

Lawyers Title Insurance Corporation

Form 562 4-76
QUIT CLAIM DEED—Statutory Form
C.L. 1948, 565.152 M.S.A. 26.572

KNOW ALL MEN BY THESE PRESENTS: That EVELYN M. DUSDAL and OTTO G. DUSDAL, husband and wife,

whose address is 989 Petoskey Road, Charlevoix, Michigan 49720

Quit Claim(s) to WATERFRONT PARTNERS LIMITED PARTNERSHIP, a Michigan Limited Partnership,

whose address is 1533 North Woodward, Suite 240, Bloomfield Hills, Michigan 48304

the following described premises situated in the Township of Charlevoix
County of Charlevoix and State of Michigan, to-wit:

See description set forth in Exhibit A attached hereto.

STATE OF MICHIGAN
COUNTY OF CHARLEVOIX
RECORDED FOR

1992 SEP 30 PM 4:06

Christina M. Borden
REGISTER OF DEEDS

Subject to easements, reservations and/or restrictions of record and contained in a certain Real Estate Agreement, dated as of August 25, 1992, and recorded in Liber 331, Page 277, Charlevoix County Records. Pursuant to MSA 7.456(5)(a), this transaction is exempt from Michigan real estate transfer tax as the consideration is less than One Hundred Dollars (\$100.00).

for the full consideration of One Dollar (\$1.00)

Dated this 25th day of August 19 92

Witnesses:

Signed and Sealed:

[Handwritten signatures of witnesses]
WITNESSES TO EXECUTION

[Signature of Evelyn M. Dusdal]
Evelyn M. Dusdal (L.S.)

[Signature of Otto G. Dusdal]
Otto G. Dusdal (L.S.)

STATE OF MICHIGAN }
COUNTY OF CHARLEVOIX } ss.

The foregoing instrument was acknowledged before me this 25th day of August 19 92

by Evelyn M. Dusdal and Otto G. Dusdal, husband and wife.

My commission expires ESTHER L. MOORE
NOTARY PUBLIC - CHARLEVOIX COUNTY, MICH.
MY COMMISSION EXPIRES 02-09-94

[Signature of Esther L. Moore]
Notary Public Charlevoix County, Michigan

Instrument POINTNER & JOSEPH, P.C.
Drafted by By Richard E. Joseph Business Address 201 State Street, Charlevoix, MI 49720

Recording Fee _____ When recorded return to _____

State Transfer Tax _____

Send subsequent tax bills to _____

Tax Parcel # _____

PART OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST, CHARLEVOIX TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A 1" IRON ROD AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 89°37'07" EAST ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 24 (AS MONUMENTED) SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 1344.38 FEET TO A 1" IRON PIPE ON THE WEST 1/8TH LINE OF SAID SECTION 24 (AS MONUMENTED); THENCE CONTINUING ON SAID QUARTER LINE (AS MONUMENTED) SOUTH LINE OF GOVERNMENT LOT 3, SOUTH 89°29'49" EAST 75.01 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ON SAID QUARTER LINE (AS MONUMENTED) SOUTH LINE OF GOVERNMENT LOT 3, SOUTH 89°44'18" EAST 28.85 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD AND THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 63°04'53" EAST 359.56 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 31°51'32" EAST 18.46 FEET TO A 1/2" IRON ROD ON THE CENTERLINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 58°01'52" WEST ON SAID FORMER CENTERLINE 279.09 FEET TO A 1/2" IRON ROD ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 24 (AS MONUMENTED) SOUTH LINE OF GOVERNMENT LOT 3; THENCE NORTH 89°35'38" WEST ON SAID AFOREMENTIONED LINE 93.59 FEET TO THE POINT OF BEGINNING. CONTAINING 0.24 OF AN ACRE OF LAND MORE OR LESS

TOGETHER WITH THE EASESEMENT AND RIGHT TO USE THAT PARCEL OF LAND DISCRIBED AS:

PART OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST, CHARLEVOIX TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A 1" IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 89°37'07" EAST ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 24 (AS MONUMENTED) SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 1344.38 FEET TO A 1" IRON PIPE ON THE WEST 1/8TH LINE OF SAID SECTION 24; THENCE CONTINUING ON SAID QUARTER LINE (AS MONUMENTED) SOUTH LINE OF GOVERNMENT LOT 3, SOUTH 89°29'49" EAST 75.01 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ON SAID AFOREMENTIONED LINE SOUTH 89°44'18" EAST 28.85 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD AND THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 58°01'52" EAST ON SAID FORMER RIGHT OF-WAY LINE 388.23 FEET TO A 1/2" IRON ROD; THENCE SOUTH 31°51'32" EAST 50.11 FEET TO A 1/2" IRON ROD ON THE CENTERLINE OF THE FORMER CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 58°01'52" WEST ON SAID FORMER CENTERLINE 30.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 31°51'32" WEST 18.46 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 63°04'53" WEST 359.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 OF AN ACRE OF LAND MORE OR LESS.

FOR THE BENEFIT OF GRANTEE, GRANTEE'S ASSIGNEES AND FUTURE CO-OWNERS OF UNITS IN THE C&O CLUB CONDOMINIUM (A CONDOMINIUM CREATED BY MASTER DEED RECORDED IN LIBER 338 PAGE 277 CHARLEVOIX COUNTY REGISTER OF DEEDS) FOR THE FOLLOWING PURPOSES;

1. FOR THE CONSTRUCTION MAINTAIN AND USE OF A BERM AND LANDSCAPING THEREON (GRANTOR SHALL HAVE NO RIGHT TO ALTER THE BERM OR LANDSCAPING THEREON WITHOUT GRANTEE'S CONSENT)
2. FOR THE CONSTRUCTION MAINTAIN AND USE OF UNDERGROUND AND ABOVE GROUND UTILITIES , (INCLUDING BUT NOT LIMITED TO UNDERGROUND ELECTRIC,SEWER AND WATER LINES AND SURFACE DEVICES SUCH AS TRANSFORMERS, STREET LIGHTS AND THE LIKE), FURTHER GRANTEE SHALL HAVE THE RIGHT TO GRANT TO THE CITY OF CHARLEVOIX OR OTHER PUBLIC UTILITY COMPANIES THE RIGHT TO CONSTRUCT MAINTAIN AND USE SUCH UTILITIES.
3. FOR THE CONSTRUCTION MAINTAIN AND USE OF A PORTION OF THE ROAD SERVICING THE C&O CLUB COMDOMINIUM.

PROVIDED HOWEVER, THAT GRANTEE SHALL NOT PLACE ANY FILL OR LANDSCAPING OR CAUSE ANY UTILITIES TO BE INSTALLED OVER ANY PORTION OF SAID PROPERTY ON WHICH IS CURRENTLY LOCATED A DRAIN FIELD SERVICING OTHER PROPERTY OWNED BY GRANTOR.

EXHIBIT A