars, together with interest at the rate of

6% per cent per annum from the date hereof upon the unpaid principal until fully paid, and with interest at the rate
of seven per cent per annum on all overdue principal and interest from the date of its or their maturity, payable according
to the terms of a certain promissory note bearing even date herewith, executed and delivered by said mortgagor to said
mortgagee as follows:

To be repaid in full by mortgagors when the afore-described
property, or any part thereof, is sold, assigned, conveyed, or
otherwise transferred by the mortgagors or the survivor of them,
or in the event of the death of both mortgagors.

And the mortgagor covenants with the mortgagee, while this mortgage remains in force, as follows:

1. To pay said indebtedness and the interest thereon in the time and in the manner above provided.
2. To pay all taxes, assessments, water rates and other charges that may be levied or assessed upon or against said premises, within 30 days after the same shall become due and payable, and also to pay when due and payable any taxes upon the interest or estate in said lands granted or represented by this mortgage, or by said indebtedness, whether levied against said mortgagor or otherwise; provided, however, that the total amount so paid for taxes on said mortgage or indebtedness, together with the interest payable on said indebtedness, shall not exceed seven per cent (7%) per annum; and to immediately pay off any lien having or which may have precedence over this mortgage, except as herein stated, and to keep all the improvements erected and to be erected on said premises continually intact and in good order and repair, and to promptly pay for all repairs and improvements, and to commit or suffer no waste of said premises, and to permit or suffer no unlawful use thereof.
3. To keep the buildings and equipment on the premises insured against loss or damage by fire for the benefit of, with loss payable to, and in manner and amount approved by, and deliver the policies as issued, to the mortgagee with the premiums therefor paid in full.
4. And it is hereby stipulated and agreed by and between the parties hereto, that if default shall be made in the payment of taxes, assessments, water rates, liens, insurance or other charges upon said premises, or any part thereof, the mortgagee may, at its option, make payment thereof, and the amounts so paid, with interest thereon at the same rate as provided for the principal indebtedness from the date of such payment, shall be impressed as an additional lien on said premises, and shall be added to and become part of the indebtedness secured hereby, and shall become immediately due and payable; and that in case of the payment of taxes, assessments, water rates, liens, insurance or other charges upon said premises by the mortgagor, as heretofore provided, the receipt or receipts of the proper officer or person for such payment in the hands of the mortgagee shall be conclusive evidence of the validity and amount of same as paid by the mortgagor.
5. And it is hereby stipulated and agreed by and between the parties hereto that if default shall be made in the payment of said principal sum or interest or any other sum secured hereby, or any part thereof, or in the payment of taxes, assessments, water rates, liens, insurance or other charges upon said premises, or any part thereof, at the time and in the manner herein specified for the payment thereof, or in the performance of any of the covenants and agreements herein contained, the entire indebtedness secured hereby remaining unpaid shall at once become due and collectible, if the mortgagee so elects, and without notice of such election.

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5. That, in the event of the passage of any law or regulation, State, Federal or Municipal, subsequent to the date hereof in any manner changing or modifying the laws now in force governing the taxation of mortgages or debts secured by mortgages, or the manner of collecting such taxes, the entire principal secured by this mortgage and all interest accrued hereon shall become due and payable forthwith, at the option of the mortgagee.

7. That, in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee may deal with such successor or successors in interest with reference to this mortgage, and the debt hereby secured in the same manner as with the mortgagor, without in any manner violating or discharging the mortgagor's liability hereunder, or upon the debt hereby secured.

8. That power is hereby granted by the mortgagee to the mortgagee, if default is made in the payment of said indebtedness, interest, taxes, assessments, water rates, liens or insurance premiums, or any part thereof at the time and in the manner herein agreed, to grant, bargain, sell, release, and convey the premises, with the appurtenances at public auction and to execute and deliver to the purchaser or purchasers, at such sale, deeds of conveyance, good and sufficient at law, pursuant to the statute in such case made and provided, and out of the proceeds to retain all sums due hereon, the costs and charges of such sale and the attorney fees provided by law, returning the surplus money, if any, to the mortgagor or mortgagor's heirs and assigns, and such sale or a sale pursuant to a decree in chancery for the foreclosure hereof may, at the option of the mortgagee, be made in rem.

The covenants herein shall bind and the benefits and advantages inure to the respective heirs, assigns and successors of the parties.

Signed by the mortgagor the day and year first above written.

SIGNED IN THE PRESENCE OF:

Harriet Booth
Harriet Booth
Raphael I. Pevos

Urho W. Rukkila
Kertuu M. Rukkila

STATE OF MICHIGAN

County of Oakland

On this 17 day of May, 1974, before me, the subscriber, a

Notary Public in and for said county, personally appeared Urho W. Rukkila and Kertuu M. Rukkila, his wife

known to me to be the person described in and who executed the within Mortgage, and then acknowledged the execution thereof to be their free act and deed.

My commission expires April 25, 1976

Harriet Booth
Harriet Booth
Notary Public,
County, Michigan

STATE OF MICHIGAN

County of

Wayne Co., acting in Oakland

On this day of 19 before me, the subscriber, a

Notary Public in and for said county, personally appeared

and to me personally known, who being

by me duly sworn, did say that they are the

of the and that the seal affixed to said

instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said

corporation, by authority of its board of directors, and

and acknowledged said instrument to be the free act and deed

of said corporation.

My commission expires

Notary Public,
County, Michigan

DRAFTED BY:
Raphael I. Pevos

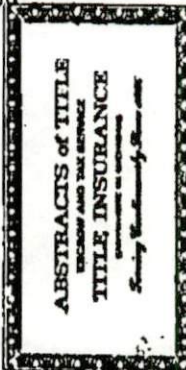
BUSINESS ADDRESS:
20840 Southfield Rd., Southfield,
Michigan 48075

When Recorded Return to: William A. Kuusisto 25100 Meadowbrook Rd.
Novi Michigan 48050

Mortgage

TO

BURON



NOV. 12 75

LIBER 6573 PAGE 830

MORTGAGE

75 82153

THIS MORTGAGE, made this 29th day of October, 1975, between URHO W. RUKKILA and KERTTU M. RUKKILA, his wife 23481 LAHSEA RD. SOUTHFIELD, MICH. 48075

of the City of Southfield, County of Oakland, Michigan, Mortgagee, and WILLIAM A. KUUSISTO and SUSANNA KUUSISTO, his wife of Novi, Michigan, Mortgages.

Witnesseth: That Mortgagee, for and in consideration of the sum of Twenty-two Thousand & 00/100

is 22,000.00, receipt of which is hereby acknowledged by Mortgagee, and for the purpose of securing the repayment of said sum, which includes interest as hereinafter provided, and of securing the performance of the covenants and conditions hereinafter contained, hereby

mortgages and ferriens unto Mortgagee the premises situated in the City of Southfield, County of Oakland, Michigan, described as follows: Lots 58, 59, 60 and 61 Supervisors Plat of Branchbrook Estates, a subdivision of part of the East 1/4 of Section 28, T 1 N, R 10 E, Southfield Twp., as recorded in Liber 47, Page 57 of Plats, Oakland County Records.

together with all easements and rights-of-way now or hereafter used in connection therewith and all buildings, improvements and fixtures which are now or shall hereafter be placed upon or attached to said premises

Mortgagee covenants and agrees: 1. To pay to Mortgagee at its above address in Michigan, or at such other place as the holder of this Mortgage shall from time to time designate, the sum of Twenty-two Thousand & 00/100

is 22,000.00 according to the terms of a promissory note bearing even date herewith executed by Mortgagee to Mortgagee

- 2. To pay when due all taxes, assessments and other charges which are now or shall hereafter be a lien against said premises, or any part thereof.
3. To keep all property covered hereby in good repair and condition, to comply properly with all laws, ordinances, regulations or requirements of any governmental authority applicable thereto, and to abstain from the commission of waste.
4. To keep all insurable property covered hereby insured against loss by fire or other natural hazard or disaster in an amount sufficient, after the payment of all prior liens, to pay the amounts secured by this Mortgage.
5. The failure of Mortgagee to pay any taxes or assessments levied against said premises, or any insurance premiums upon policies of insurance covering said premises, in accordance with the terms hereof, shall constitute waste.
6. Should any default be made in the covenants or conditions hereof, Mortgagee may, without demand or notice pay any taxes, assessments, premiums or liens required to be paid by Mortgagee, make repairs, effect any insurance provided for herein, cause the abstract of title and tax histories of said premises to be certified to date or procure new abstracts of title and tax histories in case none were furnished to it and procure title reports covering said premises, and the sum paid for any one or all of said purposes shall from the time of the payment thereof be due, with interest thereon at the rate of interest set forth in the note secured hereby, and shall constitute a further lien upon said premises under this Mortgage.
7. In the event of default in the payment of said indebtedness, or any part thereof, or in the performance of any of the covenants or conditions hereof, Mortgagee may, without notice, at its option declare the entire indebtedness secured hereby due, then or thereafter, as it may elect, regardless of the date of maturity, and Mortgagee is hereby authorized and empowered to sell or cause to be sold said premises, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder, and all costs and charges of the sale (including the attorney's fees provided by statute), rendering any surplus moneys to Mortgagee. The commencement of proceedings to foreclose this Mortgage in any manner authorized by law shall be deemed an exercise of the above option.
8. As additional security for the indebtedness of Mortgagee to Mortgagee described herein, Mortgagee hereby grants a security interest to Mortgagee in all of the personal property now or hereafter located on the above described premises and owned by Mortgagee.
9. If the Mortgagee is subject to a prior recorded mortgage or mortgages covering the above described premises, Mortgagee hereby covenants and agrees to pay all amounts required to be paid and to perform all terms and conditions required to be performed under said prior mortgage or mortgages on the subject premises. Any default by Mortgagee under said prior mortgage or mortgages shall be deemed a default under this Mortgage, whereupon Mortgagee shall be entitled to accelerate the indebtedness secured hereby in accordance with the provisions hereof.
10. The covenants and conditions hereof shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto, whenever used, the singular numbers shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

IN WITNESS WHEREOF, this Mortgage has been signed and sealed by Mortgagee. WITNESSES: Terry Miller, Raphael I. Pevos, Urho W. Rukkila, Kerttu M. Rukkila (L.S.)

STATE OF MICHIGAN, County of Oakland. On this 29th day of October, 1975, before me personally appeared

URHO W. RUKKILA and KERTTU M. RUKKILA, his wife

to me known to be the same person(s) described in and who executed the within instrument, and acknowledged execution of the same as their free act and deed

My commission expires: October 25, 1978. Terry Miller, Notary Public, Oakland County, Mich.

When recorded return to: This instrument was signed by Raphael I. Pevos, 20840 Southfield Rd., Southfield, Michigan 48075. MSA/IL 300

NOV. 12 75

75 82152

LIBER 6573 PAGE 829



DISCHARGE OF MORTGAGE
M. S. 171-2

Knows All Men by These Presents, That WILLIAM A. KUUSISTO and SUSANNA KUUSISTO, his wife
whose address is 25100 Meadowbrook Rd., Novi, Michigan
do hereby certify, That a certain Indenture Mortgage dated the 17th
day of May 19 74 made and executed by URHO W. RUKKILA
and KERTTU M. RUKKILA, his wife
of the first part, to WILLIAM A. KUUSISTO and SUSANNA KUUSISTO, his wife,
of the second part,
and recorded in the Register's Office for the County of Oakland and State of Michigan,
in Liber 6293 of 5 Mortgages, on Page 564 on the
20th day of May, 19 74
Lots 58, 59, 60 and 61, Supervisors Plat of Branchbrook Estates,
a subdivision of part of the East 1/2 of Section 28, T 1 N, R 10 E,
Southfield Twp., as recorded in Liber 47, Page 57 of Plats,
Oakland County Records.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1844

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING BURTON TITLE INSURANCE

is fully paid, satisfied and discharged.

Dated this 29th day of October, 1975

Signed in the presence of
Terry Miller
Raphael I. Pevos

William A. Kuusisto
William A. Kuusisto
Susanna Kuusisto
Susanna Kuusisto

STATE OF MICHIGAN,
County of OAKLAND

On this 29th day of October, 1975, before me personally
appeared WILLIAM A. KUUSISTO and SUSANNA KUUSISTO, his wife,
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that
they executed the same as their free act and deed.

My Commission expires October 25, 1978.
Terry Miller
Notary Public,
Oakland, Michigan

[NOTE: Insert Mortgage or County Records according to the Register's stamp upon the original mortgage. Wayne County changed from Mortgages to Wayne County Records on January 10, 1943.]

When recorded return to:
Mr. Urho W. Rukkila
23481 Lahser Road
Southfield, Michigan 48075

Drafted By: Raphael I. Pevos
Business Address 20840 Southfield Rd.
Southfield, Michigan 48075

3.00

NOV. 12 75

LIBER 6573 PAGE 830

MORTGAGE

75 82153

THIS MORTGAGE, made this 29th day of October, 1975, between URHO W. RUKKILA and KERTTU

M. RUKKILA, his wife 23481 LAHSEAED. SOUTHFIELD, MICH. 48075

of the City of Southfield, County of Oakland, Michigan, Mortgagee,

and WILLIAM A. KUUSISTO and SUSANNA KUUSISTO, his wife of Novi, Michigan, Mortgagee.

Witnesseth That Mortgagee, for and in consideration of the sum of Twenty-two Thousand & 00/100

(\$ 22,000.00), receipt of which is hereby acknowledged by Mortgagee, and for the purpose of securing the repayment of said sum, which includes interest as hereinafter provided, and of securing the performance of the covenants and conditions hereinafter contained, hereby

mortgages and warrants unto Mortgagee the premises situated in the City of Southfield, County of Oakland, Michigan, described as follows

Lots 58, 59, 60 and 61 Supervisors Plat of Branchbrook Estates, a subdivision of part of the East 1/4 of Section 28, T 1 N, R 10 E, Southfield Twp., as recorded in Liber 47, Page 57 of Plats, Oakland County Records.

together with all easements and rights-of-way now or hereafter used in connection therewith and all buildings, improvements and fixtures which are now or shall hereafter be placed upon or attached to said premises

Mortgagee covenants and agrees

1. To pay to Mortgagee at its above address in Michigan, or at such other place as the holder of this Mortgage shall from time to time

designate, the sum of Twenty-two Thousand & 00/100

is 22,000.00 according to the terms of a promissory note bearing even date herewith executed by Mortgagee to Mortgagee

2. To pay when due all taxes, assessments and other charges which are now or shall hereafter be a lien against said premises, or any part thereof.

3. To keep all property covered hereby in good repair and condition, to comply properly with all laws, ordinances, regulations or requirements of any governmental authority applicable thereto, and to abstain from the commission of waste.

4. To keep all insurable property covered hereby insured against loss by fire or other natural hazard or disaster in an amount sufficient, after the payment of all prior loans, to pay the amounts secured by this Mortgage.

5. The failure of Mortgagee to pay any taxes or assessments levied against said premises, or any insurance premiums upon policies of insurance covering said premises, in accordance with the terms hereof, shall constitute waste.

6. Should any default be made in the covenants or conditions hereof, Mortgagee may, without demand or notice, pay any taxes, assessments, premiums or liens required to be paid by Mortgagee, make repairs, effect any insurance provided for herein, cause the abstract of title and tax histories of said premises to be certified to date or procure new abstracts of title and tax histories in case none were furnished to it and procure title reports covering said premises, and the sum paid for any one or all of said purposes shall from the time of the payment thereof be due, with interest thereon at the rate of interest set forth in the note secured hereby, and shall constitute a further lien upon said premises under this Mortgage. In the event of foreclosure, the abstract or abstracts of title shall become the property of Mortgagee.

7. In the event of default in the payment of said indebtedness, or any part thereof, or in the performance of any of the covenants or conditions hereof, Mortgagee may, without notice, at its option declare the entire indebtedness secured hereby due, then or thereafter, as it may elect, regardless of the date of maturity, and Mortgagee is hereby authorized and empowered to sell or cause to be sold said premises, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder, and all costs and charges of the sale (including the attorney's fees provided by statute), rendering any surplus moneys to Mortgagee. The commencement of proceedings to foreclose this Mortgage in any manner authorized by law shall be deemed an exercise of the above option.

8. As additional security for the indebtedness of Mortgagee to Mortgagee described herein, Mortgagee hereby grants a security interest to Mortgagee in all of the personal property now or hereafter located on the above described premises and owned by Mortgagee.

9. If this Mortgage is subject to a prior recorded mortgage or mortgages covering the above described premises, Mortgagee hereby covenants and agrees to pay all amounts required to be paid and to perform all terms and conditions required to be performed under said prior mortgage or mortgages on the subject premises. Any default by Mortgagee under said prior mortgage or mortgages shall be deemed a default under this Mortgage, whereupon Mortgagee shall be entitled to accelerate the indebtedness secured hereby in accordance with the provisions hereof.

10. The covenants and conditions hereof shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular numbers shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this Mortgage has been signed and sealed by Mortgagee.

WITNESSES:

Terry Miller (L.S.) Raphael I. Pavos (L.S.)

Urho W. Rukkila (L.S.) Kerttu M. Rukkila (L.S.)

STATE OF MICHIGAN, County of Oakland

On this 29th day of October, 1975, before me personally appeared

URHO W. RUKKILA and KERTTU M. RUKKILA, his wife

to me known to be the same person(s) described in and who executed the within instrument, and acknowledged execution of the same as their free act and deed

My commission expires: October 25, 1978.

Terry Miller, Notary Public, Oakland County, Mich.

When recorded return to: Raphael I. Pavos, 20840 Southfield Rd., Southfield, Michigan 48075

MSA/IL 300

July 6 1979

QUIT CLAIM DEED
STATUTORY FORM

LIBER 7555 PAGE 295

79 70258

1-10
28

KNOW ALL MEN BY THESE PRESENTS: That URHO W. RUKKILA and KERTTU M. RUKKILA, his wife

whose address is 1645 E. Meadowbrook, Phoenix, Arizona 85016

Quit Claim to William A. Kuusisto and Susanna Kuusisto, his wife

whose street number and postoffice address is

the following described premises situated in the City of Southfield County of Oakland and State of Michigan, to-wit:

Lots 58, 59, 60, and 61 Supervisor's Plat of Branchbrook Estates, a subdivision of part of the East 1/2 of Section 28, T 1 N, R 10 E, Southfield Twp., as recorded in Liber 47, Page 57 of Plats, Oakland County Records.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

Attached Power of Attorney by Urho W. Rukkila to Kerttu M. Rukkila dated May 25, 1979 and recorded in State of Arizona, County of Maricopa, Docket 13664, Page 1099.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of ONE DOLLAR (\$1.00)

RECORDED
MAY 15 PM 4 14
CLERK OF THE CLERK OF RECORDS

Dated this 20th day of June 1979

Signed in the presence of:

Signed by:
Urho Rukkila P/A
Kerttu M. Rukkila
Urho W. RUKKILA P/A BY KERTTU M. RUKKILA
Kerttu M. Rukkila
Kerttu M. Rukkila

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING BURTON TITLE INSURANCE

STATE OF ^{Arizona} ~~MICHIGAN~~
COUNTY OF ^{Maricopa} ~~Washtenaw~~

The foregoing instrument was acknowledged before me this 20th day of June

1979 by Kerttu M. Rukkila in her own right and with Power of Attorney on behalf of Urho W. Rukkila

My Commission expires 7/1/85 1980

Janita L. Broderick
Janita L. Broderick
Notary Public,
Maricopa County, Arizona

When Recorded Return To:
Raphael I. Pavos
20840 Southfield Rd., Ste 330
Southfield, MI 48075

Send Subsequent Tax Bills To:
Raphael I. Pavos
20840 Southfield Rd.
Southfield, MI 48075

Drafted by: Raphael I. Pavos
20840 Southfield Rd.
Business Address
Southfield, MI 48075

Tax Parcel # _____ Recording Fee 7.00 Revenue Stamps _____

July 6 1979

(DKT 13664PG1099)

LIBER 7555 PAGE 296

(191605)

Power of Attorney

GENERAL

POWER ATT [M]

KNOW ALL MEN BY THESE PRESENTS: That Urho W. Rukhila
of 1645 E. Meadowbrook Phoenix, Arizona
85016

has made, constituted and appointed, and by these presents do hereby make, constitute
and appoint Kerttu M. Rukhila of 1645 E. Meadowbrook
Phoenix, AZ 85016

.....true and lawful attorney..... for him and in his name..... place..... and
stead, and for his use and benefit, in all such acts



to ask, demand, sue for, recover, collect and receive all such sums of money, dues, accounts, legacies, be-
quests, interests, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing,
payable or belonging to..... and have, use and take all lawful ways or means in..... name..... or otherwise,
for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or
other sufficient discharges for the same for..... and in..... name..... to make, seal and deliver; to bargain, con-
tract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the leasing and possess-
ing of all lands, and all deeds and other assurances in the law thereof; and to lease, let, demise, bargain, sell,
remise, release, convey, mortgage and hypothecate lands, tenements, hereditaments, upon such terms and condi-
tions and under such covenants as..... shall think fit. Also to bargain and agree for, buy, sell, mortgage, hypothec-
ate, and in any and every way and manner deal in and with goods, wares and merchandises, choses in action, and
other property in possession or in action; and to make, do and transact all and every kind of business of what
nature and kind soever; and, also, for..... and in..... name..... and as..... act and deed, to sign, seal, execute,
deliver, and acknowledge such deeds, covenants, indentures, agreements, mortgages, hypothecations, bottomies,
charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage,
judgment and other debts, and such other instruments in writing, of whatever kind and nature, as may be neces-
sary or proper in the premises.

GIVING AND GRANTING unto.....said Attorney.....full power and authority to do
and perform all and every act and thing whatsoever requisite and necessary to be done in and
about the premises, as fully to all intents and purposes as.....he.....might or could
do if personally present.....

hereby ratifying and confirming all that.....said Attorney
..... shall lawfully do or cause to be done by virtue of these
presents.

IN WITNESS WHEREOF, Urho W. Rukhila have hereunto set.....hand....., the
25th day of May, one thousand nine hundred and 79

Urho W. Rukhila

Kerttu Rukhila
1645 E Meadowbrook
Phoenix, AZ 85016

July 6 1979

LIBER 7555 PAGE 297

(DKT13664P61100)

STATE OF ARIZONA,
County of Maricopa

On this the 22 day of May, 1979, before me, Urho Rukkila
the undersigned, a Notary Public, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed
to the within instrument and acknowledged that he executed the same for the pur-
poses therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission expires Oct. 14, 1981
Sandra M. Gallo
Notary Public

Power of Attorney

GENERAL

FROM

Kerttu M. Rukkila
1645 E. Meadowbrook
Phoenix AZ 85016

Dated 19 1979

STATE OF ARIZONA
County of MARICOPA

I hereby certify that the within in-
strument was filed and recorded at
request of Urho Rukkila
MAY 30 1979

Book 13664
In Docket 1099-1100

Witness my hand and official seal
the day and year aforesaid.

BILL HENRY

County Recorder

Deputy Recorder

DRAFTED BY: Kerttu M. Rukkila, 1645 E. Meadowbrook, Phoenix, AZ 85016

WHEN RECORDED RETURN TO: Raphael I. Pevos, 20840 Southfield Rd., Suite 330,
Southfield, MI 48073

July 6 1979

QUIT CLAIM DEED
STATUTORY FORM

LIBER 7555 PAGE 295

70258

1-10
28

KNOW ALL MEN BY THESE PRESENTS: That URHO W. RUKKILA and KERTTU M. RUKKILA, his wife

whose address is 1645 E. Meadowbrook, Phoenix, Arizona 85016

Quit Claim to William A. Kuusisto and Susanna Kuusisto, his wife

whose street number and postoffice address is

the following described premises situated in the City of Southfield County of Oakland and State of Michigan, to-wit:

Lots 58, 59, 60, and 61 Supervisor's Plat of Branchbrook Estates, a subdivision of part of the East 1/4 of Section 28, T 1 N, R 10 E, Southfield Twp., as recorded in Liber 47, Page 57 of Plats, Oakland County Records.

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1886

MAKE YOUR REAL ESTATE TRANSACTIONS SAFE BY USING BURTON TITLE INSURANCE

Attached Power of Attorney by Urho W. Rukkila to Kerttu M. Rukkila dated May 25, 1979 and recorded in State of Arizona, County of Maricopa, Docket 13664, Page 1099.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of ONE DOLLAR (\$1.00)

RECORDED
INDEXED
JUL 15 PM 4 14
BURTON TITLE INSURANCE

Dated this 20th day of June 1979

Signed in the presence of:

Signed by:
Urho Rukkila P/A
Kerttu M. Rukkila
Urho W. Rukkila P/A BY KERTTU M. RUKKILA
Kerttu M. Rukkila
Kerttu M. Rukkila

STATE OF ^{Arizona} ~~Michigan~~
COUNTY OF ^{Maricopa} ~~Washtenaw~~

The foregoing instrument was acknowledged before me this 20th day of June

1979 by Kerttu M. Rukkila in her own right and with Power of Attorney on behalf of Urho W. Rukkila

My Commission expires Nov 5 1980
Juanita L. Broderick
Notary Public,
Maricopa County, Arizona

When Recorded Return To:
Raphael I. Pevos
20840 Southfield Rd., Ste 330
Southfield, MI 48075

Send Subsequent Tax Bills To:
Raphael I. Pevos
20840 Southfield Rd.
Southfield, MI 48075

Drafted by: Raphael I. Pevos
20840 Southfield Rd.
Business Address
Southfield, MI 48075

Tax Parcel # _____ Recording Fee 7.00 Revenue Stamps _____

July 6 1979

(DKT13664PG1099)

LIB# 7555 PAGE 296

(191605)

Power of Attorney

GENERAL

POWER ATT OR

KNOW ALL MEN BY THESE PRESENTS: That Urho W. Rukkilä
or 1645 E. Meadowbrook Phoenix, Arizona
85016

has made, constituted and appointed, and by these presents do hereby make, constitute
and appoint Rerttu M. Rukkilä or 1645 E. Meadowbrook
Phoenix, AZ 85016

..... true and lawful attorney..... for him and in his name....., place..... and
stead, and for his..... use and benefit, in all such acts.....



to ask, demand, sue for, recover, collect and receive all such sums of money..... dues, accounts, legacies, be-
quests, interests, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing,
payable or belonging to.....; and have, use and take all lawful ways or means in..... name....., or otherwise,
for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or
other sufficient discharges for the same for..... and in..... name..... to make, seal and deliver; to bargain, con-
tract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possess-
ing of all lands, and all deeds and other assurances in the law thereof; and to lease, let, demise, bargain, sell,
remise, release, convey, mortgage and hypothecate lands, tenements, hereditaments, upon such terms and condi-
tions and under such covenants as..... shall think fit. Also to bargain and agree for, buy, sell, mortgage, hypothecate,
and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and
other property in possession or in action; and to make, do and transact all and every kind of business of what
nature and kind soever; and, also, for..... and in..... name....., and as..... act and deed, to sign, seal, execute,
deliver, and acknowledge such deeds, covenants, indentures, agreements, mortgages, hypothecations, bottomies,
charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgages,
judgment and other debts, and such other instruments in writing, of whatever kind and nature, as may be neces-
sary or proper in the premises.

GIVING AND GRANTING unto..... said Attorney..... full power and authority to do
and perform all and every act and thing whatsoever requisite and necessary to be done in and
about the premises, as fully to all intents and purposes as..... he..... might or could
do if personally present.....

hereby ratifying and confirming all that..... said Attorney
..... shall lawfully do or cause to be done by virtue of these
presents.

IN WITNESS WHEREOF, have hereunto set..... hand....., the
25th day of May, one thousand nine hundred and 79

Urho W. Rukkilä

Rerttu M. Rukkilä
1645 E. Meadowbrook
Phoenix, AZ 85016

July 6 1979

LIBER 7555 PAGE 297

(DKT13664PG1100)

STATE OF ARIZONA,
County of Maricopa ss.

On this the 22 day of May 1979, before me, Wesa Rukkila
the undersigned, a Notary Public, personally appeared

known to me (or satisfactorily proven) to be the person..... whose name..... subscribed
to the within instrument and acknowledged that..... he..... executed the same for the pur-
poses therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires Oct. 14, 1980
My Commission expires..... Sandra M. Gallo Notary Public.

Power of Attorney
GENERAL

FROM
Kerttu M. Rukkila
1645 E. Meadowbrook
Phoenix AZ 85016

Dated....., 19.....

STATE OF ARIZONA
County of MARICOPA ss.

I hereby certify that the within in-
strument was filed and recorded at
request of Kerttu Rukkila
MAY 30 1979

Book 13664
In Docket 1099-100

Witness my hand and official seal
the day and year aforesaid.

BILL HENRY
County Recorder
Deputy Recorder

DRAFTED BY: Kerttu M. Rukkila, 1645 E. Meadowbrook, Phoenix, AZ 85016

WHEN RECORDED RETURN TO: Raphael I. Pevos, 20840 Southfield Rd., Suite 330,
Southfield, MI 48073

THIS MORTGAGE, made this 4th day of MAY, 1978, between URHO W. RUKKILA and

KERTTU M. RUKKILA, his wife, 1645 East Meadowbrook

of the City of PHOENIX, County of MARICOPA, ARIZONA, Michigan, Mortgagee,
(TWP-CITY)

and WILLIAM A. KUUSISTO and SUSANNA of Novi Michigan, Mortgagee.
KUUSISTO, his wife

Witnesseth: That Mortgagee, for and in consideration of the sum of Twenty-Five Thousand Three
Hundred and 00/100

(\$ 25,300.00), receipt of which is hereby acknowledged by Mortgagor, and for the purpose of securing the repayment of said sum,
which includes interest, as hereinafter provided, and of securing the performance of the covenants and conditions hereinafter contained, hereby

mortgages and warrants unto Mortgagee the premises situated in the City of Southfield, County of
Oakland, Michigan, described as follows:

Lots 58, 59, 60 and 61 Supervisor's Plat of Branchbrook Estates,
a subdivision of part of the East 1/2 of Section 28, T 1 N, R 10 E,
Southfield Twp., as recorded in Liber 47, Page 57 of Plats, Oakland
County Records.

together with all easements and rights-of-way now or hereafter used in connection therewith and all buildings, improvements and fixtures which
are now or shall hereafter be placed upon or attached to said premises.

Mortgagor covenants and agrees:

1. To pay to Mortgagee at its above address in Michigan, or at such other place as the holder of this Mortgage shall from time to time
designate, the sum of Twenty-Five Thousand Three Hundred and 00/100

(\$ 25,300.00), according to the terms of a promissory note bearing even
date herewith executed by Mortgagor to Mortgagee.

2. To pay when due all taxes, assessments and other charges which are now or shall hereafter be a lien against said premises, or any part
thereof.

3. To keep all property covered hereby in good repair and condition, to comply properly with all laws, ordinances, regulations or
requirements of any governmental authority applicable thereto, and to abstain from the commission of waste.

4. To keep all insurable property covered hereby insured against loss by fire or other natural hazard or disaster in an amount sufficient,
after the payment of all prior liens, to pay the amounts secured by this Mortgage.

5. The failure of Mortgagor to pay any taxes or assessments levied against said premises, or any insurance premiums upon policies of
insurance covering said premises, in accordance with the terms hereof, shall constitute waste.

6. Should any default be made in the covenants or conditions hereof, Mortgagee may, without demand or notice, pay any taxes,
assessments, premiums or liens required to be paid by Mortgagor, make repairs, effect any insurance provided for herein, cause the abstract of
title and tax histories of said premises to be certified to date or procure new abstracts of title and tax histories in case none were furnished to it
and procure title reports covering said premises, and the sums paid for any one or all of said purposes shall from the time of the payment
thereof be due, with interest thereon at the rate of interest set forth in the note secured hereby, and shall constitute a further lien upon said
premises under this Mortgage. In the event of foreclosure, the abstract or abstracts of title shall become the property of Mortgagee.

7. In the event of default in the payment of said indebtedness, or any part thereof, or in the performance of any of the covenants or
conditions hereof, Mortgagee may, without notice, at its option, declare the entire indebtedness secured hereby due, then or thereafter, as it
may elect, regardless of the date of maturity, and Mortgagee is hereby authorized and empowered to sell or cause to be sold said premises,
pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder, and all costs
and charges of the sale (including the attorneys' fees provided by statute), rendering any surplus moneys to Mortgagor. The commencement of
proceedings to foreclose this Mortgage in any manner authorized by law shall be deemed an exercise of the above option.

8. As additional security for the indebtedness of Mortgagor to Mortgagee described herein, Mortgagor hereby grants a security interest
to Mortgagee in all of the personal property now or hereafter located on the above described premises and owned by Mortgagor.

9. If this Mortgage is subject to a prior recorded mortgage or mortgages covering the above described premises, Mortgagor hereby
covenants and agrees to pay all amounts required to be paid and to perform all terms and conditions required to be performed under said prior
mortgage or mortgages on the subject premises. Any default by Mortgagor under said prior mortgage or mortgages shall be deemed a default
under this Mortgage, whereupon Mortgagee shall be entitled to accelerate the indebtedness secured hereby in accordance with the provisions
hereof.

10. The covenants and conditions hereof shall bind, and the benefits and advantages thereof shall inure to, the respective heirs,
executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular numbers shall include the plural, the plural
the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this Mortgage has been signed and sealed by Mortgagor.

WITNESSES:

Elliott Wooton (L.S.)

Urho W. Rukkila (L.S.)

Dee-Ann L. Kinsey
ARIZONA Dee-Ann L. Kinsey
STATE OF MICHIGAN,
County of MARICOPA

Kerttu M. Rukkila (L.S.)
Kerttu M. Rukkila

On this 4th day of MAY, 1978, I, the undersigned, a Notary Public in and for the State of Michigan, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on this date.

URHO W. RUKKILA and KERTTU M. RUKKILA, his wife

to me known to be the same person(s) described in and who executed the within instrument, and acknowledged execution of the same
as THEIR free act and deed.

My commission expires:

BEA SECRIST

Notary Public
County, Mich.

My Commission Expires Feb. 7, 1979

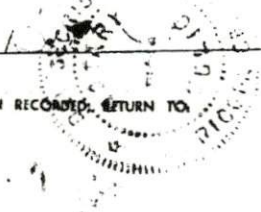
WHEN RECORDED, RETURN TO

This instrument was prepared by Raphael I. Pevos
20840 Southfield Road
Southfield, Michigan 48075

MSA/IL

L.O.
2/P

1978 JUN - PM 4:30
RECORDED
INDEXED
Lynn R. Allen
Deed Clerk
MARICOPA COUNTY



32

1-10-71
28

KNOW ALL MEN BY THESE PRESENTS: That Urho W. Rukkila and Kerttu M. Rukkila, his wife whose address is 23481 Lahser, Southfield, Michigan 48075

Convey(s) and Warrant(s) to Leland K. Huffaker and Lynda Lee Huffaker, his wife whose address is 23404 Plumhollow, Southfield, Michigan 48075

the following described premises situated in the city of Southfield County of Oakland and State of Michigan, to-wit:

Land in the City of Southfield, Oakland County, Michigan, described as follows:

South 1/2 of Lot 42 and North 25 feet of Lot 43, Supervisor's Plat of Branch Brook Estates, a Subdivision of part of the East 1/2 of Section 28, Town 1 North, Range 10 East, Southfield Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 47, Page 57 of Plats, Oakland County Records.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the full consideration of Seventeen thousand, five hundred dollars (\$17,500.00) subject to building and use restrictions of record, and zoning ordinance, if any.

Dated this eleventh day of January A. D. 19 71

Witnesses:

Signed and Sealed:

John J. Brennan
John J. Brennan
Inez Brennan
Inez Brennan

Urho W. Rukkila (L.S.)
Urho W. Rukkila
Kerttu M. Rukkila (L.S.)
Kerttu M. Rukkila

1971 JAN 19 AM 10 57
CLERK OF DISTRICT COURT
MICHIGAN
RECORDS SECTION

STATE OF MICHIGAN
COUNTY OF WAYNE

On this 11th, day of January A. D. 19 71 before me personally appeared Urho W. Rukkila and Kerttu M. Rukkila, who to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires July 9 A. D. 19 71

John J. Brennan
John J. Brennan
Notary Public, Wayne County, Michigan

Instrument Drafted by John J. Brennan Business Address 22028 Ford Rd., Dearborn Heights, MI.

County Treasurer's Certificate
OAKLAND COUNTY TREASURER'S CERTIFICATE
This instrument has been filed for record in the office of the County Treasurer and the fee thereon has been paid in full. The date of this certificate is the date of filing of this instrument in the office of the County Treasurer.

City Treasurer's Certificate
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation JAN 1971
\$ 18.25

Recording Fee \$ 56760
State Revenue Stamp 19.80 17.25

When recorded return to *Heath*

TITLE INSURANCE - ABSTRACTS - ESCROWS

TITLE INSURANCE - ABSTRACTS - ESCROWS

REVISED FORM OF MORTGAGE
Form 1112



2/10
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This Mortgage, Made MAY 17, 1974
Between URHO W. RUKKILA and KERTUU M. RUKKILA, his wife
23481 Lahser Rd., Southfield, Michigan 48075 hereinafter referred to as

"THE MORTGAGOR," whose address is _____

and WILLIAM A. KUUSISTO and
SUSANNA KUUSISTO, his wife hereinafter referred to as "THE MORTGAGEE."

Witnesseth, That the mortgagee mortgages and warrants to the mortgagee, THAT HE heirs, successors and assigns,
lands situate in the City of Southfield, Oakland County, Michigan, described as:

Lots 58, 59, 60, and 61 of Supervisors Plat of Branchbrook Estates, a Subdivision of part of the East 1/2 of Section 28, T 1 N, R 10 E, Southfield Township, as recorded in Liber 47, Page 57, of Plats, Oakland County Records.

CLERK

Including any part of any street or alley adjacent to said premises, vacated or to be vacated, together with all and singular the buildings, hereditaments, appurtenances, privileges, rights and water rights, including (but not excluding any other fixtures which would ordinarily be considered as part of the realty), any and all storm sash, storm doors, storm vestibules, wire screens, wire doors, window shades, awnings, masts and connecting iron or woodwork, grates, gas and electric fixtures, hot water heaters, incinerators, ventilators and all steam or hot water radiators and registers and the piping connected therewith, belonging to or used as a part of the building or buildings upon said premises at the time of the execution of this mortgage, or hereafter erected thereon, or which may be attached to said building or buildings or used as a part thereof at any time during the term of this mortgage, all of which are hereby deemed to be a part of this realty and secured by this mortgage, including as well all apparatus and fixtures of every description for watering, heating, ventilating and screening said premises and the rents, income and profits thereof thereunto belonging or in anywise appertaining to secure the performance of the

covenants hereinafter contained and the payment of the principal sum of TEN THOUSAND & 00/100
(\$10,000.00) DOLLARS Dollars, together with interest at the rate of

6% per cent per annum from the date hereof upon the unpaid principal until fully paid, and with interest at the rate of seven per cent per annum on all overdue principal and interest from the date of its or their maturity, payable according to the terms of a certain promissory note bearing even date herewith, executed and delivered by said mortgagor to said mortgagee as follows:

To be repaid in full by mortgagors when the afore-described property, or any part thereof, is sold, assigned, conveyed, or otherwise transferred by the mortgagors or the survivor of them, or in the event of the death of both mortgagors.

And the mortgagor covenants with the mortgagee, while this mortgage remains in force, as follows:

1. To pay said indebtedness and the interest thereon in the time and in the manner above provided.
2. To pay all taxes, assessments, water rates and other charges that may be levied or assessed upon or against said premises, within 30 days after the same shall become due and payable, and also to pay when due and payable any taxes upon the interest or estate in said lands created or represented by this mortgage, or by said indebtedness, whether levied against said mortgagor or otherwise; provided, however, that the total amount so paid for taxes on said mortgage or indebtedness, together with the interest payable on said indebtedness, shall not exceed seven per cent (7%) per annum; and to immediately pay off any lien having or which may have precedence over this mortgage, except as herein stated, and to keep all the improvements erected and to be erected on said premises continually intact and in good order and repair, and to promptly pay for all repairs and improvements, and to commit or suffer no waste of said premises, and to permit or suffer no unlawful use thereof.
3. To keep the buildings and equipment on the premises insured against loss or damage by fire for the benefit of, with loss payable to, and in manner and amount approved by, and deliver the policies as issued, to the mortgagee with the premiums therefor paid in full.
4. And it is hereby stipulated and agreed by and between the parties hereto, that if default shall be made in the payment of taxes, assessments, water rates, liens, insurance or other charges upon said premises, or any part thereof, the mortgagee, may, at its option, make payment thereof, and the amount so paid, with interest thereon at the same rate as provided for the principal indebtedness from the date of such payment, shall be imposed as an additional lien on said premises, and shall be added to and become part of the indebtedness secured hereby, and shall become immediately due and payable; and that in case of the payment of taxes, assessments, water rates, liens, insurance or other charges upon said premises by the mortgagor, as hereinbefore provided, the receipt or receipts of the proper officer or person for such payment in the hands of the mortgagee shall be conclusive evidence of the validity and amount of taxes so paid by the mortgagor.
5. And it is hereby stipulated and agreed by and between the parties hereto that if default shall be made in the payment of said principal sum or interest or any other sum secured hereby, or any part thereof, or in the payment of taxes, assessments, water rates, liens, insurance or other charges upon said premises, or any part thereof, at the time and in the manner herein specified for the payment thereof, or in the performance of any of the covenants and agreements herein contained, the entire indebtedness secured hereby remaining unpaid shall at once become due and collectible, if the mortgagee so elects, and without notice of such election.

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6. That, in the event of the passage of any law or regulation, State, Federal or Municipal, subsequent to the date hereof in any manner changing or modifying the laws now in force governing the taxation of mortgages or debts secured by mortgages, or the manner of collecting such taxes, the entire principal secured by this mortgage and all interest accrued hereon shall become due and payable forthwith, at the option of the mortgagee.

7. That, in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee may deal with such successor or successors in interest with reference to this mortgage, and the debt hereby secured in the same manner as with the mortgagor, without in any manner vitiating or discharging the mortgagor's liability hereunder, or upon the debt hereby secured.

8. That power is hereby granted by the mortgagor to the mortgagee, if default is made in the payment of said indebtedness, interest, taxes, assessments, water rates, liens or insurance premiums, or any part thereof at the time and in the manner herein agreed, to grant, bargain, sell, release, and convey the premises, with the appurtenances at public auction and to execute and deliver to the purchaser or purchasers, at such sale, deeds of conveyance, good and sufficient at law, pursuant to the statute in such case made and provided, and out of the proceeds to retain all sums due hereon, the costs and charges of such sale and the attorney fees provided by law, returning the surplus money, if any, to the mortgagor or mortgagor's heirs and assigns, and such sale or a sale pursuant to a decree in chancery for the foreclosure hereof may, at the option of the mortgagee, be made on resale.

The covenants herein shall bind and the benefits and advantages inure to the respective heirs, assigns and successors of the parties.

Signed by the mortgagor the day and year first above written.

SIGNED IN THE PRESENCE OF:

Harriet Booth
Harriet Booth
Raphael I. Pavos
Raphael I. Pavos

Urho W. Rukkila
Urho W. Rukkila
Kertuu M. Rukkila
Kertuu M. Rukkila

STATE OF MICHIGAN }
County of Oakland }

On this 17 day of May, 1974, before me, the subscriber, a Notary Public in and for said county, personally appeared Urho W. Rukkila and Kertuu M. Rukkila, his wife

known to me to be the person described in and who executed the within Mortgage, and then acknowledged the execution thereof to be their free act and deed.

My commission expires April 25, 1976. *Harriet Booth*
Harriet Booth, Notary Public,
Wayne Co., acting in Oakland County, Michigan

STATE OF MICHIGAN }
County of }

On this day of 19 before me, the subscriber, a Notary Public in and for said county, personally appeared

and to me personally known, who being by me duly sworn, did say that they are the of the and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

My commission expires Notary Public,
County, Michigan

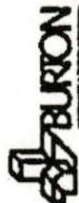
DRAFTED BY:
Raphael I. Pavos

BUSINESS ADDRESS:
20840 Southfield Rd., Southfield,
Michigan 48075

When Recorded Return to: William A. Kuusisto 25100 Meadowbrook Rd.,
Novi, Michigan 48050

Mortgage

TO



JUNE 8 78

LIBER 7221 PAGE 216

MORTGAGE

'78 57238

THIS MORTGAGE, made this 4th day of MAY, 1978, between URHO W. RUKKILA and KERTTU M. RUKKILA, his wife, 1645 East Meadowbrook

of the City of PHOENIX, County of MARICOPA, ARIZONA, Michigan, Mortgagee,

and WILLIAM A. KUUSISTO and SUSANNA of Novi, Michigan, Mortgages, KUUSISTO, his wife

Witnesseth: That Mortgagee, for and in consideration of the sum of Twenty-Five Thousand Three Hundred and 00/100

(\$ 25,300.00), receipt of which is hereby acknowledged by Mortgagee, and for the purpose of securing the repayment of said sum, which includes interest, as hereinafter provided, and of securing the performance of the covenants and conditions hereinafter contained, hereby

mortgages and warrants unto Mortgagee the premises situated in the City of Southfield, County of Oakland, Michigan, described as follows:

Lots 58, 59, 60 and 61 Supervisor's Plat of Branchbrook Estates, a subdivision of part of the East 1/4 of Section 20, T 1 N, R 10 E, Southfield Twp., as recorded in Liber 47, Page 57 of Plats, Oakland County Records.

together with all easements and rights of way now or hereafter used in connection therewith and all buildings, improvements and fixtures which are now or shall hereafter be placed upon or attached to said premises.

Mortgagee covenants and agrees:

1. To pay to Mortgagee at its above address in Michigan, or at such other place as the holder of this Mortgage shall from time to time designate, the sum of Twenty-Five Thousand Three Hundred and 00/100

(\$ 25,300.00), according to the terms of a promissory note bearing even date herewith executed by Mortgagee to Mortgagee.

2. To pay when due all taxes, assessments and other charges which are now or shall hereafter be a lien against said premises, or any part thereof.

3. To keep all property covered hereby in good repair and condition, to comply properly with all laws, ordinances, regulations or requirements of any governmental authority applicable thereto, and to abstain from the commission of waste.

4. To keep all insurable property covered hereby insured against loss by fire or other natural hazard or disaster in an amount sufficient, after the payment of all prior liens, to pay the amounts secured by this Mortgage.

5. The failure of Mortgagee to pay any taxes or assessments levied against said premises, or any insurance premiums upon policies of insurance covering said premises, in accordance with the terms hereof, shall constitute waste.

6. Should any default be made in the covenants or conditions hereof, Mortgagee may, without demand or notice, pay any taxes, assessments, premiums or liens required to be paid by Mortgagee, make repairs, effect any insurance provided for herein, cause the abstract of title and tax histories of said premises to be certified to date or procure new abstracts of title and tax histories in case none were furnished to it and procure title reports covering said premises, and the sums paid for any one or all of said purposes shall from the time of the payment thereof be due, with interest thereon at the rate of interest set forth in the note secured hereby, and shall constitute a further lien upon said premises under this Mortgage. In the event of foreclosure, the abstract or abstracts of title shall become the property of Mortgagee.

7. In the event of default in the payment of said indebtedness, or any part thereof, or in the performance of any of the covenants or conditions hereof, Mortgagee may, without notice, at its option, declare the entire indebtedness secured hereby due, then or thereafter, as it may elect, regardless of the date of maturity, and Mortgagee is hereby authorized and empowered to sell or cause to be sold said premises, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due hereunder, and all costs and charges of the sale (including the attorneys' fees provided by statute), rendering any surplus moneys to Mortgagee. The commencement of proceedings to foreclose this Mortgage in any manner authorized by law shall be deemed an exercise of the above option.

8. As additional security for the indebtedness of Mortgagee to Mortgagee described herein, Mortgagee hereby grants a security interest to Mortgagee in all of the personal property now or hereafter in and on the above described premises and owned by Mortgagee.

9. If this Mortgage is subject to a prior recorded mortgage or mortgages covering the above described premises, Mortgagee hereby covenants and agrees to pay all amounts required to be paid and to perform all terms and conditions required to be performed under said prior mortgage or mortgages on the subject premises. Any default by Mortgagee under said prior mortgage or mortgages shall be deemed a default under this Mortgage, whereupon Mortgagee shall be entitled to accelerate the indebtedness secured hereby in accordance with the provisions hereof.

10. The covenants and conditions hereof shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular numbers shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this Mortgage has been signed and sealed by Mortgagee.

WITNESSES:

Elliott Wooton (L.S.)

Urho W. Rukkila (L.S.)

Kerttu M. Rukkila (L.S.)

Deq-Ann L. Kinsey (L.S.)

ARIZONA Deq-Ann L. Kinsey

STATE OF ARIZONA

County of MARICOPA

On this 4th day of MAY, 1978

URHO W. RUKKILA and KERTTU M. RUKKILA, his wife

to me known to be the same person(s) described in and who executed the within instrument, and acknowledged execution of the same as THEIR free act and deed.

My commission expires:

BEA SECRIST -Notary Public

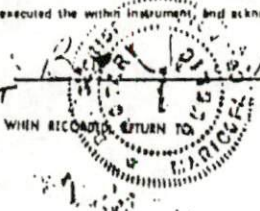
County, Mich.

My Commission Expires Feb. 7, 1979

This instrument was prepared by Raphael I. Pevos

20840 Southfield Road

Southfield, Michigan 48075



1-10
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BORN (6-7-22)

Know All Men by these Presents: That I, Charles S. Wixom,
administrator of the Estate of Willard L. Huppert, also known
as W. L. Huppert, deceased,

pursuant to an order of the Judge of Probate for the County of Oakland and State of
Michigan, made at a session of said Probate Court, held at the Probate Office in the city of Pontiac
in said County and State, on the 13th day of
October, 19 58, authorizing, empowering and licensing me, the said
administrator as aforesaid

to sell and dispose of in conformity to the Statute in such case made and provided, so much of the real estate, whereof
the said Willard L. Huppert, also known as W. L. Huppert, died
seized, for the purpose as in said order mentioned, did sell and dispose of,
at private sale, all the estate, right, title and interest of said Willard L. Huppert, also known
as W. L. Huppert, deceased, in and to a certain real estate and premises, in
said order set forth, and hereinafter described, to Urho Rukkila and Kerttu M.

Rukkila, his wife - 1980 W 7 mile Rd - Detroit 19, Mich
which said sale was, by an order made by the said Judge of Probate, on the 7th
day of November, 19 58, duly approved and confirmed, and I, the said
administrator as aforesaid

was directed and empowered to execute and deliver a proper conveyance of said real estate so sold and disposed of at
private sale to Urho W. Rukkila and
Kerttu M. Rukkila, his wife,
the purchaser thereof, agreeable to the Statute in such case made and provided.

Now, Therefore, Know Ye, That I, Charles S. Wixom, administrator as
aforesaid, by virtue and in pursuance of the said several orders and decrees
above referred to, and in consideration of the sum of twenty-one thousand five hundred
(\$21,500.00) Dollars, paid to me the
said administrator as aforesaid by the said

Urho W. Rukkila and Kerttu M. Rukkila, his wife,
the receipt whereof is hereby acknowledged, have sold and disposed of, and do hereby grant, sell, and convey unto
the said Urho W. Rukkila and Kerttu M. Rukkila, his wife, whose address
is 15030 Chapel, Detroit, Michigan, and their
heirs and assigns, forever, all the estate, right, title and interest of the said Willard L. Huppert,
also known as W. L. Huppert, deceased,
in and to the following described lands, to-wit:

Lots 58, 59, 60, and 61 of "Supervisor's Plat of Branch
Brook Estates", a subdivision of part of the east half of
Section 28, Town 1 North, Range 10 East, Southfield Town-
ship, Oakland County, Michigan, according to the plat there-
of recorded in Liber 47 of Plats, Page 57, Oakland County
Register of Deeds' Records,



Metropolitan Fed Sav
2 Loan
1980 W 7 mile Rd.
Oct 19.

2365
100
870419

RECORDED
OAKLAND COUNTY
REGISTER OF DEEDS

1958 NOV 19 PM 2 42

Charles S. Wixom
MEL T. MURPHY, JR.
REGISTER OF DEEDS

Together, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining.

In Witness Whereof, I have hereunto set my hand and seal the 8th day of November, 19 58.

In Presence of

Harcourt S. Patterson
* Harcourt S. Patterson

Charles S. Wixom (L.S.)
* Charles S. Wixom, administrator of the Estate of Willard L. Huppert, also known as W. L. Huppert, deceased. (L.S.)

Virginia Talmage
* Virginia Talmage

(L.S.)

STATE OF MICHIGAN,

ss. COUNTY OF Oakland On this 8th day of November, 19 58, before me appeared Charles S. Wixom

to me personally known, who, being by me duly sworn, did say that he is, the administrator of the Estate of Willard L. Huppert, also known as W. L. Huppert, deceased, and that as such he executed the foregoing deed by virtue and in pursuance of the orders and decrees of the Probate Court for the County of Oakland, and he acknowledged that he executed the same for the intents and purposes therein mentioned

Virginia Talmage
* Virginia Talmage, Notary Public
Oakland County, Michigan

My commission expires September 17, 1961.

*PRINT TYPEWRITE OR STAMP names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such Signatures.

3025X

Deed of Real Estate

SOLD AT PRIVATE SALE

By Charles S. Wixom,
administrator of the Estate of
Willard L. Huppert, also
known as W. L. Huppert, deceased
Urho W. Rukkila and
Kerttu M. Rukkila, his wife

REGISTER'S OFFICE, ss.

COUNTY OF _____

Received for Record the _____

day of _____, 19 _____

at _____ o'clock _____ M., and Recorded in

Libert. _____ of Deeds, on Page _____

Register of Deeds.

DOUBLEDAY-HUNT-DOLAN COMPANY
Notaries and Publishers
SALAMATUO MICHIGAN
8-2184

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This Mortgage, made this Fifth day of November, 19 58

between Urho Rukkila and Kerttu M. Rukkila, his wife,

of the City of Detroit, County of Wayne, Michigan, mortgagor, and METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation existing under the Home Owner's Loan Act of 1933 of the United States of America, mortgagee:

Witnesseth: That mortgagor, for and in consideration of the sum of Eleven Thousand Six Hundred and no/100 dollars, (\$ 11,600.00), the receipt whereof is hereby acknowledged, and for the purpose of securing the re-payment of said sum, with interest, as herein-after provided, and any additional sums which mortgagor (jointly or severally if more than one joins herein) may now or hereafter owe mortgagee, for which this mortgage shall be a continuing security, and of securing the performance of the covenants and conditions hereinafter contained, hereby mortgages and warrants unto mortgagee the premises situated in the City of Southfield County of Oakland, Michigan, described as follows:

Lots 58 to 61, inclusive Supervisor's Plat of Branch Brook Estates, a subdivision of part of the east half of Section 28, Town 1 North, Range 10 East, Southfield Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 47 of Plats, Page 57, Oakland County Records.

together with all easements and rights of way now or hereafter used in connection therewith and all fixtures (which shall include all articles that are ever furnished by a landlord in letting or operating an unfurnished building which are now or shall hereafter be attached to said premises in any manner).

Mortgagor covenants and agrees:

1. To pay to mortgagee at its office in the City of Detroit, Michigan, the principal sum of Eleven Thousand Six Hundred and no/100 dollars, (\$ 11,600.00), with interest thereon, according to the terms of a promissory note bearing even date herewith executed by mortgagor to mortgagee, which matures on the 15th day of November, 19 78, and to pay when due any additional sums which mortgagor may now or hereafter owe mortgagee, as aforesaid.

2. In order more fully to protect the security of this mortgage, in addition to the monthly installments of principal and interest, to pay to mortgagee an installment of the taxes and assessments levied or to be levied against said premises that will next become due, an installment of the premium or premiums that will next become due to renew the insurance on said premises (as hereinafter provided) and, if any life insurance is payable or assigned to mortgagee as additional security for said indebtedness, an installment of the premium or premiums that will next become due thereon. The said installments shall be equal, respectively, to the taxes and assessments next due and the premium or premiums for such insurance, as estimated by mortgagee, less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such taxes, assessments and premiums will become due, such sums to be held by mortgagee, without interest thereon, to pay said taxes, assessments and premiums when due. All payments for principal, interest, taxes, assessments and premiums shall be added together and the aggregate amount thereof shall be paid by mortgagor to mortgagee each month in a single payment. If the sums so deposited shall not be sufficient to pay the taxes, assessments and premiums when the same become due, mortgagor agrees to forthwith pay to mortgagee the amount of the deficiency, and if said deposits shall exceed the amount actually paid by mortgagee therefor, the excess shall be credited upon principal.

3. To keep all insurable property covered hereby insured against loss by fire and such other hazards as may be specified by mortgagee from time to time, in such amounts and for such periods as may be required by mortgagee, and to pay when due all premiums on any such insurance in the manner above provided. All insurance shall be carried in companies approved by mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to mortgagee. Each insurance company concerned is hereby directed to make payment for such loss to mortgagee only, and the insurance proceeds, or any part thereof, may be applied by it upon any indebtedness secured hereby or to the restoration or repair of the property damaged, at its option, and any surplus shall be paid to mortgagor.

4. To pay when due all taxes, assessments and other charges which are now or shall hereafter be a lien against said premises, or any part thereof, and for which provision has not been made hereinbefore.

5. To keep all property covered hereby in good repair and condition, to comply promptly with all laws, ordinances, regulations or requirements of any governmental authority applicable thereto, and to abstain from the commission of waste.

6. Should any default be made in the covenants or conditions hereof, mortgagee may, without demand or notice, pay any taxes, assessments, premiums or liens required to be paid by mortgagor, make repairs, effect any insurance provided for herein, cause the abstract of title and tax histories of said premises to be certified to date or procure new abstracts of title and tax histories in case none were furnished to it and procure title reports covering said premises, and the sums paid for any one or all of said purposes shall from the time of the payment thereof be due, with interest thereon at the rate of seven per centum (7%) per annum, and shall constitute a further lien upon said premises under this mortgage. In the event of foreclosure the abstract or abstracts of title shall become the property of mortgagee.

7. The failure of mortgagor to pay any taxes or assessments levied against said premises, or any insurance premiums upon policies of insurance covering said premises, in accordance with the terms hereof, shall constitute waste.

8. In the event of default in the payment of said indebtedness, or any part thereof, or in the performance of any of the covenants or conditions hereof, mortgagee may, without notice, at its option, declare the entire indebtedness secured hereby due, then or thereafter, as it may elect, regardless of the date of maturity and is hereby authorized and empowered to sell or cause to be sold said premises, pursuant to the statute in such case made and provided, and out of the proceeds of the sale to retain the sums then due mortgagor, and all costs and charges of the sale (including the attorneys' fee provided by statute), rendering any surplus moneys to mortgagor. The commencement of proceedings to foreclose this mortgage in any manner authorized by law shall be deemed an exercise of the above option.

570419

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65727

9. The covenants and conditions hereof shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, this mortgage has been signed and sealed by mortgagor.

Signed, sealed and delivered in the presence of:

Mary B. Bresler
Mary B. Bresler

Irene Trotier
Irene Trotier

Urho Rukkila (L. S.)
Urho Rukkila

Kerttu M. Rukkila (L. S.)
Kerttu M. Rukkila

_____ (L. S.)

_____ (L. S.)

STATE OF MICHIGAN }
COUNTY OF WAYNE } ss.

On this Fifth day of November, 1958, before me personally appeared Urho Rukkila and Kerttu M. Rukkila, his wife, 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.

My commission expires 1/27/59.

Mary B. Bresler
Notary Public, Wayne County, Michigan
Mary B. Bresler

STATE OF MICHIGAN }
COUNTY OF _____ } ss.

On this _____ day of _____, 19____, before me appeared _____ and _____ to me personally known, who, being by me (severally and) duly sworn did say that he is (they are respectively) _____ and _____ of _____

(and that the seal affixed to said instrument is the corporate seal of said corporation) and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of said Directors; and the said officer(s) acknowledged the said instrument to be the free act and deed of said corporation.

My Commission expires _____ 19____

Notary Public _____ County Michigan

Mortgage

TO

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

RECORDED
DEPT. OF REG. & COMM. DIVISION
MICHIGAN
NOV 19 1958
PM 2 42

Return to:
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION
19830 W. Seven Mile Road
Detroit 19, Michigan

AUG. 14 1980

29635M

Lawyers Title Insurance Corporation LIBER 7837 PAGE 176

80 65210

Form 561 6-75
WARRANTY DEED—Statutory Form
C.L. 1948, 563.151 M.S.A. 26.871

KNOW ALL MEN BY THESE PRESENTS: That WILLIAM A. KOUSISTO AND SUSANNA KOUSISTO,
His Wife
whose address is 25100 MEADOWBROOK ROAD, NOVI, MICHIGAN

Convey (s) and Warrant (s) to RICHARD D. WAGNER AND PHYLLIS WAGNER, His Wife

whose address is 14071 TALBOT, OAK PARK, MICHIGAN 48237

the following described premises situated in the CITY of SOUTHFIELD
County of OAKLAND and State of Michigan, to-wit:

Lots 58, 59, 60 and 61 inclusive, Supervisors Plat of branch Brook Estates
Subdivision, City of Southfield, Oakland County, Michigan, as recorded in
Liber 47, page 57, of Plats Oakland County Records.

115M Lds. 24-28-427-017
24-28-427-016
24-28-427-015

for the full consideration of Fifty-Five Thousand and no/100 (\$55,000.00) Dollars
subject to Easements and restrictions of Record

Dated this 5th day of August 1980

Witnesses:

Marion D. Harwell
MARION D. HARWELL

Signed and Sealed:

William A. Kousisto
WILLIAM A. KOUSISTO (L.M.)
Susanna S. Kousisto
SUSANNA S. KOUSISTO (L.M.)

STATE OF MICHIGAN

COUNTY OF Oakland

The foregoing instrument was acknowledged before me this
by *William A. Kousisto and Susanna S. Kousisto*, his wife
My commission expires 8-31-83

5th day of August 1980
Marion D. Harwell
MARION D. HARWELL
Notary Public
County, Michigan

Instrument
Drafted by: Marion D. Harwell

Business Address: 31513/4th Street, Oak Park, MI
City Treasurer's Certificate

Notary Seal: MARION D. HARWELL, Notary Public, State of Michigan, Commission Expires 8-31-83

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation
\$ 60.50

Recording Fee \$400.00

State Transfer Tax \$60.50

When recorded return to _____

Send subsequent tax bills to Oakland

Tax Parcel # _____

Search by [PIN](#) or [Property Address](#) [Help](#)



Cart (0)

or navigate to and click on the property of interest

Print the Map!

Standard

Detailed

Hybrid

More...

ADDRESS NOT LISTED

PIN: 24-27-302-041

CITY OF SOUTHFIELD

Available Reports:

[Residential Property Profile](#) \$7.50

Property profile of a specific parcel

[Delinquent Tax Report](#) \$2.00

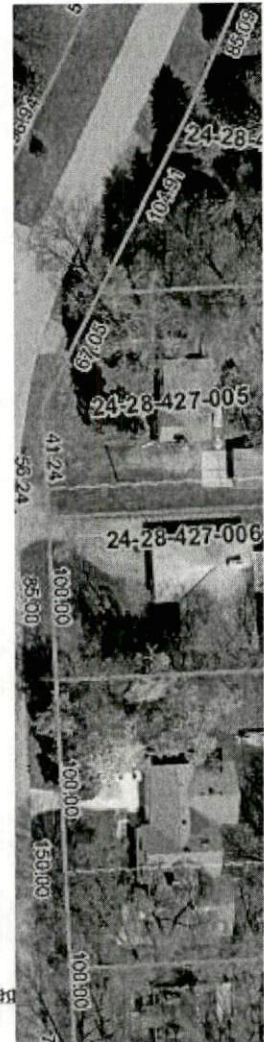
Delinquent tax obligations

[Map Atlas](#) \$4.00

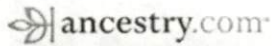
Plat map & property dimensions

[MAAP Property Report](#) \$20.00

Mortgage App. Acceleration Program



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All Birth, Marriage & Death results for Susanna Kuusisto

Searching for...

Name: "susanna" "kuusisto"

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Birth, Marriage & Death

Death, Burial, Cemetery & Obituaries 3

Matches 1-3 of 3 Sorted By Relevance

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<p>Michigan Deaths, 1971-1996 Death, Burial, Cemetery & Obituaries</p>	<p>NAME: Susanna Serafia Kuusisto BIRTH: date DEATH: dd mm 1994 - city, Oakland, Michigan RESIDENCE: city, Oakland, Michigan</p>
<p>Social Security Death Index Death, Burial, Cemetery & Obituaries</p>	<p>NAME: Susanna S. Kuusisto BIRTH: date DEATH: dd mm 1994 - city, Oakland, Michigan, United States of America CIVIL: Michigan</p>
<p>British Columbia, Canada, Death Index, 1872-1990 Death, Burial, Cemetery & Obituaries</p>	<p>NAME: Lempi Susanna Kuusisto BIRTH: year DEATH: dd mm 1969 - city</p>

Results per page: 20 1-3 of 3

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http://search.ancestry.com/cgi-bin/sse.dll?MS_AdvCB=1&gl=34&rank=1&new=1&so=3... 1/25/2012

Warrant

WARRANTY DEED
STATUTORY FORM
FOR INDIVIDUALS

KNOW ALL MEN BY THESE PRESENTS: That

Stephen L. Lanuti, individually and as attorney in fact for Laura L. Lanuti, his wife, whose Power of Attorney is attached hereto

whose street number and postoffice address is 23481 Lahser Rd. Southfield, Michigan 48034

Convey and Warrant to The Seventh-Day Adventist Church of Southfield, a Michigan Corporation

whose street number and postoffice address is 23425 Lahser Rd. Southfield, Michigan 48034

the following described premises situated in the City of Southfield, County of Oakland and State of Michigan, to-wit:

Lots 58, 59, 60 and 61, Supervisor's Plat of Branch Brook Estates Subdivision, as recorded in Liber 47, Page 57, of Plats, Oakland County Records.

Item No. 24-28-427-015 (Lots 60 & 61)
24-28-427-016 (Lot 59) 24-28-427-017 (Lot 58)

47057

More commonly known as: 23481 Lahser Rd., Southfield, Michigan 48034

for the sum of ONE HUNDRED FORTY FIVE THOUSAND AND 00/100, (***\$145,000.00*) Dollars

subject to easements, use, building and other restrictions, if any;

Dated this 7th day of August, 1996

Signed and Sealed in presence of

Signed and Sealed:

[Signature]
KATHI OSENTOSKI

[Signature]
Stephen L. Lanuti, individually and as attorney in fact for Laura L. Lanuti

9.00
2.00

STATE OF MICHIGAN }
COUNTY OF Oakland } ss.

\$ 9.00 DEED
\$ 2.00 REMONUMENTATION
\$ 1247.00 TRANSFER TAX (COMBINED)
19 AUG 96 10:40 A.M. RECEIVED 12H
PAID RECORDED - OAKLAND COUNTY
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

The foregoing instrument was acknowledged before me this 7th day of August, 1996

by Stephen L. Lanuti, individually and as attorney in fact for Laura L. Lanuti, his wife, whose Power of Attorney is attached hereto

KATHLEEN A. OSENTOSKI
Notary Public, Oakland County, MI
My Commission Expires 10/27/2000

[Signature]

My Commission expires _____, Notary Public, _____ County, Michigan

OAKLAND COUNTY TREASURERS CERTIFICATE
HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by _____ or _____ or _____ or _____
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
appears by the records in the office except as stated.



8/15/96 *[Signature]* 023641
L. Hugh DeHany
L. Hugh DeHany, County Treasurer

After recording return to:
The Seventh-Day Adventist Church of Southfield
23425 Lahser Rd. Business address: 23481 Lahser Rd.
Southfield, Michigan 48034 Southfield, Michigan 48034

LIBER 16529 PG 764

POWER OF ATTORNEY

KNOW ALL THESE MEN BY THESE PRESENTS that Laura Lanuti whose address is 23481 Lahser Rd., Southfield, MI. (hereinafter called the "Principal"), does hereby constitute and appoint Stephen Lanuti, M.D. whose address is 23481 Lahser Rd., Southfield, MI. the Attorney-in-Fact (hereinafter called the "Attorney") of the Principal, for the Principal and in here name, place and stead, to make, sign, endorse, accept, execute, acknowledge and deliver any and all Purchase Agreements and contracts of sale, promissory notes and mortgages, deeds, land contract, instruments of conveyance, receipts of mortgage proceeds, assumption papers, closing statements and other Instruments of every kind, whether of similiar or different nature and generally to do all things which in the judgment of the Attorney are necessary or advisable to be done for the Principal or on his/her behalf, whether within the State of Michigan or elsewhere in the United States, in connection with the sale/purchase by the principal of a certain parcel of property (hereinafter called "Premises") located in the: City of Southfield Oakland County, Michigan.

Legal Description: Branch Park Estates, Lots 58,59,60 & 61

LOTS 58, 59, 60 AND 61, SUPERVISORS PLAT OF BRANCH BROOK ESTATES SUBDIVISION AS RECORDED IN LIBER 47, PAGE 57, OF PLATS OAKLAND COUNTY RECORDS.

ALSO KNOWN AS 23481 LAHSER

ITEM NOS 24-28-427-015 AND 24-28-427-016 AND 24-28-427-013

Commonly known as 23481 Lahser Rd., Southfield, MI.

The Principal hereby gives and grants to the Attorney full power and authority to do and perform every act or thing which the Attorney shall deem necessary or advisable in connection with the sale of the Premises as fully to all intents and purposes as the Principal could do if he/she were personally present and acting, and the Principal hereby ratifies and confirms all that the Attorney shall lawfully do or cause to be done pursuant to the terms hereof.

IN WITNESS WHEREOF, the Principal has executed this instrument this 29th day of July 1996

Martha Asee
WITNESS: sign above & print below
MARTHA ASEE

Laura A. Lanuti
Laura A. Lanuti

Donald P. Asee
WITNESS: sign above & print below
DONALD P. ASEE

Laura A. Lanuti
Laura A. Lanuti

STATE OF MICHIGAN)
COUNTY OF Oakland) SS.

The foregoing instrument was acknowledged before me this 2nd day of August 1996.
by Laura Lanuti

KHALIDA JARBOU
NOTARY PUBLIC - OAKLAND COUNTY, MICH.
MY COMMISSION EXPIRES 10-09-96
My Commission expires: 10-09-96

Khalida Jarbou
Notary Public, Oakland County Michigan

Drafted by: Laura Lanuti
24381 Lahser Rd.
Southfield MI
48034

Return to: Laura Lanuti
24381 Lahser Rd.
Southfield, MI
48034

C217C-4-91-34

CLAIM OF INTEREST IN REAL ESTATE

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

\$ 11.00 MISCELLANEOUS RECORDING
\$ 2.00 REMONUMENTATION
18 JUL 96 3:40 P.M. RECEIPT# 159A
PAID RECORDED - OAKLAND COUNTY
CLERK/REGISTER OF DEEDS

I, JOHN B. BROWN, a single man, of Northland Drive #406W, Southfield, MI 48075, being first duly sworn, do depose and say that I have an interest in the following described real estate by virtue of a certain Offer to Purchase Agreement, dated June 27, 1996, executed by Stepher L. Lanuti and Laura A. Lanuti, his wife, as Sellers and John B. Brown, Individually and as Attorney-In-Fact for the Seventh-day Adventist Church of Southfield, as Purchaser (see copy of purchase agreement attached - 2 pages). Said real estate being located in the City of Southfield, County of Oakland, State of Michigan, and more fully described as follows:

Lots 58, 59, 60 and 61, "Supervisor's Plat of Branch Brook Estates", a subdivision of part of the East 1/2 of Section 28, T.1 N., R.10 E., Southfield Twp. (now City of Southfield), Oakland County, Michigan, as recorded in Liber 47 of Plats, Page 57 of Oakland County Records.

a/k/a: 23481 Lahser Road, Southfield, MI 48034

Tax I.D.#: 24-28-427-015 / 24-28-427-016 - Lot 59
24-28-427-017 - Lot 58

Combined Lots

Further Deponent saith not.

47057

[Signature of Witness]

Witness: ~~Doree D. Hoke~~
Doree D. Hoke

[Signature of Deponent]

Deponent: John B. Brown

[Signature of Witness]

Witness: Deja Gill

SWORN AND SUBSCRIBED BEFORE ME, a Notary Public, this 8th day of July, 1996 by John B. Brown, a single man, to me personally known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

[Signature of Notary]

Notary Public: Chester L. Mason
Wayne County, Michigan
Acting In Oakland County, Mich.
Commission Expires: 6-26-97

Prepared by: John B. Brown

When Recorded Return To:

JOHN B BROWN & ASSOCIATES
15505 NORTHLAND DRIVE #406 W
SOUTHFIELD MI 48075
(810) 443-2334

JOHN B BROWN & ASSOCIATES
15505 NORTHLAND DRIVE #406 W
SOUTHFIELD MI 48075

O.K. - J.S.

[Handwritten initials]



AGREEMENT OF SALE LIBER 16446 PC 042

2700 Union Lake Rd., Commerce Twp., MI 48082 383-1200 4247 Fourteen Mile Rd., Sterling Hts., MI 48310 935-7800
 4820 Rochester Rd., Troy, MI 48096 524-1600 3950 Garfield, Clinton Twp., MI 48038 280-6090
 284 E Brown St., Birmingham, MI 48009 642-8160 722 W University, Rochester, MI 48307 812-8000
 7125 Orchard Lake Rd., Ste. 100, West Bloomfield, MI 48322 626-8800 4890 Van Dyke, Uxcell, MI 48317 731-8100



1. The undersigned hereby offers and agrees to purchase the following land situated in the City of Southfield
Cookland County, Michigan, described as follows: Branch Park Estates Lots 58, 59, 60 & 61

being known as 23481 Lahser Street, together with all fixtures, improvements and appurtenances, including all built-in equipment, shelving, cabinets, all lighting fixtures, shades, attached carpeting, curtain and drapery rods, blinds, attached mirrors, television antennas, tutor and controls, storm doors, storm windows, screens, awnings, garage door opener and transmitters, water softener (if not tested), landscaping and attached humidifier, if any, now in or on the premises, and POOL, Refrigerator, washer, dryer, ceiling fans

and to pay therefor the sum of ONE HUNDRED FORTY FIVE THOUSAND & 00/100 DOLLARS, (\$ 145,000.00) subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

THE SALE TO BE CONSUMMATED BY: (USE PARAGRAPH A, B, C or D, CHECK BOX WHICH APPLIES—OTHER UNCHECKED PARAGRAPHS DO NOT APPLY):

- A. CASH SALE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of the purchase money is to be made in cash or certified check.
- B. CASH SALE WITH NEW MORTGAGE: Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check. This agreement is contingent upon the purchaser being able to secure a CONVENTIONAL mortgage in the amount of \$ 101,000.00 and pay \$ 44,000.00 down plus mortgage costs, prepaid items, and adjustments in cash. Purchaser agrees to apply for such mortgage within FIVE calendar days from Seller's acceptance of this agreement at his own expense. Purchaser further agrees that in connection with said application to lender, he will promptly comply with lender's request for necessary information required to process the loan application. If a firm commitment for such mortgage cannot be obtained within THIRTY calendar days from date of Seller's acceptance, at the Seller's option, this agreement can be declared null and void and the deposit shall be returned.
- C. SALE TO EXISTING MORTGAGE: SIMPLE ASSUMPTION OR REQUALIFICATION REQUIRED. See attached SALE TO EXISTING MORTGAGE ADDENDUM made a part hereof.
- D. SALE ON LAND CONTRACT: See attached LAND CONTRACT SALE ADDENDUM made a part hereof.

2. The Seller shall deliver and the Purchaser shall accept possession of said property, subject to the rights of present tenants, if any. If the Seller occupies the property, it shall be vacated AT CLOSING From the date of closing to the date of vacating the property as agreed, SELLER SHALL PAY the sum of \$ N/A per day. THE BROKER SHALL RETAIN from the amount due Seller at closing the sum of \$ N/A as security for said occupancy charge, paying to the Purchaser the amount due and returning to the Seller the unused portion as determined by date property is vacated and keys surrendered to Broker. (Broker has no obligation implied or otherwise for seeing that the premises are vacated on the date specified or for the condition of the premises, etc., but is only acting as an escrow agent for holding of the occupancy deposit.)

3. The Broker is hereby authorized to make this offer and the deposit of FOUR THOUSAND FIFTY & 00/100 or \$ 4,050.00 in the form of CHECK # 936 shall be held by Broker in accordance with the rules and regulations of the Michigan Department of Commerce and applied on the purchase price if the sale is consummated.

4. If this agreement is accepted by the Seller and if title can be conveyed in the condition required herein, the Seller and Purchaser agree to consummate the sale on or before AUGUST 5, 1996

GENERAL CONDITIONS of sale printed on reverse side are incorporated and made a part hereof.
 ADDITIONAL CONDITIONS, if any: THIS OFFER SUPERCEDES AND REVOKES THE PREVIOUS OFFER SUBMITTED BY PURCHASER DATED JUNE 24, 1996 AND AMENDED JUNE 26, 1996. THIS OFFER IS VALID THROUGH AND UNTIL THE DATE OF FRIDAY, JUNE 28, 1996 AT 6:00 P.M. (EST); AFTER SAID DATE AND TIME, THIS OFFER SHALL BE NULL AND VOID IF NOT ACCEPTED BY THE SELLER.

In the Presence of: Tania Murray WITNESS
JOHN B. BROWN PURCHASER
AS ATTORNEY IN FACT FOR THE 7TH DAY ADVENTIST CHURCH OF SOUTHFIELD PURCHASER

BROKER'S ACKNOWLEDGMENT OF DEPOSIT
 Received from the above named Purchaser the deposit money above mentioned, which will be applied as indicated in paragraph 3 above, or will be returned forthwith if the foregoing offer is declined by Seller.

4820 Ardmore Bl., Troy BROKER'S ADDRESS
(810) 524-1600 BROKER'S TELEPHONE
 CENTURY 21 Town & Country
 BY Patrice Hughes

ACCEPTANCE OF AGREEMENT OF SALE
 By affixing signature, hereof, Seller accepts this offer and acknowledges receipt of a copy hereof. Seller further agrees that CENTURY 21 Town & Country and

as authorized Broker(s) has/have procured said agreement and has/have brought about this sale; Seller further agrees to pay Broker(s), for services rendered, a commission as set forth in the listing agreement, for the sale of the property. Seller hereby directs that no further offers be protented after acceptance of this Agreement.

By execution of this instrument, the Seller acknowledges the receipt of a copy of this agreement.
 in the Presence of: Patrice Hughes WITNESS
John B. Brown SELLER
Yvonne A. Yarns SELLER

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Agreement of Sale.
 DATE Friday 6-28-96 PURCHASER John B. Brown

If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance...

6. Seller agrees to furnish Purchaser a Commitment of Title insurance prior to closing, and after closing, a Policy of Title Insurance in the amount of the purchase price...

7. In the event of default by the Seller, the Purchaser may elect to enforce the terms hereof or demand, and be entitled to, a refund of the entire deposit in full...

8. All taxes on the land which are due and payable on or before date of closing shall be paid by Seller. Special Assessments for public improvements which have been confirmed by public authority...

9. The agreements herein shall bind and inure to the benefits of the executors, administrators, successors and assigns of the respective parties.

10. The closing of this sale shall take place at the office of the Listing Broker, Title Company or Lending Institution.

11. Until possession is delivered, Seller agrees to keep the property in substantially the same condition as of the date of this agreement and agrees to maintain heating, sewer, well, septic, plumbing, electrical systems, and any appliances and equipment in normal working order...

12. Seller agrees to leave the premises broom-clean and free of debris. Purchaser reserves the right to walk through the property within 48 hours prior to closing.

13. If the property is serviced by a well and/or septic system, Seller shall provide, at Seller's expense, to the Purchaser, an inspection report by the county health department...

14. Seller represents that the foundation, foundation walls, and basement walls are watertight and free of any leakage, or seepage as of the date of this agreement.

15. Seller represents that the property is not in violation of any building and/or zoning restrictions and/or requirements, or in violation of any law or ordinance.

16. Purchaser and Seller are hereby notified of the benefits of having the premises covered by a Home Protection Plan, and are aware that the plan may be purchased mutually, by both parties, or separately by either party.

17. Purchaser has received the Seller's Disclosure Statement required by Michigan law, a copy of which is attached to and made a part of this agreement. Purchaser has reviewed and accepts the condition of the property as set forth in the Seller's Disclosure Statement...

18. Purchaser is hereby advised that they may have the property inspected at their expense. If Purchaser does not notify selling broker, in writing, within five (5) calendar days from the (A) date of purchase of this agreement by Seller that Purchaser is dissatisfied with the inspection...

Purchaser Does [Signature] [Initials] desire to have a Home Inspection.

19. By the execution of this agreement, the Purchaser acknowledges THAT THEY HAVE EXAMINED THE ABOVE described property and are satisfied with the physical condition of structures thereon and purchase said property in an "AS IS CONDITION"...

20. If the municipality, where property is located, requires an inspection prior to a sale, Seller will pay for necessary inspections and required repairs, if any, to obtain written approval of municipality.

21. Purchaser recognizes that the Seller has provided the Purchaser a required Disclosure Statement, the Purchaser has been afforded the right to an independent inspection of the property and the Purchaser affirms that the property is being purchased AS IS and hereby knowingly waives, releases and relinquishes any and all claims or causes of action against CENTURY 21 Town & Country...

22. Purchaser and Seller hereby acknowledge notice of the fact that Broker may accept a fee or consideration with regard to the placement of a loan or mortgage; or life, fire, theft, flood, title or other casualty or hazard insurance or home warranty arising from this transaction...

23. Purchaser and Seller recognize and agree that the Brokers and Salespersons involved in this transaction are agents of the Sellers and are not parties to this Agreement. The Brokers and Salespersons specifically disclaim any responsibility for the condition of the property or for the performance of the Agreement by the parties.

24. In the event Seller makes any written changes in any of the terms and conditions of the offer presented by Purchaser, such changed terms and conditions shall constitute a counter-offer by Seller to Purchaser which shall remain valid and irrevocable until JUNE 28, 1996 at 6:00 P.M. (EST) and shall require acceptance by the Purchaser by inholding of each such change before such date and time.

25. Time is of the essence.

26. BROKER RECOMMENDS THAT ALL PARTIES TO THIS AGREEMENT RETAIN AN ATTORNEY TO PROTECT THEIR INTERESTS.

The parties hereto have read this side of this agreement and have affixed their initials hereto.

PURCHASER JOHN B. BROWN, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR THE 17th DAY ADVENTIST CHURCH OF SOUTHFIELD

Century 21 Town & Country CENTURY 21 INTERNATIONAL AWARD WINNING OFFICES. Includes address list for various offices: 2600 Union Lake Rd., Commerce Twp., MI 40082; 4242 Fourteen Mile Rd., Sterling Hts., MI 48310; 4920 Rochester Pk., Troy, MI 48060; 39750 Gaylord, Clinton Twp., MI 48031; 224 E. Brown St., Birmingham, MI 48009; 722 W. University, Rochester, MI 48307; 7125 Orchard Lake Rd., Ste. 100, West Bloomfield, MI 48322; 524-1000; 642-8100; 926-0800; 45000 Van Dyke, Utica, MI 48377; 930-2000; 286-6000; 857-2000; 731-8160.

Aug. 14 1980

29235M

Lawyers Title Insurance Corporation LIBER 7837 PAGE 176

NO 65210

Form 501 6-75
WARRANTY DEED—Statutory Form
C.L. 1948, 503.151 M.R.A. 20.871

KNOW ALL MEN BY THESE PRESENTS: That WILLIAM A. KUUSISTO AND SUSANNA KUUSISTO,
His Wife
whose address is 25100 MEADOWBROOK ROAD, NOVI, MICHIGAN

Convey (s) and Warrant (s) to RICHARD D. WAGNER AND PHYLLIS WAGNER, His Wife

whose address is 14071 TALBOT, OAK PARK, MICHIGAN 48237

the following described premises situated in the CITY of SOUTHFIELD
County of OAKLAND and State of Michigan, to-wit:

Lots 58, 59, 60 and 61 inclusive, Supervisors Plat of Branch Brook Estates
Subdivision, City of Southfield, Oakland County, Michigan, as recorded in
Liber 47, page 57, of Plats Oakland County Records.

115M Wds. 24-28-407-017
24-28-407-016
24-28-407-015

for the full consideration of Fifty-Five Thousand and no/100 (\$55,000.00) Dollars
subject to Easements and restrictions of Record

Dated this 5th day of August 1980

Witnesses:

Donald A. McLean
DONALD A. McLEAN
Mahlon D. Harwell
MAHLON D. HARWELL

Signed and Sealed:

William A. Kuusisto (L.S.)
WILLIAM A. KUUSISTO
Susanna S. Kuusisto (L.S.)
SUSANNA S. KUUSISTO

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 5th day of August 1980
by *William A. Kuusisto and Susanna S. Kuusisto*, his wife
My commission expires 8-31-83
Mahlon D. Harwell
MAHLON D. HARWELL
County, Michigan

Instrument
Initiated by Mahlon D. Harwell

Business Address: 31513 1/2 W. ...
City, Michigan

Notary Public
City Treasurer's Certificate

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
Dept. of Taxation
\$ 60.50

1.00
8-14-80
RECORDING FEE

Recording Fee \$ 4.00

State Transfer Tax \$ 60.50

When recorded return to DEPT. OF TAXATION

Send subsequent tax bills

to DEPT. OF TAXATION

Tax Parcel #

(76) 24-28-427-027

CVT:	City of Southfield	PIN:	(76) 24-28-427-027
Status:	Active	Parcel Type:	Land
Add Date:	4/22/2005	Delete Date:	
		Last Activity:	2/6/2008 9:02:22 AM

Tax Description	
1	T1N, R10E, SEC 28
2	SUPERVISOR'S PLAT OF
3	BRANCH BROOK ESTATES
4	LOTS 58 TO 61 INCL
5	4-21-05 FR 016,017,022 & 023

Legacy Lineage			
Parent(s)	Delete Date	Child(ren)	Add Date
FR 016,017,022 & 023	4/22/2005		

Address Information			
Primary Mailing Address	Site Address Indicator	Addressee(s)	Address
✉	🏠	★ Seventh-day Adventist Church	23481 Lahser Rd Southfield MI 48033-6030

Address Info Legend

- ✉ = Primary Mailing
- 🏠 = Primary Site
- 🏡 = Extra Site
- ★ = Primary
- ◆ = Secondary
- = Care Of
- ⊙ = Other
- Black = Individual
- Brown = Organization
- Green = Trust

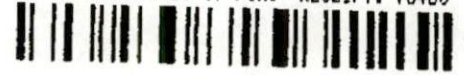
LIBER 37769 PG 511

RECEIVED
JUN 05 2006
Ruth Johnson Register of Deeds
Oakland County, MI

RECEIVED
MAY 24 2008
Ruth Johnson Register of Deeds
Oakland County, MI

RECEIVED
JUN 26 2006
Ruth Johnson Register of Deeds
Oakland County, MI

164704
LIBER 37769 PAGE 511
\$73.00 MORTGAGE
\$4.00 DELINQUENT INTEREST
06/28/2006 02:15:07 P.M. RECEIPT# 73480



PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

MORTGAGE

228
P

THIS INDENTURE, (hereinafter referred to as "Mortgage"), made this 23rd day of May, 2006, between **LIVING WATER - A SEVENTH-DAY ADVENTIST CONGREGATION**, a Michigan not-for-profit corporation, (hereinafter referred to as the "Mortgagor"), whose address is 23481 Lahser Road, Southfield, Michigan 48034 and **AMERICAN CHURCH MORTGAGE COMPANY**, a Minnesota corporation (hereinafter referred to as "Mortgagee") whose address is 10237 Yellow Circle Drive, Minnetonka, Minnesota 55343.

WHEREAS, Mortgagor is justly indebted to the Mortgagee in the principal amount of SIX HUNDRED FORTY THOUSAND and 00/100 Dollars (\$640,000), together with the interest at the rate specified and evidenced by one promissory mortgage note in said principal amount executed by Mortgagor payable to the order of Mortgagee ("Note") dated of even date herewith, which Note is fully incorporated herein by reference and which Note shall mature on May 23, 2036 ("Maturity Date"); and

WHEREAS, the Note has been executed between Mortgagor and Mortgagee and dated of even date herewith;

WHEREAS, the execution and delivery of this Mortgage, Security Agreement and Assignment of Rents and Revenues (herein called the "Mortgage") was a condition to the making of the loan by the Mortgagee; and

630424084CML

Commercial
CTIC
Commercial
O.K.-A.N.

inure and be binding upon the Assignee.

3.21. Partial Release. Notwithstanding any other provision of this Mortgage or Assignment to the contrary, and provided Mortgagor is not otherwise in default hereunder, Mortgagee may, at its sole discretion upon Mortgagor's written request, release any portion of the Land described in Exhibit A from the lien of this Mortgage for a principal payment of the Note made by Mortgagor in an amount acceptable to Mortgagee, provided, however, that Mortgagee may, as a condition to such release, require Mortgagor to (i) procure an MAI (or equivalent) appraisal of the portion of Land requested to be released and/or the portion of the Land to remain subject to this Mortgage; and/or (ii) pay-off a portion of the remaining principal balance of the Note which corresponds to the original appraised value of the proposed land to be released represented as a percentage of the total appraised value of the combined properties which were originally mortgaged as collateral for the Note. In no event shall Mortgagee release any portion of the Land from this Mortgage if the effect of such release would be to cause any of the remaining portions of the Land to be landlocked with no direct access to a public street or highway.

3.22. Conflict Between This Mortgage, The Promissory Note Or Any Other Loan Document. All Loan Documents shall be construed to give full force and effect to each provision thereof. However, to the extent there is a conflict between any of the provisions of the Loan Documents, including this Mortgage, the provisions of the Promissory Note, to the extent permitted by law, shall control.

IN WITNESS WHEREOF, this Mortgage has been duly executed by the Mortgagor and Mortgagee.

LIVING WATER - A SEVENTH-DAY ADVENTIST CONGREGATION
Southfield, Michigan
MORTGAGOR

By: William E. Hughes
 Pastor William E. Hughes - Its Senior Pastor and President
 By: Jeremiah A. Weekes
 Jeremiah A. Weekes - Elder

AMERICAN CHURCH MORTGAGE COMPANY
MORTGAGEE

By: Philip J. Myers
 Philip J. Myers - President

115547194

NO 118452

QUIT CLAIM DEED

- Statutory Form - C.L. 1948, 565.152
M.S.A. 26.572

KNOW ALL MEN BY THESE PRESENTS: That PHYLLIS WAGNER, survivor of herself and her husband, RICHARD D. WAGNER, deceased, whose death certificate is (attached hereto) is recorded in Liber 11516 Pg 173 Oakland County Records

whose address is: 23491 Lahser Road, Southfield, Michigan 48034

Quit Claims to: PHYLLIS WAGNER, Trustee, or any successor Trustee of the Phyllis Wagner Living Trust, dated August 24, 1990, as may be now or hereafter amended;

whose address is: 23481 Lahser Road, Southfield, Michigan 48034

the following described premises situated in the City of Southfield, County of Oakland, and State of Michigan, to wit:

Lots 58, 59, 60 and 61 inclusive, Supervisors Plat of Branch Brook Estates Subdivision, City of Southfield, Oakland County, Michigan, as recorded in Liber 47, page 57, of Plats Oakland County Records.

47057

for the full consideration of: One Dollar (\$1.00) and no other valuable consideration. This instrument is exempt from transfer tax pursuant to MCLA 207.505(a).

D Dated this 30th day of August, 1990

Witnesses:

Signed and Sealed:

Lorraine P. Harbaugh
Lorraine P. Harbaugh

Phyllis Wagner
PHYLLIS WAGNER

COPY
FOR YOUR FILES

Ilene Delidow
ILENE DELIDOW

1990 REC DEEDS FRI
5002 OFF 12:00 PM
5679 REEDS 506

STATE OF MICHIGAN)
COUNTY OF Oakland) SS.

The foregoing instrument was acknowledged before me this 30th day of August, 1990, by PHYLLIS WAGNER.

Mary T. Leduc
Notary Public
Oakland County, Michigan

My Commission Expires: *January 12, 1991*

Instrument Drafted By: Business Address: 27777 Franklin Road
1540 American Center Building
Southfield, MI 48034
ROBERT S. PAVLOCK,
PAVLOCK & PAVLOCK, P.C.

Recording Fee: _____ When Recorded, Return To: *grantee*
State Transfer Tax: _____
Tax Parcel I.D. # _____ Send Subsequent Tax Bills To: _____

wp501u3wagner.1.ec

24-26-427-017-Lot 58
24-28-427-016-Lot 59
24-28-427-015-Lot 56+61

O.K. - JH

115107173

1 90 129472

STATE OF MICHIGAN DEPARTMENT OF PUBLIC HEALTH CERTIFICATE OF DEATH

STATE FILE NUMBER 0374480

1502-90



TYPE/PRINT OR PERMANENT BACK FOR

Form with fields for Decedent Name (Richard D. Wagner), Sex (Male), Date of Death (June 3, 1990), Location of Death (Providence Hospital), Social Security Number (48034), and Cause of Death (Sepsis).

NAME OF DECEDENT FROM USE BY INSTITUTION

PRELIMINARY DISPOSITION

DISPOSITION

CAUSE OF DEATH

CERTIFIED

MEDICAL EXAMINER

STATE OF MICHIGAN) COUNTY OF OAKLAND)

I, Pat Flannery, City Clerk for the City of Southfield, Michigan, do hereby certify that the foregoing is a true and correct copy of the DEATH RECORD NOW ON FILE IN MY OFFICE...

LOTS 58 - 61 SUPERVISOR'S PLAT OF BRANCH BROOK ESTATES SUB. 26-20-427-015-164 40341

JUN 5 1990

Signature of Pat Flannery

O.K. - LM