

I hereby certify that there are no Tax Liens... State or any individual against the within description, and all... on same are paid for five years previous to the date of this in... strument, as appears by the records in my office. This Certificate... does not apply on taxes, if any, now in process of collection.

June 12, 1998
Date

Shirley Johnson
Mecosta County Treasurer

STATE OF MICHIGAN
COUNTY OF MECOSTA
RECEIVED FOR RECORD

'98 JUN 12 AIO :54

Josann Brown
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **BIG RAPIDS PUBLIC SCHOOLS** as **Successor of the Trustees and their Successors** in office of **Union School District No. 1** of the **City and Township of Big Rapids**

whose address is **21034 15 Mile Road, Big Rapids, MI 49307**

Convey(s) and Warrant(s) to **CROSSROADS CHARTER ACADEMY**, a Michigan non-profit Corporation with offices located at **215 N. State Street, Big Rapids, MI 49307**

whose address is **215 N. State Street, Big Rapids, MI 49307**

the following described premises situated in the **City of Big Rapids County of MECOSTA and State of Michigan**, to-wit:

Block 63 of Warren and Bronson's Subdivision of South 1/2 of Southeast 1/4 of Section 10, Township 15 North, Range 10 West, City of Big Rapids, Mecosta County, Michigan.

Grantee specifically accepts and acknowledges receipt of this conveyance subject to a building inspection report.

Grantee further covenants that the building located upon the above premises shall bear the name "Charter" and/or "Academy" in perpetuity.

IF THE LAND BEING CONVEYED IS UNPLATTED, the following is deemed to be included: "The Grantor grants to the Grantee the right to make all (all) division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. Also, this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

subject to and including any rights, reservations, restrictions, easements and rights of way of record or observable by visual inspection.

for the full consideration of **EXEMPT** from all taxation pursuant to **MCL 380.513 (11)**.

Dated this 1ST day of JUNE, 1998

Witnesses:

Conda Garner
CONDA GARNER

Janice Hine
JANICE HINE

Signed and Sealed:

Big Rapids Public Schools
John L. Cook
By: John L. Cook
Its. Superintendent

STATE OF MICHIGAN
COUNTY OF MECOSTA

The foregoing instrument was acknowledged before me this 1ST day of JUNE, 1998, by Big Rapids Public Schools by John L. Cook, Superintendent

My Commission Expires:
7-11-98

Karl W. Linebauch
Karl W. Linebauch
NOTARY PUBLIC, Mecosta County, Michigan.

DEC 15 2000

200000008781
Filed for Record in
MECOSTA COUNTY, MICHIGAN
JOANNE BROWN
On 12-01-2000 At 09:23:09 am.
WARRANTY D 11.00
OR Liber 641 Page 722 - 723

I hereby certify that there are no Tax Liens or Titles held by the City of Big Rapids or any individual against the within description, and all Taxes due and same are paid for five years previous to the date of this instrument, as appears by the records in my office. This Certificate does not apply on taxes, if any, now in the process of collection.

11-30-00
Date

Joanne Brown
Mecosta County Treasurer

200000008781
MECOSTA COUNTY ABSTRACT & TITLE
119 SOUTH MICHIGAN AVENUE
BIG RAPIDS, MI 49307

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Big Rapids Public Schools, a Michigan general powers school district organized and operating under the provisions of the revised school code, MCLA 380.1 et seq., as amended (a.k.a. the following: The Public Schools of Big Rapids, Michigan; The Big Rapids Public Schools, a School District and a Municipal Corporation; The Public Schools of Big Rapids, Michigan; School District of the City of Big Rapids, Michigan, a Municipal Corporation; The Public Schools of the City of Big Rapids, Michigan; Big Rapids City School District of Big Rapids, Michigan; School District for the City of Big Rapids, Mecosta and Newaygo Counties, Michigan; Big Rapids Board of Education; Big Rapids Public Schools; The Public Schools of City of Big Rapids; Public Schools of Big Rapids, Michigan; and the School District of the City of Big Rapids, Michigan)

whose address is 21034 - 15 Mile Road, Big Rapids, MI 49307,

Convey(s) and Warrant(s) to The Crossroads Charter Academy, a Michigan non-profit Corporation,

whose address is 215 N State Street, Big Rapids, MI 49307

the following described premises situated in the Township of Big Rapids and in the City of Big Rapids, County of MECOSTA and State of Michigan, to-wit:

Block 74 of the plat of Warren and Bronson's Subdivision of Southeast 1/4 of Southeast 1/4 of Section 10, T15N, R10W, City of Big Rapids, Mecosta County, Michigan, according to the recorded plat thereof; and vacated Finley Avenue adjacent thereto.

and

Block 85 of the plat of Warren and Bronson's Subdivision of Southeast 1/4 of Southeast 1/4 of Section 10, T15N, R10W, City of Big Rapids, Mecosta County, Michigan, according to the recorded plat thereof; and vacated Rose Avenue adjacent thereto; and West 1/2 of vacated Marion Avenue adjacent thereto.

and

Commencing at the Northwest corner of Block 96 of Warren and Bronson's Subdivision of the Southeast 1/4 of Southeast 1/4 of Section 10, T15N, R10W, City of Big Rapids, Mecosta County, Michigan, thence East along the North line of said Block to where it intersects the Northwesterly boundary of the right of way, so-called, to the Pere Marquette Railway across said Block 96; thence Southwesterly along the Northwestern boundary of said right of way to the West side of said Block 96; thence North along the West side of said Block 96 to the place of beginning; and East 1/2 of vacated Marion Avenue adjacent thereto.

and

The East 25 feet of Lots 9 and 10 of Block 3 of Hutchinson's Addition to the City of Big Rapids, Mecosta County, Michigan, according to the recorded plat thereof.

and

That part of Lot 14 of Block 1 of Assessor's Plat No. 1 of Sanborn and Rust's Addition to the City of Big Rapids, Mecosta County, Michigan, described as follows: Beginning at the Northwest corner of Lot 14 of Block 1 of Assessor's Plat No. 1 of Sanborn and Rust's Addition to the City of Big Rapids, Michigan, thence S 86°56' E 150 feet, more or less, along the Section line or the North line of said Block 1 to the Northeast corner of said Lot 14; thence due South along the East line of said Lot 14, 62 1/2 feet; thence Southwesterly along the Southerly boundary of the abandoned Pere Marquette Railroad right of way to a point on the West line of said Lot 14, 113.2 feet South of the place of beginning; thence North to the point of beginning; excepting the Pere Marquette Railroad right of way.

and

The North 25 feet of the West 300 feet of Lot 2, Block 10 of Assessor's Plat No. 1 of Sanborn and Rust's Addition to the City of Big Rapids, Mecosta County, Michigan, according to the recorded plat thereof.

and

All that part of Block 11 of Assessor's Plat No. 1 of Sanborn and Rust's Addition to the City of Big Rapids, Mecosta County, Michigan, lying North of the Pere Marquette Railroad right of way;

and

The West 100 feet of that portion of Block 11 of Assessor's Plat No. 1 of Sanborn and Rust's Addition to the City of Big Rapids, Mecosta County, Michigan, lying South of the Pere Marquette Railroad right of way.

and

A parcel of land commencing at the Southwest corner of vacated Finley Avenue adjacent to Block 74 of Warren and Bronson's Subdivision of SE 1/4 of SE 1/4 of Section 10, T15N, R10W, Michigan; thence West to a point 25 feet West of the Northeast corner of Lot 10, Block 3 of Hutchinson's Addition; thence North to the South line of P.M. Brown's Third Subdivision; thence East to the West

17-10-499-001
17-15-226-002
17-15-226-001
05-080-009-003
05-010-013-000

200100000862
Filed for Record in
MECOSTA COUNTY, MICHIGAN
JOANNE BROWN
02-05-2001 01:47:32 PM.
QUIT CL D 11.00
OR Liber 643 Page 750 - 751

200100000862
MECOSTA COUNTY ABSTRACT & TITLE
119 SOUTH MICHIGAN AVENUE
BIG RAPIDS, MI 49307

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That Big Rapids Public Schools, a Michigan general powers school district organized and operating under the provisions of the revised school code, MCLA 380.1 *et seq.*, as amended (a.k.a. the following: The Public Schools of Big Rapids, Michigan; The Big Rapids Public Schools, a School District and a Municipal Corporation; The Public Schools of Big Rapids, Michigan; School District of the City of Big Rapids, Michigan, a Municipal Corporation; The Public Schools of the City of Big Rapids, Michigan; Big Rapids City School District of Big Rapids, Michigan; School District for the City of Big Rapids, Mecosta and Newaygo Counties, Michigan; Big Rapids Board of Education; Big Rapids Public Schools; The Public Schools of City of Big Rapids; Public Schools of Big Rapids, Michigan; and the School District of the City of Big Rapids, Michigan)

whose address is 21034 - 15 Mile Road, Big Rapids, MI 49307,

Convey(s) and Warrant(s) to The Crossroads Charter Academy, a Michigan non-profit Corporation,

whose address is 215 N State Street, Big Rapids, MI 49307

the following described premises situated in the Township and/or City of Big Rapids, County of MECOSTA and State of Michigan, to-wit:

The East 25 feet of Lots 7 and 8 of Block 3 of Hutchinson's Addition to the City of Big Rapids; and

A parcel of land 66.00 feet in width, lying 33.00 feet each side of a centerline, located over and across part of Assessor's Plat No. 1 (Formerly Sanborn and Rust's Addition) to the City of Big Rapids, and part of Warren and Bronson's Subdivision to the City of Big Rapids, Mecosta County, Michigan; said centerline is described as commencing at the intersection of the centerline of Hutchinson Street and the North line of Hutchinson's Addition to the City of Big Rapids; thence South along the centerline of Hutchinson Street 153.00 feet; thence North 87°08'15" East 190.24 feet to the West line of Assessor's Plat No. 1, being the point of beginning; thence continuing North 87°08'15" East 184.76 feet; thence along the arc of a curve to the left having a radius of 1332.00 feet and a central angle of 77°25' to the South line of W. Spruce Street of Warren and Bronson's Subdivision, being the point of ending. Parcel constitutes former branch line right-of-way of the Pere Marquette Railway Company over and across Blocks 1 and 11 of Assessor's Plat No. 1 (formerly Sanborn and Rust's Addition) to the City of Big Rapids, and Blocks 85 and 96 of Warren and Bronson's Subdivision to the City of Big Rapids, Mecosta County, Michigan; and

The West 300 feet of that Portion of Block 11 of the Assessor's Plat No. 1 of Sanborn and Rust's Addition to the City of Big Rapids, Mecosta County Michigan lying South of the Pere Marquette Railroad right-of-way; EXCEPT the West 100 feet thereof.

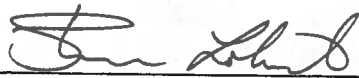
IF THE LAND BEING CONVEYED IS UNPLATTED, the following is deemed to be included: "The Grantor grants to the Grantee the right to make _____ () division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. The Grantor makes no representation or warranty regarding the number, extent or nature of the division or redivision rights owned or transferred by the Grantor to the Grantee. Also, this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."


subject to and including any rights, reservations, restrictions, easements, and/or rights of way of record, observable by visual inspection, or determinable by survey.

for the full consideration of One and no/100 (\$1.00) dollar. This transaction is EXEMPT from all taxation under MCLA 380.513(11).

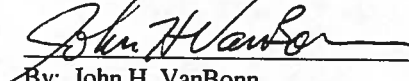
Dated this 2nd day of FEBRUARY, ~~2001~~ 2001

IN PRESENCE OF:


Steve Lobert


Sara J. Penness

For Big Rapids Public Schools

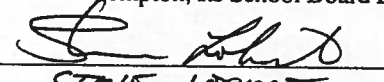

By: John H. VanBonn
Its: Superintendent


By: Suzette Compton
Its: School Board President

STATE OF MICHIGAN
COUNTY OF MECOSTA

The foregoing instrument was acknowledged before me this 2nd day of FEBRUARY, 2001 For Big Rapids Public Schools, By John H. VanBonn, Its Superintendent and By Suzette Compton, Its School Board President.

My commission expires
7/2/01


STEVE LOBERT

Notary Public
Mecosta County, Michigan

Drafted Without Opinion on Behalf of:
Lobert & Downey, PLC
By: Steve Lobert, Attorney at Law/Member
119 S. Michigan Avenue, P.O. Box 1015-A
Big Rapids, MI 49307
(231) 796-7609

When Recorded Return To:
Grantees

Warranty Deed
(3/97)

Corporate Settlement Solutions, Big Rapids

The Grantors

Mark E. Kamp, a married man and Jason M. Kamp, an unmarried man, as Joint Tenants With Full Rights of Survivorship,
1655 House, Belmont MI 49306

whose address is

convey and warrant to

Crossroads Charter Academy, a Michigan Public School Academy

whose address is

215 N. State St., Big Rapids MI 49307

the following described premises situated in the City of Big Rapids, County of Mecosta, State of Michigan to wit:

Lot 10 and the South 10 feet of Lot 11, Block 52, Warren and Bronson's Addition to the City of Big Rapids, according to the recorded plat thereof, Mecosta County Records

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO all easements, reservations, rights-of-way and restrictions of record, if any.

This deed is given for the sum of Forty Five Thousand and 00/100 (\$45,000.00) Dollars.

Dated: February 17, 2012

Signed and Sealed:


Jason M. Kamp


Mark E. Kamp

COVENANT DEED

The Grantor: Federal Home Loan Mortgage Corporation

Whose address is: 3200 Jones Branch Drive, McLean, VA 22102

Conveys to: Crossroads Charter Academy

Whose address is: 203 Marion Avenue, Big Rapids, MI 49307

The following described premises situated in the City of Big Rapids, County of Mecosta, State of Michigan to wit:

Lot 9, Block 52, of Warren and Bronson's Subdivision, according to the recorded plat thereof, Mecosta County Records.

Commonly Known As: ~~293 Marion Avenue, Big Rapids, MI 49307~~

215 N. State Street, Big Rapids

Tax Item No.: 17-10-480-012

For consideration of Twenty-Five Thousand Nine Hundred And No/100 Dollars (\$25,900.00)

Transfer Tax Exempt MCL 207.526, section (h)(i) and MCL 207.505, section (h)(i) and 12 U.S.C. §1452(e)

Subject to the existing building and use restrictions, easements of record, and zoning ordinances, if any.

AND GRANTOR, FOR ITSELF AND ITS SUCCESSORS DOES COVENANT, PROMISE AND AGREE, TO AND WITH GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, THAT GRANTOR HAS NOT DONE OR SUFFERED TO BE DONE ANYTHING WHEREBY THE PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT GRANTOR WILL FOREVER DEFEND TITLE TO THE PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING OR WHO MAY CLAIM THE SAME, BY, THROUGH OR UNDER GRANTOR BUT NOT OTHERWISE.

Dated this 9th day of December, 2011

Federal Home Loan Mortgage Corporation

Jennifer Butcher

By: Jennifer Butcher
Its: Attorney-in-Fact

State of: MICHIGAN

County of: OAKLAND

The foregoing instrument was acknowledged before me this 9th day of December, 2011, by Jennifer Butcher, Attorney-in-Fact for seller of Federal Home Loan Mortgage Corporation.

Lena M Corigliano
Notary Public, State of Michigan
County of Macomb
My Commission expires 9/18/2012
Acting in Oakland

Lena M Corigliano
Notary Public

My Commission Expires: _____

Drafted by: Lynn Gullekson

Assisted by:

eTitle Agency, Inc.
1650 West Big Beaver Road
Troy, MI 48064

Record and Return to:
Crossroads Charter Academy

File No.: 19670 Recording Fee \$15.00 County Transfer Tax: \$0.00

State Transfer Tax: \$0.00